



Summary of Layout Changes

Following comments received from the initial consultation period, we were asked to make some changes to our layout to meet with recommendations, and to provide a further improved design. The Council's Highways Department, amongst others, provided some detailed comments. This has been the main reason for re-consultation, and re-provision of our amended plans, so as to meet with officer's requirements. Our design team have worked hard to not only provide a significant uplift in parking provision, but to ensure that the integrity of the scheme is also improved, to continue to accord with urban design and landscape comments.

The salient points are as follows:

- Across the site there are 460 parking spaces which meet with the Council's guidelines. This includes 368 allocated car parking spaces, 47 part shared car parking spaces numbered and referenced to plots, and 35 visitor parking spaces labelled with a V.
- We are also providing 50 parking spaces at the school drop off area and doctors surgery to ensure that these areas provide sufficient parking to avoid parking along the streets within the development, which could cause congestion. This solution aims to future-proof both areas with expected increases in use and expansion of the school.
- We have provided additional tree planting in gardens, around parking areas and around the edges of the site, to create a greener environment and a 'layering' type effect.
- There is an additional landscape buffer to the Cuckoo Hill Rise corner, whereby we have ensured a significant landscape buffer within our site, stepping away the proposed residential units from this boundary to safeguard the amenity of residents at Cuckoo Hill Rise. This landscape buffer also continues along the boundary edge with Cuckoo Hill Farm and beyond, along the site's southern boundary.
- In response to comments received from the Council's Landscape Officer, we have provided additional screening to the pump station and school drop off area to soften these areas from the countryside edge and adjacent proposed housing. Additional landscaping has also been added to the doctor's surgery parking area to provide a softer edged environment.



- An increased level of landscaping has been provided along the site's south western boundary, where it meets with the open space and countryside beyond, to ensure a good level of screening is created from the countryside edge, softening the built form of the development. We have also ensured that housing along this edge will be built in natural coloured materials, such as stone and earthy colours on bricks, roofs and windows to reflect the village setting.
- Across the site we have shown traffic calming measures in the form of speed controlling surface changes and raised tables which will encourage slower speeds within the development. All developments in Milton Keynes are required to show that a design speed of 20mph can be self-enforced through traffic calming measures or the layout of roads. This was in response to comments from the Highways Officer.
- Our open space proposals have been amended to reduce the number of surfaced pathways through the semi-natural greened area. Mown paths have been indicated within the open space linking through to the adjacent countryside.
- The play space has been amended with boundaries of the play space defined by gentle mounding and planting areas. Boulders have been introduced creating seating / gathering opportunities and the opportunity for a more natural play experience.