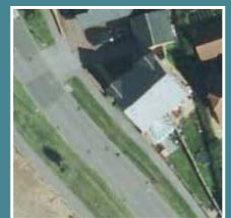
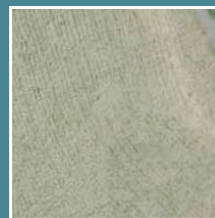
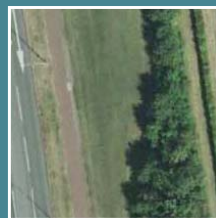


Monkston West Reserve Site (Lilleshall Avenue, Monkston) Development Brief



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Contents

SECTION 1

INTRODUCTION

1.1	Introduction	5
1.2	Purpose and Scope of the Brief	5
1.3	Structure of Brief	6
1.4	Location and Ownership	7

SECTION 2

POLICY CONTEXT

2.1	Policy Context	9
-----	----------------	---

SECTION 3

CONTEXTUAL ANALYSIS

3.1	Introduction	13
3.2	Surrounding Area	13
3.3	The Site Analysis	16
3.4	Existing Access	18
3.5	Opportunities and Constraints	20

SECTION 4

DEVELOPMENT OPPORTUNITIES

4.1	Development Opportunities	23
-----	---------------------------	----

SECTION 5

PLANNING & DESIGN PRINCIPLES

5.1	Introduction	25
5.2	Layout	25
5.3	Frontages & Surveillance	25
5.4	Building Heights & Density	25
5.5	Detailed Design Appearance	25
5.6	Sustainable Construction and Energy Efficiency	26
5.7	Access and Movement	26
5.8	Parking	26
5.9	Public Realm and Landscaping	28
5.10	General Planning Requirements	28

SECTION 1

INTRODUCTION

1.1	Introduction	5
1.2	Purpose and Scope of the Brief	5
1.3	Structure of Brief	6
1.4	Location and Ownership	7

INTRODUCTION

1.1 Introduction

- 1.1.1 This Development Brief concerns an allocated Reserve Site on the western edge of Monkston adjacent to Brickhill Street, V10 (see fig 1).
- 1.1.2 Milton Keynes Council and Milton Keynes Development Partnership (MKDP*) have high aspirations that development of this site can help deliver the Council's corporate aims concerning the delivery of housing that meets individual needs.

1.2 Purpose and Scope of the Brief

- 1.2.1 The purpose of this document is to provide planning and design guidance for the development of this site in Monkston. This will aid the development process, by allowing developers to submit informed proposals that respond to Council (MKC), landowner and other local stakeholder expectations for the site, and respect the requirements of MKC planning policy.
- 1.2.2 The Brief has been prepared to help deliver the Council's Corporate Plan Themes and Outcomes as well as the Core Strategy.
- 1.2.3 The consultation process associated with the preparation of this development brief is intended to give all interested parties full opportunities to set out their aspirations for the site and to identify constraints that need to be accommodated.

Vision Statement:

"To create a high quality development that helps meet housing needs across Milton Keynes and potentially any shortfall in local community facility provision and which respects the setting of adjacent development"

- 1.2.4 The Development Brief has been prepared to accord with current Planning Policy – a key aim though is to contextualise the policy for the site covered by the Brief. The Brief cannot formally change current policy, however there may be material considerations that suggest variations of current policy may be appropriate. Where this is the case, the Brief will state what they are and what the preferred use and/or variation in policy is. This will be weighed against the current policy when determining a planning application for the site.
- 1.2.5 Once approved by Milton Keynes Council Cabinet, the guidance contained within the Brief will be a material consideration in helping determine planning applications for the site.

**MKDP is a limited liability partnership set up by Milton Keynes Council to facilitate Milton Keynes's continued growth and economic success by promoting the development of land assets transferred to the council from the Homes and Communities Agency, in line with the Council's Corporate Plan and Economic Development Strategy. MKDP take a commercial and entrepreneurial approach to sell and develop these assets with third party developers and investors, whilst ensuring full community and stakeholder engagement in the preparation of development briefs for the sites.*

1.3 Structure of Brief

It is a requirement on the MKDP that an adopted Development Brief must be in place before they commence marketing or developing any of their larger sites. This is intended to enable the Council, following consultation with all interested parties, to set clear expectations for the nature of any future development on the site; but also to assist the MKDP in marketing the site and to give potential bidders/development partners a degree of confidence about the parameters within which they should develop their proposals.

1.3.1 The Brief is divided into five sections:

Section 1 outlines the purpose of the brief, its location and ownership and other administrative information for developers.

Section 2 describes the planning policy context of the site.

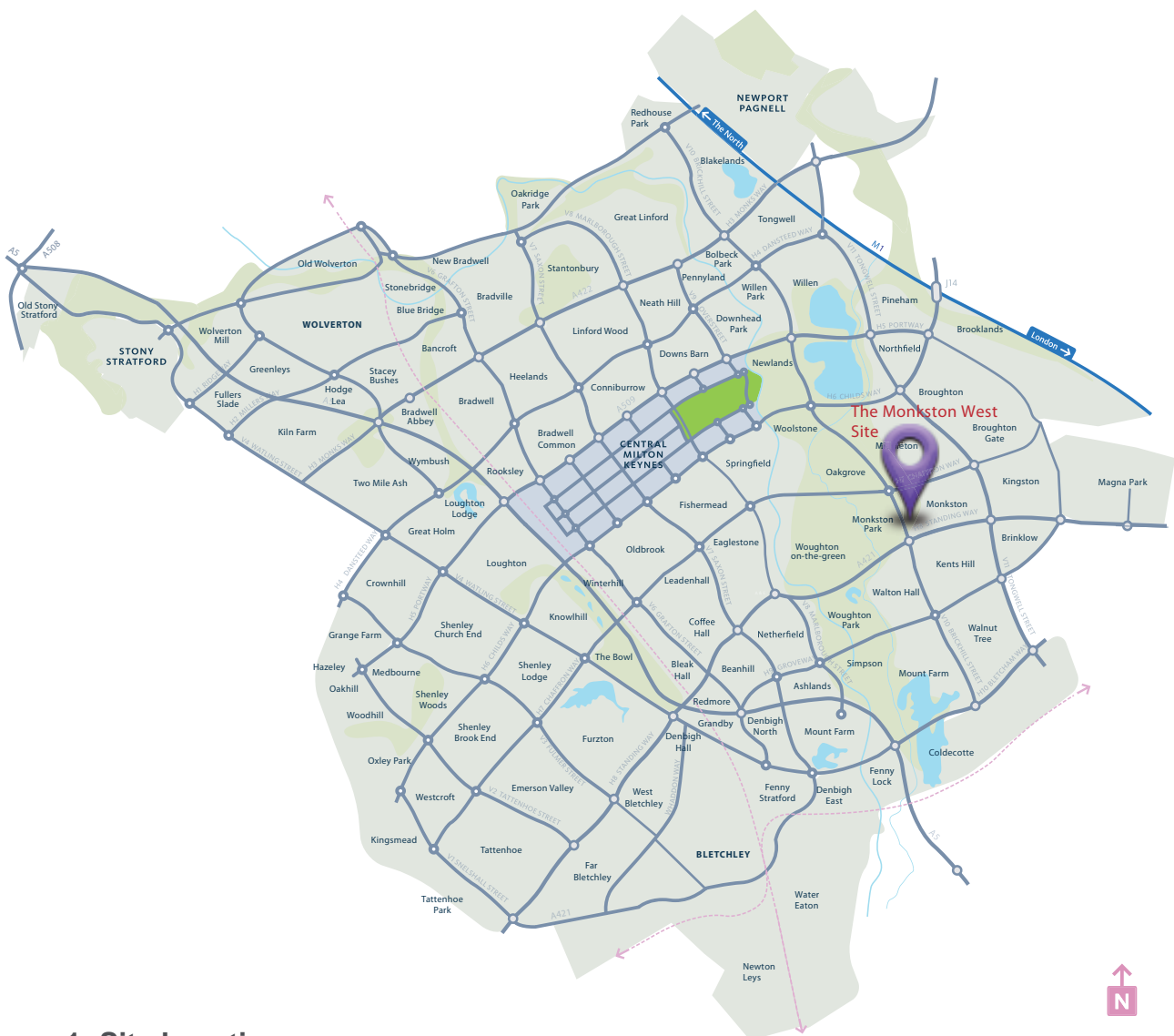


Figure 1: Site Location

Section 3 provides a site analysis of the site itself and the surrounding area. A thorough understanding of this will have an important bearing on the key design principles and parameters.

Section 4 outlines what the Brief is seeking to deliver in terms of land uses.

Section 5 represents the Key Design and Development Principles, that should inform any development proposals. The accompanying Parameters Plan spatially illustrates the design.

1.4 Location and Ownership

- 1.4.1 The site extends to approximately 0.77ha (1.9 acres) and is located within Monkston Grid Square. The site is located on Lilleshall Avenue east of Brickhill Street (V10) (see figure 1 & 2).
- 1.4.2 The site is owned by MKDP although it has been extended toward Lilleshall Avenue to include a strip of land owned by Milton Keynes Council.



Figure 2: Site Area

SECTION 2

POLICY CONTEXT

POLICY CONTEXT

2.1 Policy Context

2.1.1 Any proposals for the site should be informed by and will be expected to support the delivery of the Milton Keynes Council Corporate Plan and comply with the following national and local planning policy.

Milton Keynes Council Corporate Plan

2.1.2 This Brief in particular will support the Themes of “Living in MK” and “Cleaner, Greener, Safer, Healthier MK”.

National Planning Policy Framework (NPPF)

2.1.2 The National Planning Policy Framework (NPPF) was adopted in March 2012 and sets out in a concise document, Government policy on planning and achieving sustainable development. Paragraph 7 sets out that there are three dimensions to sustainable development; economic, social and environmental, which the planning system and hence developments should contribute towards the achievement of.

2.1.2 The following sections of the NPPF are of particular relevance to the development of this site:

- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities

Milton Keynes Core Strategy

2.1.3 The following are the key policies within the adopted Core Strategy which all proposals would need to adhere to:

- Policy CS2 Housing Land Supply
- Policy CS10 Housing
- Policy CS11 A well connected Milton Keynes
- Policy CS12 Developing Successful Neighbourhoods
- Policy CS13 Ensuring High Quality, New Designed Places
- Policy CS17 Improving access to local services and facilities
- Policy CS18 Healthier and Safer Communities

Milton Keynes Local Plan

2.1.4 The site is allocated in the Local Plan as a Reserve Site (Policy C9 applies).

2.1.5 “Reserve Sites” is the term used to describe small sites in residential housing areas that are left undeveloped to accommodate unforeseen local needs. There is a range of uses to which these sites can be put eg private housing, social housing, sheltered housing (generally for the elderly in a managed way), specialist housing, hostels, meeting places, health centres, dental surgeries, workshops, places of worship and local shops. The Local Plan has not identified a

proposed use for this specific site but many of the above uses are identified as suitable.

2.1.6 Development of any of the above uses would need to consider the following further policies:

Design Policies

- D1 Impact of Development Proposals on Locality
- D2A Urban Design Aspects of New Development
- D2 Design of Buildings
- D4 Sustainable Construction

Transport Policies

- T3, T4 Pedestrians and Cyclists

Housing Policies

- H3-H5 Affordable Housing
- H8 Housing Density
- H9 Housing Mix

Planning Obligations

- PO1, PO2 General Policies
- PO4 Percent for Art

Nature Conservation

- NE3 Biodiversity & Geological Enhancement

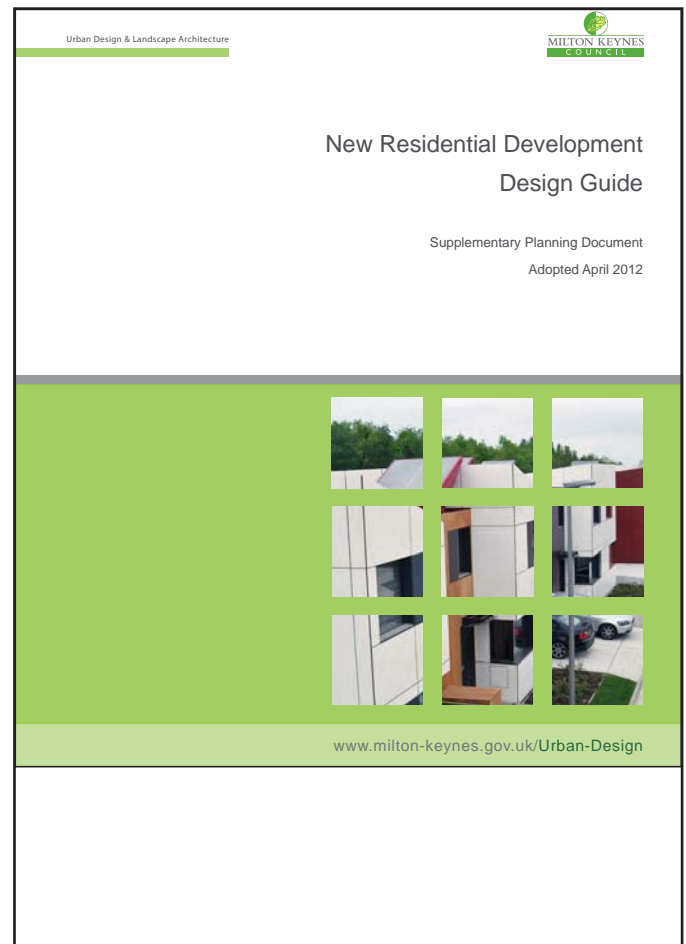
Supplementary Planning Documents

2.1.7 The following Supplementary Planning Documents (SPDs) should be considered when preparing any planning application for the site.

- New Residential Development Design Guide (2013)
- Affordable Housing (2013)
- Sustainable Construction (2007)
- A suite of Supplementary Planning Documents and Guidance Notes relating to Developer Contributions

Summary of Planning Policy Position

2.1.9 There is an expectation that the site will be developed. It is allocated in the Local Plan as a Reserve Site and therefore it was intended to be left undeveloped to accommodate unforeseen local needs which are now in existence.



The Residential Design Guide (2012)

SECTION 3

CONTEXTUAL ANALYSIS

3.1	Introduction	13
3.2	Surrounding Area	13
3.3	The Site Analysis	16
3.4	Existing Access	18
3.5	Opportunities and Constraints	20

CONTEXTUAL ANALYSIS

3.1 Introduction

- 3.1.1 It is important to understand the existing site and surrounding area and their features, as this informs the layout and design principles for any redevelopment of the site. Figures 3 to 6 provide an analysis of the site and its context.

3.2 Surrounding Area

Land Uses

- 3.2.1 To the West of the site is Monkston Park, the local centre and community facilities for this development are within walking distance of the site. The Ouzel Valley Linear Park is also within the Monkston Park Grid Square. South-west of the site is the Walton Hall & the Open University & Saint Bernadettes Cathlic Primary School To the north of the site is Oakgrove Secondary School, with its associated leisure facilities, and the site for Oakgrove Primary School which should be completed by 2016. Middleton Primary School and Middleton Surgery is also to the North. To the east of the site is Monkston Primary School, a small linear park and leisure route and Monkston Playing Field and Pavilion. There is also a neighbourhood Play area planned for the south side of the Oakgrove Grid Square.
- 3.2.2 Further afield to the north of the site are two employment areas of Northfield and Fox Milne. To the east of the site is new housing development (Broughton), Kingston District



Existing development close to the site along Kilwinning Drive.



Existing residential development from Kilwinning Drive backs onto the site.



Existing residential development on Lilleshall Avenue which fronts the site.

Centre and employment area is approximately 1 mile east of the site with the employment area of Brinklow and Magna Park just to the south-east of Kingston.

- 3.2.3 Approximately 1 mile to the north-west of the site is Willen Lake, which is a Balancing Lake that temporarily stores flood water. The Park around the Lake is one of the most popular in Milton Keynes. The Ouzel Valley west of the site also has areas that temporarily store flood water as well as being a popular linear park through the city.

Building Heights

- 3.2.4 Adjoining residential development within Monkston is a mix of 1 and a half, 2 and 2 and a half storeys in height. Housing on Lilleshall Avenue directly opposite the site is 1 and a half and 2 storeys in height. There are 3 storey apartments in Welbeck Close near the site.

Public Transport Access

- 3.2.5 The nearest bus stop is directly abutting the site on Brickhill Street (V10).

Redway network

- 3.2.6 There is an existing redway which runs along the western boundaries of the site and an adjacent redway that runs along Kilwinning Drive.

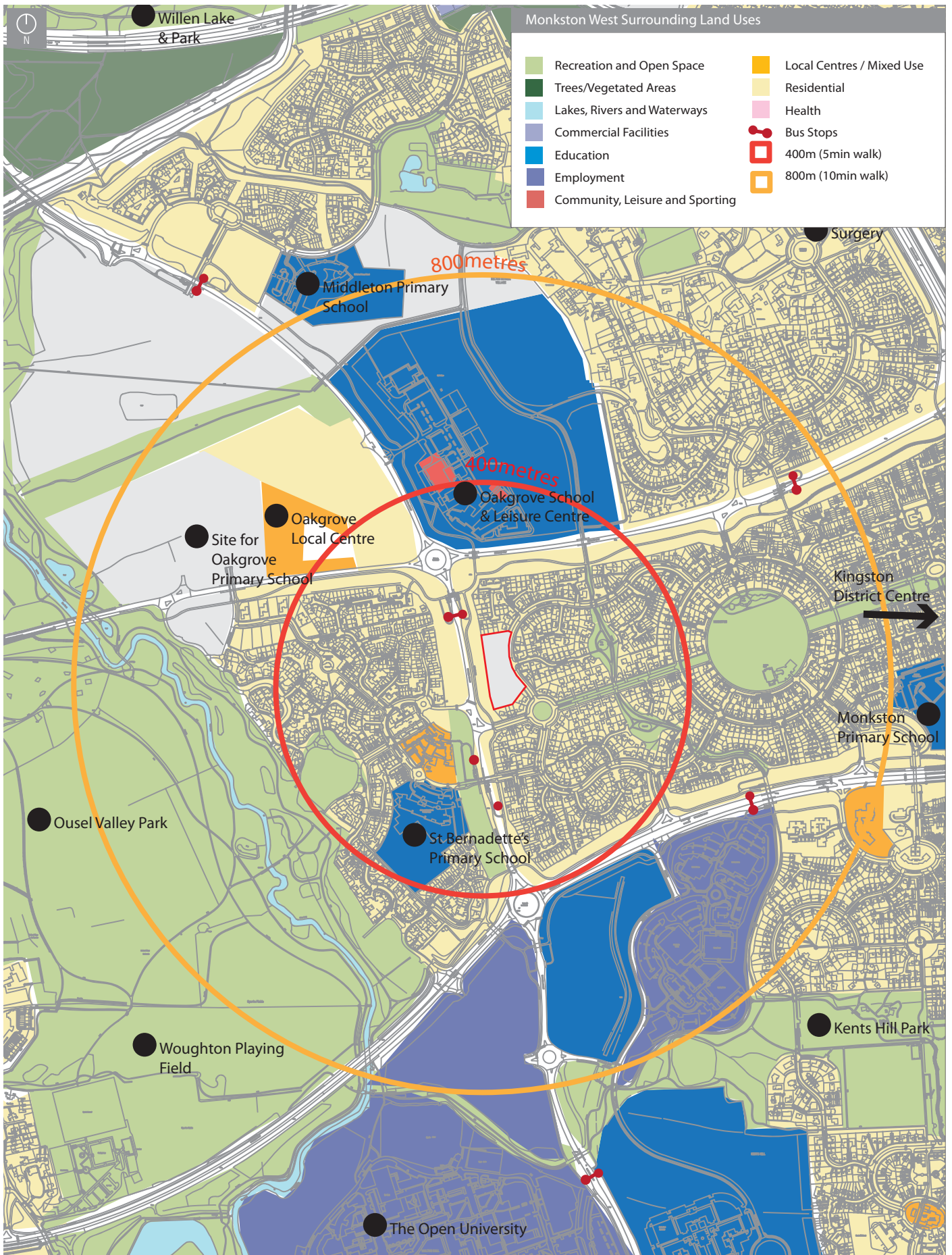


Figure 3: Surrounding Area

3.3 The Site Analysis

Topography and Landscape

- 3.3.1 The site is reasonably level with a variance of approximately a metre across the entire site.
- 3.3.2 The site is mostly made up of grass. Grid Road planting abuts the western edge of the site with the rear of existing properties to the north and south of the site. Lilleshall Avenue and the existing properties that front this street is to the east of the site.
- 3.3.3 The site is screened with planting from Brickhill Street (V10). As a result there isn't any opportunity to provide surveillance on the existing redway along Brickhill Street.
- 3.3.4 There is a line of planted trees on the edge of the site along Lilleshall Avenue, directly in front of the road.

Flooding / Drainage

- 3.3.5 There is an existing french drain on the northern edge of the site, which was dug following a flooding issue in the rear gardens of the properties that back onto the northern edge of the site.

Archaeology

- 3.3.6 The site is close to excavated areas of Iron Age and Romano-British settlement and find-spots of material from the Bronze Age to Medieval periods. As such, there is potential for buried

archaeological remains to be revealed and impacted on by future development in this area. Prior to a planning application being submitted the area should be subject to an archaeological field evaluation comprising trial trenching to a pattern and density agreed with the Council. This will enable any necessary mitigation (excavation or avoidance of significant archaeology) to be agreed and enforced via a condition on the eventual planning permission.



The Grid Road planting and Redway to the west of the site.



Line of trees along Lilleshall Avenue.



Figure 4: Landscape

3.4 Existing Access

- 3.4.1 Vehicular access to the site will be from Lilleshall Avenue, from here it is a short distance to Kilwinning Drive which provides access to Brickhill Street (V10) and the Milton Keynes Grid Road Network.
- 3.4.2 The site is well served by pedestrian and cycle access with a redway along the western and southern edges of the site. There is also a pedestrian leisure route which can be accessed off Malton Close. The pavement and grass verge to the East of the site should be maintained with the exception of incorporating driveways and visitor parking bays.
- 3.4.3 The closest bus stops, with frequent services is north of the site on Brickhill Street. Monkston Park Local Centre is within a 400m walk of the site. Kingston District Centre is approximately 1km south-east of the site.



The Redway along Brickhill Street provides access to the bus stop.



Access to the leisure route and play area is provided via Malton Close.



Footpath along Lilleshall Avenue site frontage.

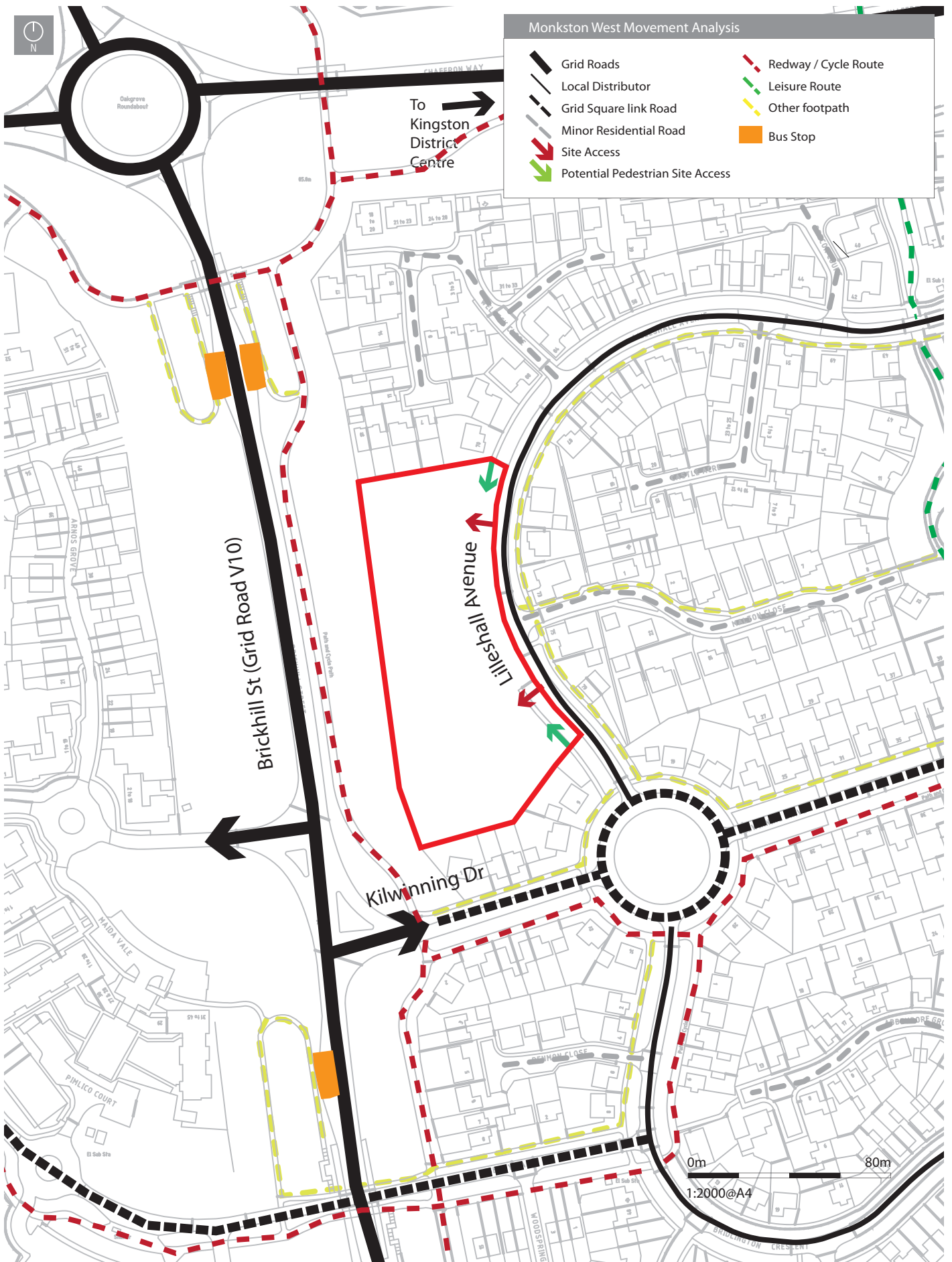


Figure 5: Movement Analysis

3.5 Opportunities and Constraints

3.5.1 The preceding sections of the development brief provide an appraisal of the site's existing character and context. This section looks at the opportunities and constraints following that appraisal.

Opportunities

- The site is allocated in the Local Plan as a reserve site and there is an expectation that it will be developed.
- Existing vehicular access point with two further pedestrian access points.
- Potential to provide surveillance of Lilleshall Avenue
- Exploit the sites location adjacent to Brickhill Street with good access to facilities

Constraints

- The site is located adjacent to existing housing. Uses proposed for the site should not adversely affect the amenities of these properties.
- Vehicular noise from the adjacent Brickhill Street.
- Fronts of existing residential properties on Lilleshall Avenue face the site.
- Due to a flooding issue in the rear gardens to the north of the site a french drain was dug on the northern edge of the site.

3.5.2 The opportunities and constraints have served to underpin the rationale behind the approach and principles of this Brief and the Parameters Plan, outlined in section 4.



Figure 6: Opportunities & Constraints

SECTION 4

DEVELOPMENT OPPORTUNITIES

4.1 Development Opportunities

pg23

DEVELOPMENT OPPORTUNITIES

4.1 Development Opportunities

- 4.1.1 The planning policy context as outlined in Section 3 states that the site is suitable for a variety of uses that were unforeseen when Monkston was being planned.
- 4.1.3 Milton Keynes Council have indicated that the site would be suitable for meeting its housing needs. These uses would help meet the Corporate Plan Themes of “Living in MK” and a “Cleaner, Greener, Safer, Healthier MK” in particular through meeting the outcome of “Fit for purpose housing that meets individual needs”.
- 4.1.4 Kents Hill & Monkston Parish Council and Ward Members have indicated a preference for elderly accommodation on the site. This is due to a lack of housing for this demographic within Monkston. This is a contributing factor to a lack of people over 60 years of age (4.1%) in Monkston compared to the Milton Keynes average (16.4%, 2011 Census).
- 4.1.5 There is no existing bund along Brickhill Street. It is likely therefore that appropriate noise mitigation measures will need to be included in the design and construction of new buildings closest to this road.

SECTION 5

PLANNING AND DESIGN

PRINCIPLES

5.1	Introduction	25
5.2	Layout	25
5.3	Key Building, Frontages & Surveillance	25
5.4	Building Heights & Density	25
5.5	Detailed Design Appearance	25
5.6	Sustainable Construction and Energy Efficiency	26
5.7	Access and Movement	26
5.8	Parking	26
5.9	Public Realm and Landscaping	28
5.10	General Planning Requirements	28

PLANNING & DESIGN PRINCIPLES

5.1 Introduction

5.1.1 This section outlines the principles relevant to the design and development of the site. A Parameters Plan serves to spatially represent the key design principles.

5.1.2 Development proposals should be based on a thorough appraisal of the site's context.

5.2 Layout

5.2.1 It is essential that there is a clear distinction between public and private space so that all publicly accessible parts of the development are fronted by active frontages - with entrances (or at the very minimum animated frontages where there is visual connectivity between occupants inside the building and those outside in the public realm) and private areas are inaccessible to the public.

5.2.2 The layout should not result in ambiguous space that is not clearly public or private (such as alleyways or other 'leftover space').

5.3 Frontages & Surveillance

5.3.1 All public open space and streets must be overlooked by development. In this regard care must be taken to avoid layouts and building footprints that result in blank elevations that front either a public street, or public recreational space.

5.3.2 Important edges that should be addressed are Lilleshall Avenue.

5.4 Building Heights & Density

5.4.1 Buildings should be predominantly two storeys or two and a half storeys in height with the possibility of some three storey or one and a half storey dwellings.

5.4.2 The proposed density should be between 25-35 dwellings per hectare. Family homes should seek the lower density, smaller specialist housing could achieve the higher density.

5.5 Detailed Design Appearance

5.5.1 The architectural approach to development should be informed by the contextual analysis. The architectural design should take account of adjoining development in Monkston. There is a specific style of development facing the site on Lilleshall Avenue. New development should reflect the materials and style on the opposite side of this street. Off the main road, (the west side of the site) development could be influenced by the variety of styles already present in the side streets off Lilleshall Avenue.

5.5.2 As a general principle, the appearance of buildings should reflect Milton Keynes's ethos as a forward thinking, and innovative city. All buildings should be of exceptional design quality, should be well proportioned, should enhance their surroundings and be constructed from high quality, durable materials.

5.5.3 All social/affordable housing must be indistinguishable from market housing (i.e. 'tenure blind').

5.6 Sustainable Construction and Energy Efficiency

- 5.6.1 The Council's Local Plan Policy D4 and its supplementary Sustainable Construction SPD sets sustainability standards that will have to be considered as part of the overall design process.
- 5.6.2 To satisfy policy D4, developers will either need to produce a sustainability statement showing how the requirements of the relevant checklist in the SPD will be satisfied, or carry out a BREEAM/Code for Sustainable Homes assessment demonstrating how an excellent/Code For Sustainable Homes level 4 standard will be achieved.

5.7 Access and Movement

- 5.7.1 The existing vehicular access point into the site off Lilleshall Avenue will form the principal access into the site for the development. There may be a need for an additional access point in the northern part of the site.
- 5.7.2 Pedestrian/cycle links should be provided from the development onto Lilleshall Avenue. Via Kilwinning Drive & Lilleshall Avenue which links to the redway along Brickhill Street via Kilwinning Drive and Welbeck Close. The redway provides a connection to the Monkston Park Local Centre and the neighbouring bus stops.
- 5.7.3 Depending on the proposed use, planning applications for proposals may need to include

a Transport Assessment and a Travel Plan, produced in consultation with local transport providers and agreed with the Council. A Transport Statement identifies what measures will be taken to deal with the anticipated transport impacts of the scheme and to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport. It will also indicate what enhancements, if any, are required to the local cycleway and footpath network.

5.8 Parking

- 5.8.1 Car and cycle parking must be in accordance with Milton Keynes Council's Parking Standards. The developer is advised to contact the Council's Senior Highways Engineer (Development Management) at an early stage with regard to parking requirements. All Parking including visitor parking will be provided within the redline of the site.
- 5.8.2 The location of car parking should accord with the guidance in the Council's Residential Design Guide.
- 5.8.3 Where practicable, dwellings should be designed to enable the installation of a domestic electric vehicle charging point to approved industry standards at a later date.



Figure 7 Parameters Plan

5.9 Public Realm and Landscaping

- 5.9.1 The landscape design should help to tie buildings together and create a coherent and unified structure for the site.
- 5.9.2 Existing trees & hedgerows within the site and along the boundaries should be retained as part of the landscape structure and strengthened where necessary.
- 5.9.3 Development proposals should be accompanied by a plan illustrating indicative landscape principles for the site.
- 5.9.4 Landscaping should be used wherever possible to reduce the impact of blank side and rear boundary fences. Opportunities should also be taken to green the public realm through the planting of trees.

5.10 General Planning Requirements

Nature Conservation

- 5.10.2 The site is a potential habitat for several protected species. An Extended Phase One Survey Report, including information on the likely ecological impacts of the development and proposed mitigation, will be required. This survey will also inform the requirements for

other more specific surveys and mitigation work.

- 5.10.3 In addition, the report should propose additional biodiversity improvements to be undertaken to satisfy the requirements of the Council's Local Plan Policy NE3.

Safety and Security

- 5.10.4 The developer must consult with the Crime Prevention Design Advisor at an early stage in the design process: initially, regarding design and layout and subsequently, regarding any additional physical security or community safety requirements.
- 5.10.6 Most importantly, the layout of the development should avoid the creation of areas of public realm that are 'leftover' and not overlooked by any development, as they can become areas of anti-social behaviour. Furthermore, there should be no ambiguous space in terms of ownership.

Broadband

- 5.10.7 New development should provide buildings that are fibre-ready. Developers are required to install the ducts for fibre connectivity at the standard required up to the premises in readiness and are advised to get BT Openreach approval for their designs and to discuss provision including cabinet or node sites at an early stage.

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