

**MK West**  
**Exhibition One**  
**Design Codes**  
**Consultation Report**  
**June 2007**

**GALLAGHER**  
ESTATES

# communiqué

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## **1 EXECUTIVE SUMMARY**

- 1.1** Gallagher Estates held a public exhibition on 18<sup>th</sup> and 19<sup>th</sup> May at Stony Stratford Library and Two Mile Ash Community Centre. The exhibitions were an opportunity for residents to feed into the design process for the design codes.
- 1.2** 11,006 copies of a newsletter advertising the exhibition were sent to residents in Stony Stratford, Bradwell Abbey, Calverton and Shenley Church End parishes.
- 1.3** Gallagher Estates held meetings with key stakeholders before and after the public exhibition, including the Western Expansion Area Stakeholder Forum and a number of meetings with Parish councils.
- 1.4** Adverts raising awareness of the public exhibition ran in the Milton Keynes Citizen and the MK News in the week running up to the exhibition.
- 1.5** In total 484 people attended the public exhibition, with 131 respondents filling in a questionnaire or sending in a letter, to engage with the consultation process.
- 1.6** The questionnaires asked people to inform Gallagher Estates about the look and feel of the new homes in the Western Expansion Area.
- 1.7** The areas they were asked about were exterior wall finish, roofing material, number of window panes, boundaries and fencing and any other comments about the style of the homes.
- 1.8** The questionnaires were either posted in a ballot box at the event, or sent in the post via a freepost address to Communiqué. A two week response period after the exhibition was offered to respondents.
- 1.9** The responses received were analysed and collated by Tom Fuller, an independent market researcher who carried out the analysis with a short briefing from Communiqué.
- 1.10** The results from the questionnaires revealed that the majority (99%) of respondents preferred brick as an exterior finish, nearly half (44%) preferred slate roofing, over two thirds (70%) opted for between four to six paned window and almost half (47%) preferred a fence and hedge boundary to the new homes.
- 1.11** A majority of respondents (60% of the 98 who answered the question) also felt that boundaries should be varied in the development based on the density of the housing.
- 1.12** Of the 131 respondents who filled in questionnaires, about 100 chose to engage with the consultation process appropriately by raising valid concerns and queries.
- 1.13** About 30 respondents could be classed as "irreconciled" to the idea of development on the Western Expansion Area and choose not to engage with the consultation process, commenting instead on issues that had been resolved prior to the granting of planning permission by Milton Keynes Partnership.
- 1.14** A great number of these comments focused on traffic, not employing the grid roads system in the development and the overloading of traffic on Watling Street.

## **2 INTRODUCTION AND BACKGROUND**

- 2.1** Communiqué was instructed by Gallagher Estates to organise the consultation event to consider the Design Codes for the proposed homes in the development of the Western Expansion Area between Stony Stratford, Two Mile Ash and Crownhill in Milton Keynes.
- 2.2** Gallagher Estates purchased Genesis Land, the previous owners of the Western Expansion Area in early 2007.
- 2.3** As part of this, an exhibition and consultation event was held in Stony Stratford Library and Two Mile Ash Community Centre from Friday 18<sup>th</sup> May to Saturday 19<sup>th</sup> May 2007.
- 2.4** On Friday, 18<sup>th</sup> May local politicians and key stakeholders were invited to attend a preview event from 1pm to 2pm. Between 2pm and 7pm, the general public were invited to attend at Stony Stratford Library. A copy of the exhibition boards can be found in appendix 5.
- 2.5** On Saturday, 19<sup>th</sup> May the general public were invited to attend the exhibition from 10am till 3pm at the Two Mile Ash Community Centre.
- 2.6** At all these events members from Gallagher Estates planning team were present to guide attendees through the development, and to answer any questions they may have. An area of influence containing the residents most likely to be affected by the development was identified by the Applicant and Communiqué, following receipt of the Parishes address databases from Milton Keynes Council. The Parishes were:
- Stony Stratford
  - Bradwell Abbey
  - Calverton
  - Shenley Church End
- 2.7** All 11,006 residents and commercial properties within this area were sent a newsletter explaining the proposals were going to be announced and inviting respondents to come to the exhibition. The newsletter is shown in appendix 1.
- 2.8** All Milton Keynes Council councillors, members of Milton Keynes Partnership, both local Members of Parliament and a Councillor each from Aylesbury Vale District Council and Buckinghamshire County Council and local stakeholders were invited to separate events.
- 2.9** In addition to this, all Clerks from surrounding Parish Councils received invitations for the Parish Councillors to attend the exhibition on Friday 18<sup>th</sup> May. A copy of the letter is in appendix 2. The Parishes written to included:
- Beachampton
  - Bradwell Abbey
  - Calverton
  - Crownhill
  - Loughton
  - Nash
  - Shenley Brook End and Tattenhoe
  - Shenley Church End

- Stony Stratford Town Council
  - Whaddon
- 2.10** Gallagher and Communiqué attended a meeting of Shenley Church End Parish Council on Monday 21<sup>st</sup> May 2007 to present the exhibition boards and take questions from the parish councillors.
- 2.11** Prior to the exhibition, Gallagher and Communiqué attended the Western Expansion Area Stakeholders forum of councillors and key stakeholders on Wednesday, 25<sup>th</sup> April 2007.
- 2.12** To advertise the exhibitions more widely, an advertisement ran in the local newspapers, the *MK News* and the *Milton Keynes Citizen*, on Wednesday 16<sup>th</sup> May and Thursday 17<sup>th</sup> May before the public event. This is shown in appendix 3.
- 2.13** Both the newsletter and the advert included invitations to the public exhibition sessions, an 0845 'lo-call' number where respondents could leave their comments or questions and a URL for a dedicated website. The web site also had a comments form for responses.
- 2.14** Visitors were invited to complete feedback forms in order to collect these opinions and information. The questionnaire was designed by Communiqué. It was offered to members of the public at the exhibition and a sealed ballot box was provided where participants could leave their completed forms. An example of this questionnaire can be found in appendix 6.
- 2.15** Respondents could also post completed questionnaires directly to Communiqué. A freepost address was provided so responses could be posted at no expense to the participants. A deadline of 1<sup>st</sup> June was given for these responses.
- 2.16** In addition to giving their postcodes, respondents were asked to provide their name, address and signature, purely for internal validation purposes. They were also asked if they would like to receive further information on this project either by post or e-mail. The contact details of respondents who indicated that this was the case (by ticking the appropriate boxes on the questionnaire) were passed back to The Applicant, but all other information on how they responded in the survey was withheld by Communiqué.



Visitors to the exhibition at Two Mile Ash Community Centre, 19<sup>th</sup> May 2007

### 3 ATTENDANCE AND RESPONSE

3.1 The number of attendees for each stage of the exhibition was recorded. As is shown below, adults visited the exhibition.

Event Stage	Date	Attendees
Public session	Friday	305
Public session	Saturday	179
<b>TOTAL</b>		<b>484</b>

3.2 In total, 89 visitor-completed questionnaires were left in the ballot box at the exhibition. 42 were received by post by the 1st June, allowing a 5 day grace period after the deadline of 1st June.

3.3 Key Stakeholders and local politicians who attend the exhibition included:

- Dr Phyllis Starkey, Member of Parliament for Milton Keynes South West
- Cllr Ruth Jury - Leader of Conservative group at MK Council
- Cllr Brin Carstens - Mayor of Milton Keynes
- Cllr Brian White - new MK Councillor and ex-MP for North East Milton Keynes
- John Hawthorn - Chairman of Bradwell Abbey Parish
- Iain Stewart - Conservative Candidate for Milton Keynes South West
- Dai Evans - Chair of Calverton Parish Council
- Rev'd Northing - Vicar of Stony Stratford and Rector of Calverton Parish
- Charles Brindley - Clerk to Stony Stratford Town Council
- Abigail Morgan - Planning Officer at MK Partnership
- Eric Wright - Principal Planning Office - MK Council
- Mrs Joan Mehrtens - Secretary of London Road Allotments

## **4 INFORMATION ON THE QUESTIONNAIRE**

- 4.1** The responses received were analysed and collated by Tom Fuller, an independent market researcher who carried out the analysis with a short briefing from Communiqué.
- 4.2** The questionnaire was a four page document which asked respondents their views and opinions on the style and design of the housing that will be built in the new development. It included a series of pictures of roofing materials, wall and brick types, window panes and boundary types. A copy of it can be found in appendix 6.
- 4.3** Gallagher Estates used the questionnaire to discover what the existing communities around the WEA development wanted to see from the new housing, in order to give local people some say in how they envisaged the new homes in MK West and to feel that the new community could become part of and fit into the existing areas.
- 4.4** The Design Codes had yet to be written or designed when the exhibition took place and the results from the questionnaires would be the driver behind the drafting of the Codes.
- 4.5** This report details the findings of a paper questionnaire distributed to attendees of a consultation regarding the MK West development scheme, held for area residents. A total of 131 responses to the questionnaire were received, 128 on the questionnaire form and 3 via handwritten letters submitted after the event.



## **5 THE PRINCIPAL FINDINGS OF THE QUESTIONNAIRE**

- 5.1** Respondents overwhelmingly (99%) prefer brick as an exterior finish, although a strong minority asked for a variety of exterior finishes. Render was the preferred second choice, followed by painted brickwork.
- The primary reasons for their choice of brick include fitting in with existing areas, low maintenance and durability
- 5.2** Slate received a plurality (44%) of votes as preferred roofing choice, followed by tile (41%) and pantile (15%). Again, a strong minority advocated a variety of roofing finishes.
- Primary reasons for choice of roofing material included aesthetics, fitting in with existing areas and durability
- 5.3** Respondents prefer a lower number of window panes to a higher number of panes. Seventy percent (70%) chose the lowest number of panes possible (although some confusion on the paper questionnaire makes it uncertain as to whether they chose 4 or 6 panes)
- Reasons for choosing a low number of panes include ease of cleaning and admitting more light to the interior.
- 5.4** Of five proposed boundary treatments, fence and hedge received a strong plurality of votes. Forty-seven percent (47%) chose fence and hedge, followed by hedge (only), with 23%.
- 5.5** Respondents were then asked if boundaries should vary in the development based on the density of housing. Respondents were asked to tick a yes/no box, and then invited to explain their reasoning. A total of 98 respondents answered the first question, with 60% saying yes, boundaries should vary depending on density and 40% saying no.
- 5.6** Regarding trees, shrubs and plants for landscaping, respondents expressed a wide variety of opinion, with many explicitly asking for a wide variety of greenery. However, Evergreen as a class and oak as a species were mentioned most frequently for trees, while flowering as a class and hawthorn as a species were most popular for shrubbery. Quite a few respondents mentioned the advisability of consulting with the Parks Trust and landscape architects on this.
- 5.7** When asked for comments on the consultation and the development scheme overall, respondents fell into two categories. About 100 respondents engaged with this consultation process appropriately, raising valid concerns about availability of information (they would like to know more about the setting up of a local council for the new development, as well as police centre, fire stations, library services, play areas for children, etc.). Many support the development in theory but have specific concerns. Some felt the consultation didn't have enough notice period, some were complimentary about the process.
- 5.8** However, about 30 respondents could be classed as 'irreconciled' to the development overall, and commented exclusively and negatively on issues that have been resolved in prior council planning decisions, primarily traffic, maintenance of grid roads and overloading of Watling Street.

- 5.9** A group of residents from Whaddon teamed up together to offer identical responses to this call for comments. Their principal concern appears to be limiting access from the development onto Stratford Road.

## 6 DETAILED FINDINGS

### 6.1 Demographics

- There were 131 responses received for analysis, 128 in the form of returned questionnaires and 3 letters.
- 128 responses had postcodes.
- 40 respondents live in Stony Stratford, 3 in Fullers Slade, 9 in Whaddon, 6 in Shenley Church End, 10 in Crownhill, 38 in Two Mile Ash and 4 in Great Holm. The other 20 identified themselves only as residents of Milton Keynes.
- 53 respondents identified themselves as Mr., while another 53 identified themselves as Miss, Mrs. Or Ms. The remaining 25 either did not enter a title (9), titled themselves professionally as Dr. or Fr. (with 1 'Sir').
- A total of 69 respondents agreed to be contacted by post. A further 39 said they could be contacted by email, and 38 respondents provided an email address.

### 6.2 Exterior Finish

The first substantive question was whether respondents preferred brick, render or painted brickwork for the housing exteriors in the new development. Respondents were asked to indicate preferences by first, second and third choice. This was followed by an open text question asking for the reasons for their choice.

- Exactly 100 respondents listed a first choice. 99 chose brick. The 100<sup>th</sup> chose render.
- 48 respondents listed a second choice. Of those 48, 65% chose render and 35% chose painted brickwork.
- Only 24 respondents listed a third choice. Of those who did, 13 chose render and 11 chose painted brickwork.
- Thirty-one respondents did not provide a preference. Of these 13 gave their reasons in the open text field. Although three responses were from people not reconciled to the development in principle, the rest said they would appreciate a variety of styles.
- In all, a total of 91 respondents provided a response in the open text field. The other respondents used the open text field to give their reasons for their choices:

- 6.3** The most commonly found comment had to do with the low maintenance qualities of brick, mentioned by 30 respondents. A further 22 made the point that brick fits in well with the surrounding area, blends in or is more in keeping with nearby communities. Ten said that brick looks better or more natural and 8 said it is traditional.

*Traditional appearance that does not require regular maintenance by householder.*

*Render and painted brick require regular maintenance and are often changed by owners-  
-brick weathers well.*

#### **6.4 Roof Materials**

Respondents were then presented with a choice of roof materials; slate, pantiles or tiles, and again asked to list their first, second and third choices from that list.

- A total of 95 respondents listed a first choice. Of that number, 44% chose slate, while 41% chose tiles and 15% chose pantile.
- A total of 55 respondents listed a second choice. Of that number, 44% listed pantiles, 31% listed tiles, and 25% listed slate.
- A total of 51 respondents listed a third choice. Of that number, 39% listed pantiles, 35% listed tiles, and 25% listed slate.
- Of those who did not list any preference, 11 stated in the open text that they would prefer a mix. Two more mentioned solar panels.

**6.5** As with the previous question, this was followed by an open text field and the statement, 'My reason for making this choice:'

**6.6** A total of 88 people entered some form of response, including 13 who did not list a preference at all.

- 21 stated that their preference would blend in or fit in with surrounding buildings
- 19 asked for a variety or mix of roof materials
- 13 said it looked good or better, with several mentioning that their roof choice fitted better with their choice of exterior finish
- 6 stated their choice was traditional
- 5 mentioned cost
- 4 mentioned durability
- 4 asked for solar panels to be considered
- 3 said slate was depressing

**6.7** Those who chose slate as their first preference explained it in terms of tradition, durability and blending in with the surrounding area, particularly Stony Stratford. However, those who chose tile as their preferred roof material also felt it would blend in well in Stony Stratford. They also mentioned durability as a reason for choosing tile. Those who chose pantile based their preference on negative reactions to slate and a desire for a wider variety of styles.

*Contrasting finishes would alleviate the boredom and sameness of one type of material.*

*Slate and tiles are already part of the local urban environment*

*(Slate) To fit in with rest of Two Mile Ash, Crown Hill, Stony area*

## 6.8 Window Styling

Respondents were then told that white casement style windows would be predominant in the new development, and were asked to choose between six, eight or twelve panes for the windows.

However, the pictures facing on the opposite page of the questionnaire had four, eight and twelve panels, and many respondents chose six panels for their first choice, but stated in open text that they preferred four, as shown in the picture. Some did not select a first preference at all, and explained their preference for four panes in the open text response field.

- A total of 11 respondents expressed a preference for four panes as shown in the picture
- 75 respondents chose a first preference. Of those, 63% chose option 1 (listed as six panes but pictured as four). A further 27% chose 12 panes and the remaining 11% chose 8 panes.
- 48 respondents indicated a second preference. Of those, 71% chose 8 panes, 19% chose six panes and 10% chose 12.
- 45 respondents indicated a third preference. Of those, 69% chose 12 panes, while 18% chose 8 panes and 13% chose six.

**6.9** As with the previous two questions, respondents were then presented with an open text response field and given the declaration, 'My reason for making this choice is...' A total of 86 respondents filled in the field.

- 15 respondents stated they wanted a variety or mixture of the styles presented
- 14 of those who chose 6 (or four) panes commented they were easier to clean or let in more light
- 11 requested 4 panes as shown in the picture
- 11 who chose 6 (or four) panes said they look better or fit in better with surrounding area
- 9 of those who chose 12 panes said that they were classic or traditional
- 5 of those who did not choose 12 panes said that 12 looked too 'cottagey' or 'twee'

*Create consistency within a section/area of the development. Vary the style from section/area to create a sense of organic development. Quality of materials and finish are very important*

*(Six panes) Easier to clean with less panes, also more light in rooms*

*Four, as shown. The four (not six) pane design is less cluttered than the others. I prefer the 12 to the 8; though more cluttered, it looks more balanced.*

*All are equally attractive but generally we support more panes in those properties designed in traditional cottage styles. We support the use of sash windows where space is at a premium.*

## 6.10 *Boundary Treatments*

Respondents were then asked about their preferences for five possible boundary treatments and asked to list their first, second and third choices. The five possible answers were:

- No boundary
- Fence and hedge
- Timber picket
- Hedge only
- Urban style railing

Ninety-two (92) respondents selected a first preference:

- 47% selected fence and hedge
- 23% selected hedge only
- 11% selected timber picket
- 10% selected no boundary
- 10% selected urban style railing

Sixty-one (61) respondents selected a second preference:

- 33% selected hedge only
- 28% selected fence and hedge
- 26% selected timber picket
- 11% selected urban railing
- 2% selected no boundary

Forty-seven (47) people selected a third preference:

- 34% selected urban style railing
- 21% selected hedge only
- 17% selected timber picket
- 15% selected fence and hedge
- 13% selected no boundary

Of those who expressed no preference, 15 offered comments in the open text response field. Nine of those comments asked for a mixture or variety of styles.

As with previous questions, respondents were asked to fill in an open text response field explaining their preference. A total of 85 respondents offered a response.

A total of 15 responses asked for a variety of boundary treatments.

- 11 of those who picked 'hedge only' cited environmental or wildlife habitat concerns
- 8 of those who did not choose hedges said they were worried that hedges would not be maintained
- Hedges are thought to fit in with the surroundings (4) and be traditional (2)
- Timber and picket is mentioned as low maintenance (6)

- Those concerned about security chose either urban railings or fence and hedges—but only 3 cited security concerns

*A mixture of boundary styles would add interest*

*Fence and hedges for medium properties, timber picket for smaller properties, hedge only for larger properties*

*Hedges are not maintained by all residents, overgrow and look untidy.*

*(Hedge only) On the border of the countryside, should be working with its surroundings*

### **6.11 Boundary vs. Density**

Respondents were then asked if boundaries should vary in the development based on the density of housing. Respondents were asked to tick a yes/no box, and then invited to explain their reasoning. A total of 98 respondents answered the first question, with 60% saying yes, boundaries should vary depending on density and 40% saying no. None of those who declined to answer the first part of the question provided substantive commentary in the second part.

A total of 75 respondents provided comments on the topic.

- The most common response from those respondents who answered no to the first question expressed concerns with creating a division between different parts of the community, divisions they implied might already exist due to the income differential presumed to exist between low and high density housing. This was mentioned by 25% of those who said no to the first question.
- The most common response from those who said yes to the first question was that they prefer variety, mentioned by 20% of those who said yes to the first question.
- No other comment was echoed by more than a handful of respondents, however other topics included aesthetics, relationship between the maintenance of boundaries and the density of housing (again, with the clear implication that high density correlated with inability or lack of desire to maintain boundaries), and the suggestion that other factors than density should be considered when determining the type of boundary, such as environmental factors, proximity to traffic or older communities, etc.

### **6.12 Hedges, Trees and Shrubs**

Respondents were asked what kind of hedges, trees and shrubs they would like to see in the landscaping in the new community. A total of 73 responses were received.

Although if all mentions were accommodated the development would resemble a botanical garden, there were some clear choices mentioned by sizable numbers of respondents. Perhaps the soundest advice, given by several respondents, would be to consult with the Parks Trust on suitability and sustainability.

*A variety of oak, poplar, ash, hornbeam, beech with hawthorn, elder maple. The Parks Trust should be consulted as they have responsibility for much of Milton Keynes parkland and linear roads*

Other general advice, again offered by several respondents, is to start early with fast growing trees and shrubbery to mask the construction of the development.

*Fast growing in order to limit the impact of the housing. A continuous roofscape is not acceptable.*

Generally, sound advice from respondents included the need to guard against tree root networks from interfering with housing foundations, walls and underground pipes. Those that mentioned this felt that tree selection as well as location should play a role.

*It is important that any large trees planted should not cause root damage to house foundations and/or drains.*

Respondents also advised that thought should be given to the future climate conditions, and some landscaping decisions should reflect the effects of global warming.

*Trees should be as traditional as possible and also some thought as to a drier, hotter climate. Hedges and shrubs should be as low maintenance as possible*

And as has been the case throughout this survey, many respondents want a variety.

*Viburnum Cotoneaster, Berberus, etc. A mix of different deciduous and coniferous. Both flowering and 'berried' plants with different green and silver-grey leaf tone varieties should be chosen with climate change in mind.*

### 6.13 Trees

Predictably, traditional English varieties were mentioned in bulk:

#### Mentions

- Native/indigenous 9
- Evergreens 19
- Deciduous 10
- Oak 13
- Silver Birch 6
- Beech 6
- Sycamore 4
- Ash 7
- Privet 4

Other trees mentioned include laurel, pyreantha, broom and Canadian maple.

### 6.14 Hedges and Shrubs

Hedges were mentioned, and indeed seem warmly welcomed, but not as many types were named. The principal hedge mentioned was Hawthorne. Many respondents mentioned in general a preference for flowering and berried plants.

- Hawthorne 7
- Flowering plants 20
- Berried plants 3
- In keeping with the area 19
- Native 11
- Habitat for wildlife 7



## 6.15 Other Comments

The final question was a call for comments on either the development or the consultation as a whole. A total of 115 respondents had comments. Indeed 20 respondents had left all or almost all of the questionnaire blank except for this section.

Those who were engaged with the task at hand had some interesting comments. Some were general:

*The vision of the original planners of M. Keynes resulted in our wonderful city. Remain true to this vision.*

*Would like some information on proposed local council, extra care village on the MK West proposals.*

Some were quite specific:

*Would like to see the area developed to look similar to Woughton on the Green/Woolstones which is in sympathy with original houses / town.*

*What about environmental impact? Where are your proposals about combined heat and power not boilers? What about MMC? Why town sats re traffic lights on the V4? Why proposed speed reductions? Why not grid roads? Where are the new redways?*

Some were positive about the consultation process:

*The gentlemen who were at Stony Stratford deserve a medal for their patient and courteous responses to some of the insane people who were there.*

Many were negative:

*Two public exhibitions of 5 hours each not enough. This form invites comments on trivia-more important items to discuss!*

However, many comments were substantive and to the point.

- Set houses further back 6
- Development should fit in w/ area 4
- More information needed (local council, library, police centre, garages, parking, play areas for children, etc. 8
- Environmental concerns 6
- Bike and footpaths, redways 7
- Requests for updates, plans 3
- Affordable housing, elderly 5
- Hospital capacity constraints 3
- General call to do it right 5
- General positive comments 6
- Low height housing 3
- General negative comments (from those who engaged in process—for more, see below) 4
- Negative comments re consultation 7

- Negative comments re questionnaire 3

### 6.16 Irreconciled

A proportion of those who responded to this questionnaire are unreconciled to the fact that it has been approved. Many of the written comments were appropriate to earlier phases of consultation, dealing with traffic especially, and to a lesser extent the suitability of the entire proposed development. Their responses are coded and given below, but are kept separate from responses dealing with the subject matter of this consultation.

In particular, a group of 6 residents from Whaddon evidently organised a team response, using the same language to respond to this question. Three went so far as to use the same printed response, which they affixed to the questionnaire form. Again, their over-riding concern is traffic.

### 6.17 Legacy issues

Respondents were free to mention more than one issue, and many did. Those who were predominantly negative towards one issue, such as traffic, or towards the entire development scheme, also commented on other aspects that displeased them.

- Retain grid system 12
- Watling Street concerns 10
- Traffic (general) 8
- Traffic lights 3
- Construction access 7
- Whaddon Group 6

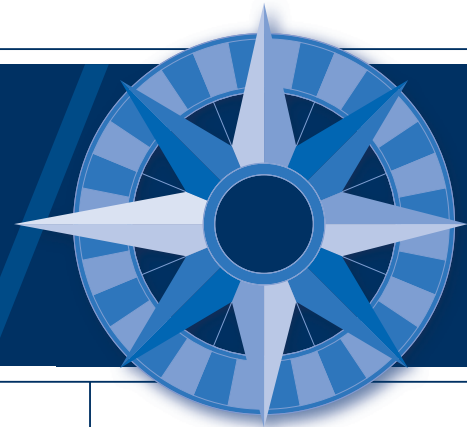
The Whaddon Group consists of 6 respondents who entered identical comments in this question:

*There must only be one access onto Stratford Road from the entire development in areas 10 and 11--either a traffic calmed Calverton Lane or alternatively a single new 'tortuous' route from area 10.3. There must not be two access points as this will exacerbate the existing and increasing traffic problems through Whaddon village. Landscape treatment along the Shenley Ridge is crucial and the establishment of early advance planting is essential to limit the impact of the residential development that is planned behind the park and burial ground, towards the V4 Watling Street. Glimpses of development we have to accept--but not a continuous 'roof scape.' Plans displayed showed a future proofed road corridor between the park and burial ground areas, leading directly to the area below the ridge around Shenley Dens Farm within the Whaddon Valley--land already owned by a developer! In view of the Inspector's recommendations, and various landscape appraisals, we should continue to press for this future expansion route to be deleted. There is no justification for it, as it would open up development into and through the historic valley.*

## **Appendix 1 - Newsletter to residents**

GALLAGHER  
ESTATES

# MK WEST



## New community plans for MK West published soon

The Western Expansion Area formerly owned by Genesis Land and recently purchased by master developer Gallagher Estates, is moving into the next phase of development in the coming weeks.

The detailed designs for the new community are about to commence, with residents and businesses able to see the current master plans and comment on the vision for MK West at **two public exhibitions on 18th & 19th May**.

Gallagher Estates in conjunction with Milton Keynes Council and Milton Keynes Partnership are initiating the process of drafting the Design Codes which will define the look of the scheme. The Design Codes, which have yet to be agreed, set out the type of settlement Gallagher Estates and their development partners want to bring to MK West.



These codes will define the appropriate use of traditional building materials, location of parkland and open spaces and will inform the overall style of the new community. As part of this process Gallagher Estates will also set out the provisional timescale of the development, from the start of infrastructure works to completion of the new community.



## MK West Public Exhibitions

Please come to look at the plans at the drop-in public exhibitions at:

■ **Stony Stratford Library**  
5-7 Church Street  
Stony Stratford  
MK11 1DB

**Friday, 18th May 2007**  
from 2pm to 7pm

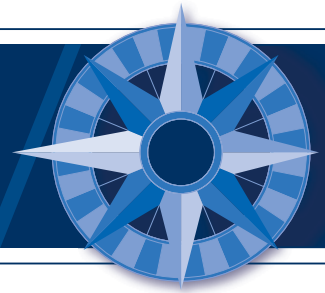
■ **Two Mile Ash Community Centre**  
High Street  
Two Mile Ash  
Milton Keynes  
MK8 8LH

**Saturday, 19th May 2007**  
from 10am to 3pm

Consultation forms to record comments on the MK West master plans will be available at the exhibitions.







## Vision for MK West

The principles of design and development for MK West have already been determined by Milton Keynes Partnership, in line with Milton Keynes Council's Local Plan.

The Council's Local Plan envisaged the creation of three new sustainable communities; MK West is one of these communities. MK West will be a high quality living environment for residents and business, providing a unique urban extension to the west of the city.

The neighbourhood of MK West will have:

- About 6,550 homes
- Four new primary schools and a secondary school
- Commercial, retail and business opportunities
- A High Street shopping area and local town centre
- Community buildings such as health and day centres
- Equipped parks, formal playing fields and public open spaces
- Community Allotments

In order to incorporate the new community into the existing area and make it a vibrant part of Milton Keynes, Gallagher Estates would like to understand and where possible, include your views and opinions in the draft Design Codes for MK West.

The public exhibitions this month will be your opportunity to share your ideas and give MK West a sense of place in the broader community of Milton Keynes.

## Gallagher Estates

Gallagher Estates is one of the largest developers in the UK, promoting and developing residential and mixed use schemes. Gallagher Estates is not a house builder – it undertakes key aspects of a site's development, site assembly, master planning and promotion, to construction of strategic infrastructure.

Uniquely, Gallagher Estates retains responsibility for the delivery of all planning obligations such as community facilities, schools, healthcare facilities, landscaping and affordable housing. Gallagher Estates has a track record of working in Milton Keynes as owners of the Broughton Gate development east of the city and in neighbouring Bedfordshire, with Wixams, one of the largest new communities being built in the UK at the present time.



## KEEP UP TO DATE

The project website [www.MKWest.com](http://www.MKWest.com) has information about the exhibitions, draft designs and overall vision for MK West. In due course it will be one of the main sources of information about the MK West development and will be updated as the new community grows.

If you have any comments or questions about MK West, or would like to register your contact details to receive further information as it is published, please either visit the website or contact us at:

**MKWest**  
**FREEPOST LON10503**  
**London SW1W 0BR**

Alternatively call the information line on:

**0845 262 9647**

Calls will be recorded and returned Monday to Friday, 9am to 5.30pm.



## COMMUNITY PARTICIPATION

Ensuring that the new community in MK West is designed and planned considerably is paramount to Gallagher Estates.

At the public exhibitions you will be able to contribute to the new plans for MK West. Gallagher Estates want your input to help influence the draft Design Codes and the styling of the new community. Your engagement in the design process will give the area a sense of place and will feed into the vision of MK West.

Please use the exhibitions as your opportunity to look at Gallagher Estates' plans and pass on your comments, so the project team can consider them before submitting detailed planning applications.



## Appendix 2 - Letter to Parish Clerks

Address

xx

xx

17<sup>th</sup> April 2007

Dear xx,

**Public Exhibition for Western Expansion Area Design Codes**

I am writing on behalf of Gallagher Estates, who have recently purchased Areas 10.1 to 10.3 and Area 11, formerly owned by Genesis Land.

Communiq  has been asked by Gallagher Estates to assist with a community relations programme. Gallagher Estates want to gain a better understanding of the views of residents and community leaders in the area on their detailed design codes for the new developments now outline consent has been granted.

We are hosting a public exhibition to give residents, businesses and other stakeholders the opportunity to examine the design codes and to fill out feedback forms expressing their opinions and making suggestions, and to meet members of the wider project team.

The exhibitions will take place on:

- **Friday, 18<sup>th</sup> May from 2pm to 7pm at Stony Stratford Library**
- **Saturday, 19<sup>th</sup> May from 10am to 3pm at Two Mile Ash Community Centre.**

I very much hope you will feel able to attend one or other of the exhibitions, and to publicise it to members of your Council. I can also confirm that we will shortly be sending a newsletter to all residents in Bradwell Abbey, Calverton and Stony Stratford inviting them to the exhibition.

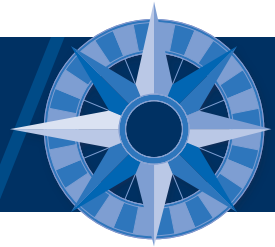
If you have any further queries, please contact me on 020 7798 9603 or email [david@communiqueuk.com](mailto:david@communiqueuk.com), or my colleague Kirsty Armstrong on 020 7798 9606 or email [kirsty@communiqueuk.com](mailto:kirsty@communiqueuk.com).

Yours sincerely,

David McFarlane  
*Account Director*

## **Appendix 3 - Newspaper advertisement**

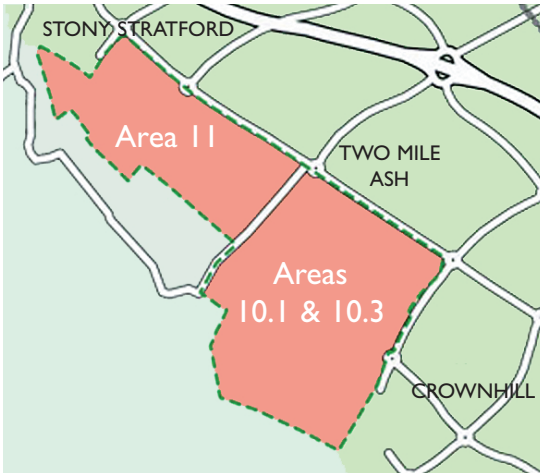




## **DROP-IN PUBLIC EXHIBITION**

The Western Expansion Area of Milton Keynes, immediately south of Stony Stratford and between Calverton Lane and Crownhill, is moving to the next phase of development.

Come and have a look at the plans and tell us what you think at the public exhibitions on:



**Friday 18th May  
2pm-7pm**

Stony Stratford  
Library  
5-7 Church Road  
Stony Stratford

**Saturday 19th May  
10am-3pm**

Two Mile Ash  
Community Centre  
High Street  
Two Mile Ash

For further information please contact  
the MK information line on **0845 262 9647**

## **Appendix 4 - Press release advertising exhibition**

PRESS RELEASE

14<sup>th</sup> May 2007

**GALLAGHER ESTATES**

**HOST PUBLIC EXHIBITIONS**

**FOR WESTERN EXPANSION AREA of MILTON KEYNES**

After recently purchasing the Western Expansion Area (WEA) from Genesis Land, privately owned Warwick based developer Gallagher Estates is hosting a public exhibition to give residents, businesses and other stakeholders the opportunity to feed into the design code process for MK West (Areas 10.1 -10.3 and Area 11).

Residents will have the opportunity at the exhibition to meet the project team, learn more about the timescale for the initial building works and let Gallagher Estates know their views by completing feedback forms.

The exhibitions will take place on:

- **Friday, 18<sup>th</sup> May from 2pm to 7pm at Stony Stratford Library, 5-7 Church Street, Stony Stratford**
- **Saturday, 19<sup>th</sup> May from 10am to 3pm at Two Mile Ash Community Centre, High Street, Two Mile Ash**

All residents in the areas of Stony Stratford Town Council, Calverton Parish and Bradwell Abbey Parish will be receiving a newsletter invitation this week outlining the proposals and inviting them to attend the public exhibition to view the plans in greater detail and speak to the project team. A feedback form asking for views on the potential design codes will also be available at the public exhibition, to give the community the opportunity to comment on the proposals, before the final design codes for the development are agreed.

## PRESS RELEASE

Commenting today David Carden, Managing Director of Gallagher Estates said:

“After our recent purchase of the land interests in the WEA of Genesis Land we are delighted to be hosting these exhibitions to give residents the opportunity to meet the Gallagher project team and to let us know their comments”.

**- ENDS -**

For further information, contact David McFarlane at Communiqué: 020 7828 4888

### **Gallagher Estates**

Gallagher Estates is one of the largest developers promoting and developing residential land in the UK. Gallagher Estates perform a catalytic role as a master developer, (not a house builder) through undertaking all aspects of the development process from site assembly, master planning and promotion through to the construction of strategic infrastructure. Gallagher Estates retain responsibility for the delivery of all planning obligations including community facilities, schools, healthcare facilities, landscaping, affordable housing and all aspects of the public realm.

Gallagher Estates have commissioned Electoral Reform Services (ERS) Market Research to analyse comments received from members of the public who attend the exhibition.

Respondents can either deposit their completed feedback forms in an ERS sealed ballot box at the exhibition or post them directly to ERS. Pre-paid reply envelopes will be provided so responses can be posted at no expense to the participants.

### **Western Expansion Area**

The Western Expansion Area lies to the south of Stony Stratford, south-west of Two Mile Ash and north-west of Crownhill and Grange Farm.

## PRESS RELEASE

The site comprises a total of 360 hectares and is predominantly in agricultural use. The Western Expansion Area is split into two: Area 11 which lies immediately to the south of Stony Stratford, and Area 10.1-10.3 which lies between Calverton Lane and Crownhill.

### **Design Codes**

A Design Code is a principle that sets out with some precision how particular designs and planning principles should be applied in a particular location. Through the introduction of an increased level of design control, a Design Code aims to provide greater certainty and consistency in achieving a high level of quality in the final product. The Design Codes for the WEA will include guidance which addresses issues including parks and open spaces, environmental sustainability standards, building materials and features, street furniture, landscaping, building elevations and building heights and massing.

Attachments: PDF copy of residents newsletter, Master plan of Western Expansion Area.

## **Appendix 5 - Exhibition Boards**



# WELCOME



Welcome to the MK West public exhibition and thank you for taking the time to look at Gallagher Estates proposals for development in the Western Expansion Area (WEA), which Gallagher Estates now calls MK West.

MK West lies to the south of Stony Stratford, south-west of Two Mile Ash and north-west of Crownhill and Grange Farm.

The site comprises a total of 360 hectares and is predominantly in agricultural use. MK West is split into two: Area 11 which lies immediately to the south of Stony Stratford, and Area 10.1-10.3 which lies between Calverton Lane and Crownhill.

The principles of design and development for MK West were agreed in 2006 when Outline

Planning Consent for 6,500 homes was granted, subject to confirming the Section 106 legal agreement regarding the MK Tariff payments. This consent was to include provision of affordable homes, retail and employment space and parkland. Gallagher Estates wishes to understand your views on the detailed look of the community at MK West, and to hear your views on the Design Codes. This exhibition is part of your opportunity to shape the new community by influencing the Design Codes.



## DESIGN CODES

A Design Code is a principle that sets out with some precision how particular designs and planning principles should be applied in a particular location. Through the introduction of an increased level of design control, a Design Code aims to provide greater certainty and consistency in achieving a high level of quality in the overall look of the new MK West development.

## WHO IS GALLAGHER ESTATES?

Gallagher Estates has become a partner with Milton Keynes Council in MK West after purchasing Genesis Land who formerly owned the site.

Gallagher Estates is one of the largest developers promoting and developing residential and mixed use schemes through the planning system in Britain, achieving the very best sustainable urban regeneration in complex circumstances.

Gallagher Estates perform a catalytic role as a master developer (not a house builder) through undertaking all aspects of the development process including:

- Site assembly
- Master planning and promotion
- Construction of strategic infrastructure
- Provision of Affordable Housing

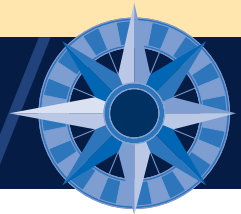


Aerial photograph of MK West

Amongst current Gallagher developments are Arbury, Cambridge: A new urban extension of 900 homes served by the Cambridgeshire Guided Busway system and Broughton Gate, here in Milton Keynes where we are developing a new community at the forefront of contemporary urban design comprising of over 1,000 homes.



# THE MASTER PLAN



This board shows the master plan for MK West. The master plan is the initial designs of the development demarcating the housing, road layout, employment space, High Street, schools, playing fields, parks, open spaces and community allotments.

MK West will comprise:

### 6,550 NEW HOMES

A mixture of houses and apartments, varying in size and density. 30% will be affordable – a total of 1,965 new homes, which will be available for key workers such as nurses, in a variety of tenures such as shared equity or via a housing association.

### 15.67 HA (37.6 ACRES) OF EMPLOYMENT LAND

In order to provide jobs for new residents two employment areas are proposed adjacent to Watling Street. Other jobs will be created at the schools, health facilities and in shops across MK West, as well as within smaller scale offices in the High Street.

### 39.94 HA (95.9 ACRES) OF OPEN SPACES, PARKLANDS & COMMUNITY ALLOTMENTS

Space to grow and play is as essential today as when Milton Keynes was first designed 40 years ago and forms a key part of Gallagher Estates' plans now.

### 44.50 HA (106.8 ACRES) OF LANDSCAPING

Landscaping is the structural design of the areas around MK West and will include trees, hedgerows and verges.

### I BEFORE E – INFRASTRUCTURE BEFORE EXPANSION

Because Gallagher Estates is aware of the need to put infrastructure before expansion, a range of community facilities will be introduced in accordance with a timetable agreed by Milton Keynes Partnership and Milton Keynes Council. These will include:

- Four primary schools and one secondary school
- A health and a community centre
- Other public buildings, including a community house for use by voluntary organisations, a library and nursery.

*“The intention, by 2016, is to create a sustainable community, with a high quality living environment for its residents, with a strong identity, activity and sense of place. A mix of dwelling sizes, types and tenures will provide housing choice and variety.”*

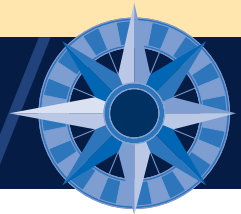
WEA Development Framework, Vision, September 2005



	Site boundary
<b>RESIDENTIAL</b>	
	High density housing
	Medium density housing
	Low density housing
<b>EDUCATION</b>	
	Secondary school
	Primary school
<b>OTHER USES</b>	
	Employment
	High Street/Local Centre
	Reserve Sites for planned/future Community Uses*
	* indicative location in High Street area only
	Reserve Sites proposed for transfer to MK Community Foundation
	Proposed Caravan Park
<b>OPEN SPACE</b>	
	Playing fields
	Local park
	Public open space
	District park
	Structural landscape
	Existing woodland
	Proposed structural planting
	Existing ponds to be retained
	Allotments
	Future Proof Corridor Access
	Existing Public Right of Way
	Diverted Public Right of Way
	Burial Ground
	Listed Building
	Retained Buildings
	Wet Balancing Area
	Dry Balancing Area
	Oil pipeline and easement
	Water pipeline and easement
	Line of new water main



# PLAN SUMMARY AREAS 10.1 - 10.3



## HOUSING

There will be approximately 4,330 homes in this area of MK West, which will be low, medium and high density. Densities will be balanced throughout the new community, with the higher density housing predominately in the High Street and along the main roads and the lower density around the edges of the development.



High Density Housing is approximately 50 dwellings per hectare of three to four storey homes



Low density housing is approximately 30 dwellings per hectare of two to three storey homes

## SCHOOLS

In order to bind the new community together and meet local educational needs four primary schools and one secondary school will be phased in with the new development across MK West. The primary schools will include pre school provision and the secondary school will have capacity for 1,500 pupils.



## PARKS AND OPEN SPACES

To minimise the impact of MK West on Two Mile Ash and ensure the landscaping of Watling Street is preserved, a minimum of a 10 metre landscape buffer is proposed

along the north eastern boundary of MK West. This will create a separation of at least 70 metres between the rear of existing buildings at Two Mile Ash and the new homes in MK West.

## THE NORTH BUCKINGHAMSHIRE WAY

This well known walk is an important landscape and wildlife corridor which will be retained as an integral part of MK West for recreation, landscape and ecological uses. Additionally a 20 hectare (48 acre) District Park will be created for the entire community.



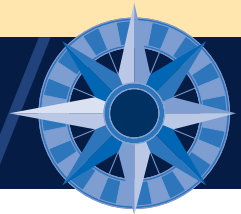
NOTE: Based upon Figures showing reference G0000\_115\_1 for Gazette



- Area 10 boundary
- RESIDENTIAL**
  - High density housing
  - Medium density housing
  - Low density housing
- EDUCATION**
  - Secondary school
  - Primary school
- OTHER USES**
  - Employment
  - High Street/Local Centre Reserve Sites for planned / future Community Uses\*  
\* indicate location in High Street area only
  - Reserve Sites proposed for transfer to MK Community Foundation
- OPEN SPACE**
  - Playing fields
  - Local Park
  - Public open space
  - District park
  - Structural landscape
  - Existing woodland
  - Proposed structural planting
  - Existing ponds to be retained
  - Allotments
  - Future Proof Corridor Access
  - Existing Public Right of Way
  - Diverted Public Right of Way
  - Burial Ground
  - Listed Building
  - Retained Buildings
  - Wet Balancing Area
  - Dry Balancing Area
  - Oil pipeline and easement
  - Water pipeline and easement



# PLAN SUMMARY FOR AREA 11



## HOUSING

There will be approximately 2,220 homes in this part of MK West comprising low, medium and high density housing that will be evenly distributed across the area.



Medium density housing is approximately 40 dwellings per hectare of homes of up to three storeys

## OPEN SPACE AND RECREATION

A variety of open spaces will be provided across the development to meet community needs. These will include parks, playing fields, children's play areas and community allotments. A landscaped tree buffer providing a separation of 70-300 metres is proposed between MK West and Ridgeway and Tudor Gardens in Stony Stratford and the Calverton villages, to enhance the sense of place of the established villages.

## COMMUNITY DEVELOPMENT PROGRAMME

A great deal of thought has been put into what makes a thriving and successful community. To ensure this takes place in MK West, the Voluntary and Community Sector have prepared a business plan which sets out how they can support new communities. The MK Tariff has allocated £3.75m to supporting new communities across all the expansion areas and this money will be invested in and contribute to costs associated with:



### 1 A DEDICATED FUND

Two thirds of the fund will be used to financially support start up and development activities generated by new residents. The rest of the fund will be available for existing groups to extend their services and activities into expansion areas.

### 2 A PHASED COMMUNITY DEVELOPMENT PROGRAMME

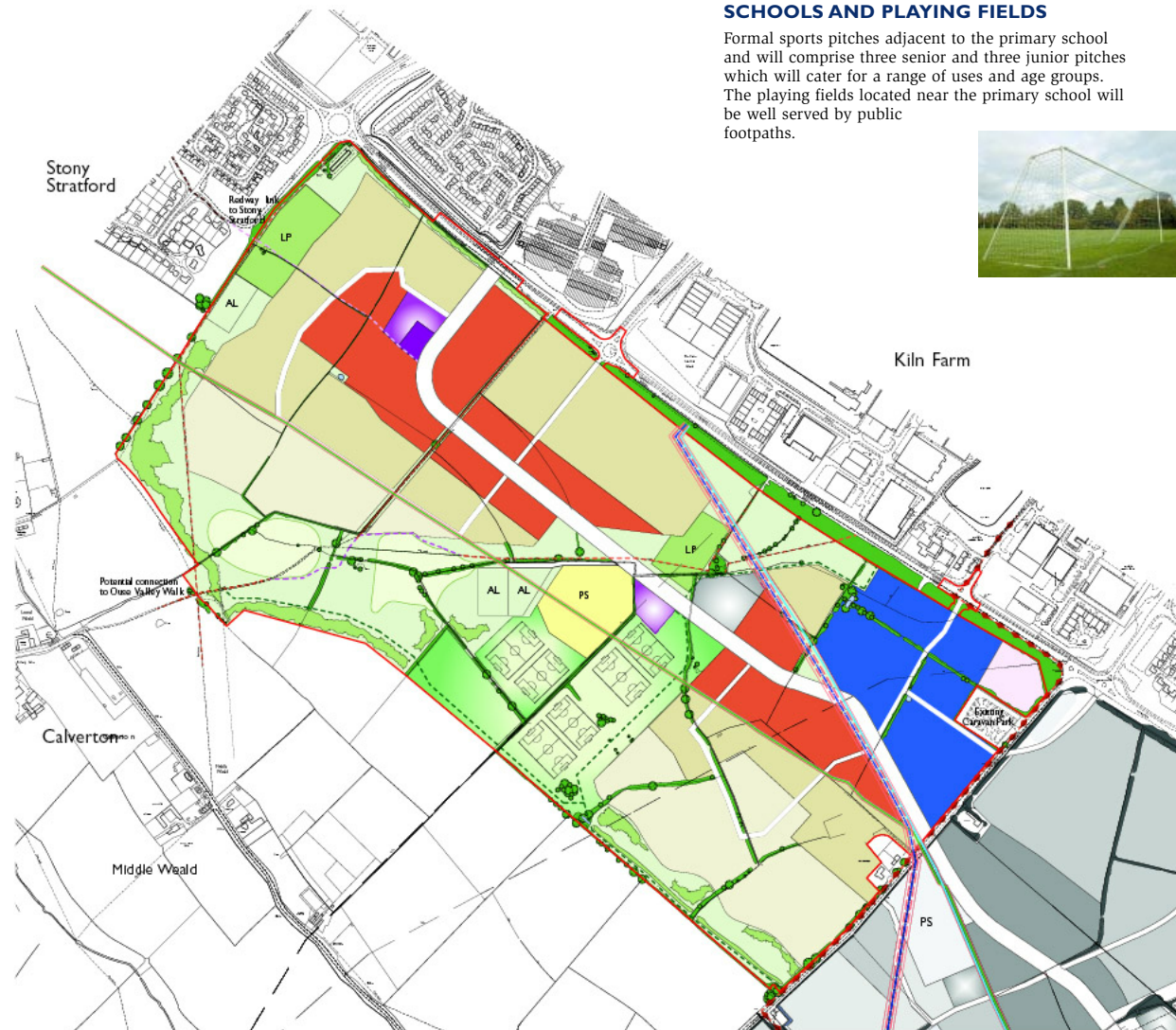
The programme will connect people and services, and offer support and community information from existing voluntary and community sector groups.

### 3 PREPARATION AND PLANNING

A community involvement programme will be initiated to ensure both old and new communities are involved in each step of the process.

## SCHOOLS AND PLAYING FIELDS

Formal sports pitches adjacent to the primary school and will comprise three senior and three junior pitches which will cater for a range of uses and age groups. The playing fields located near the primary school will be well served by public footpaths.



- Area 11 site boundary
- RESIDENTIAL**
  - High density housing
  - Medium density housing
  - Low density housing
- EDUCATION**
  - PS Primary school
- OTHER USES**
  - Employment
  - High Street/Local Centre
  - Reserve Sites/Community uses
  - Reserve Sites proposed for transfer to MK Community Foundation
  - Proposed Caravan Park
- OPEN SPACE**
  - Playing fields
  - LP Local Park
  - Public open space
  - Existing woodland
  - Structural landscape
  - Existing ponds to be retained
  - AL Allotments
  - Existing Public Right of Way
  - Diverted Public Right of Way
  - North Buckinghamshire Way
  - Proposed Public Right of Way
  - Existing Redway
  - Proposed Redway Link
  - Dry Balancing Area
  - Oil pipeline and easement
  - Water pipeline and easement
  - Line of new water main



NOTE Based upon Pegasus drawing reference G.0100\_114- 3 for Genesis

# HOW DO YOU WANT MK WEST TO LOOK?

A Design Code is a principle that sets out with some precision how particular designs and planning principles should be applied in a particular location. Through the introduction of an increased level of design control, a Design Code aims to provide greater certainty and consistency in achieving a high level of quality in the overall look of the new MK West development.

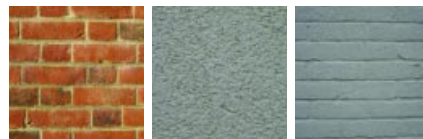
The Design Codes for MK West will include guidance which addresses issues including parks and open spaces, building materials and features and landscaping.

Now is your opportunity to decide upon the style of the new community. We want your views before we draft the Design Codes on the following major areas:

## WALL FINISHES ON HOUSING

There are a variety of wall finishes available to use, including brick, render, painted brickwork.

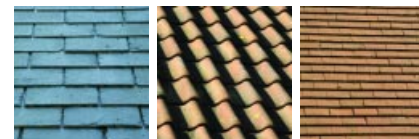
*What do you prefer?*



## ROOF FINISHES ON HOUSING

A roof helps make a home. The following are acceptable materials for roofs: Slate, pantiles or tiles.

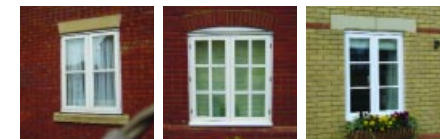
*What do you think would blend in best?*



## WINDOW STYLING ON HOUSING

White casement style windows are to be predominant with some sash style windows in three styles.

*Which style do you prefer?*



## PROPERTY BOUNDARIES ON HOUSING

Creating a sense of ownership and pride in a home is helped by boundaries.

The following boundary treatments are acceptable:

- fence and hedge
- hedge only
- timber picket
- urban style railing
- no boundary



*What sort of boundary do you think would suit the various residential areas in MK West? Do you think the boundaries should vary between high, medium and low density areas?*



# DESIGN CODES AND COMMUNITY ENVIRONMENT



## CITY STREETS

Due to the scale of the development at MK West the opportunity exists not only to create a sustainable development but also to promote the use of public transport through the establishment of City Streets.

The City Streets in MK West will be public transport spines providing vehicular access into MK West from Watling Street, the junction between Portway (H5) and Tattenhoe Street (V2) and off Calverton Lane.

City Streets are designed to provide a dedicated route for bus services along their entire length, linking key destinations to Central Milton Keynes. A high frequency service operating at a minimum of 15 minute intervals during the day and half hourly intervals during the evenings and weekends will be provided; ideal for commuters and the school run in the morning and recreational use in the evening.

Bus stops will be provided along these routes at strategic locations, such as within the High Street in Areas 10.1 - 10.3, close to schools and areas of employment and community use. Coupled with this, the location of higher density residential



development alongside the City Streets route will ensure that the majority of residents will be within five minutes walking distance from a bus stop.

To promote security, bus stops will be located in well lit areas and overlooked by adjacent buildings which will provide natural surveillance, thereby encouraging usage and protecting against vandalism.

To improve the operation of bus services, priority will be given to buses at each of the main junctions along the routes, with dedicated bus lanes along appropriate locations.

## WALKING AND CYCLING

Links with the existing Redways will be established for pedestrians and cyclists at road junctions on Watling Street and Danstead Way. The design of crossings will ensure safe and attractive access for pedestrians and cyclists travelling to key destinations such as Central Milton Keynes and the railway station.

Within MK West itself, the Redway System will be extended, primarily following the City Streets and linking with key community areas and facilities.



## STREET FURNITURE

Street furniture, such as benches, bus stops and litter bins can make major contribution to give an area character and identity, adding an extra layer of quality to the look and feel of a place. You have the opportunity to pass on your comments about what street furniture Gallagher Estates should use in MK West. Please use the comment form to let us know about what type of benches, bus stops, street lights and litter bins should be placed in MK West.



# TIMESCALE

Gallagher Estates wishes to keep you up to date with the timescale for the development.

The provisional timetable is:—

MAY/JUNE 2007



**Outline Consents released**

The outline consents settle the main principles for development along with the master plans of the MK West scheme.

They provided an overview but did not include specific detail about the style and character of the community.

SEPT 2007



**Design Codes submitted**

The codes for the style and 'feel' of MK West have not been finalised. Gallagher Estates needs your feedback on what you think should be included in the detail of the development.

Once your comments have been received and analysed, Gallagher Estates will consider the results and – where possible – include your opinions on the design for MK West.

OCT 2007



**Main road and drainage application**

This application will cover the core infrastructure needed to deliver the development.

MAY 2008



**Work starts on Primary Infrastructure**

Primary infrastructure is the landscaping and initial shaping of the boundaries of MK West.

It will also include road building and creating access routes into the site for the start of building work.

JUNE 2008



**First applications from house builders for developing parcels of land**

Builders will need to submit Reserved Matters applications showing how their house building plans are in accordance with the Masterplan and Design Codes on which we are seeking your comments.

SEPT 2008



**First house building commences**

Once the preliminary landscaping has started, builders appointed by Gallagher Estates will start work on the first homes.

These homes will be in accordance with the Design Codes that you helped shape.

MAR 2009



**First residents move in**

2022(?)



**Scheme completion...**

We envisage that about 500 homes will be completed each year.



# HAVE YOUR SAY, SHAPE YOUR NEIGHBOURHOOD



As illustrated on the Design Codes boards, there is a great deal of scope for community feedback regarding the styling of the new homes and open spaces.

The Design Codes are your opportunity to tell Gallagher Estates how you see the community looking in MK West.

The use of open space and parkland, the style of the housing and buildings, street furniture and the design of the landscaping are all issues that Gallagher Estates would like to hear about from you.

Do you think that a particular style or colour of brickwork would be in keeping with the existing communities?



What kind of hedges, trees and shrubs would you like to see used in the landscaping of the new community?

Please fill in a comment form to let us know your views so the project team can consider these when drafting the Design Codes for MK West.

## WHAT WILL HAPPEN TO YOUR COMMENT FORMS?

Comment forms you post in the ballot box will be sent to IMRS, an independent market research company who will analyse all the information and produce a report based on all the comments received, keeping responses anonymous. A freepost envelope for responses is also available, should you wish to return your comments after the exhibition.

Gallagher Estates will then consider the responses and suggestions when drafting the Design Codes for MK West. The final Design Codes will be submitted to the Milton Keynes Partnership for approval and will be binding on the ultimate house developers of each area.

Thank you for attending the exhibition

## **Appendix 6 - Response Questionnaire**



# Proposals for the future design of MK West

We would like to hear your views on the Design Codes for MK West set out in the exhibition of 18<sup>th</sup> and 19<sup>th</sup> May 2007 and online at [www.MKWest.com](http://www.MKWest.com).

Please complete your details in Section 1 and then complete the questions in Section 2. It will only take a few minutes of your time and will greatly help us to assess community feedback on the proposals.

**PLEASE PUT YOUR COMPLETED FORM IN THE COMMENTS BOX  
OR SEND IT TO:  
MK WEST, FREEPOST LON 10503  
LONDON SW1W 0BR**

## Section 1: Information about yourself

*Personal details*

Post code (please complete)							
-----------------------------	--	--	--	--	--	--	--

*Name and address*

Your name and address are requested for validation purposes in order to prevent multiple returns. Unless you indicate that you wish to receive further information about the plans, this is the only purpose for which your name and address details will be used.

Title.....Name.....

Address:

.....

.....

Signature:

.....

*Further information*

Gallagher Estates may wish to contact you in the future with updates on this project. If you wish to receive further information by post or email, please tick the appropriate box and supply your address. If you do not wish to receive further information, please leave the boxes clear.

**post**  **email**

Email address (please complete if you wish to be contacted by email.)

.....@.....



## Design Codes – How do you want MK West to Look?

### Images from exhibition boards

#### Wall finishes on housing

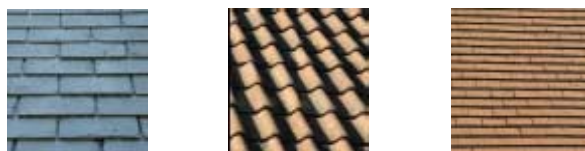
There are a variety of wall finishes available to use, including brick, render, and painted brickwork.



**What do you prefer?**

#### Roof finishes on housing

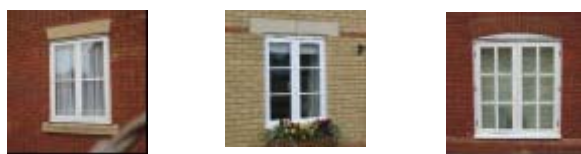
A roof helps make a home. The following are acceptable materials for roofs: Slate, pantiles or tiles.



**What do you think would blend in best?**

#### Window styling on housing

White casement style windows are to be predominant with some sash style windows in three styles.

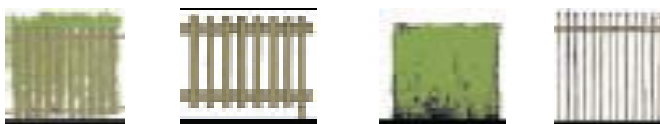


**Which style do you prefer?**

#### Property boundaries on housing

Creating a sense of ownership and pride in a home is helped by boundaries. The following boundary treatments are acceptable:

- **No boundary**
- **fence and hedge**
- **timber picket**
- **hedge only**
- **urban style railing**



IF POSTING THIS FORM USING THE FREEPOST ENVELOPE,  
PLEASE MAKE SURE IT ARRIVES BY

**FRIDAY 1<sup>st</sup> JUNE 2007**

**Section 1: Questions – please see page two for images**

1. There are a variety of wall finishes available to use for housing exteriors, including brick, render, or painted brickwork. What do you prefer? **(please state your 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> choice preferences)**

- Brick
- Render
- Painted brickwork
- My Reasons for making this choice:

.....  
.....  
.....

2. A roof makes a home. The following are acceptable materials for roofs; slate, pantiles, or tiles. What do you feel would blend in best? **(please state your 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> choice preferences)**

- slate
- pantiles
- tiles
- My Reasons for making this choice:

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3. Window styling. White casement style windows are to be predominant with some sash style windows in three styles; six, eight or twelve panes. Which style do you prefer? **(please state your 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> choice preferences)**

- six
- eight
- twelve
- My Reasons for making this choice:

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4. a) Creating a sense of ownership and pride in a home is helped by boundaries. The following boundary treatments are acceptable. What do you prefer? **(please state your 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> choice preferences)**

- No boundary
- Fence and hedge
- Timber picket
- Hedge only
- Urban style railing
- My Reasons for making this choice:

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4 b) Do you think the boundaries should vary between high, medium and low density housing? **(Please state your preference below)**

- Yes
- No
- My Reasons for making this choice:

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5 What kind of hedges, trees and shrubs would you like to see used in the landscaping in the new community?

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Please use this space for any other comments about the proposed development, or this consultation

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**Thank you for taking the time to respond**  
**Please leave this form in the returns box at the exhibition or post in the freepost envelope provided, to arrive by FRIDAY 1<sup>st</sup> JUNE 2007**