



# lakes estate

NEIGHBOURHOOD PLAN

## Submission Draft



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

on behalf of  
Bletchley & Fenny Stratford Town Council

April 2014





## Acknowledgements

In the sixteen years that I was a Milton Keynes Councillor and for the number of years I was a Town Councillor at Bletchley and Fenny Stratford Town Council, I was aware that many things had been suggested to improve many aspects of the Lakes Estate, and that what had been delivered was much less than Lakes' residents deserved!

We are delighted to see there were some successes, for instance the Decent Homes Project and the recent and continuing, Lakes Estate Council House Refurbishment Scheme.

However, this is the first time that we have had the opportunity to devise a plan which reflects the views, the desires and the aspirations of the people who live on the Estate. That is why the Neighbourhood Development Plan which follows is such an exciting prospect.

It has been drawn together from a long and varied series of workshops, questionnaires and seminars, through which the views of residents have been received and fed into what follows.

It was a privilege to be asked to chair the Task and Finish Group, which was charged with working with residents, the Lakes Residents' Association, officers of Milton Keynes Council and Bletchley and Fenny Stratford Town Council and, latterly, David Lock Associates, to bring about this Neighbourhood Development Plan.

I now look forward to the response of residents to this version of the plan, and ultimately the engagement of all residents to the referendum.

Make sure that you are on the Electoral Roll so that you can take part in the referendum.

### **Jan Lloyd**

Chair – Task and Finish Group, The Lakes Estate Neighbourhood Development Plan

We are delighted to see the Lakes Neighbourhood Development Plan coming together following 2 years of hard work from Bletchley & Fenny Stratford Town Council. The views in the document are a fair representation of what our constituents tell us on a regular basis. The Lakes Estate Neighbourhood Development Plan is the link to the continuing regeneration of the Lakes Estate which has seen Milton Keynes Council improving the council houses.

### **Reg Edwards and Alan Webb**

Milton Keynes Councillors (Eaton Manor Ward Members)

The Crosslinks Centre Trustees would like to thank all those that are part of their many clubs or use their daily drop ins, who have contributed and participated in the development and creation of the Lakes Estate Neighbourhood Development Plan.

### **Keith Silverthorne**

Crosslinks Centre Manager

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## Foreword

*I am delighted to see that the Neighbourhood Plan for the Lakes Estate is coming together. The Lakes is one of our targeted areas for Regeneration MK and as Cabinet Member responsible for this Programme I am really pleased with the way everyone is working together to ensure the communities requirements are fully reflected in the plans.*

*Milton Keynes Council will be taking forward the Neighbourhood Plan to see how this can be delivered as part of the Regeneration MK Programme. Regeneration MK is focused on People, Place, Prosperity; it is about improving the lives and environments for communities in a sustainable way so that everyone, not just the people who live, work and play in the Lakes Estate, but the whole City is better off.*

*This is all very exciting and I look forward to working with the Town Council, residents and all other interested groups to make it happen.*

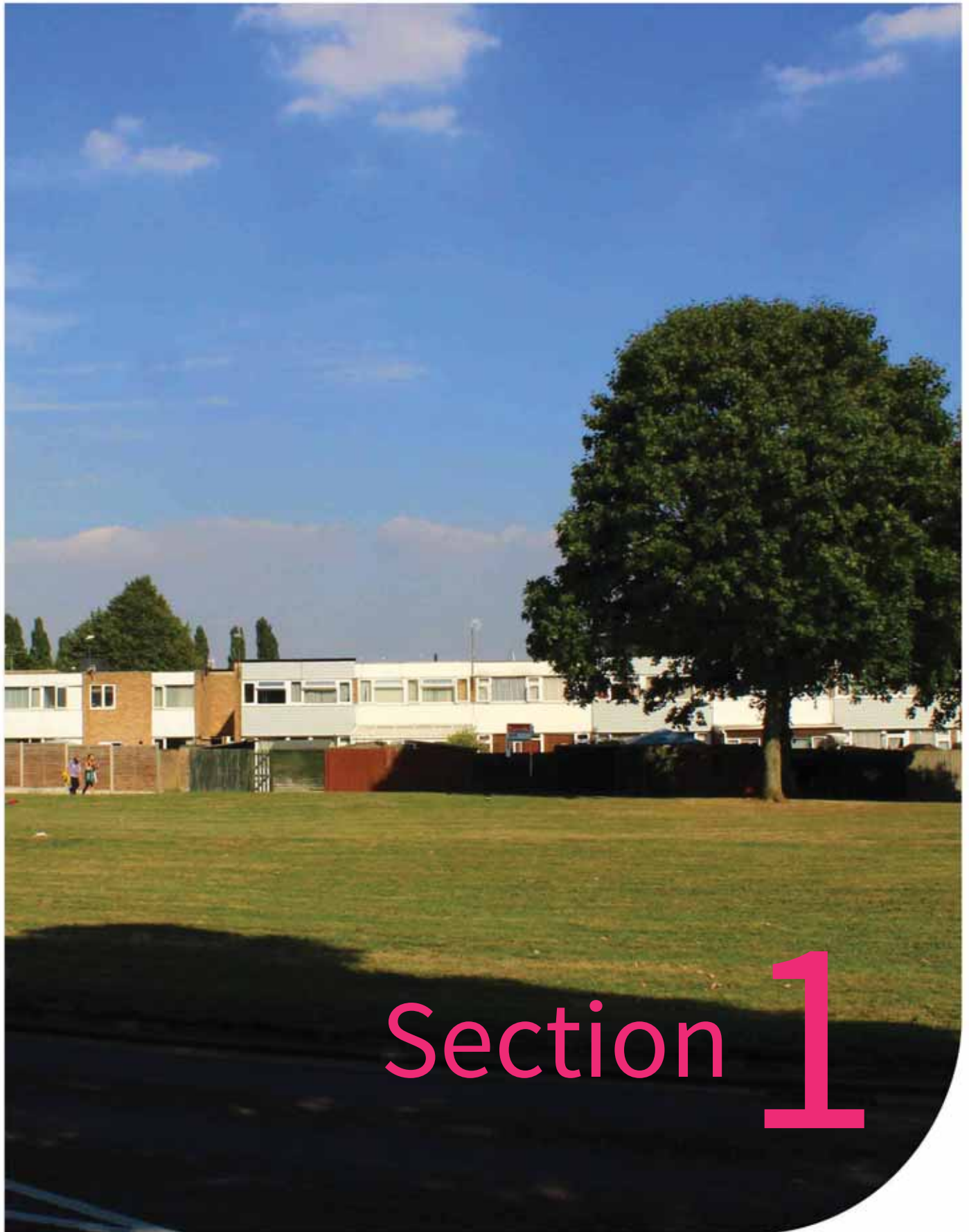
*Best regards*

**Edith Bald**

Milton Keynes Cllr and Cabinet Member for Finance, Housing and the Regeneration MK Programme.



# The Lakes Estate Neighbourhood Development Plan



## Section One: The Lakes Estate Neighbourhood Development Plan

1.1 The Lakes Estate Neighbourhood Development 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 see improved.

1.4 Additionally, new opportunities granted to the Town Council and the Estate through the positive 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 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 Bletchley and Fenny Stratford Town Council (BFSTC) is the qualifying body for the preparation of the Neighbourhood Development Plan and its submission to Milton Keynes Council. The submitted documents include:

- the proposed NDP (that includes a map or statement identifying the plan area);
- the consultation statement;
- the basic conditions statement;
- and, although not required by the Regulations, the Delivery Strategy and High Level Viability Assessment.

1.8 Bletchley and Fenny Stratford Town Council appointed The Lakes Estate Regeneration Steering Group to prepare a Neighbourhood Development Plan for the area. The Lakes Estate Neighbourhood Plan Task and Finish Group is a working group that has delegated responsibility for preparation of the Plan. The working group is made up of a number of volunteers, residents, Milton Keynes Planning and Regeneration Officers, and councillors who have helped to facilitate consultation events, engage with residents and drafted the Neighbourhood Plan. Plan preparation has included professional input from David Lock Associates and Milton Keynes Council (MKC).

1.9 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.



## Why prepare a Neighbourhood Development Plan?

1.10 In the last twenty years the Lakes Estate has been the subject of a number of interventions comprising targeted funding, programmes of localised improvements and relatively short-term decisions with varying degrees of success.

1.11 It is accepted that over the Plan period, many communities within the older housing areas of Milton Keynes will face challenges presented by population growth, demographic change and aging buildings. The Neighbourhood Regeneration Strategy, was adopted by Milton Keynes Council in December 2008, and provides the framework for change in older housing areas within Milton Keynes. Milton Keynes Core Strategy policy CS8 underpins the Regeneration Strategy and identifies three areas for pilot studies: Fishermead, Tinkers Bridge and the Lakes Estate, to develop a community-led approach to their regeneration through the preparation of Neighbourhood Action Plans and Neighbourhood Development Plans.

1.12 This Plan should therefore be understood in the context of the wider regeneration aims of Milton Keynes Council, where lessons learned undertaking these pilot studies will better inform the regeneration of future study areas to ensure that outcomes appropriately respond to the specific needs of the community.

1.13 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.

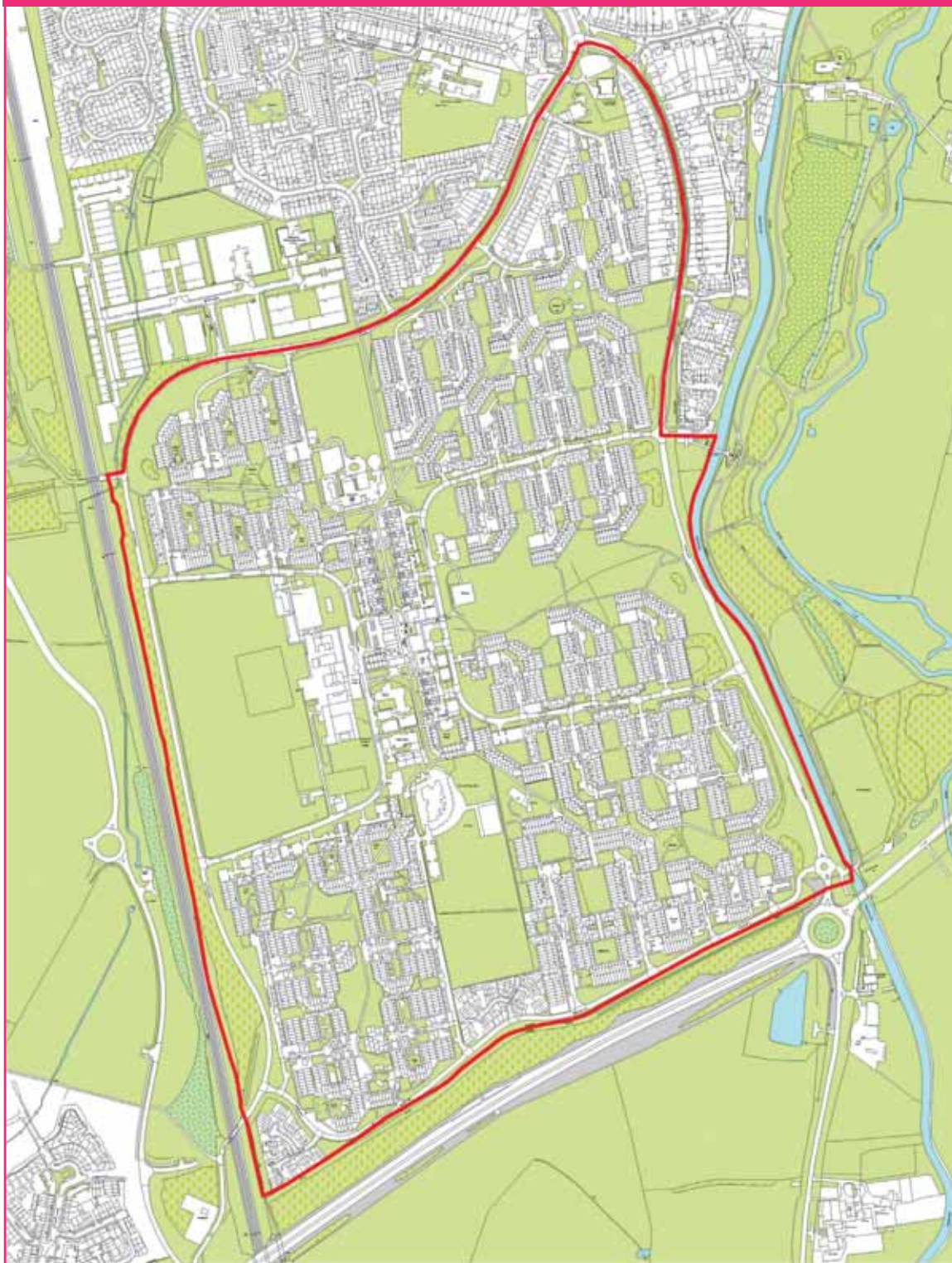
1.14 Development acceptable to meet these aims will generate income for the Estate to fund localised improvements.

1.15 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.

1.16 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 Development 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 1960s 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 Development Plan Area



**Lakes Estate, Bletchley, Milton Keynes**



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10/10/2012

Ref. 2084



Scale 1: 8,000



## Structure of the Plan

1.17 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.

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

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

1.20 From **Section 3** onwards the Plan provides details of the processes adopted to identify the issues that the residents of the Plan area would like to see addressed.

1.21 **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 of concern to residents as well as what residents like about the Estate and want to keep and what they don't like and wish to see improved. 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.

1.22 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 improved connections;
- the need to improve, enhance and protect open spaces;
- the need for new commercial opportunities;
- the need for enhanced community facilities.

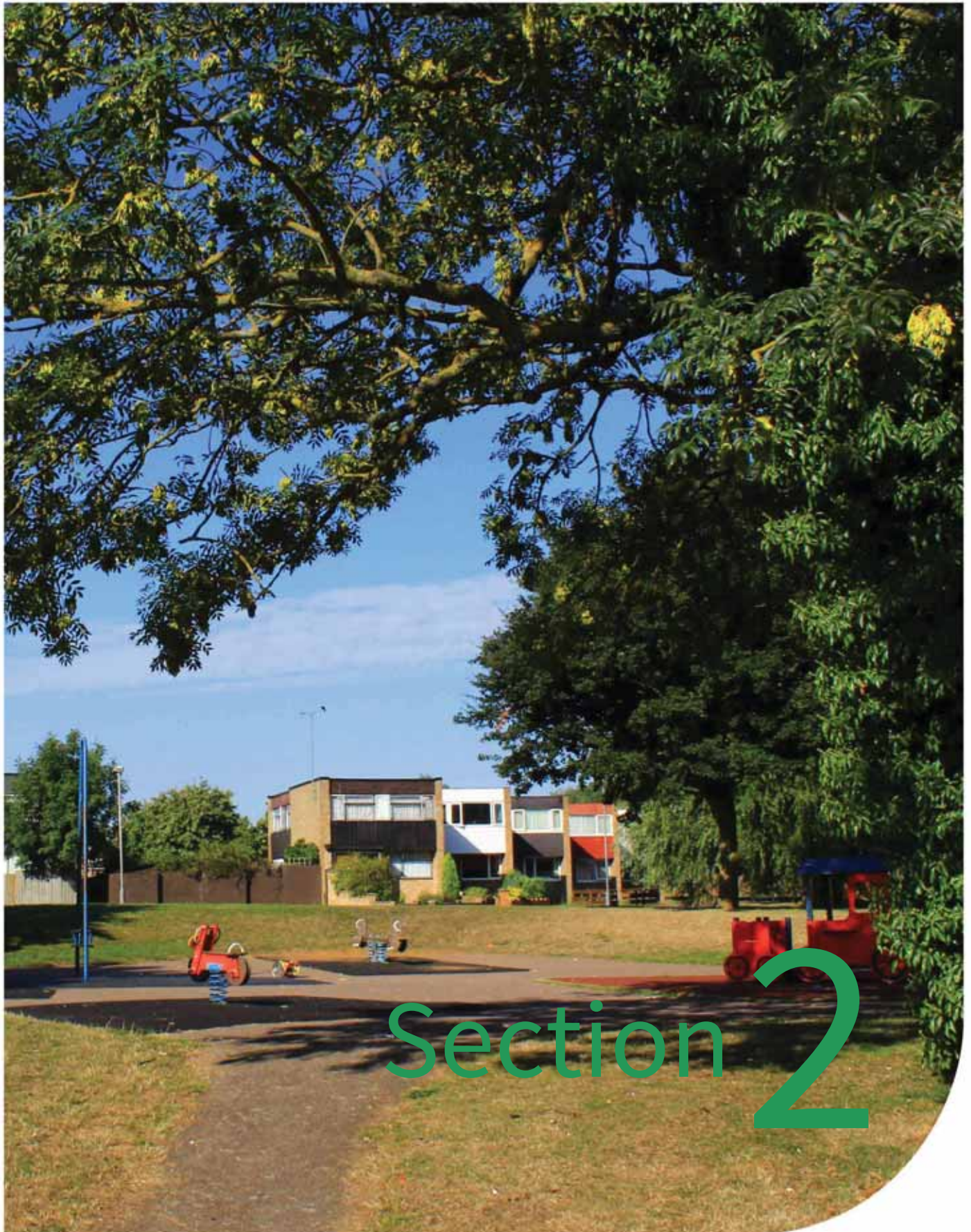
1.23 In **Section 5** the Plan sets out general policies designed to achieve the overarching Estate-wide objectives. The policies are the statutory part of the Plan that will be used to help determine planning applications submitted to Milton Keynes Council, both the subject of those identified by this Plan and those that may come forward independently.

1.24 **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 identified areas.

1.25 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. Some issues are not spatial in terms of their possible solutions, for example improved landscape maintenance, and therefore, decisions on such priorities and actions lie with other agencies outside this Plan's control. Proposed courses of action to resolve these issues are contained within Appendix 2 which can be used to inform the Neighbourhood Action Plan annual priorities.

1.26 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 and sets out the delivery strategy for the development proposed. The delivery strategy can only be successfully implemented 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

### Lakes Estate: Physical Context

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, 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 There are a number of physical barriers that impede good physical connections from being established with the wider areas, such as the West Coast Mainline to the west of the Estate, the Grand Union Canal to the east and the A4146 to the south.

2.3 At a more local level accessibility to Bletchley is via the roads in Water Eaton, from which access is provided to the grid road system. Consequently, it can take half an hour to travel by road to reach central Milton Keynes and its plethora of facilities.

2.4 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 reduces the time to reach London from there to thirty five minutes and also provides 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 in Milton Keynes.

2.5 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.

## Lakes Estate: Historic Landscape Setting and Character

2.6 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 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.

2.7 However, 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.

2.8 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.

2.9 During the 1960s 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





2.10 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.

2.11 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 rooms 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 1970s over 6,000 trees and some 20,000 shrubs had been planted.

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 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. Figure 2.2 shows area of low built density along the verges of the Plan area and around the school site, 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 and south eastern quarters.

Figure 2.2: Housing Density



## Lakes Estate: Characteristics of the Residents and Occupiers

2.14 The Lakes Estate sits within the Milton Keynes ward of Bletchley East, formally known as Eaton Manor. The population of 105 hectare Lakes Estate at the 2011 census was 5,055, living in 2,245 households (Royal mail address point file) and showing little significant statistical change over the last ten years. In the late 1960s and early 1970s 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 MKC suggests that an ageing of the population is likely to continue over the Plan Period for Milton Keynes as a whole.

2.15 The Lakes Estate is an area of recognised deprivation that is within the most deprived 10% in England (IMD 2010). This is based on a combination of indicators that cover a range of economic, social and housing issues (Social Atlas 2011/12, MKC). 49% of the children in the Plan area live in poverty.

2.16 Milton Keynes Council and the Census records indicate that less than half of the people own their own home and the remainder either rent privately (13.3%) or from MKC (30.7%). This is an unusually high proportion of rented accommodation in one area within Milton Keynes, with other areas frequently not exceeding 25%. 14.1% of the residents are lone parents. This is almost double the average for Milton Keynes.

2.17 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 per household.

2.18 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 high population

than is 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.

2.19 The Ward has a low population growth rate when compared to the rest of Milton Keynes although its age profile was younger with the average age being 32. Indeed, 38.4% of people are under 24. 8.1% of the population, compared with 6.4% for the remainder of Milton Keynes, consider that their health impacted on their ability to enjoy normal day to day activities.

2.20 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.

Figure 2.3: Population Density





2.21 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.

2.22 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, repetitive or manufacturing jobs. Some of these jobs are low paid full time or a series of part-time jobs. 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.

2.23 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.

2.24 The majority of people in the ward work locally as 38.5% have no access to a car or van. 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 the absence of residential properties in this part of the Estate.

Figure 2.4: Economic Activity

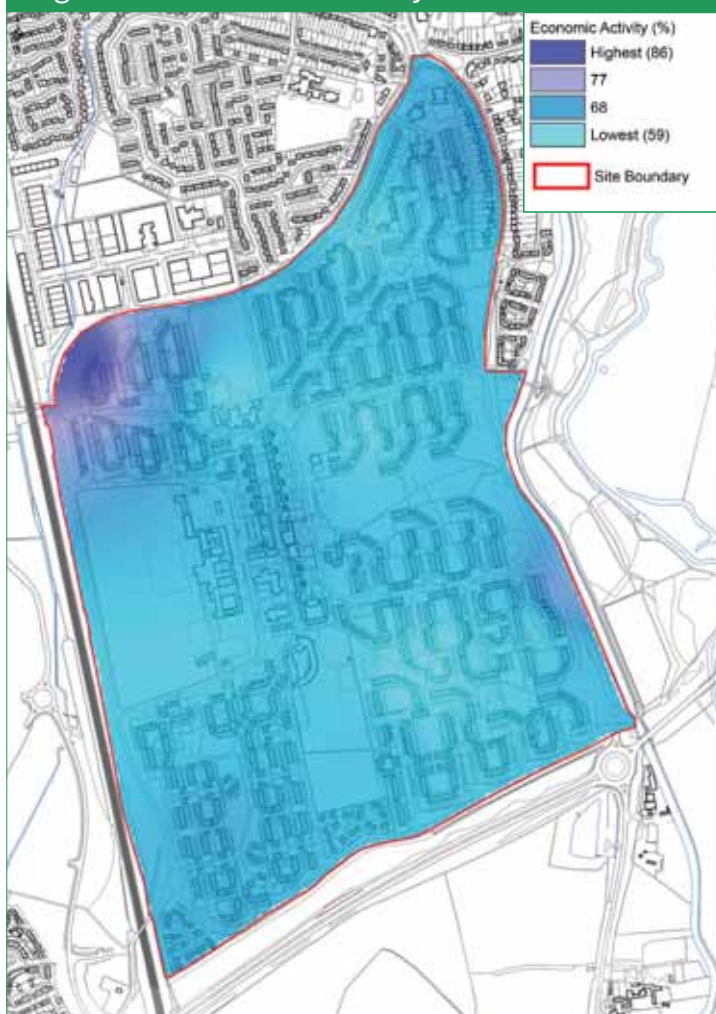
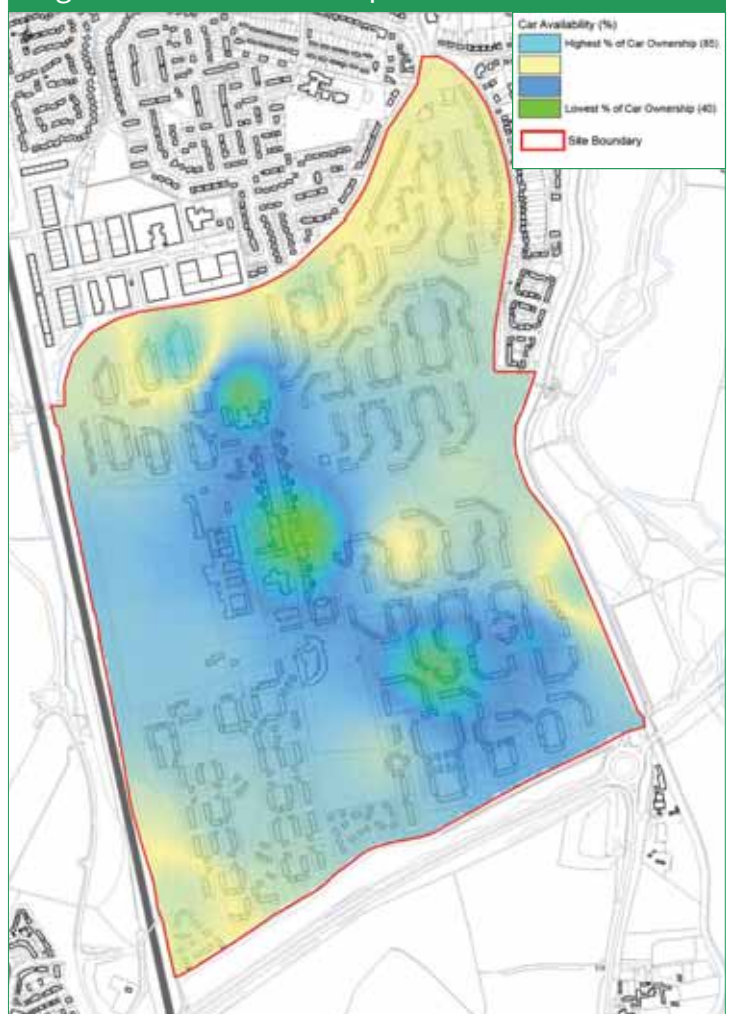


Figure 2.5: Car Ownership





## Lakes Estate: Urban Form

2.25 The Lakes Estate is divided into four quarters with Serpentine Court forming the central “superblock”. The tenure of properties is split fairly evenly between private ownership and Council stock and is pepper-potted around the Estate, with the exception of Serpentine Court, where only 8 properties have leaseholds who have bought under the Right to Buy.

2.26 The form of the Lakes Estate is described below and illustrated in the photographs throughout this document.

### Serpentine Court

2.27 Serpentine Court consists of a predominantly 6 storey block of flats, which are inward facing and overlook a parade of shops with smaller blocks of flats built on either side (north and south). It is built from reinforced concrete slabs faced with brickwork, with the concrete exposed on balconies and walkways. The blocks are linked together by open walkways and communal stairs, to provide ‘streets in the sky’.

2.28 The buildings at Serpentine Court are divided by a footpath that promotes good north-south views through the estate. Whilst the north-south views are adequate, east-west views through the central area are poor. The level differences in the centre of the “superblock” are managed with steps and ramps for ease of mobility, which reduces the amount of space which can be used for improving the public realm. Disability Discrimination Access (DDA) is poor on Serpentine Court, the ramps to communal areas do not assist wheelchair or pushchair users nor the visually impaired, and walkways are narrow and difficult to pass and insufficient to turn in. There is also limited parking available for disabled users.



2.29 There are 220 units within Serpentine Court, 195 are residential, mostly 1 and 2 beds, some 3 beds and a few maisonette 2 and 3 beds. By today’s standards the units are generous in size, flats range from 44-74 square metres and maisonettes range from 69-78 square metres (Feasibility Report: Serpentine Court, Mouchel, 2009). There are 13 commercial units which include a public house, The Warren (nursery and youth club), Spotlight (Bletchley and Fenny Stratford Resource Centre), Crosslinks (church run drop-in advice centre/ internet café) two food stores, pharmacy, post office, bakery, take-away and a number of vacant units. The schools play an important role in the community; the two primary schools are located to the north (Drayton Park School) and south (Water Hall School) of Serpentine Court and the secondary (Leon Academy) is located west, adjacent to Fern Grove.

2.30 A number of structural reports (most recently Mouchel 2009) have concluded that there are significant inherent defects within Serpentine Court and given the poor layout of communal areas and lack of compliance with DDA, the maintenance and necessary improvement costs to Milton Keynes Council are high. Whilst some investment has been made to Serpentine Court in recent years, there remains a significant and increasing maintenance backlog.

2.31 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 for residents is fairly short-term, with an average stay of 12-18 months.





### North-East Quarter

2.32 The North East Quarter was the first phase built and one of the largest quarters in the Lakes Estate. The houses were constructed with brickwork to the gable walls and timber front & rear elevations. The timber cladding was flush with the gable wall, leaving a recess on the ground floor. The houses were constructed with flat roofs, internal rainwater goods, single glazed timber windows.

2.33 The majority of houses in this quarter face internal courtyards and the rear of the properties back onto footpaths. There are some areas where houses face onto the footpaths and green spaces, which make these spaces more welcoming and desirable to use. The size of the courtyards reflect the size of the quarter and are relatively open compared to other courtyards across the estate.

2.34 There are good vistas available from the footpath that runs north-east to south-west, however views are foreshortened by overgrown shrubbery and trees, therefore if these are carefully positioned the views throughout the quarter could be vastly improved.

### North-West Quarter

2.35 The North-West Quarter forms the second phase of the Lakes Estate and one of the smaller quarters in the estate. Phase two houses were timber framed in construction and the timber cladding was flush with the ground floor brickwork.

2.36 Most properties face small internal courtyards. A footpath runs through the quarter and is surrounded by one of the larger areas of open space, which includes children's leisure facilities. The nature of the path and the building alignment in this quarter allow for strong east-west views through the quarter.







## South-East Quarter

2.37 The houses built in the third phase follow the same design as those built in the North-West Quarter, however timber cladding was used at first floor on both front and rear elevations and ground floor was constructed with brickwork.

2.38 The layout of this quarter is similar to that of the North-East Quarter; there are a number of courtyards that may serve the properties immediately facing them, whilst there are a few open spaces where properties back on to that could be considered as 'public'. The open spaces lack children's leisure facilities and the topography restricts the views of the spaces.



## South-West Quarter

2.39 The houses built in the fourth phase follow the same design as those in North-West and South-East quarter, however, both ground and first floors are constructed with bricks with the exception of some cladding above the first floor windows.

2.40 There is one courtyard in the quarter that incorporates the footpath. Whilst the open space here could be considered as private, the footpath element adds the 'public' aspect to the area. This is however the exception in this quarter. The remaining courtyards are by far the smallest on the whole estate and have a "private" feel to them.

2.41 There is a large area of open space that has adequate views, although these are distorted by a number of trees. There are some children's leisure facilities in this location but these are of poor quality due to being located within the trees and at the back of properties.



## Improvements to Housing

2.42 There have been a number of improvements made to Milton Keynes Council (MKC) housing stock on the Estate; principally these have included the replacement of timber windows with UPVC, both single and double glazed replacements. There has also been an ad-hoc programme for installation of pitched roofs to dwellings. These were carried out to bungalows, and terraces of properties that were entirely within Council ownership. Improvements were also carried out to replace the felt on the flat roofs. The blow air heating was upgraded to gas central heating.

2.43 Further improvements were commissioned in 2000, to undertake internal works to kitchens and bathrooms, and replace cladding with a material that provided better insulation of the property. These improvements were ad-hoc and were never implemented across all housing stock.

2.44 The most recent improvement scheme to be implemented at the Lakes Estate is CESP (Community Energy Savings Scheme), which seeks to reduce carbon dioxide emissions by promoting energy saving measures to domestic users. Through this programme, the Council refurbished 467 homes suffering from fuel poverty in 2011 and additional phases have now been agreed and are planned within 2014. This has been received positively by the community and importantly demonstrates immediate positive change for the Estate.

## Lakes Estate: Radburn

2.45 The design of the Estate is based on the “Radburn” principles, a layout which often presents challenging issues particularly in relation to management and maintenance of public/ communal spaces which can result in problems of crime, anti-social behaviour, vandalism, green space with little amenity value and a lack of well-located parking. A number of these issues also present themselves within the Lakes Estate.

2.46 Many homes are accessed by poor quality service roads, which lack connectivity due to an abundance of dead ends. Roads are lined by garages, owned by Milton Keynes Council and leased to residents; however a good number of residents cannot afford to rent the garages. Many garages are in a poor state of repair and are often unrelated physically to the properties they were originally designed to serve. Parking is generally inadequate and poorly provided. There are numerous footpaths, but many are poorly surveilled and poorly maintained, contributing to a sense of insecurity for some residents.

2.47 The proportion of communal open space to private space is high when compared to more modern developments, and in some cases residents have “claimed” poorly defined spaces to create parking areas. Furthermore, external common spaces within Serpentine Court are poor and lack positive management. The perimeter road, Drayton/Stoke Road serves to separate the Estate from its setting and discourages connections to the surrounding area.

2.48 However, there are a number of Radburn features on the Estate that are cherished by the community and have the potential to add value. In particular, the separation between vehicular and pedestrian traffic provides reassurance for pedestrian safety, particularly for those with young children and the elderly. The wealth of green space is a defining characteristic of the Estate and notwithstanding challenges presented by the management and maintenance obligations of large areas of communal open space, there are examples of successful, communal courtyard spaces that have been designed and are maintained collectively, by residents, for example at Ruthven Close.

2.49 It is the large areas of green space within the Estate that also present development opportunities to help fund the regeneration of the Lakes Estate (see Figure 2.6). The community has generally embraced the concept that **“No development = No improvements”**.

2.50 The Plan considers ways in which new development can positively integrate with the established character and layout of the Estate to remedy some of its design failings, in addition to ensuring that new development is appropriately designed to support effective management and maintenance of communal internal and external spaces. Furthermore, the Plan identifies a number of environmental enhancements that include improvements in the quality and quantity of community and recreation facilities and the public realm, that new development should contribute towards the delivery of.

2.51 It is important to note that whilst layout and design of the built form have central roles in the regeneration of an area, they are only part of the story; social aspects are equally, if not more important, as demonstrated in section 3. Great weight should therefore be placed, both on promoting meaningful community involvement and on the interplay between the Lakes Estate Neighbourhood Development Plan and the priorities identified through the Neighbourhood Action Plan, as referred to at Appendix 2.

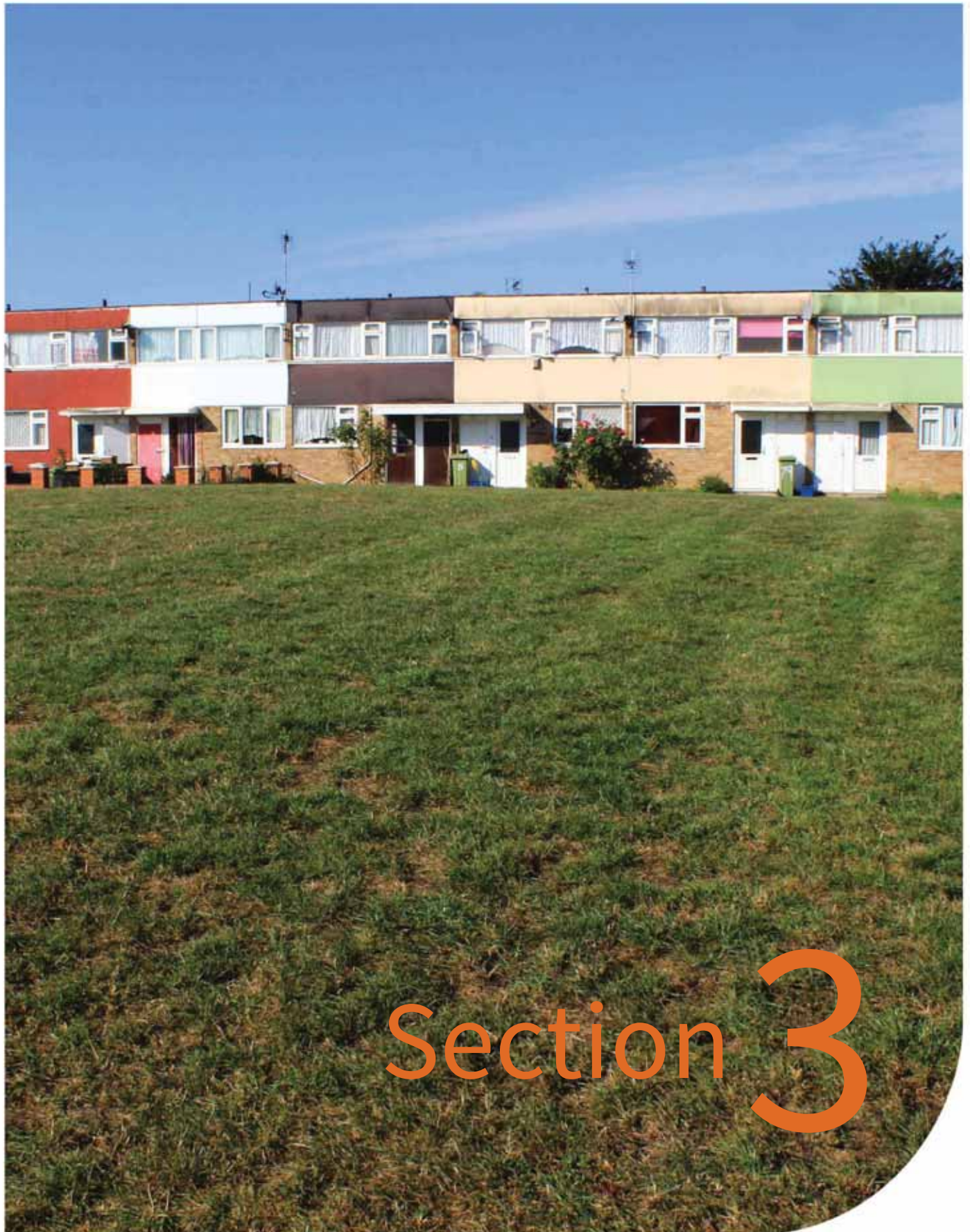


Figure 2.6 : Character Analysis and Opportunities to Add Value









## 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 Achieving a sustainable form of development
- 2 Identifying development opportunity sites to include redevelopment of Serpentine Court
- 3 Integration of new development with Radburn Layout
- 4 Improving car parking and access, including consideration of redundant garages
- 5 Supporting local employment
- 6 Protecting important open space
- 7 Improving community and recreation facilities
- 8 Good communication and continued community involvement.

3.4 In Section 4, the issues identified by the community and known constraints and opportunities 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.

3.5 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 Appendix 2.

## **Overview of Issues Raised at the Consultation Events**

3.6 These are listed overleaf 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 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 Four: Vision and Objectives

4.1 The Consultation Statement that accompanies this Plan describes the extensive consultation within the Lakes Estate, which has taken place over a period of years between 2007-2014. The consultation resulted in clear preferences expressed for the future of the Estate as a community and for its physical form.

4.2 These are summarised in the following Vision Statement that underpins the 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 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, where appropriate, 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 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 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 the layout of new development is accessible and integrates with existing footpaths and demonstrates opportunities to improve and enhance the safety and security of 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.

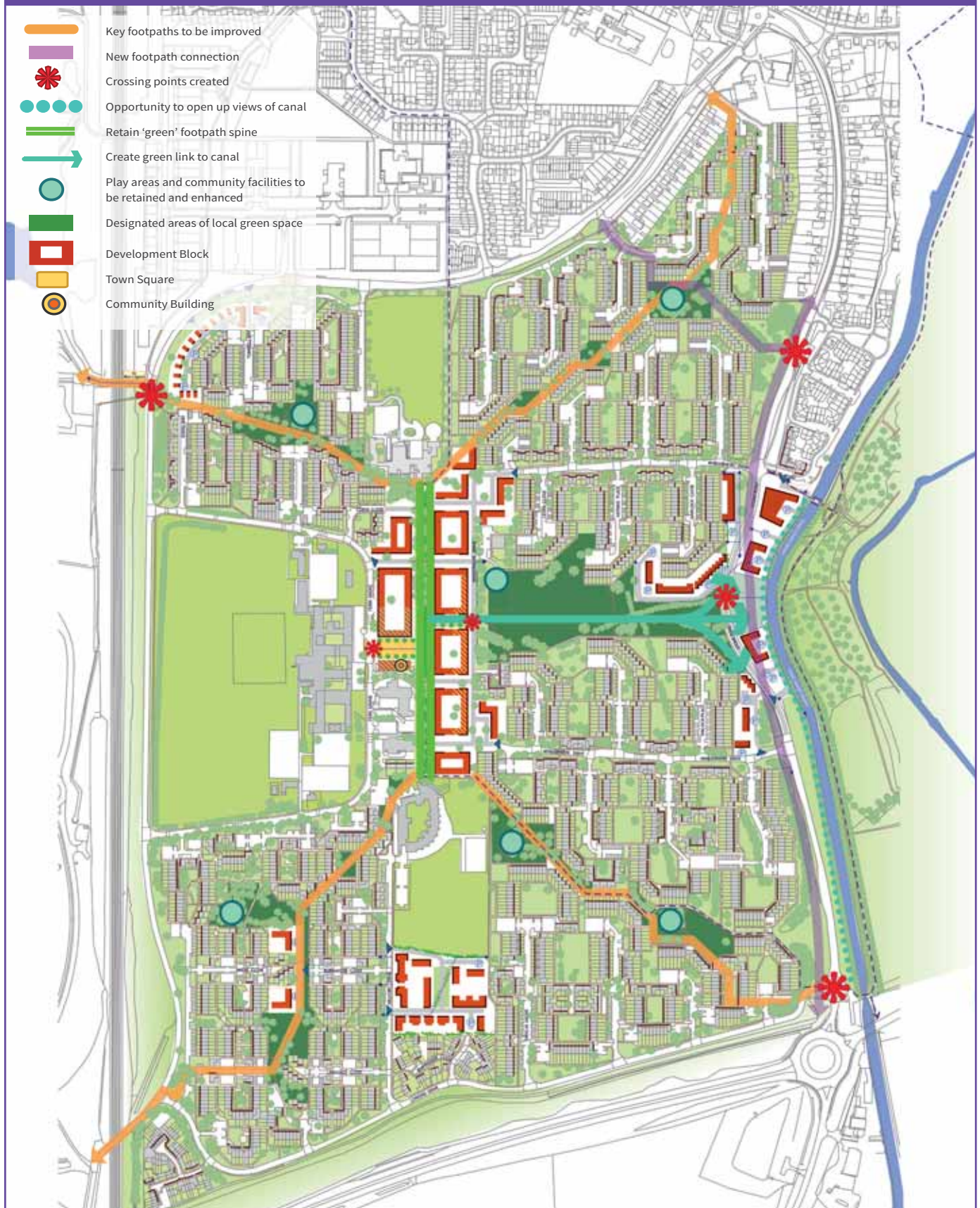
**C09:** To create a new high quality pedestrian dominated centre for the Lakes Estate that accommodates a mix of uses to cater for the essential day to day needs of its residents.

**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.

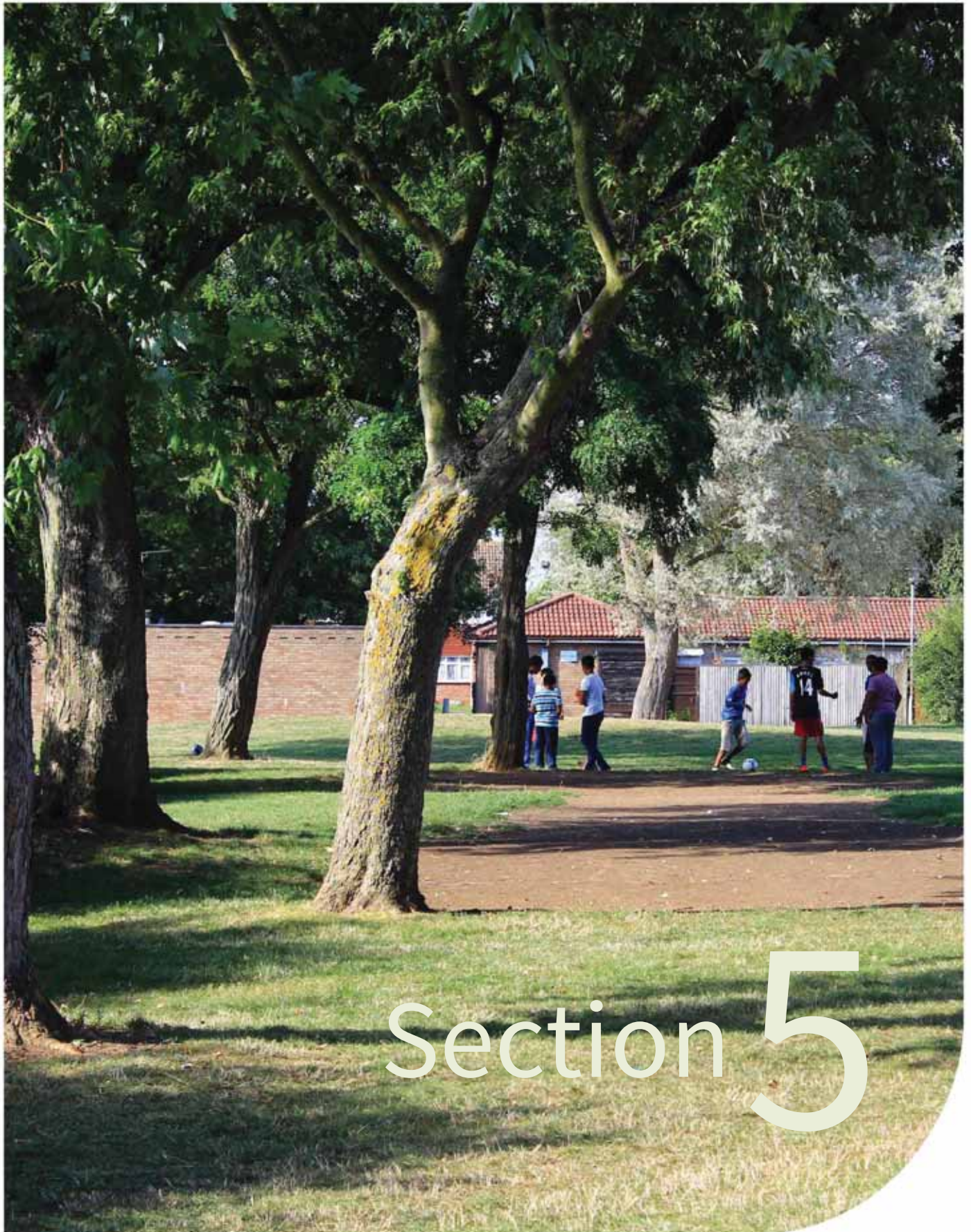
Figure 4.1: Vision for the Lakes Estate







# The Lakes Estate Neighbourhood Development Plan General Policies



## Section 5





## Section Five: The Lakes Estate Neighbourhood Development 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. GP (General Policy) 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 GP1: The Presumption in Favour of Sustainable Development**

**Policy GP2- Development Opportunity Sites**

**Policy GP3: The Physical Integration of New Development**

**Policy GP4: Access and Car Parking**

**Policy GP5: Local Commercial Opportunities**

**Policy GP6: Local Green Space**

**Policy GP7: Improving Community and Recreation Facilities**

**Policy GP8: 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 GP1: 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 GP1: The Presumption in Favour of Sustainable Development

*When considering development proposals in the Lakes Estate, Milton Keynes Council will take a positive approach that reflects the presumption in favour of sustainable development as defined in the National Planning Policy Framework. Milton Keynes Council and relevant stakeholders will work proactively with applicants to approve proposals that improve 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, MKC 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 Development Plan sustainable means:

- providing a range of energy efficient buildings which are flexible and respond to people's needs both now and in the future and housing that accommodates changes in the structure of families;
- providing a range of community and commercial facilities designed to 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 GP2- Development Opportunity Sites

### Related Core Objectives

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

### Rationale

The Lakes Estate benefits from a significant quantity of open space and as part of the community engagement undertaken to inform the preparation of this Plan, it is evidenced that the community are prepared to see the loss of some areas of open space/ land in order to deliver wider gains.

Milton Keynes Local Plan Policy L2 seeks protection for such areas designated as public open space, stating that it is not the intention that the policy precludes infill housing development on appropriate sites where proposals satisfy criteria set out in Appendix L2, stating that the loss of amenity open space may be acceptable if it is adequately compensated for by proposals for improvements to the quality of landscaping and appearance of amenity space elsewhere in the locality.

The wider gains provided for by the Plan relate to improvements in the quality of open space provision and associated community and recreation facilities, as secured through policy GP7, which include improvements to the plays areas and variety of play equipment at locations identified by the community as being valued spaces which require improvements. As such, the approach adopted by the Neighbourhood Development Plan, in relation to loss of open spaces, is considered to comply with the requirements of Local Plan Policy L2 and those identified by paragraph 73 of the NPPF which similarly restrict building on areas of open space.

Policy GP6 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 GP2: Development Opportunity Sites

*Land for new housing, commercial and community uses will be identified to meet the needs of the local community 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 SSP7 prescribes a minimum amount of development;*

- *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; and*
- *a contemporary approach to design that positively responds to the established character of the estate.*

## Policy GP3: 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 as referred to in Section 2 of the Plan. Milton Keynes Council's adopted Neighbourhood Regeneration Strategy, 2008 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 include a mix of house types and sizes and will also 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. Consideration must also be given to the viability of delivering the objectives of this Plan.

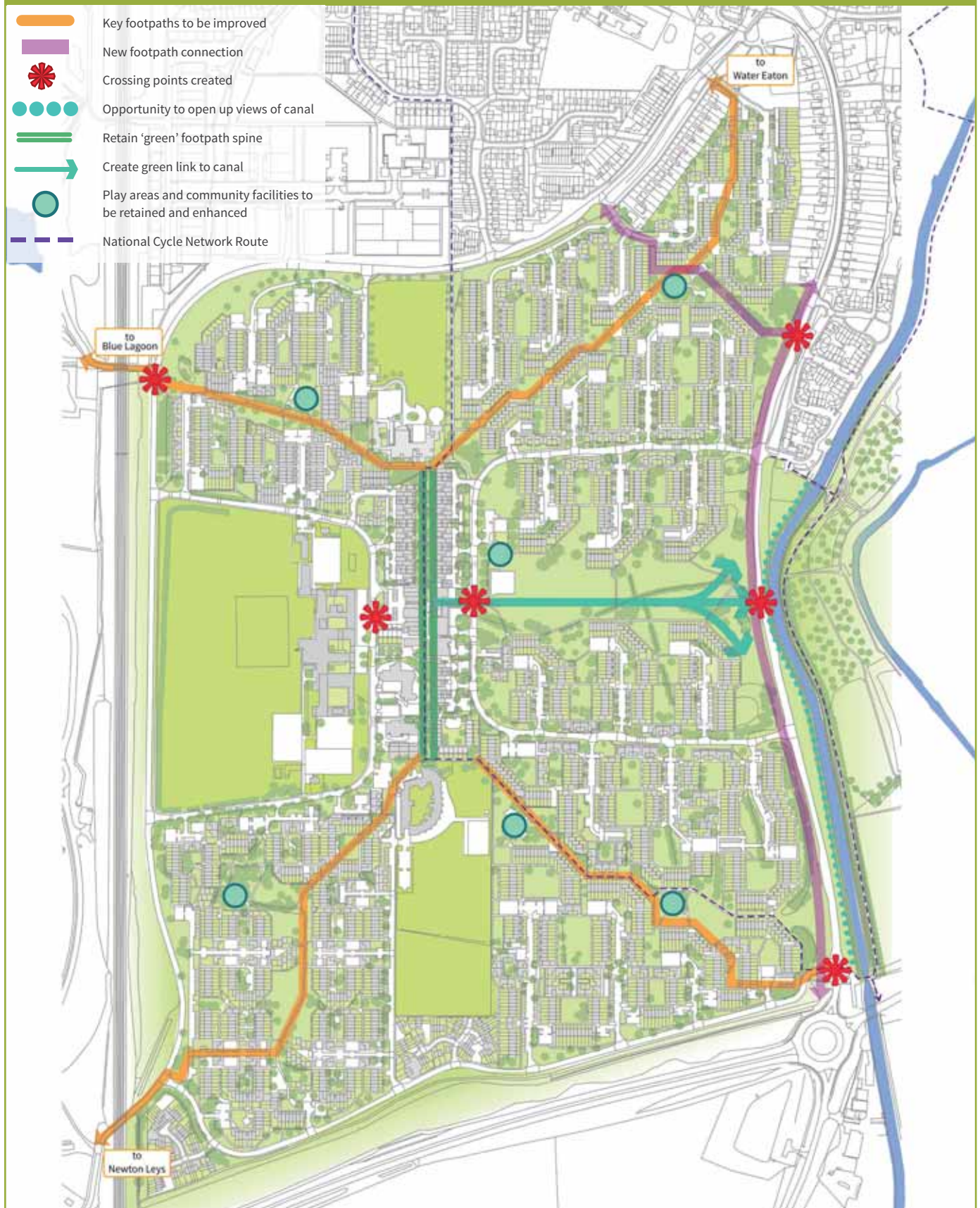
New development should respect the character of the Lakes Estate, in respect of its built form, architecture, scale, massing and layout, to include protecting the amenities of existing residential properties.

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 30° 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

Figure 5.1: Green Space and Movement Strategy





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

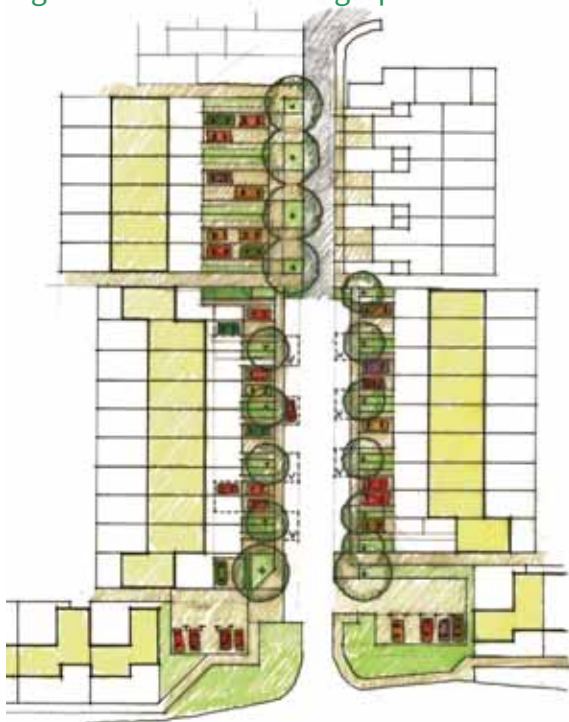
### Policy GP3: The Physical Integration of New Development

*Proposals for land outside Development Opportunity Sites must clearly demonstrate a contemporary approach to design that positively responds to the established character of the Estate and improve pedestrian and landscape connectivity, as identified in Figure 5.1.*

### Explanatory Text

5.8 The local community appreciates 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. Therefore, the detailed design of proposals should demonstrate an approach that promotes effective management of both internal and external communal spaces.

Fig 5.2 Illustrative Parking Option



## Policy GP4: 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 over-looked 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 GP4: Access and Car Parking

*New development should ensure on-site provision of parking in accordance with Milton Keynes parking standards as a minimum.*

*New 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 1960s and 1970s. 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 For new development 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.

5.11 Where possible, replacement of garage blocks with dedicated parking spaces should be considered, to provide more convenient parking at the front of dwellings and improve the character of the street scene.

An example of how this may be achieved is provided in Figure 5.2



## Policy GP5: 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 GP5: Local Commercial Opportunities

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

- *respect both the landscape and the physical characteristics of the Estate;*
- *meet the needs of the local community;*
- *do not adversely impact on the amenities of local residents; and*
- *offer the opportunity of locally accessible 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, local commercial opportunities will be encouraged in appropriate locations; Policy SSP8 identifies an opportunity for a family orientated public house and restaurant. Policy SSP7 supports delivery of a mix of commercial and community uses and supports the provision of small start-up units.

## Policy GP6: Local Green 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 5.3. 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 GP6: Local Green Space

*Unless adequate justification is provided planning permission will normally be refused for proposals involving the physical loss of the designated local green spaces listed below and identified in Figure 5.3, which are used for both residential amenity or leisure purposes and are considered to have community, recreational or environmental value:*

- Warren Open Space; and the
- “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 formal adoption as recreation land.*

### Explanatory Text

5.13 Areas identified by policy GP6, and shown on Figure 5.3 are the central area of open space known as “The Warren”, which provides a key structuring element to the Estate and serves to connect the centre of the Estate to the Canal and linear park to the east of the Estate and the footpath spines within the centre of the Estate that define the 4 key diagonal routes within each quarter of the Estate. These areas are in close proximity to the community they serve. The two areas identified hold a particular significance to the local community, as evidenced through the consultation process, particularly through their community, amenity and recreational value. The areas are local in character, specifically related to amenity uses within the Lakes Estate and tightly bound by existing and indeed, in the case of The Warren, proposed residential development. Their designation is therefore considered to satisfy the designation criteria set out at paragraph 77 of the NPPF.

5.14 For those areas designated as Local Green Space, identified in Figure 5.3, Policy GP6 will replace Local Plan Policy L2 (Protection of Public Open Space) and Appendix L2 (proposals for Change of Use of Amenity Open Land) of the Local Plan 2001-2011 and therefore any future development proposals that may come forward for land designated as Local Green Space will need demonstrate very special circumstances, in accordance with paragraph 76 of the NPPF. It should be noted that Figure 5.1 identifies an opportunity for enhancement of play areas and community facilities on land at The Warren, further supported through Policy GP7, which identifies, alongside other enhancements/improvements, the prioritisation of funding towards a new community facility for the youth of the Plan area, an objective that has been identified and supported through successive community consultation events. The opportunity identified by the Plan should add weight to demonstrating the “very special circumstances” as required by the NPPF, should an application come forward for such a community use at this location. Other areas of open space should, if possible, be enhanced with better quality spaces and recreational areas identified in Figure 5.1.



Figure 5.3 : Designated Areas of Local Green Space





## Policy GP7: Environmental Enhancements including 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, will vary depending on the nature of the proposals and the impact of any sought contribution on the viability of the development. 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 paid by the Government to MKC 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 GP7: Environmental Enhancements including 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 enhancements, including improving community and recreation facilities 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 MKC for direct investment in the community and recreational facilities of the Lakes Estate in consultation with the community.*

### Explanatory Text

5.15 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 and consider opportunities to co-locate services and facilities. 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 Bletchley and Fenny Stratford Town Council. Otherwise, it is intended that 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;
  - rationalisation and improvement of existing car parking provision;
  - 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 GP6;
  - 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, including but not limited to, those listed below;
- The Warren;
  - Four Walls;
  - Bala Play Ground;
  - Skene Woodland;
  - Play area north of Gorman Place;
  - Play area south of Grasmere Way.

5.16 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 development proposals in the Plan area.

## Policy GP8: 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 treasure.

### Related Core Objectives

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

## Policy GP8: Communications and Continued Community Engagement

*Where applicable, development proposals that are supported by Design and Access Statements and/or Statements of Community Involvement, should within these statements, 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 of the Neighbourhood Development Plan*

### Explanatory Text

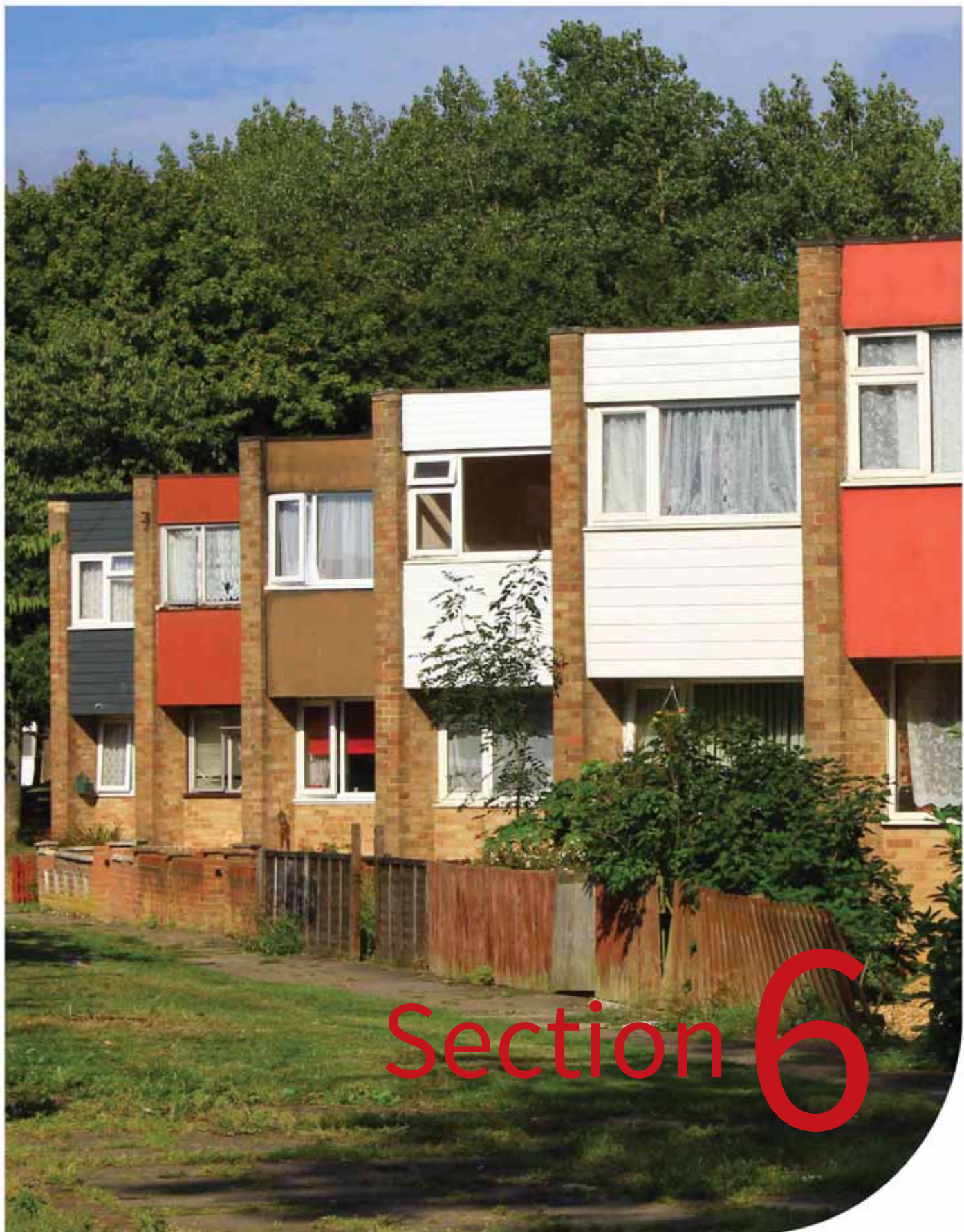
5.17 The Lakes Estate is largely a well established community. It has actively invested a significant amount of time, resources and energy in the delivery of this document so as to inform potential developers of their hopes and aspirations. As and when more details are available of how a site could be 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 economic, social and environmental returns from the development.







# The Lakes Estate Neighbourhood Development Plan Site Specific Policies





## Section 6: The Lakes Estate Neighbourhood Development 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. However, the policies within this Plan do not preclude development occurring elsewhere within the Lakes Estate.

6.2 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 (GP2), 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.

6.3 A total of 8 development opportunity sites are identified for development within the Plan area, listed opposite and shown on Figure 6.1. Each of these areas 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.

6.4 The plan is supported by A Delivery Strategy and High Level Viability Assessment that provides an overview of the timescales and actions required to implement the development proposed by the Plan. The strategy also identifies potential funding sources for the redevelopment of Serpentine Court, considered to be a priority for improvement within the Estate.

6.5 Proposals coming forward within development opportunity sites will be expected to demonstrate how they comply with the approach set out in the Delivery Strategy and the Policy/ Site Phasing and Delivery Schedule set out in Figure 7.1.

6.6 MKC will monitor progress of each of the Development Opportunity Sites and the effectiveness of the policies within the Plan and will also review Phasing and Delivery Schedule (Figure 7.1) at least annually to ensure the coordinated timely delivery of development within the Lakes Estate.

6.7 Each development opportunity site identified by this Plan is accompanied by a site overview, a reasoned justification for its identification and 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 Opportunity Sites
DS 1 - Land South of Water Hall School
DS 2 - Triangle Land South of Phelps Road 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

Figure 6.1 : Development Opportunity Sites





# 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 new 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 :*

- *proposals should deliver residential development;*
- *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; and*
- *built form should generally be two storeys in height, however three storeys may be acceptable when defining key corners or edges of development, 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.*





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



Figure 6.3 : DS1 - Land south of Water Hall School - Illustrative Plan

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

# DS2

## Triangle Land south of Phelps Road 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 residential 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 form should provide informal surveillance of the street scene.

### Policy SSP2

*Development proposals should include the following principles :*

- *proposals should deliver residential development;*
- *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 provide 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 the canal, and opportunities to construct a “shared surface” street should also be considered.*







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



Figure 6.5 DS2 - Triangle Land south of Phelps Road adjacent to the canal - Illustrative Plan

# 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 therefore 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 :*

- *proposals should deliver residential development;*
- *built form should generally be two storeys in height, however three storeys may be acceptable when defining key corners or edges of development, 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;*
- *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 - Illustrative Plan



# IN2

## 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 Stoke 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:*

- *proposals should deliver residential development;*
- *built form should generally be two storeys in height, however three storeys may be acceptable when defining key corners or edges of development, 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;*
- *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 - Illustrative Plan

# 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 :*

- *proposals should deliver residential development;*
- *built form should generally be two storeys in height, however three storeys may be acceptable when defining key corners or edges of development, 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;*
- *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 to 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 - Illustrative Plan

# 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 :*

- *proposals should deliver residential development;*
- *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  
- Illustrative Plan

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

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.

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, and this point is emphasised in the Delivery Strategy and High Level Visibility Assessment that supports this plan. 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, as evidenced in the consultation strategy.

### 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 animate the built form and create interest and activity in the centre of the Estate. 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.



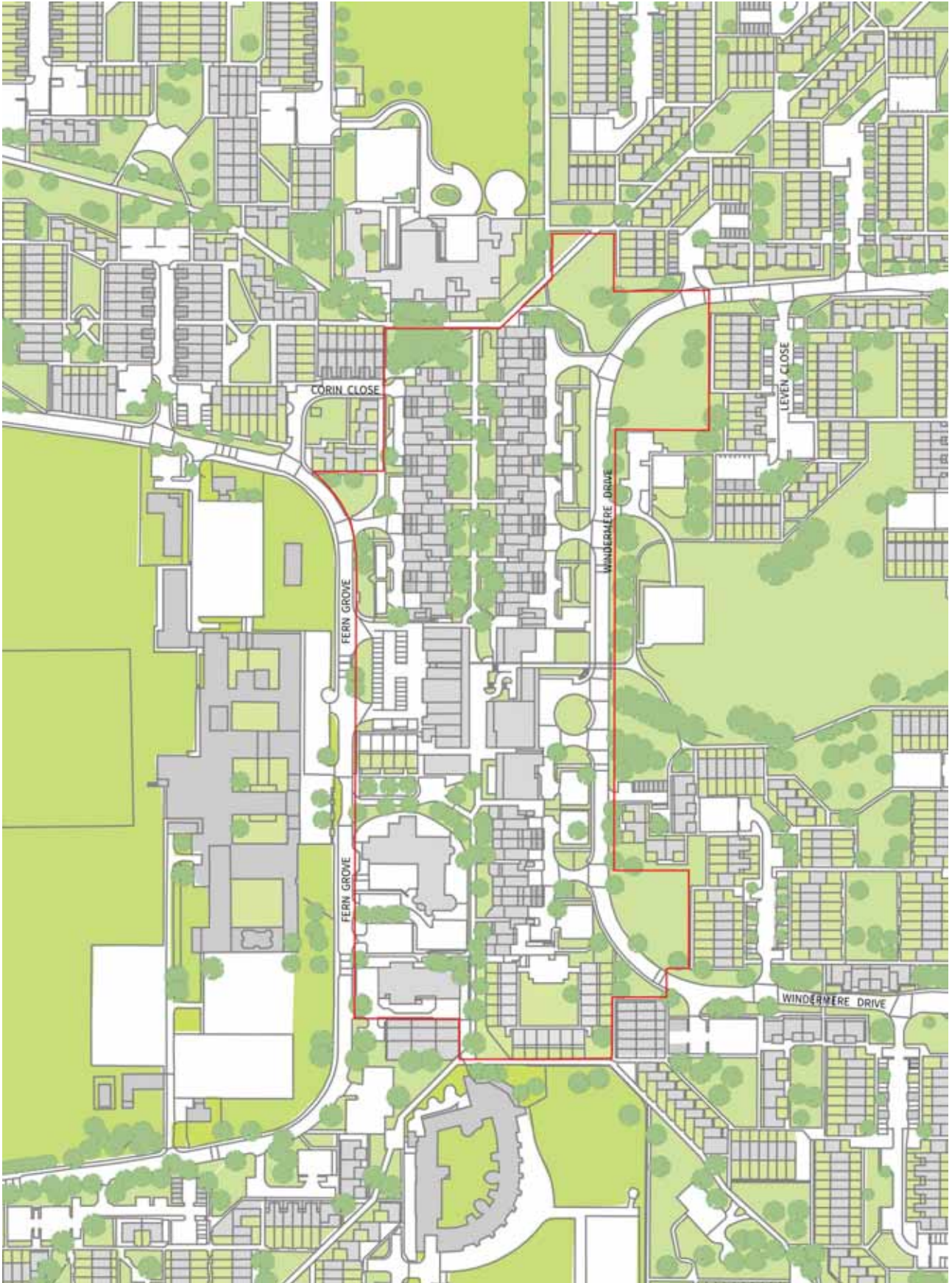


Figure 6.14 SC1 - Serpentine Court - Site Boundary



## Policy SSP7










*Development proposals should include the following principles :*

- *proposals should deliver a mix of community, retail, 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 mixed-use development 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/training commercial units should be considered;*
- *opportunities to incorporate live/work 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 Eaton 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, however, a new road could harm cherished pedestrian connectivity. Consequently the merits of a new road should be tested in the preparation of a design brief to inform the detail proposed within a planning application.

-  Pedestrian link
-  Town Square
-  Community Building
-  Opportunity for office/workshop/ live work units
-  Commercial/retail units on ground floor
-  Active Frontage overlooking street/ space
-  Main vehicular route (indicative)
-  Opportunity for youth and community building
-  Green Footpath Spine

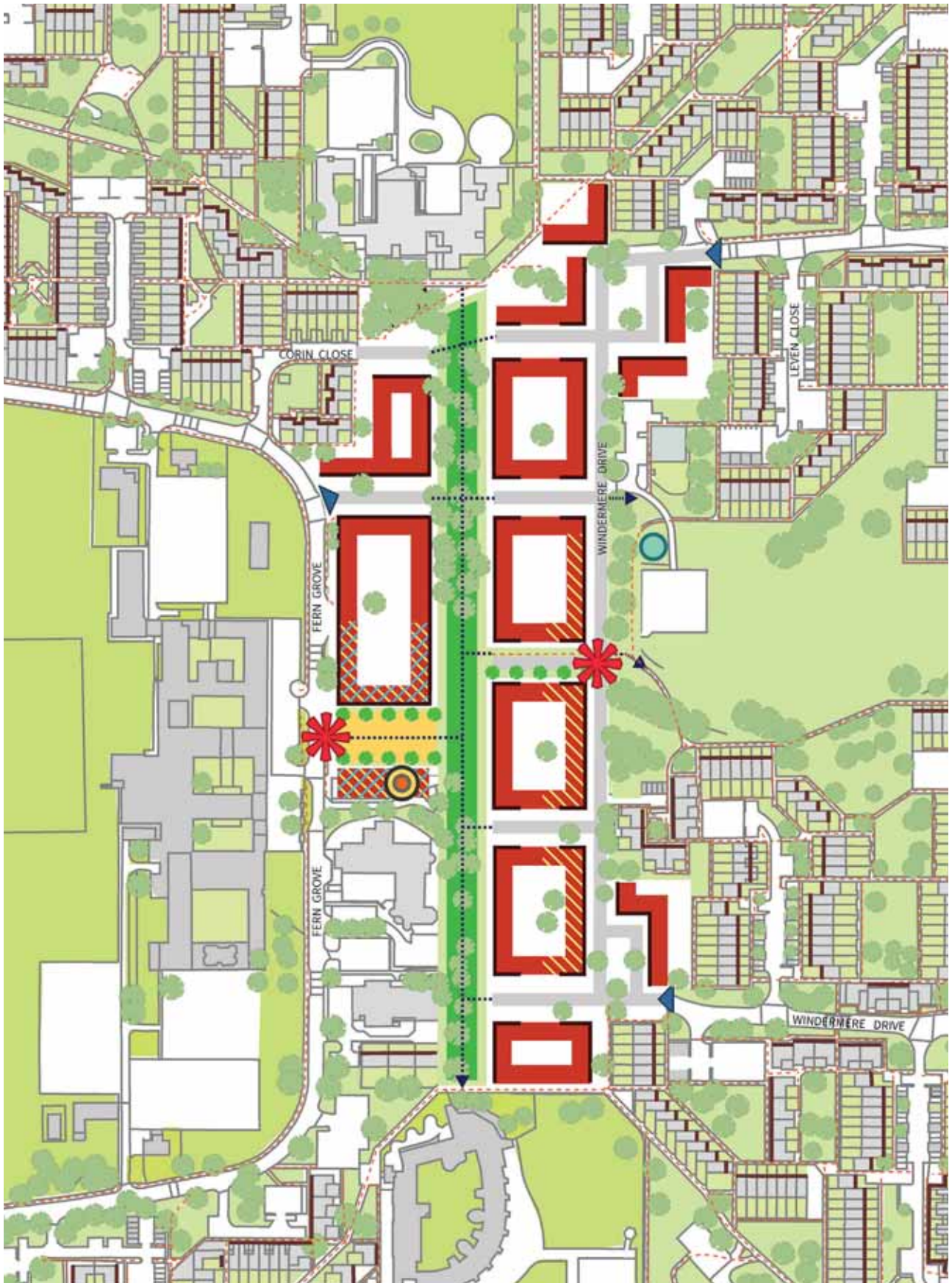


Figure 6.15 SC1 - Serpentine Court - Illustrative Plan



# 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

Realignment of Stoke Road provides an alternative development option for land adjacent to the canal by extending 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 at The Warren connecting with the canal edge. A valuable area of landscaped open space will be created for public enjoyment and activity. 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 SSP8 formally replaces Local Plan Policy D3 (Canalside Development).

### Policy SSP8

*Development proposals should include the following principles :*

- *proposals should deliver residential development and consider opportunities for provision of a public house/restaurant facility;*
- *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;*
- *respect and enhance the rural character and appearance of the canal;*
- *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 an area of open space which provides informal public 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

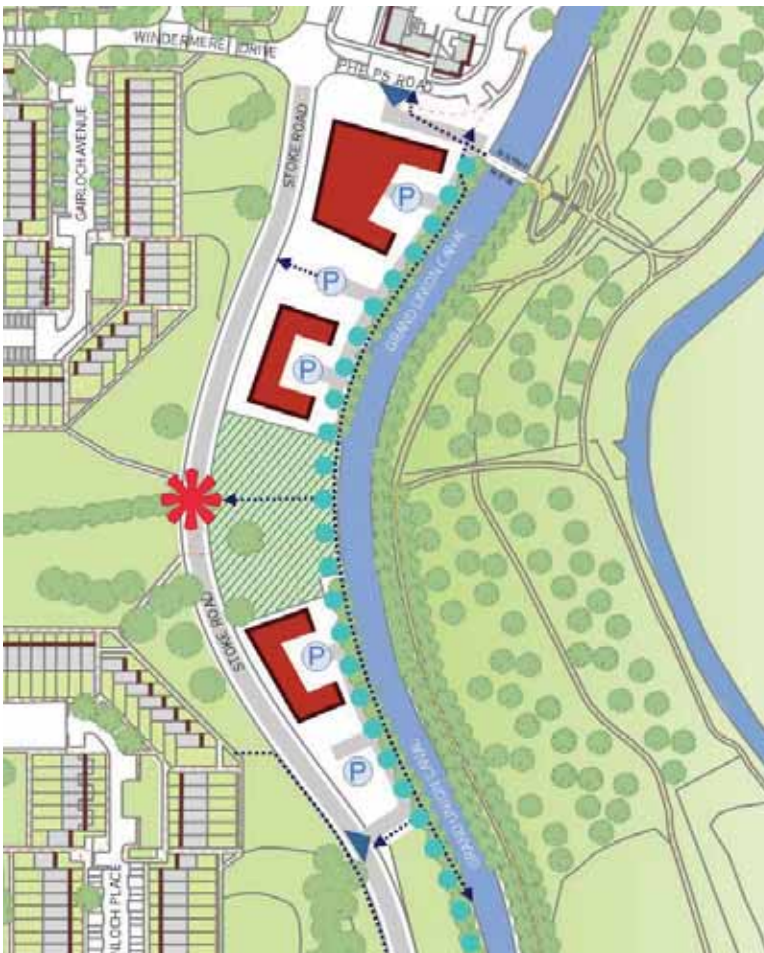










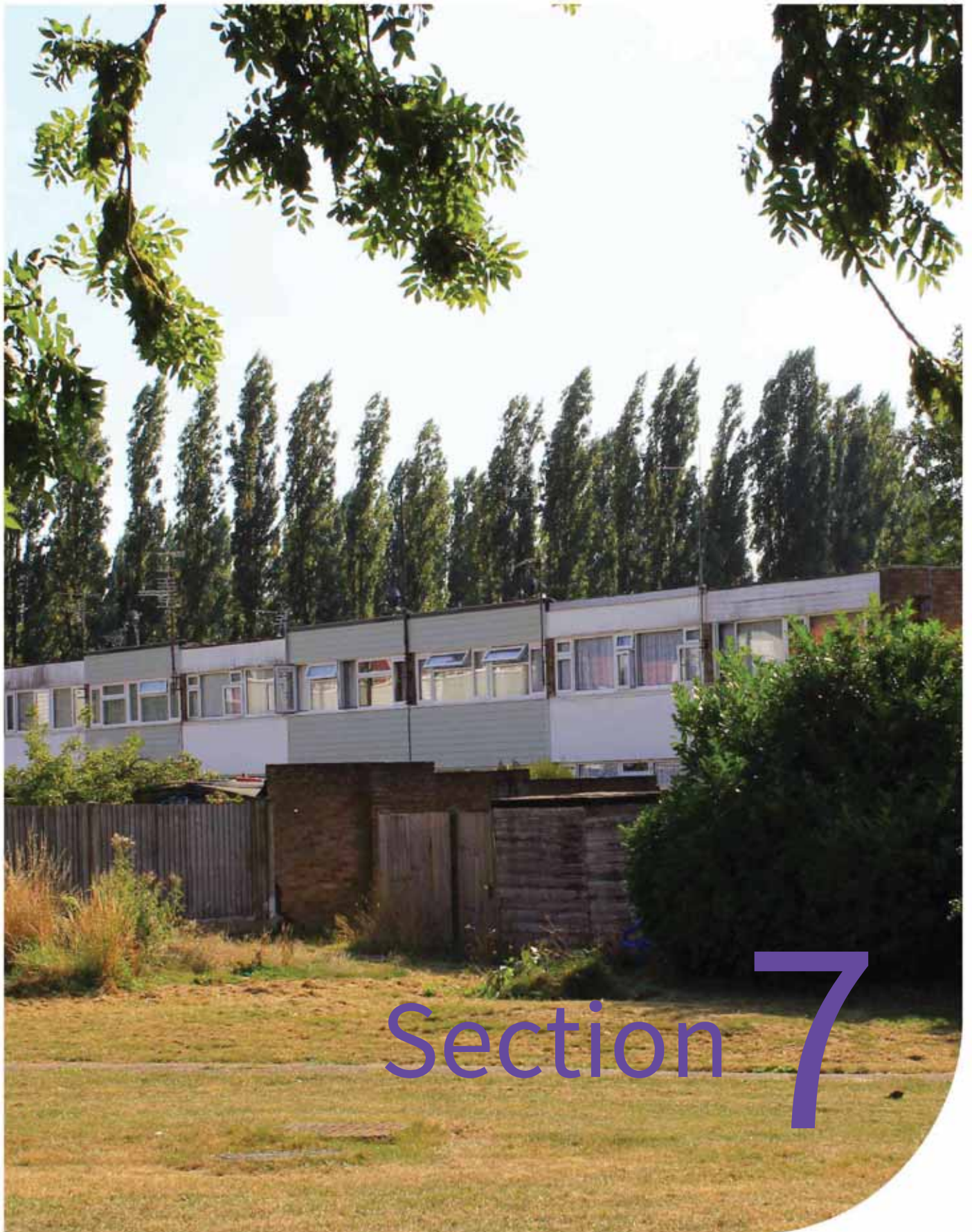


Figure 6.17 CG1 - Canal Gateway - Illustrative Plan

-  Site Boundary
-  Existing footpaths
-  Parking
-  Active frontages
-  New pedestrian link
-  Development block
-  Main vehicular route (indicative)
-  Crossing point
-  Opportunity to open up views of canal
-  Area of open space









## Section 7: Delivery and Monitoring

### Delivery

7.1 The Neighbourhood Development 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 GP 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 Development 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 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 their 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.

7.7 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.

7.8 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.

7.9 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 and will include consultation with BFSTC and the local community.

Figure 7.1 Policy / Site Phasing and Delivery Schedule

Proposed policy/ Development Opportunity Site	Expected Phasing (SML)	Delivery	Agents of Delivery
<b>SSP1 / DS1</b>	<b>S</b>	Pre-application discussions Assessment and negotiation against policies Consideration of offsite contributions Monitoring of outcome	Site owner / developer BFSTC MKC
<b>SSP2 / DS2</b>	<b>S</b>	Pre-application discussions Assessment and negotiation against policies Consideration of offsite contributions Monitoring of outcome	Site owner / developer BFSTC MKC
<b>SSP3 / IN1</b>	<b>S</b>	Pre-application discussions Assessment and negotiation against policies Consideration of offsite contributions Monitoring of outcome	Site owner / developer BFSTC MKC
<b>SSP4 / IN2</b>	<b>S</b>	Pre-application discussions Assessment and negotiation against policies Consideration of offsite contributions Monitoring of outcome	Site owner / developer BFSTC MKC
<b>SSP5 / IN3</b>	<b>S</b>	Pre-application discussions Assessment and negotiation against policies Consideration of offsite contributions Monitoring of outcome	Site owner / developer BFSTC MKC
<b>SSP6 / IN4</b>	<b>S</b>	Pre-application discussions Assessment and negotiation against policies Consideration of offsite contributions Monitoring of outcome	Site owner / developer BFSTC MKC
<b>SSP7 / SC1</b>	<b>M</b>	Pre-application discussions Assessment and negotiation against policies Consideration of offsite contributions Monitoring of outcome	Site owner / developer BFSTC MKC
<b>SSP8 / CG1</b>	<b>M/L</b>	Pre-application discussions Assessment and negotiation against policies Consideration of offsite contributions Monitoring of outcome	Site owner / developer BFSTC MKC



7.10 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.

7.11 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 Neighbourhood Action Plan - Supplementary Evidence, Appendix 2 and also referred to in Policy GP7. 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.

7.12 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

7.13 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.

7.14 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)

7.15 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 Neighbourhood Plan areas that have an adopted Neighbourhood Plan should receive at least 25% of this levy if it is generated (Ref SD1.2) Localism Act.

## Section 106 Agreements and Unilateral Obligations

7.16 These agreements place a legal obligation on developers to contribute sums of money and/or works 'in kind' 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.

7.17 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

7.18 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.

7.19 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 Policies SSP1-8, as part of its wider monitoring responsibilities.

7.20 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.

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

7.22 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 Neighbourhood Development Plan.

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





# Appendix 1

**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.

#### **Bletchley and Fenny Stratford Town Council**

**(BFSTC)** - Bletchley and Fenny Stratford Town Council is the qualifying body for the preparation of the Neighbourhood Plan and its submission to Milton Keynes Council.

**Co-location** - Where services and facilities share a location in order to deliver services (for example adult education being provided in schools or libraries)

**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 Development 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 Development Plan policies have to be in general conformity with it.

**Compulsory Purchase Order (CPO)** - A compulsory purchase order (CPO) is a legal function that allows certain bodies which need to obtain land or property to do so without the consent of the owner. It may be enforced if a proposed development is considered one for public betterment. Similarly, if town councils wish to develop a town centre, they may issue compulsory purchase orders.

Compensation is available to ensure that the person is restored, as far as possible, to the same position that they were in before the land and property were compulsorily purchased, so that the person is left in the same financial position after the CPO as they were in before the process.

The Authority must demonstrate that the taking of the land is necessary and there is a “compelling case in the public interest”. Owners or occupiers can challenge this, and their objection will be heard by an independent Inspector.

**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.

**Milton Keynes Council (MKC)** - The local authority of the Borough of Milton Keynes. It is a unitary authority that provides a full range of local government services to include planning, libraries, education, social services and waste collection.



**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.

**Neighbourhood Action Plan** - An Action Plan uses integrated community, social, economic and physical programmes to address the needs of the local neighbourhood aimed at securing real and measurable change.

**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 Regeneration Strategy** - A five year rolling programme which concentrates on the most deprived communities within Milton Keynes working to implement Neighbourhood Action Plans developed with the local communities.

**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, 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 Development Plan (and other parts of the Development Plan) unless material considerations indicate otherwise.

**Neighbourhood Development 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 Development 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.

**Public Realm** - Space that is meant to be used by the public in general, whether it is publicly or privately owned.

**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, shops or church without crossing a street used by cars.

**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 will determine whether the community accepts the proposals contained in the 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.

**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 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".

**Tenure** - Relates to the conditions under which a property is occupied (i.e. if it is rented or owned).

**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 ward of Bletchley East, formally known as Eaton Manor.



The Lakes Estate Neighbourhood Action Plan  
Supplementary Evidence

# Appendix 2

## The Lakes Estate Neighbourhood Action Plan - Supplementary Evidence

During the course of consultation with the community, a number of issues that were raised could not be included directly in the Neighbourhood Development 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.

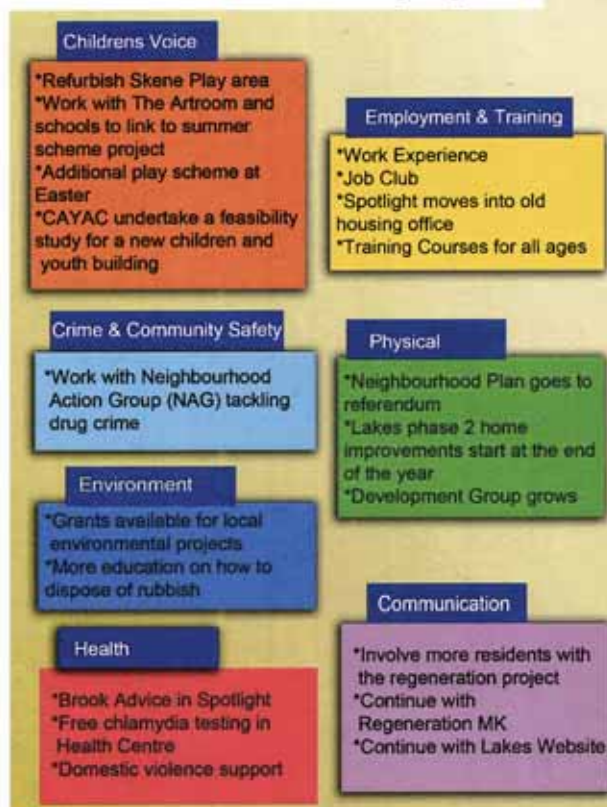
It is recognised that these issues, which are set out in Section 3 of the Plan, are equally important to the day to day lives of the residents of the Lakes Estate. The Lakes Estate Regeneration Steering Group will incorporate these issues into the "Neighbourhood Action Plan" that is agreed annually. 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 Development 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

## Issues identified through the Neighbourhood Development Plan

	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



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