

# Frithwood Crescent Draft Development Brief



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January 2021



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# **SECTION 1:** INTRODUCTION

## 1.1 Introduction

1.1.1 Milton Keynes Council recognise the challenge many of its residents have to affordable housing and so has an ambitious delivery programme to build 500 new council owned properties by the end of 2022.

1.1.2 This site will play an important role in helping to deliver this target. Development of the site will also help the Council meet the green credentials it has set out for itself.

### Vision Statement:

“To enable a high quality custom build development that helps contribute to the identified housing needs in Milton Keynes.”

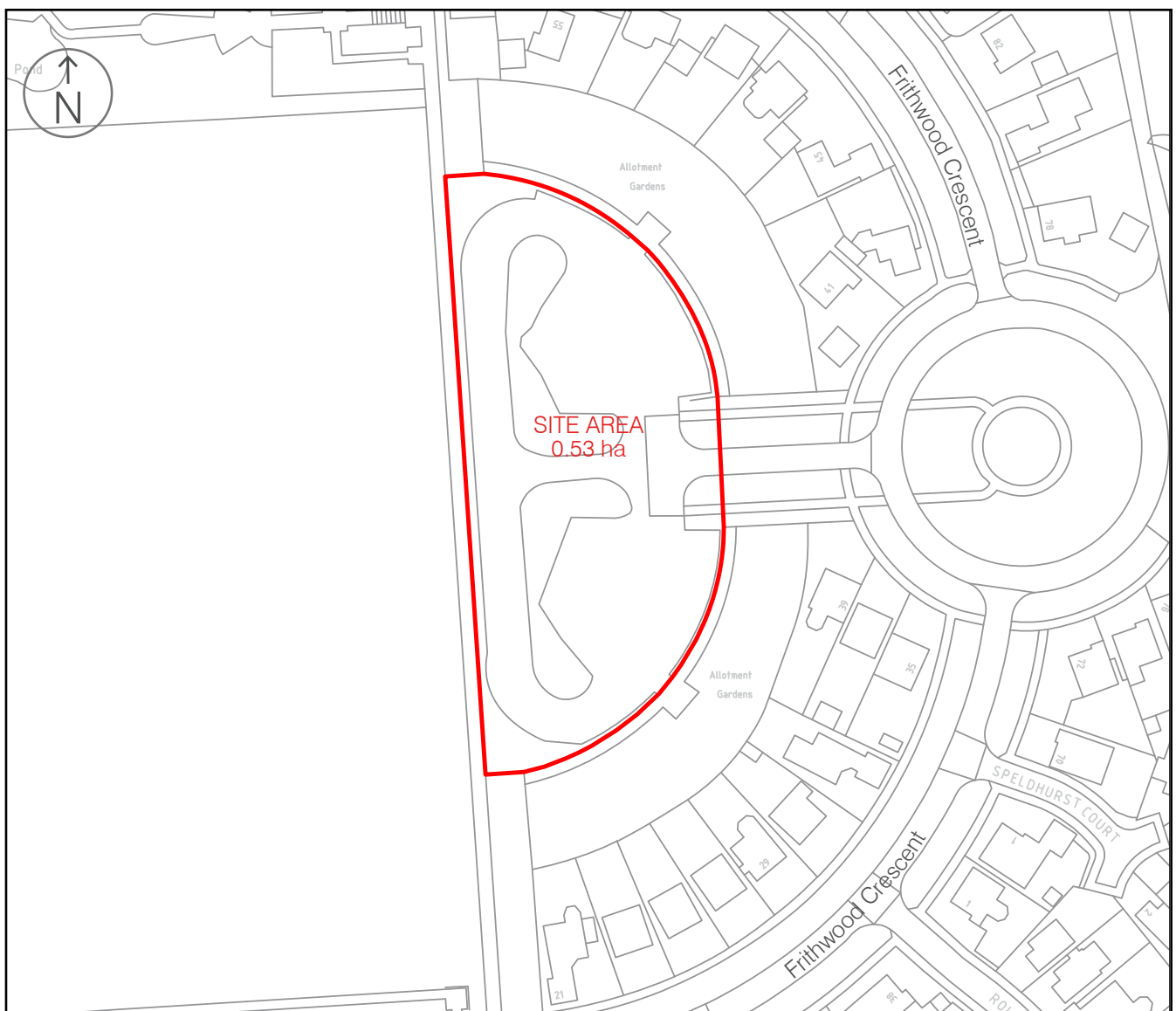


Figure 1: The Site

## 1.1 Location and Ownership

- 1.1.1 The site extends to approximately 0.53 ha and is located within Kents Hill Grid Square (see figure 2) . The site is located on an access road off Frithwood Crescent (see figure 3).
- 1.1.2 The site is in the ownership of Milton Keynes Council.

## 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 Kents Hill. The Brief will in particular consider the site holistically and provide guidance to ensure that the proposed development sits well within the wider context. This will aid the development process, by allowing the submission of informed proposals that respond to the Council (MKC), and other local stakeholder expectations for the site, and respect the requirements of MKC planning policy.
- 1.2.2 The Development Brief has not been commissioned by the Planning Authority but rather by Milton Keynes Council as landowner. It has not been subject to all the statutory requirements that a planning document would have to undergo.
- 1.2.3 The Brief has however been prepared to accord with current national and local Planning Policy and will be subject to public consultation. In addition it will be submitted for approval by MKC Cabinet and if approved will therefore be a material consideration helping determine planning applications albeit with limited planning weight.

## 1.3 Structure of Brief

- 1.3.1 The Brief is divided into five sections:

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

**Section 2** describes the planning policy context of the site.

**Section 3** provides an 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, where possible, the design principles. This section also identifies general planning requirements as well as developer requirements and an indicative site layout proposal.

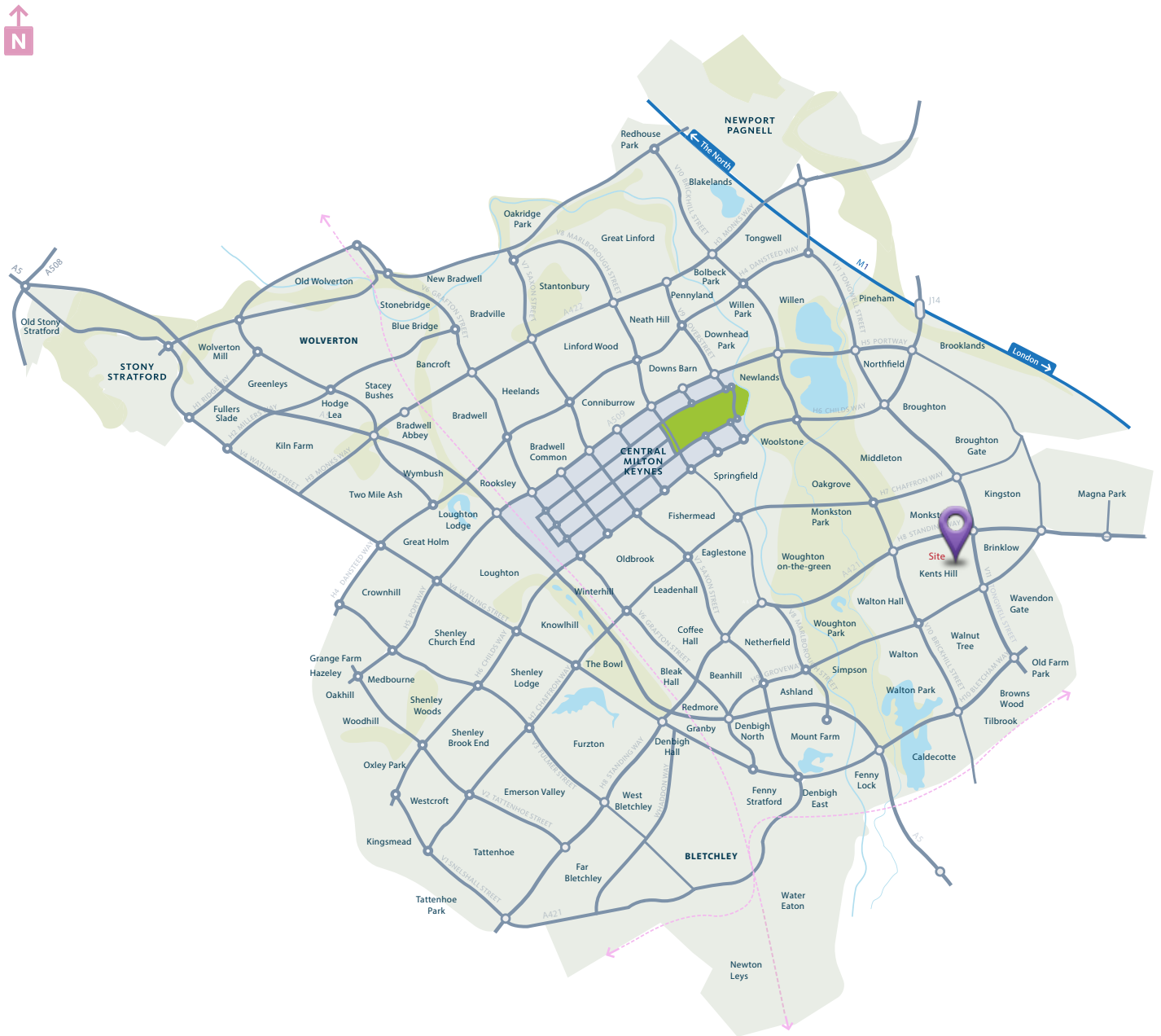


Figure 2: Site Location



Figure 3: Site Location





## 1.5 Stakeholder Consultation to Date

1.5.1 Key local stakeholders have been asked to highlight their aspirations for the sites as well as any existing issues. The following were the key points made:

- *Sufficient width of access to remain for allotments*
  - *Estimate a requirement of 6 parking spaces in total.*
  - *The site slopes so drainage needs to be observed*
  - *The housing need: there are a good proportion of flats in the Parish already, with a lot more coming on Kents Hill Park, but there is a need for more 3 and 4 bed affordable housing on Kents Hill.*
  - *heights be limited to 2 or 2.5 storey buildings, consistent with the surrounding area*
  - *Courtyard parking for at least some of the parking would be an effective solution. However, security should be considered.*
  - *noise from football crowds can be extremely noisy, and the existing bund is an effective barrier.*  
*The development line of the surrounding homes and the allotments should remain*
  - *visitors parking and allotment parking should be clearly labelled as such to avoid disputes*  
*Acknowledging that there is a need for some replacement parking for football use.*  
*Question whether it is necessary to replace all of the potential parking as note that there are usually empty spaces in the highway parking beside Frithwood Crescent and Sweetlands Corner, in the pavilion car park and the current informal parking.*
- *Would prefer that any additional football parking provision be on the side of Frithwood Crescent where parking is already located, and spaced with trees or hedging to reduce the appearance of a car park.*  
*We wish to retain community use of one pitch at all times.*  
*There is an additional requirement for parking for major events. However, the current lease limits this to a very few days a year, and we do not think it is good investment to provide it all year round, particularly when there are industrial sites close by including some within easy walk, and others where coach parking could be arranged, for instance, which are empty over weekends. But the parking on match day would need careful management to ensure that this, and not the road, was used.*  
*We note that Frithwood Crescent is a bus route, so that solutions such as 1-way travel would require bus route diversion.*
  - *The Parish Council is supportive of using the site to service the need for Council housing or other affordable housing but not for further encroachment of private housing.*
  - *We would also be supportive of the mechanism ensuring that the homes remained affordable for as long as possible, e.g. possible use of the proposed housing company limiting the right to buy, and restrictions on re-sale and premiums, on any shared ownership housing.*
  - *We understand that some shared-ownership self-build is being considered and would support that idea*

These aspirations and issues have been used to help shape the content of this Draft Consultation Brief

# **SECTION 2:** POLICY CONTEXT

## 2.1 National Planning Policy Framework

- 2.1.1 It is important to understand the current national and local planning policy context as this will inform the opportunities and challenges as well as planning and design principles and the parameters plan and illustrative layouts.
- 2.1.2 The National Planning Policy Framework (NPPF) was published in 2019, at the heart of the NPPF is a presumption in favour of sustainable development.
- 2.1.3 The following sections of the NPPF are of particular relevance to the development of this site:
- Section 2, Achieving sustainable development
  - Section 5, Delivering a sufficient supply of homes
  - Section 6, Building a strong, competitive economy
  - Section 8, Promoting healthy and safe communities
  - Section 12, Achieving well-designed places
  - Section 14, Meeting the challenge of climate change, flooding and coastal change

## 2.2 Plan:MK

- 2.2.1 Plan:MK Local Plan was adopted in March 2019 and constitutes the Development Plan guiding and determining future applications on this site.
- 2.2.2 There are a number of Plan:MK policies relevant to the site, most notably Policies SD1, HN1, EH7, CT10 and D1-D3 and D5 which will have implications for the development of the site.

The site is currently classified as undesignated land within the urban area. There is therefore currently no use class identified for the site. However, the Council Housing Team are proposing that housing would be an acceptable development of the site.

## 2.3 Supplementary Planning Guidance (SPG)/Documents (SPDs)

- 2.3.1 The following Supplementary Planning Guidance/Documents (SPG/SPDs) should be considered as a material considerations when preparing any planning application for the site:
- New Residential Development Design Guide (2012)
  - Sustainable Construction SPD (2021)
  - Parking Standards (2016)
  - A suite of Supplementary Planning Documents and Guidance relating to Developer Contributions

## 2.5 Planning Summary

- 2.5.1 The site is classified as undesignated land within the urban area in Plan:MK. As such, this development brief will examine the likelihood of residential use classes being permissible and achievable on the site.

# **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 that are identified within Section 5 of this Brief. Figures 4 and 5 provide an analysis of the site and its surrounding context.

### 3.2 Surrounding Area

#### Land Uses

3.2.1 The site is situated toward the east flank of Milton Keynes on the east central side of the residential estate of Kents Hill (fig 2) The Kents Hill Grid Square is predominantly developed land given over to housing and residential uses. However there is a range of local facilities and employment uses within a 400m and 800m walking distance.

3.2.2 Kents Hill Park, playing fields and cricket ground is located directly to the west of the site. The park roughly covers approximately 12.5 ha (31.8 acres) and is situated in the central fifth of the Kents Hill grid-square. It is a designated area of recreational open space and forms part of a wider MK linear/district park network which is managed by the Parks Trust. The playing fields immediately to the west of the site are owned by Milton Keynes Council and under a lease with MK Wanderers Football Club.

3.2.4 Kents Hill Local Centre containing a small Budgens Supermarket store and the Kents Hill Community Centre is located further along Frithwood Crescent to the south west of the site, and within a 400 meter walk along existing redway .

3.2.5 Kingston District Centre is located on the neighbouring Kingston Grid square, within 800m to the North East of the site.

3.2.6 Brinklow Employment and Business Park, containing various employment opportunities including: a Waitrose Distribution Centre, Royal Mail Group , Ifco Systems, Clipper Logistics, Kuehne + Nagel Ltd and SEKO Logistics, is located across the A4146 Tongwell Street and can be accessed via an underpass within a 400m walking distance from the site.

3.2.7 Kents Hill Park Secondary School, Kents Hill Park Primary & Nursery School, Slated Row School, Kents Hill Park Training and Conference Centre, The Hilton Hotel, the Open University East Campus and a Nuffield Health Centre are all contained within the Kents Hill Grid square and are located 800m to the west of the site via pedestrian walkways through the aforementioned park.



View north along redway towards site from Frithwood Crescent





View across site from the west, along access road towards Frithwood Crescent



View towards site from playing fields to the west



Mature hedge bordering playing fields and providing a separation from formal park area.



Kents Hill Sport Pavilion positioned on opposite side of playing field to the site



View across site from Redway on Western edge.



Stepped pathways within formal public park to north of site.

## Public Realm and Landscape Character

3.2.5 The predominant public realm and landscape character in vicinity of the site is Kents Hill Park itself which contains a structured garden layout to the north containing stepped paths, raised beds, and seating areas around a small pond. A play area directly to the north of the playing fields and the playing fields themselves form part of the Ouzel Valley linear park.

An area of wild flower meadows on the north western edges of the playing fields and sports facilities provides an unbroken link to a wooded area of the park containing a broad variety of trees including Douglas Fir, Corsican Pine and Norway Spruce as well as Redwoods and sweet chestnut trees. There is a variety of paved and none paved pedestrian leisure routes throughout, which then link on to the wider linear park network of Milton Keynes. There is an existing tree lined redway along the western boundary of the site which separates the site from the playing fields.

This redway runs north to south and provides pedestrian and cycle access to the wider redway network as well as connecting the housing of Frithwood Crescent to the leisure footway routes of the associated parkland and woodland areas mentioned above.

### Existing Infrastructure

3.2.6 The site is accessed directly from a roundabout spur from Frithwood Crescent, which in turn provides access directly from both Standing Way (A421), Tongwell Street (A4146) and Groveway (H9). Consequently the site is served well by the infrastructure that connects to the wider MK grid road network. The site is furthermore served by the existing redway network which passes along the entire western edge of the site.



View looking east towards housing and playing fields across the Parks Trust managed flower meadow.



Grass paths providing natural pedestrian routes through flower meadow from sports fields towards areas of woodland withing the linked park.



View of Kents Hill Pavilion across playing fields from the site.



## Character - Built Form

- 3.2.7 Housing varies in ridge height and generally have pitched roofs.
- 3.2.8 There are occasional examples of development set out in small courtyard and cul-de-sacs arranged around level surface streets with a single shared access road and shallower set backs. There are also examples of more contemporary, self build and some architectural designed housing located in Kents Hill on the opposite edge from the site overlooking the western playing fields which formed part of the "Future World" experimental housing development.



Properties on Frithwood Crescent that back onto the site

## Building heights

- 3.2.9 The surrounding residential development is predominantly 2 storey with occasional 3 storey residential housing and apartments.
- 3.2.10 The existing dwellings along Frithwood Crescent enjoy deep set backs from the street. This allows for a wide tree lined grassed verge and access to residential parking to the side and front of dwellings.



View south along Frithwood Crescent from the redway junction from the park to the north of the site.



Example of development set out in a cul-de-sac arrangement off Frithwood Crescent.



Example of development set out in a courtyard arrangement off Frithwood Crescent to the north of the site.



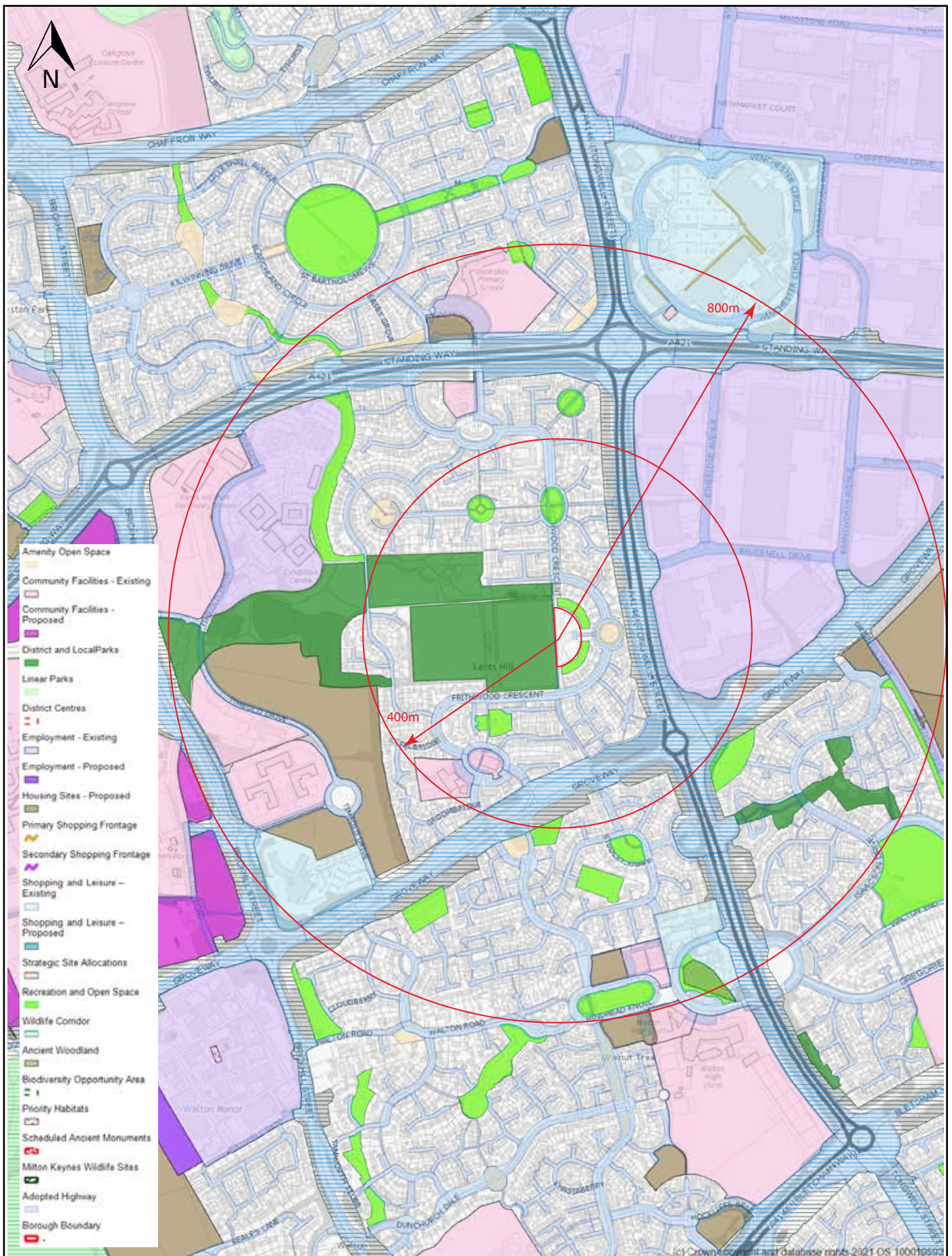


Figure 4: Surrounding Area Land Uses



### Surrounding Building Appearance

- 3.2.11 Surrounding buildings are typical of the style adopted by volume house builder development of the late 1990's.
- 3.2.12 Kents Hill displays the characteristics of a looping spine road with cul-de-sacs layout.
- 3.2.13 The area contains significant street planting and incorporates strategic landscape features such as areas of woodland and parkland within linear parks. The streets contain deep hedgerows and wide tree lined verges.



Surrounding building types illustrating mix of red and buff brick and pitched tiled roofs.



Alternative materials, roof forms and shapes utilised to provide architectural interest within the Future World experimental development.



Example of alternative building materials and alternative sustainable building methods utilised within Kents Hill at Future World.



Contemporary materials and alternative building forms have been utilised and encouraged within the grid square as part of the Future World experimental development which provide aesthetic interest and enrich the street.



Example of clean contemporary building style, utilising a simple material pallet and built over three floors that complements its surroundings without overpowering neighbouring properties or the context of the playing fields





**Figure 5: Site Analysis**

**Public Transport Access**

3.2.14 There are bus stops located on Frithwood Crescent within 50m of the site with additional stops also located on Tongwell Street .

Milton Keynes Coachway at Junction 14 of the is 3 miles away, Milton Keynes Central train station is 5 miles and Bletchley Train station is 4.5 miles from the site.



Bus routes running along Frithwood Crescent

### 3.3 The Site

3.3.1 The location of the site is on a prominent and central position within the grid square. The land is positioned on the edge of playing fields which sits on a plateau of Kents Hill.

3.3.2 As the name suggests Kents Hill occupies a raised position within the local area and therefore affords significant views over Milton Keynes from the north and eastern edges of the site.

3.3.3 As such the site is not within flood zone 2 or 3 and there is no evidence of surface level flooding at the time of visit.

3.3.4 The site is largely flat with mounded grassed areas forming a boundary to the temporary parking surfaces. It is semi circular in shape with the curved eastern edge following the arched curvature of the allotment gardens that run to the rear of a row of houses laid out in a crescent shape along Frithwood Crescent.

3.3.5 The western edge is bordered by the redway which runs directly north to south and separates the site from the Kents Hill playing fields. A low planted hedge provides separation from the redway.



View north across site from grass mound in southern corner



View east across site towards the tree lined access road from a central position



View across site looking north east to one of the existing Allotment access gates.



View south across site showing low hedge separating redway and parkland



- 3.3.6 The site itself comprises mostly of two grass mound segments within an island of loose gravel surface which currently acts as an informal temporary parking area used on weekends when football matches are played.
- 3.3.7 Bordered with a low planted hedge on west, and a high clipped evergreen hedge following the boundary of allotment gardens laid out in two arch shaped segments of a crescent.
- 3.3.8 The eastern edge provides the single vehicular access located central to the site from Frithwood Crescent (shown in fig 5). A mature line of trees and pedestrian footpath exist within the verge on both sides of the vehicular access road.



View along redway running north from north edge of site



View west from grass mound towards the sports pavilion which is managed on a lease by Milton Keynes to MK Wanderers Football Club



View looking south east across the site from redway



View north east from grass mound on the site towards allotment garden access and roofline of housing beyond.



Access road off Frithwood Crescent to the site showing line of trees and footway leading to and framing views of the open space beyond.

### 3.4 Summary: Opportunities and Challenges

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

#### Opportunities

3.4.2 The site is situated in a highly accessible location within walking distance of a range of community uses and employment opportunities.

3.4.3 There is an opportunity by developing the site to improve a visual eyesore as well as as a source of anti-social behaviour.

3.4.4 There is an opportunity to locate housing directly adjacent to linear parkland offering opportunities for new residents to live active and healthy lives.

3.4.5 The site is served by significant existing infrastructure. Vehicular access to the site already exists as well as footpaths, a redway and other infrastructure such as bus stops.

3.4.6 The site presents opportunity for frontages to overlook open space and parkland, as well as provide surveillance over the existing redway.

3.4.7 The allotments help act as a buffer between existing and new development so helps minimise the impact of the development on existing nearby homes.

3.4.8 There are opportunities for development to complement existing nearby housing in terms of massing and height.

3.4.9 There are no known site constraints.

3.4.10 The prominent location of the site and again the proximity to the parkland offer some opportunities to provide and showcase Innovative, non-standard housetypes with a high prominence in the local landscape. This is also helped by the fact that the site does not sit within an existing streetscene which requires new development to 'fit in' with adjacent housing.

#### Challenges

3.4.11 The interface with the playing fields requires careful consideration.

3.4.12 The continued requirement to access the 2 allotments along the eastern edge of the site requires consideration regarding the layout of the development.

3.4.13 The opportunities and challenges have served to underpin the rationale behind the layout and design principles of this Brief and the Parameters Plan, outlined in section 5.



View from site across playing fields to the sports pavilion



View across site illustrating the elevated position compared to ridge line of adjacent roof tops and wider views of North Milton Keynes across.



View of redway running north and down the hill from the site to rejoin Frithwood Crescent and the wider cycle path network.



View from the site access road towards roundabout on Frithwood Crescent showing existing tree lined verge and pedestrian walkway with clipped hedge allotment boundary visible on the right.



**SECTION 4:**  
DEVELOPMENT  
OPPORTUNITIES

## 4.1 Development Opportunities

- 4.1.1 The planning policy context is outlined in Section 2. The site is classified as undesignated land within the urban area and there is an expectation that an application for planning permission will be received and the site will be developed.
- 4.1.2 Considering the identified need in Milton Keynes, as well as this part of Milton Keynes this brief is proposing the development of 3 and 4 bedroom council housing.
- 4.1.3 The site is proposed to accommodate residential uses with a careful transition to the playing fields and open space on western edge and equally the careful consideration of the surrounding housing and allotment gardens.
- 4.1.4 Although Plan:MK expectation for affordable housing (HN2) is of at least 31% on development proposals for 11 or more housing units, Milton Keynes Council may elect to provide additional affordable housing to that which is required at the time of any planning application.
- 4.1.5 Milton Keynes has a history of pioneering approaches to sustainable design new technologies and aspires to be the greenest city in the world. Our local plan - Plan:MK - commits to continue the borough's dedication to high environmental standards, green urban landscapes and being 'different by design'. Alongside this are the Council's objectives of being carbon neutral by 2030 and carbon negative by 2050. Therefore, proposals for the site should look to meet or surpass the sustainable standards laid out in Policy (SC1) of Plan MK and the subsequent Sustainable Construction SPD. As such development should be aiming for a BREEAM rating of Outstanding (>85%) level of certification which requires implementing innovation across all aspects of the project.
- 4.1.6 There are significant opportunities with this site to showcase Milton Keynes approach to innovative, bespoke and exemplar housing design. In this regard and to demonstrate inclusiveness, homes should where possible also be built to Lifetime Homes standards. Whilst it is a relatively small scale project, it is expected that development proposals will demonstrate how attractive, net zero-carbon family housing can be delivered at scale.
- 4.1.7 Opportunities for some bespoke individual and custom build housing and an element of self build opportunities should furthermore be considered.
- 4.1.8 In order to compensate for the loss of the informal parking on the site used on weekends for football match parking, the Council have committed to provide formal replacement parking further south along Frithwood Crescent within a landscaped setting.

# **SECTION 5:**

# PLANNING AND DESIGN PRINCIPLES

## 5.1 Introduction

- 5.1.1 This section outlines the principles relevant to the design and development of the site. These principles have been informed by best practice, the planning policy context for the site, the site and surrounding area analysis, stakeholder comments on aspirations for and issues facing the site as well as the identified opportunities and challenges.
- 5.1.2 A key role for this section of the brief is to ensure there is a suitable transition / design response between the site and surrounding uses.
- 5.1.3 The principles are where possible spatially represented by an accompanying Parameters Plan and layout options (see figure 6 and 7a,7b and 7c).

## 5.2 Layout

- 5.2.1 The Parameters Plan indicates a layout that has been informed not just by the surrounding context but importantly by the need to create a suitable layout that optimises solar gain and energy creation and use reduction. Furthermore the layout needs to ensure all land is efficiently utilised.
- 5.2.2 Development of the site should be designed and laid out such that buildings predominantly front onto the existing and proposed public realm. In the context of this site that includes the existing redway, playing fields and new road infrastructure. Private areas should not abut the public realm so that they are inaccessible to the general public. In the context of this site this means rear gardens of new housing facing the allotments.
- 5.2.3 Clear vehicular access and adequate parking provision for all proposed new units as well as the allotment gardens should be provide within the site layout.
- 5.2.4 It is not anticipated that any green public open space will be created within the site as part of the development. However it is expected that the development will be designed to take full advantage of the existing landscaping and park land outlook to the west in terms of direct pedestrian access from the development to these amenities.
- 5.2.5 Housing layout and design should ensure a good standard of amenity in terms of privacy, sunlight and daylight as well as private amenity space in the form of gardens for houses.
- 5.2.6 The positioning and design of new buildings should minimise the potential impact to adjacent houses on Frithwood Crescent.

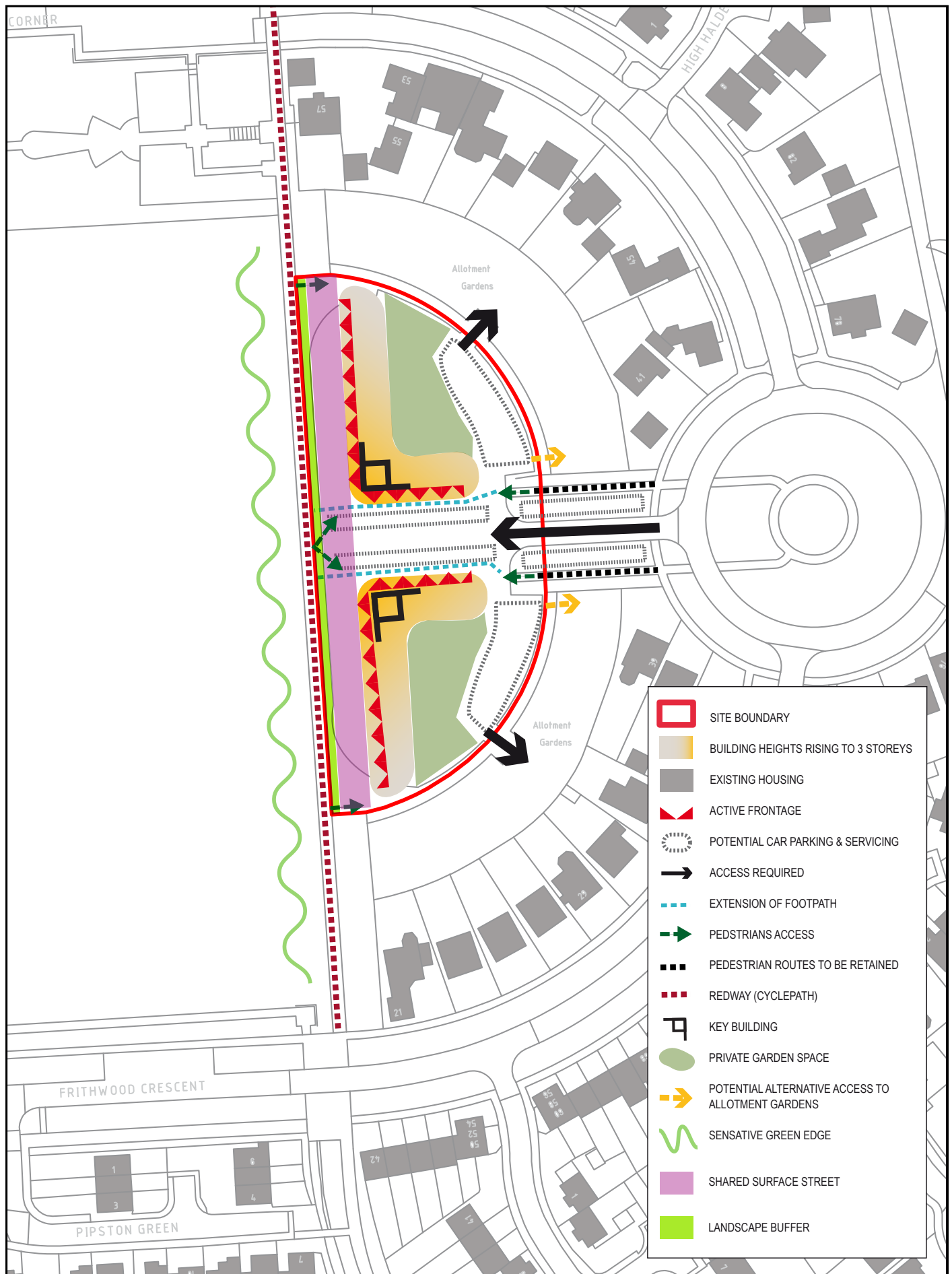


Figure 6: Parameters Plan



## 5.3 Frontages

- 5.3.1 The most important frontage is the one that faces onto and overlooks the playing fields.
- 5.3.2 The frontage overlooking the extension of the existing road is also important.
- 5.3.3 The access road to the site should be marked with key buildings where the road meets the playing fields, It is important that these are appropriately treated given their key locations and the resulting corner buildings are articulated to overlook both frontages.
- 5.3.4 The creation of significant lengths of blank wall facing the public realm will not be permitted.



Example of a key building turning the corner and creating two active frontages, and retaining optimum solar positioning of roof.



Traditional materials can help create a strong character if used in a contemporary designs



The design of the windows can add character whilst increasing surveillance and privacy



Gable ends addressing the street can create a strong built form presence

## 5.4 Access and Movement

### Vehicular access to the site

- 5.4.1 Vehicular access to the site will be taken from the existing access spur off Frithwood Crescent.
- 5.4.2 The new access road should be designed to two different standards. The initial part of the existing extension should be a dedicated access road. The part of the access road that serves housing facing onto the playing fields should be designed as a shared surface road.
- 5.4.3 Although not part of the housing development, 6 parking spaces with sufficient circulation space will be provided for the allotments (3 per allotment)

### Pedestrian and Cycle Movement

- 5.4.4 The existing footpaths alongside either of the existing spur access road off Frithwood Crescent will be extended into the site as identified in the Parameters Plan.
- 5.4.5 The western part of the development facing the playing fields will be served by a shared access road.
- 5.4.6 Pedestrian connections will be made from this shared access road to the adjacent redway
- 5.4.7 A suitable vehicular access (to include larger vehicles) needs to be included to serve the allotments. The Parameters Plan does however identify alternate access points to the allotments that would reduce the length of access roads required to serve the allotments. This would help create a more secure interface between rear gardens of new housing and the allotments.
- 5.4.8 Provision shall be made for cycle parking in order to encourage greater cycle usage. Proposals should provide as a minimum the cycle parking standards in force at the time of the planning submission.

## 5.5 Parking

- 5.5.1 Car and cycle parking must be in accordance with Milton Keynes Council's Parking Standards.
- 5.5.2 The Parameters Plan indicates where parking could be located to both the side and fronts of properties. As previously identified this may help provide a suitable buffer distance between the housing and sports field uses depending on how design and access is best achieved.
- 5.5.3 As identified in Section 4 replacement football parking will be provided within Frithwood Crescent within a landscaped setting immediately to the south of the playing fields.



Modern town houses and apartments with mono pitched sloping roof design could also be a suitable design response to the site.

## 5.6 Detailed Design Appearance and Construction

5.6.1 Section 3 identified the nature of the existing buildings surrounding the site. This should inform the design of proposed development on this site. The site is however visually relatively isolated in that it does not sit within the middle of an existing streetscene. The surrounding existing housing should not therefore necessarily dictate a repetition of this built form.

5.6.2 Buildings should comprise the predominant material that is included in the surrounding context which is buff brick. However, they should be of contemporary yet simple and honest design that enhances the surroundings. All building components should be of high quality and durable and incorporate green technology to be highly energy efficient.

5.6.3 The Council's Plan:MK Policy on Sustainable Construction ( SC1 and SC2 ) and the Sustainable Construction SPD which sets out expected sustainability standards that will have to be considered as part of the overall design process from the outset.



Modern building techniques and innovative technologies are positively encouraged for the site in order to meet the required high environmental standards .



Example of well considered residential development taking full advantage of solar light and energy capture.



Properties taking full advantage of surrounding landscape within development parcel

## **5.7 Public Realm and Landscaping**

- 5.7.1 Other than the hedges that currently border the site, and the row of street trees along the access road from Frithwood Crescent there are no other existing landscape features within the site to be retained.
- 5.7.2 Low maintenance buffer planting should be provided separating the redway from the proposed
- 5.7.3 The existing avenue of trees along the spur access of Frithwood Crescent should be extended along the new access road into the site.
- 5.7.4 Development proposals should be accompanied by a plan illustrating indicative landscape principles for the site housing development.



## 5.8 General Planning Requirements

### Sustainable Urban Drainage Systems

- 5.8.1 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 the impact on existing drainage provision 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.

### Safety and Security

- 5.8.2 The developer must consider crime prevention at an early stage in the design process: initially, regarding design and layout and subsequently, regarding any additional physical security or community safety requirements. The Council will seek to design out opportunities for crime and anti-social behaviour following best practice guidance in ‘Secured by Design’.

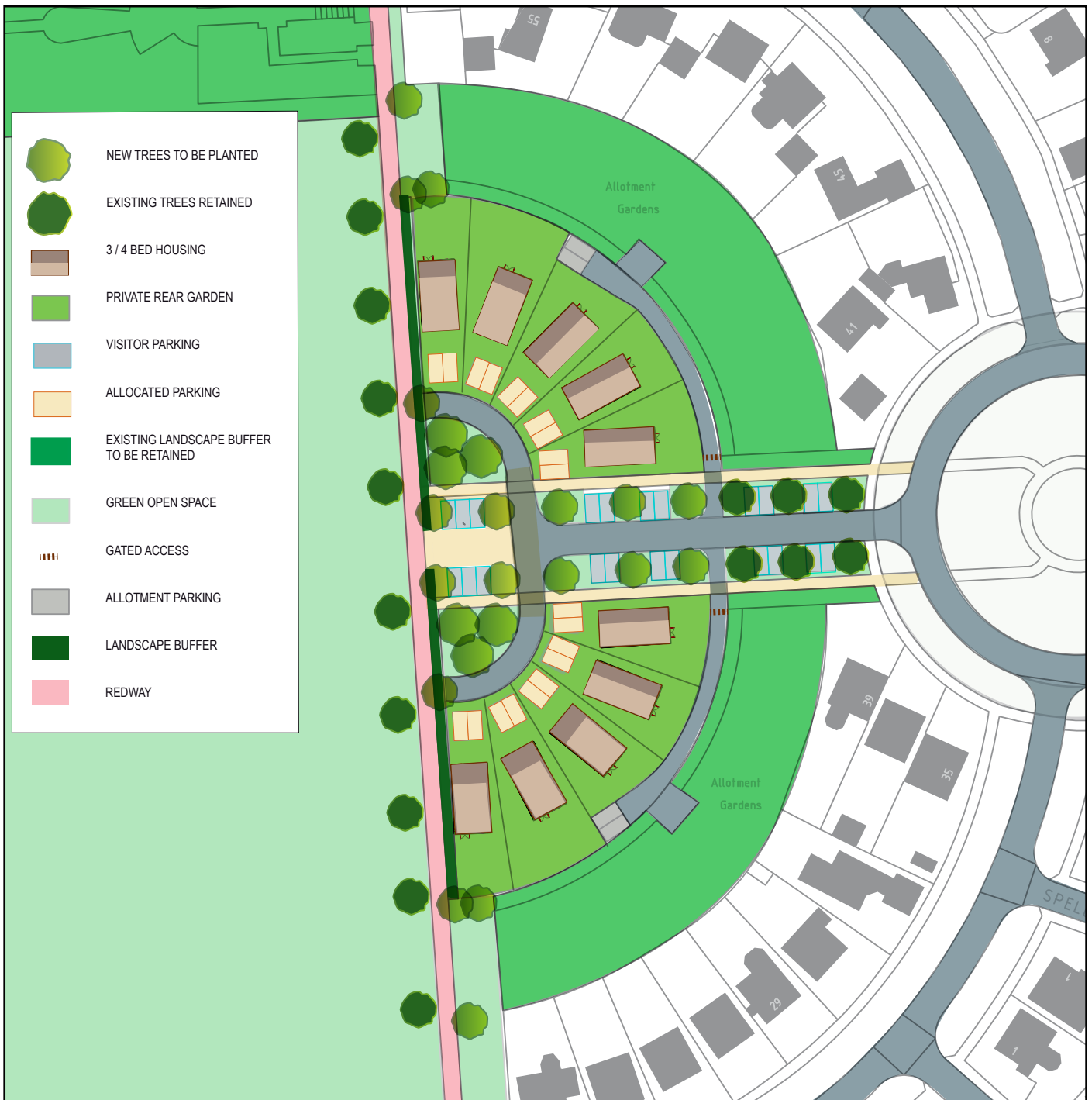
### Superfast Broadband

- 5.8.3 All new developments are encouraged to provide superfast broadband.

## **SECTION 6:**

# ILLUSTRATIVE OPTION LAYOUTS

6.1 This section identifies 2 illustrative layout options that all meet the design principles and Parameters Plan.



**Figure 7a:**  
Potential site layout showing 10 detached 4 bed housing plots in a crescent layout





**Figure 7b:**  
Potential site layout showing 14 detached housing plots

8 x 4 bed family homes  
6 x 3 bed family homes



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