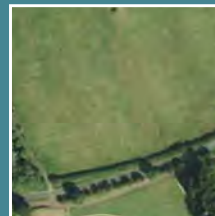
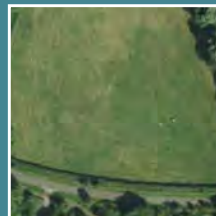


Land adjoining Walton Manor, Walton Development Brief



www.milton-keynes.gov.uk/udla

ADOPTED VERSION

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SECTION 1: INTRODUCTION

1.1 Location and Ownership

- 1.1.1 The site extends to approximately 9.5 ha (23 acres) and is located within Walton grid square. The site is strategically located on the H9 (Grovelway) (see figure 1).
- 1.1.2 The site is currently in the ownership of Milton Keynes Development Partnership (MKDP)*.

1.2 Purpose of the Development Brief

- 1.2.1 The purpose of this document is to provide planning and design guidance for the development of this site in Walton. 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.

**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.*

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.



Figure 1: Site Location

- 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.

1.3 Structure of Brief

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.

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 principles.

SECTION 2: POLICY CONTEXT

2.1 National Planning Policy Framework

- 2.1.1 The National Planning Policy Framework (NPPF) was published in 2012. At the heart of the NPPF is a presumption in favour of sustainable development.
- 2.1.2 The NPPF (para 21) states that “local planning authorities should plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries”.
- 2.1.3 The NPPF (para 22) states that “Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.”
- 2.1.4 As of 6 April 2015, National Planning Policy has been strengthened to make it clear that the Government’s expectation is that Sustainable Drainage Systems (SuDS) will be provided in new developments. To this effect it is expected that, where planning applications are for major development, the Local Planning Authority must ensure that SuDS are put in place, unless demonstrated to be inappropriate. Milton Keynes Council will therefore determine planning applications in accordance with

national standards and local policy, whilst taking into account technical advice provided by the Lead Local Flood Authority.

2.2 Milton Keynes Local Plan

- 2.2.1 The Milton Keynes Local Plan was adopted in December 2005. The following Local Plan policies have been ‘saved’ by the Secretary of State. They remain in force until superseded by policies in other development plan documents, e.g. Plan:MK, Site Allocations Plan.
- 2.2.2 Policy E7 (retailing on employment land) states that planning permission will be refused for retail development on employment land.
- 2.2.3 Policy E1 states that: “planning permission will be refused for the change of use or redevelopment of any land identified for employment use on the Proposals Map to other purposes, unless there would be no conflict with existing or potential neighbouring uses and: (i) The proposal would result in a significant reduction in the detrimental environmental impact of an existing use; or (ii) The proposed use is one that cannot be satisfactorily accommodated other than in an employment area; or (iii) The proposed use will not significantly reduce the provision of local employment opportunities.”
- 2.2.4 Policy H7 (housing on unidentified sites) sets out criteria against which housing proposals on non-allocated sites will be assessed. Policies H4-H5 and L3 set out the Council’s requirements with regard to affordable housing, and open space, respectively.

2.2.5 Policy D4 of the Local Plan sets out the Council's requirements with regard to sustainable construction.

2.2.6 Policies D1 and D2 are general design policies that apply borough-wide. They look at the impact of development proposals on locality and the design of buildings. Policies T10 and T15 take account of traffic and parking provision respectively, while Policy T11 sets out the Council thresholds regarding whether or not a Transport Assessment/Travel Plan is required.

2.3 Adopted Version Core Strategy

2.3.1 The Core Strategy was adopted in July 2013 and forms part of the development plan for Milton Keynes.

2.3.2 Core Strategy policy CS3 identifies the site as a Strategic Employment Site, which is suitable for office (B1a) and high technology/research and development (B1b) floorspace, that cannot be accommodated within Central Milton Keynes (CMK).

2.3.3 Other relevant Core Strategy policies include:

- Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development
- Policy CS10 Housing
- Policy CS11 A Well Connected Milton Keynes
- Policy CS12 Developing Successful Neighbourhoods
- Policy CS13 Ensuring High Quality, New Designed Places

- Policy CS18 Healthier and Safer Communities
- Policy CS19 The Historic and Natural Environment

2.3.4 Milton Keynes benefits from an innovative and strategic approach to open space provision and surface water management. In line with local policy contained within the Core Strategy, all new developments will be required to ensure that flood management is planned at the largest appropriate scale, providing sustainable and strategic surface water drainage as part of a network of multi-purpose open spaces.

2.4 Supplementary Planning Guidance (SPG)/Documents (SPDs)

2.4.1 The following Supplementary Planning Guidance/Documents (SPG/SPDs) should be considered as material considerations when preparing any planning application for the site:

- New Residential Development Design Guide SPD (2013)
- Affordable Housing SPD (2013)
- Milton Keynes Drainage Strategy – Development and Flood Risk SPG (2004)
- Sustainable Construction SPD (2007)
- Parking Standards SPG (2005; Addendum 2009)*
- A suite of Supplementary Planning Documents and Guidance relating to Developer Contributions

*A revised SPD is under preparation, with public consultation planned through to early October and likely adoption in December 2015. The new SPD will be relevant to future planning applications on the site.

2.5 Corporate Plan (2012-16)

- 2.5.1 The Corporate Plan sets out how the Council and its partners will work together to achieve their collective ambitions for Milton Keynes. It states, under 2.1 Theme - World Class MK that one of the priorities is to: "foster the growth of a thriving knowledge led economy."

2.6 Economic Development Strategy

- 2.6.1 One of the six key priorities is: "1. Diverse and competitive knowledge based economy: Create an environment that will foster business and employment growth within a diverse, more knowledge based and competitive economy by encouraging innovation, enterprise and skills improvement."

2.7 Employment Land Study

- 2.7.1 The Council has commissioned the preparation of an Employment Land Review and Economic Growth Study, as part of the preparation of its evidence base for the Council's new Local Plan Plan:MK.
- 2.7.2 This study reviews the existing stock of employment land within the Borough and establishes if it is 'fit for purpose'. It identifies what employment land should be retained and what land can be considered for alternative development.
- 2.7.3 The Study (para 3.12) states that "There will be some existing sites allocated for employment use that may be better suited for alternative uses i.e. residential." It cites the example of

the Walton site," where the land in the south west corner will be of limited attractiveness to occupiers given capacity constraints, its 'visibility and accessibility' from the grid roads and its adjacency to existing residential use. By contrast land to the north west of the site should be retained for employment uses as it provides a more accessible and visible opportunity adjacent to major business and could be used for their expansion or new development. In this case consideration should be given to splitting the site."

2.8 Planning Summary

- 2.8.1 Planning policy supports employment development and specifically knowledge-based uses.
- 2.8.2 The promotion of other uses, particularly residential uses, would need to be accompanied by evidence that there is no reasonable prospect of the site being used for the allocated employment use.

SECTION 3: 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 2 and 3 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 the Ouzel Valley Linear Park. To the north of the site, on the northern side of Groveway (H9) is the Open University.

3.2.2 To the north-east of the site is a research and development company (MSD Animal Health). To the south-east of the site is new housing development (Walton Grange). The fronts of residential properties in Abells Close face the eastern boundary of the site. To the south of the site lies the established residential neighbourhood of Walton Park.

3.2.3 Approximately 100m to the south of the site is Caldecottle Lake, which is a reservoir managed by Anglian Water.

Building Heights

3.2.4 Adjoining residential development within Walton Grange is a mix of 2 and 3 storeys. Housing on Simpson Lane and Beales Lane is 2-storey. The MSD Animal Health buildings to the east of the site are predominantly 2-storey.

Public Transport Access

3.2.5 The nearest bus stops, which are within 400m of the site, are on Groveway (H9) and Brickhill Street (V10) (see figure 2).

Redway network

3.2.6 There is an existing redway which runs along the northern and western boundaries of the site.



To the north-east of the site is a research and development company, MSD Animal Health.



To the south-east of the site is Walton Grange housing development. The fronts of properties face the eastern boundary of the site.

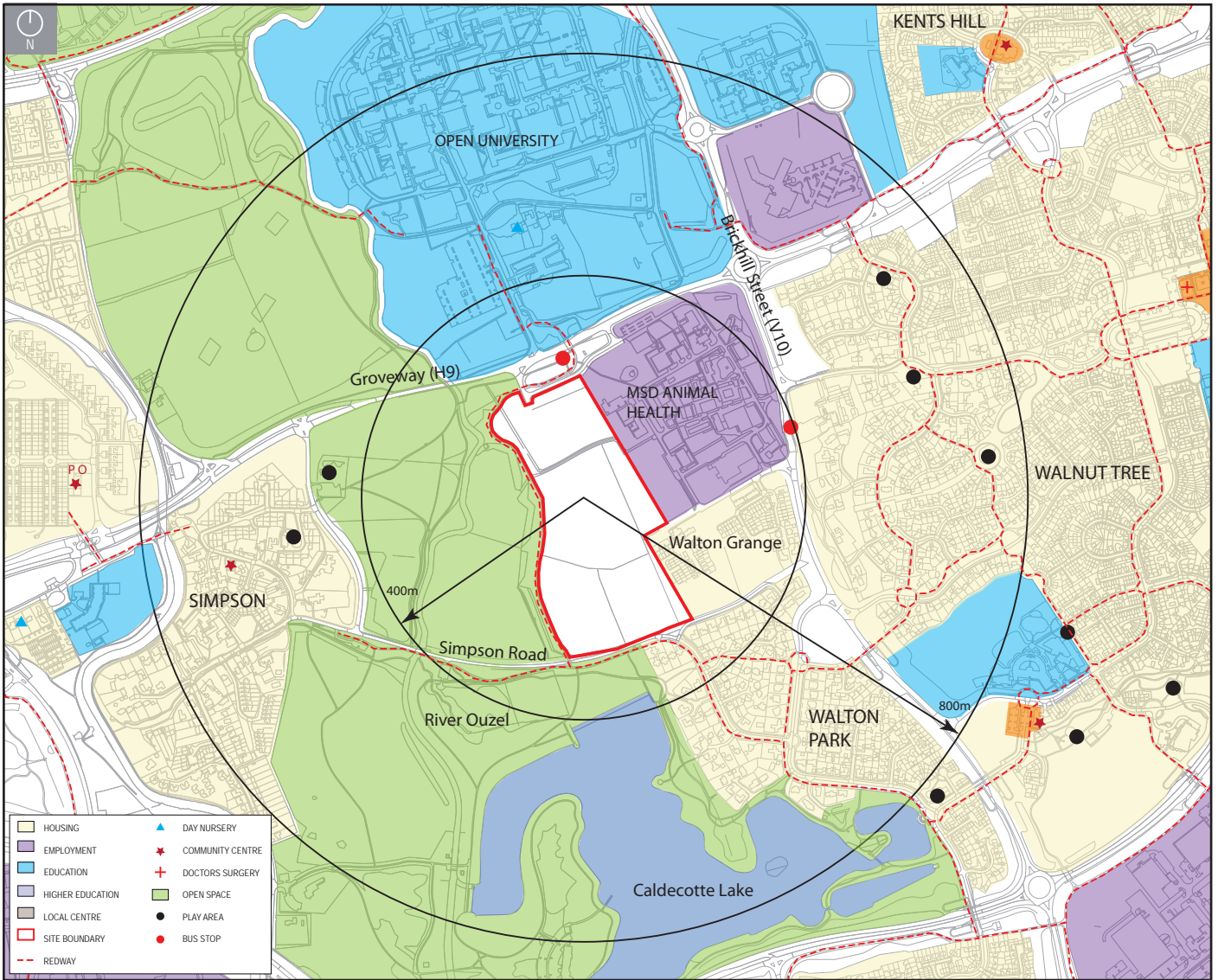


Figure 2: Surrounding Area

3.3 The Site

Topography and Landscape

- 3.3.1 The land slopes from the north-east to the south-east corner of the site. There is an 8 metre difference in height between the site's highest and lowest points.
- 3.3.2 There are two hedges crossing the site within the northern section of the site. These represent historic field boundaries and have landscape and ecological value.
- 3.3.3 The site is screened with planting from Groveway (H9). There is also a strong landscape belt to the west screening the site from the Ouzel Valley Park.
- 3.3.4 There is a maintained hedge along the southern boundary of the site. At its eastern end the hedge contains two mature trees which are the subject of a Tree Preservation Order (TPO).



Mature hedgerow running east-west across the site.

Flood Risk

- 3.3.5 The site primarily lies within flood zone 1. However, the south-west corner of the site is within flood zone 3a, with a small part in flood zone 2. Development within flood zones 2 and 3a should be avoided.
- 3.3.6 Caldecotte Lake is located approximately 100m to the south of the site. It is a large balancing lake used to control the flow of the River Ouzel as it passes through Milton Keynes.
- 3.3.7 The development site lies within the flood extent for Caldecotte Lake as identified on the EA's Reservoir Flood Maps (RFM). A Flood Risk Constraints and Opportunities Report has been undertaken to assess the potential flood risk to the site and to identify any necessary mitigation measures.
- 3.3.8 The Flood Risk Report has concluded that due to the robust nature of the maintenance and emergency plans for reservoirs, the risk associated with a breach is a residual risk. Although the probability of occurrence is extremely low, the high impact that would be associated with a potential breach means that the development proposals should, wherever possible include mitigation measures to reduce the risk posed to the occupants of the site.

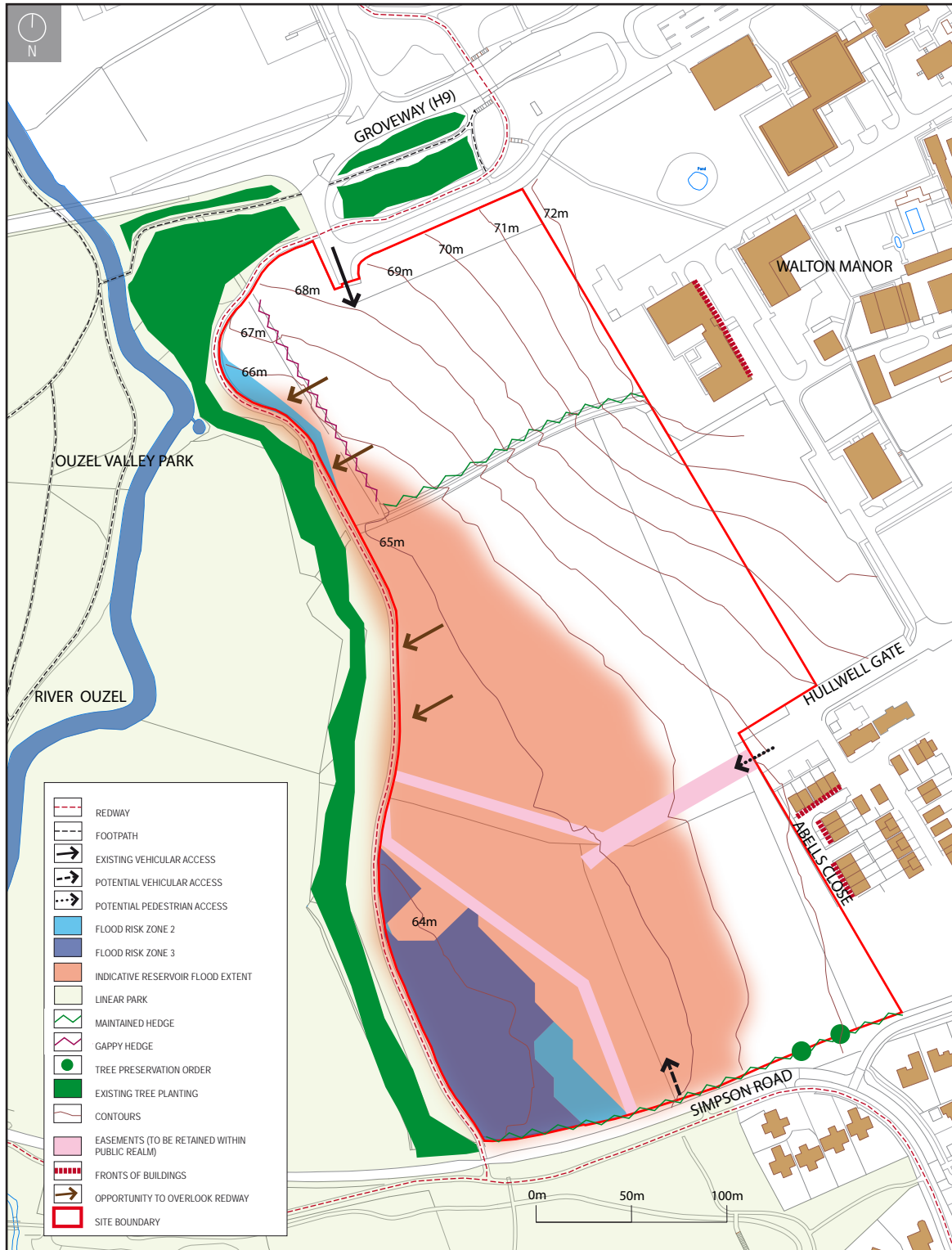


Figure 3: Site Analysis

Vehicular Access

3.3.9 There is an existing vehicular access to the site from H9 (Grovelway). There is potentially an additional access points from Simpson Road.

Services

3.3.10 There are two sewers crossing the site within the southern part of the site. Buildings cannot be erected within the easements of these sewers. Sewer easements should be retained within the public realm.

Archaeology

3.3.11 The site lies within the former open fields of Walton village as can be seen from the surviving ridge and furrow earthworks across much of the area. The site also lies to the south and west of a Roman-British settlement and the remains of the medieval and post-medieval village excavated prior to the construction of the H9 Grovelway and also during recent expansion of the MSD Animal Health site.



A redway runs along the western boundary of the site.



Simpson Road forms southern boundary of the site.



View of the site looking south with Caldecotte Lake and the Brickhills in the background.

3.4 Opportunities and Constraints

3.4.1 The preceding sections of the development brief provide an appraisal of the site's existing character and context.

Opportunities

- Potential to connect to existing redway.
- Existing vehicular access point with two a further potential vehicular access points.
- Potential to provide surveillance of redway.
- Site is accessible by public transport and car.
- Exploit location adjacent to linear park.
- Provide play area serving new and existing residential development.

Constraints

- Two sewer easements crossing the site within which buildings cannot be erected.
- Part of the site lies within flood risk zones 2 and 3a, where development should be avoided.
- Flood mitigation measures required within part of the site.
- The site is located adjacent to existing housing. Uses proposed for the site should not adversely affect the amenities of these properties.
- Two mature hedges within site and trees subject to TPOs on southern boundary.
- Fronts of existing residential properties on Abells Close face the site.

3.4.2 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 5.



Site is located adjacent to Ouzel Valley linear park.



Trees subject to TPO along southern boundary of site.

SECTION 4: DEVELOPMENT PROPOSALS

4.1 Development Proposals

Employment (2.2 ha)

4.1.1 The planning policy context as outlined in Section 2 highlights that employment development and specifically knowledge-based uses are appropriate.

4.1.2 The northern-eastern part of the site is suitable for office (B1a) and high technology/research and development (B1b) floorspace that cannot be accommodated within Central Milton Keynes (CMK).

Housing (6.35 ha)

4.1.3 Housing is proposed within the central north-western and southern parts of the site. Any housing proposals would need to be accompanied by evidence that there is no reasonable prospect of the site being used for employment use.

4.1.4 Medium density housing (30-35 dwellings per hectare) will be sought across the site, predominantly semi-detached, with some detached and short terraces. Towards Simpson Road, lower density housing, predominantly detached, will be appropriate.

4.1.5 Provision should be made for a Play Area within or adjoining the proposed residential development. The type of Play Area will depend on the number of dwellings proposed:

- For developments of 200+ dwellings, a Neighbourhood Play Area will be required;

- For developments of 50-199 dwellings a Local Play Area will be required.

The play area should accord with the standards set out in Appendix L3 of the Local Plan.

4.1.6 Play facilities are under-provided in the grid square as a whole and there is no play area within 400m of the site. The site therefore represents a valuable opportunity to provide a neighbourhood play area that would normally be a policy requirement for the community as a whole. Planning policy does not require the provision of a neighbourhood play area unless the number of homes is 200+. If the number of homes only requires a local play area, the Council would welcome it being located adjacent to the proposed open space so that there was room for expansion. Provision of a hardstanding to act as the focus for community events would also be welcomed.

4.1.7 It is expected that 30% of the total housing will be provided as affordable housing, as outlined in the Council's Affordable Housing SPD adopted in 2013.

Open space (0.95 ha)

4.1.8 The area of land within flood zones 2 and 3a is not appropriate for residential or employment development. It would be suitable for open space.

SECTION 5: 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 Flood Risk Mitigation

5.3.1 As stated earlier in this brief (paragraph 3.3.8), the probability of a breach in the Caldecotte Lake is extremely low. However, the development proposals should, wherever possible, include mitigation measures to reduce the risk posed to the occupants of the site.

5.3.2 The parameters plan (figure 4) identifies the indicative reservoir flood extent. This area defines the full extent of land that would be

affected by a reservoir breach. It includes a large extent of land that would be subject to shallow flooding rather than hazardous deep water. The exact boundary of the area at risk from hazardous deep water will need to be established at the planning application stage.

5.3.3 Within the area at flood risk from Caldecotte Lake, measures should be implemented to further mitigate the risk posed to the site occupants, such as:

- Instigating early warning systems in collaboration with the Local Resilience Forum so that occupants are given the maximum available time prior to a breach occurring to evacuate the site;
- Creation of an emergency site evacuation plan for the site so that occupants are aware of the procedures that need to be followed should early warning systems advise that a breach is possible;
- Considering the breach impacts during the design of the proposed site layout so that where possible, emergency vehicles can safely access the site during breach conditions to evacuate the occupants of the site, and;
- Locating sleeping accommodation above the ground floor level in high risk areas and educating the occupants of the site of the risk of locating sleeping accommodation at ground level.

5.3.4 Prospective developers should engage with the Environment Agency during the design of the site layout to determine what measures will be required.

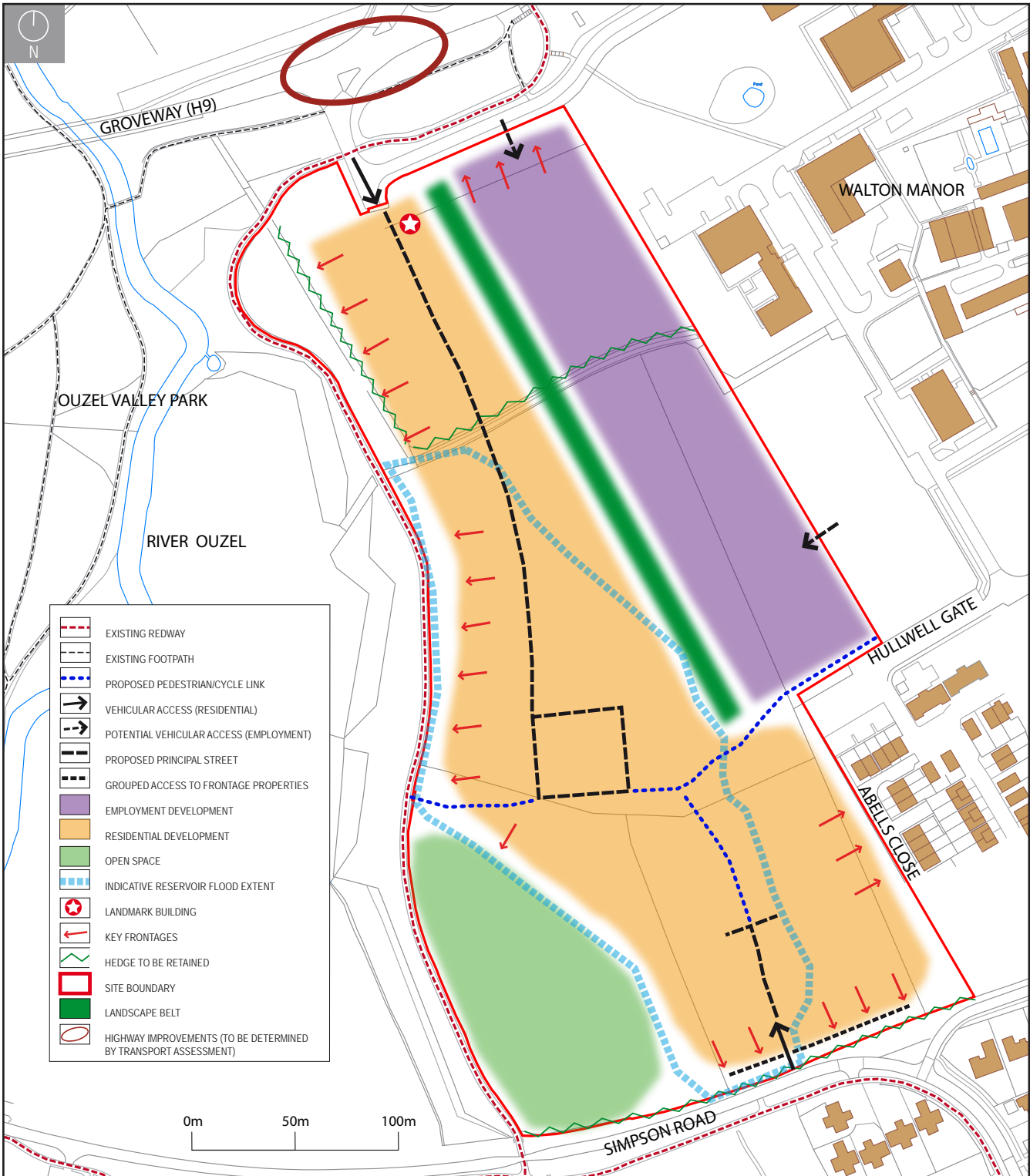


Figure 4: Parameters Plan

- 5.3.5 Developers will be required to show that the rate and volume of surface water runoff will not be increased as a result of the development. Strategic and maintainable sustainable drainage will be required to deal with surface water runoff on site. Measures that could be incorporated include green/brown roofs, rainwater harvesting systems, permeable pavements, and filter strips and swales. Further ground investigation is required to establish the suitability of infiltration based SuDS.
- 5.3.6 When making planning applications it is essential that, to get the best results, the integration of water and SuDS options are considered early in the site evaluation and planning process, not just at the detailed design stage. Full consideration of SuDS at the pre-application and outline stage is important to ensuring surface water management is fully integrated into the development, leading to an effective drainage design, providing multiple benefits and with costs considered from the outset. Further guidance and information can be found in the “Milton Keynes Council Surface Water Drainage: Local Guidance for Planning Applications”, which is available on the Council's website.
- 5.3.7 A Flood Risk Constraints and Opportunities Report has been prepared to help inform the Development Brief. However, developers will need to submit a detailed Flood Risk Assessment (FRA) with any planning application for development of the site.

5.4 Landmarks and Frontages

Landmarks

- 5.4.1 The northern entrance to the site is an appropriate location for a landmark building, which will assist with way-finding. It should be designed so that it is distinct from the surrounding buildings by virtue of its use, scale, architectural style, detailing or materials. The building will have frontages to two roads and therefore represents a key corner. Active frontages should be provided to both the northern and western elevations. The building will also be located at the highest point of the site and will therefore be prominent.

Frontages

- 5.4.2 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 a public street.
- 5.4.3 Important edges that should be addressed are Simpson Road, existing dwellings in Abells Close and the redway running along the western edge of the site.

5.5 Building Heights

- 5.5.1 Buildings should be predominantly two storeys in height. Three storey dwellings will be appropriate where they aid legibility or help to mitigate flood risk.

- 5.5.2 Within the area of the indicative flood reservoir extent, buildings should be a minimum of two storeys to ensure that sleeping accommodation is provided above ground floor. Town houses with garages at ground floor level may also be appropriate within this area.

5.6 Detailed Design Appearance

- 5.6.1 The architectural approach to development should be informed by the contextual analysis. In the southern part of the site, the architectural design should take account of adjoining development. Within the central and northern parts of the site, there is greater freedom in terms of the architectural approach as there are no clear contextual design cues that need to be considered. The design of the proposed employment buildings should take account of the adjoining research and development buildings.
- 5.6.2 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.
- 5.6.3 All social/affordable housing must be indistinguishable from market housing (i.e. 'tenure blind').

5.7 Sustainable Construction and Energy Efficiency

- 5.7.1 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.
- 5.7.2 The Council's Local Plan Policy D4 and the Sustainable Construction SPD set sustainability standards that will have to be considered as part of the overall design process.

5.8 Access and Movement

- 5.8.1 The existing vehicular access point into the site off Groveway (H9) will form the principal access into the site for the residential development. Secondary access should be provided from Simpson Road. The Simpson Road access should be a cul-de-sac serving up to around no more than 20 dwellings. There will be no through route for vehicles between Simpson Road and the H9.
- 5.8.2 The proposed employment development will be accessed either through the existing employment area, or from the service road to the north of the site.
- 5.8.3 Pedestrian and cycle links should be provided from the cul-de-sac to the residential area to the north. Pedestrian/cycle links should be provided from the development into the redway on the western edge of the site.

5.8.4 Planning applications for proposals must include a Transport Assessment and a Travel Plan, produced in consultation with local transport providers and agreed with the Council. A Transport Assessment 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.

5.8.5 The principal access to the site from the H9 is opposite the entrance to the Open University (Walton Drive). The impact on the H9 of vehicle movements into and out of these accesses will need to be assessed. The Transport Assessment will determine the nature of any highway improvements to the H9 Groveway junction.

5.9 Parking

5.9.1 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.

5.9.2 In terms of the residential element of the development, the location of car parking should accord with the guidance in the Council's Residential Design Guide.

5.9.3 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.

5.9.4 For the employment part of the development, car parking should be carefully integrated to ensure that the fronts of buildings are not dominated by large areas of surface car parking. The majority of car parking should be located away from main frontages. Modest areas of car parking at the front for visitors, including disabled parking, or for senior staff may be acceptable. Car parking areas should be broken up with landscape and tree planting.

5.10 Public Realm and Landscaping

5.10.1 The landscape design should help to tie buildings together and create a coherent and unified structure for the site. The landscape structure should provide a transition between the built development and the linear park to the west.

5.10.2 Existing hedgerows within the site and along the boundaries should be retained as part of the landscape structure and strengthened where necessary. In certain circumstances, partial removal will be allowed, where required to provide access. The hedgerow along Simpson Road should be retained within the public realm, rather than included within private residential gardens. Access to dwellings fronting Simpson Road should be grouped to minimise breaks in the hedgerow.

- 5.10.3 In order to protect the residential amenities of future residents, an 8-10m landscape belt should be provided along the western edge of the proposed employment area. Landscaping should also be provided along the southern edge of the area to mitigate the impact of development on existing residents.
- 5.10.4 Development proposals should be accompanied by a plan illustrating indicative landscape principles for the site.
- 5.10.5 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.

5.11 General Planning Requirements

Archaeology

- 5.11.1 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 geophysical survey and trial trenches across the area 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.
- 5.11.2 The ridge and furrow should also be surveyed and mapped in detail prior to development. This survey may be carried out under a planning

condition. The E-W and NW-SE aligned hedgerows in the north of the site should also be retained within any scheme as they form part of the post-medieval landscape and would be classed as important under the historic criteria defined in the Hedgerows Regulations.

Nature Conservation

- 5.11.3 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.
- 5.11.4 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

- 5.11.5 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.
- 5.11.6 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

- 5.11.7 New development should provide housing buildings that are fibre-ready. Developers are required to install the ducts for fibre connectivity up to the premises in readiness. Prospective developers will be encouraged to enter into an agreement with suitable telecoms infrastructure providers to provide the physical fibre connections to premises. The correct standards for ducting should be adopted depending upon the chosen partner telecoms provider's requirements.

Urban Design & Landscape Architecture

Planning and Transport Group

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