

Ladbroke Grove Monkston Park Development Brief



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SECTION 1: INTRODUCTION

1.1 Location and Ownership

- 1.1.1 The site extends to approximately 1 ha (2.47 acres) and is located within Monkston Park grid square. The site is strategically located on Standing Way (H8) (see figure 1).
- 1.1.2 The site is 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 Monkston Park. 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.
- 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.*

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.

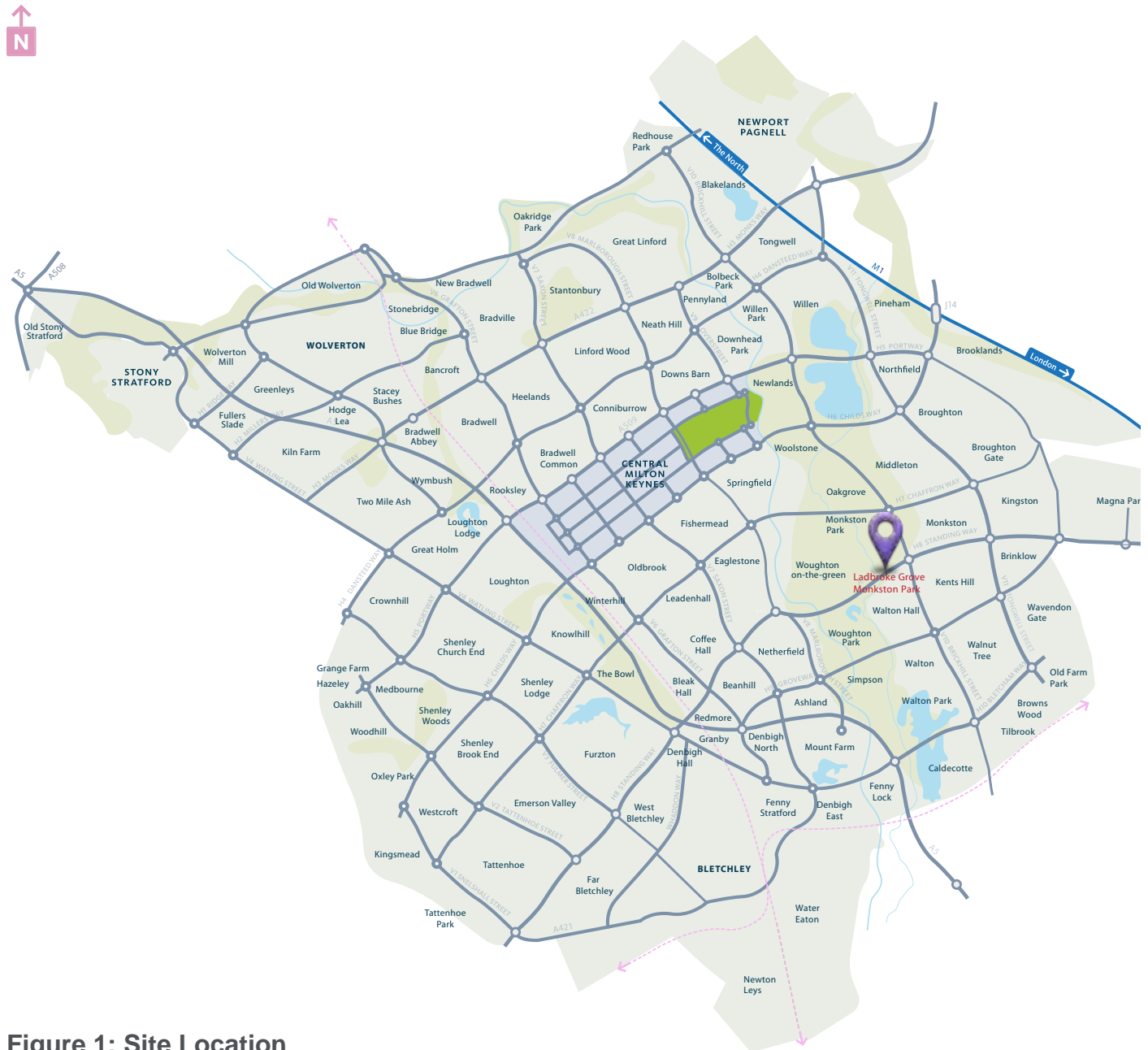


Figure 1: Site Location



Figure 2: Site Boundary

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 following sections of the NPPF are of particular relevance to the development of this site:
- Delivering a wide choice of high quality homes
 - Promoting healthy communities
 - Requiring good design
- 2.1.3 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.
- 2.1.4 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 (see section 2.4).

- 2.2.2 The site is allocated in the Local Plan for the provision of a new local centre (policy LC1).
- 2.2.3 The supporting text to policy LC1 (para 12.14) states: "New Local Centres will be needed to meet the daily shopping needs of new housing areas, although in some cases this may consist of a single general convenience store. The Retail Strategy Review suggests that, there should be sufficient convenience goods expenditure within 500 metres of a Local Centre to support a small store of about 350 square metres (net). The viability of new Local Centres may also be influenced by their proximity to existing retail facilities."
- 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. Policy H9 requires that for development proposals of 5 or more dwellings a range of house sizes and types should be provided.
- 2.2.5 Policy D4 of the Local Plan sets out the Council's requirements with regard to sustainable construction.

*Plan: MK is the new local plan for Milton Keynes. It will eventually replace the Core Strategy and the remaining saved policies in the Milton Keynes Local Plan.

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 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 Relevant Core Strategy policies include:

- Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development
- Policy CS4 Retail and Leisure 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

2.3.3 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 Site Allocations Plan

2.4.1 The Site Allocations Plan is being prepared to support the delivery of the housing targets for Milton Keynes, which have been set by the Core Strategy.

2.4.2 The Issues and Options consultation for the Site Allocations Plan was published in September 2014. The site at Ladbroke Grove was identified as a potential site allocation in this document. However, at this stage the Council has not made any decisions about which sites should be allocated – all sites, including the one at Ladbroke Grove, will require detailed assessment to determine their suitability for residential use.

2.4.3 It is anticipated that the Site Allocations Plan will be adopted in early 2016.

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

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

- Milton Keynes Drainage Strategy – Development and Flood Risk SPG (2004)
- Sustainable Construction SPD (2007)
- Parking Standards SPG (2005; Addendum 2009)
- New Residential Development Design Guide (2012)
- Affordable Housing (2013)
- A suite of Supplementary Planning Documents and Guidance relating to Developer Contributions

2.6 Corporate Plan

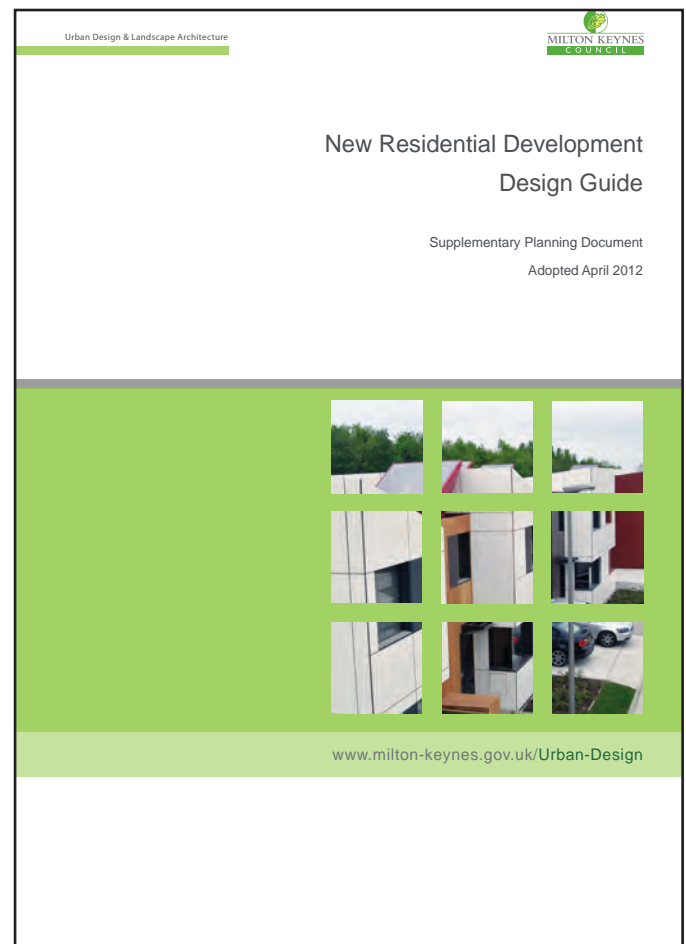
2.6.1 This Brief will, in particular, support the Themes of “Living in MK” and “Cleaner, Greener, Safer, Healthier MK”.

2.7 Planning Summary

2.7.1 The site is allocated in the Local Plan for the provision of a new local centre.

2.7.2 The site is being considered for reallocation through the Site Allocations Plan process. The Site Allocations Plan is due to be adopted in 2016.

2.7.3 Prior to any potential reallocation of the site, 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 local centre use.



The Residential Design Guide (2012)

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 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 the Ouzel Valley linear park. To the north west of the site are allotments. To the north and east of the site is housing. Also to the north of the site is Saint Bernadette's Catholic Primary School and the local centre. The local centre includes a community centre, retail units and a convenience food store.
- 3.2.2 The site is in the catchment area of Monkston Primary School, Middleton Primary School and Oakgrove School (which from September 2016 will be an all through school accepting children from the age of 4). Although the site is close to St Bernadette's Catholic Primary School, this is not the local school as it serves a broader Catholic community across Milton Keynes.
- 3.2.3 To the south of the site is the Standing Way (H8) grid road. Further south beyond the H8 is the Open University.



View from Ladbroke Grove looking north across the site



View from Ladbroke Grove looking west across the site



Existing residential adjoining the site

Building Heights and Setbacks

- 3.2.4 Development in the immediate vicinity of the site is 2-2½ storeys. There are 3 storey apartments in Finsbury Chase near the site.
- 3.2.5 Setbacks along Ladbroke Grove in the vicinity of the site are minimal, between 1-2 metres.

Public Transport Access

- 3.2.6 There are bus stops located on Brickhill Street (V10) (see figure 5).

Redway network

- 3.2.7 There is an existing redway on the northern side of Standing Way (H8). This links into the redway network which provides cycle and pedestrian access to adjoining grid squares, and beyond.
- 3.2.8 There is a leisure route footpath which runs along the western edge of the site. This footpath links into the network of footpaths within the Ouzel Valley linear park.



Leisure route footpath on western edge of site

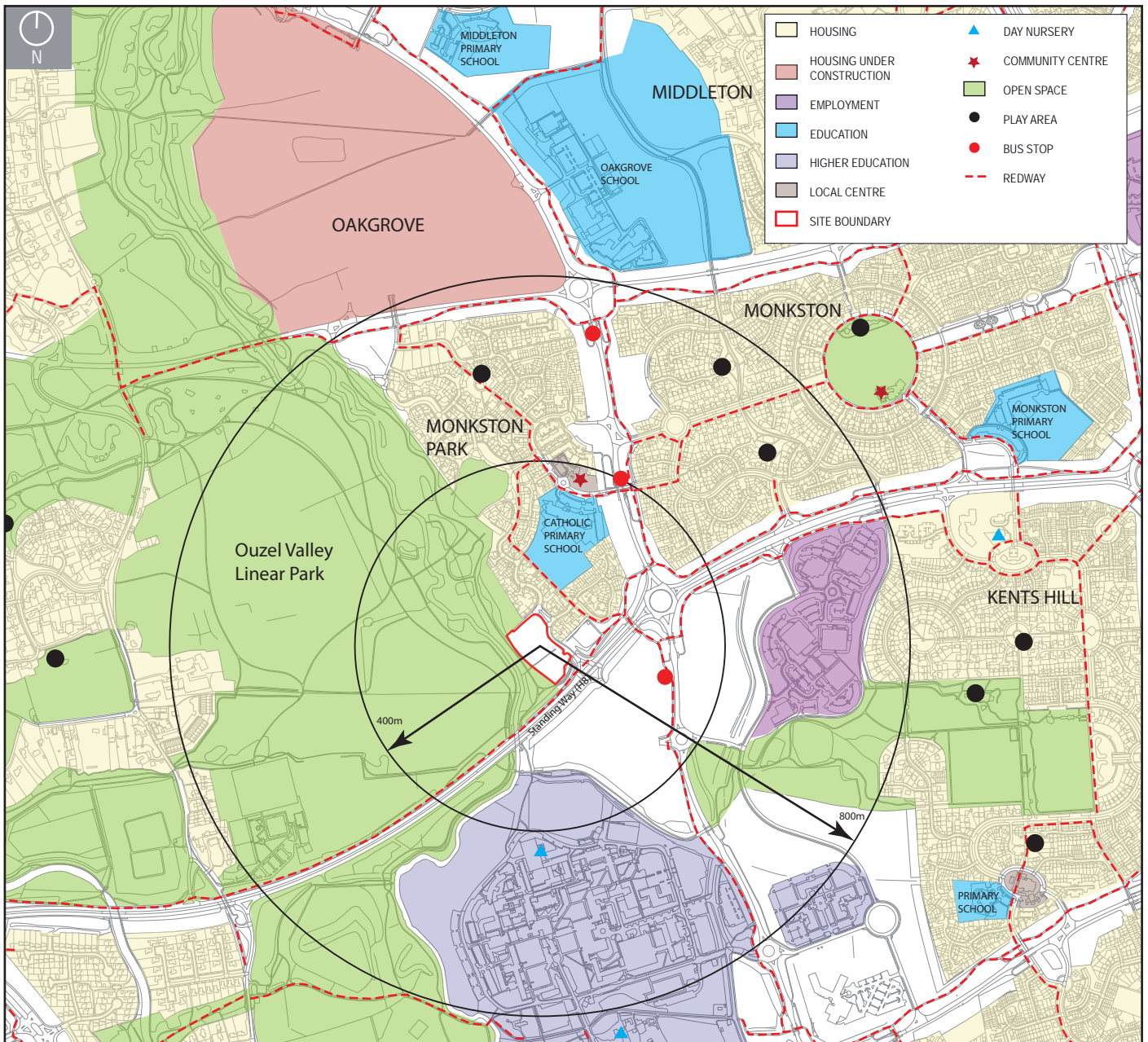


Figure 3: Surrounding Area

3.3 The Site

Topography and Landscape

- 3.3.1 The site is relatively flat, and consists predominantly of grassland. Part of the site was used as the site store for materials during the initial development of the estate.
- 3.3.2 There is a mature hedgerow that crosses the site in an east-west direction.
- 3.3.3 The site is screened from the grid road by planting. There is landscaping along the southern and western edges of the site.

Flood Risk

- 3.3.4 The site primarily lies within flood zone 1. A small part of the site along the western edge lies within flood zone 2. Development within flood zone 2 should be avoided.



Mature hedgerow crosses the site



Existing planting along western edge of site



Southern edge of site

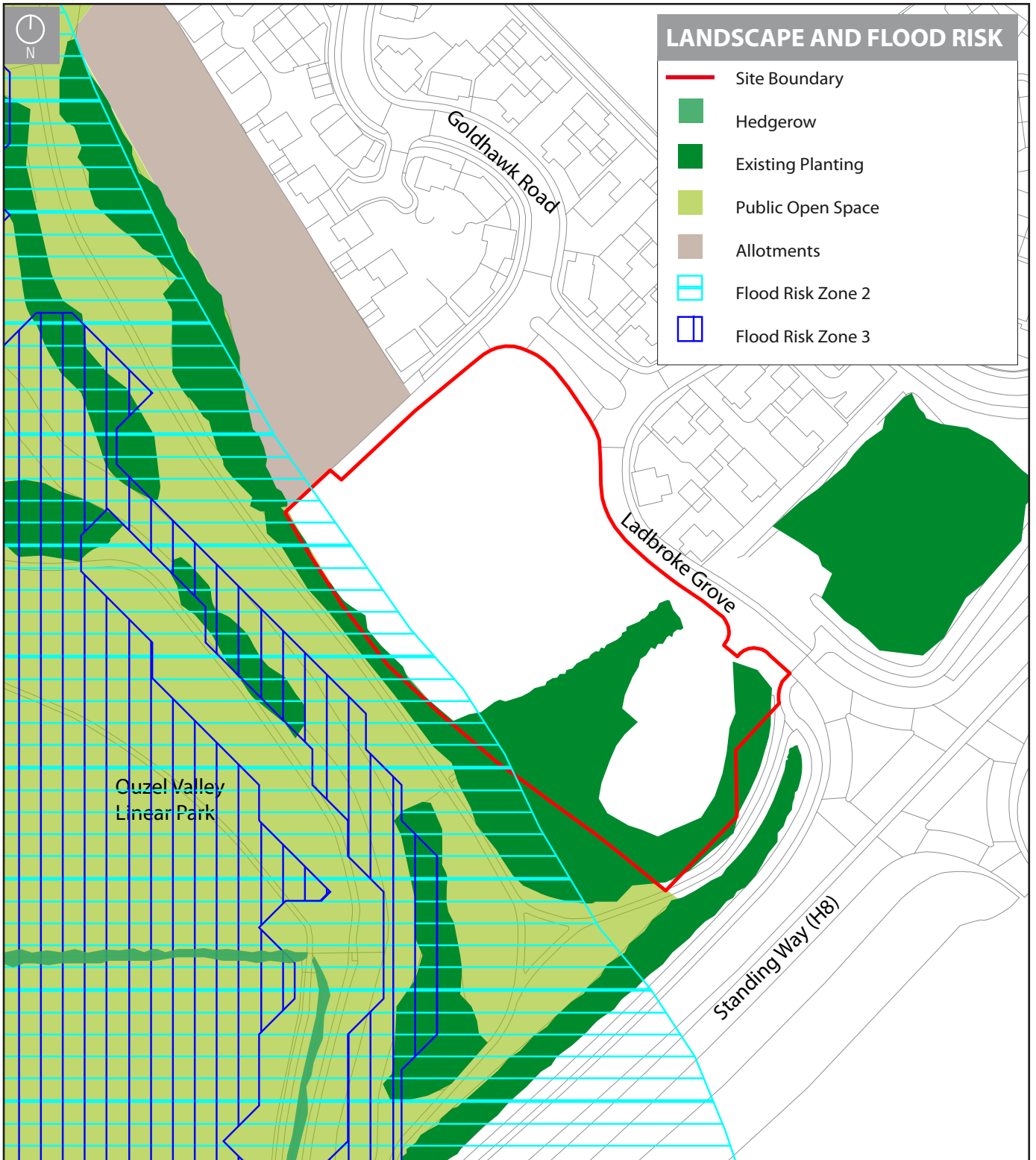


Figure 4: Landscape

Vehicular Access

- 3.3.5 The site has road frontage to Ladbroke Grove, and Goldhawk Road. There is an existing access stub onto Ladbroke Grove at the southern end of the site.
- 3.3.6 The site has easy access to the grid road network with Ladbroke Grove connecting to Standing Way (H8).



Existing access stub from Ladbroke Grove

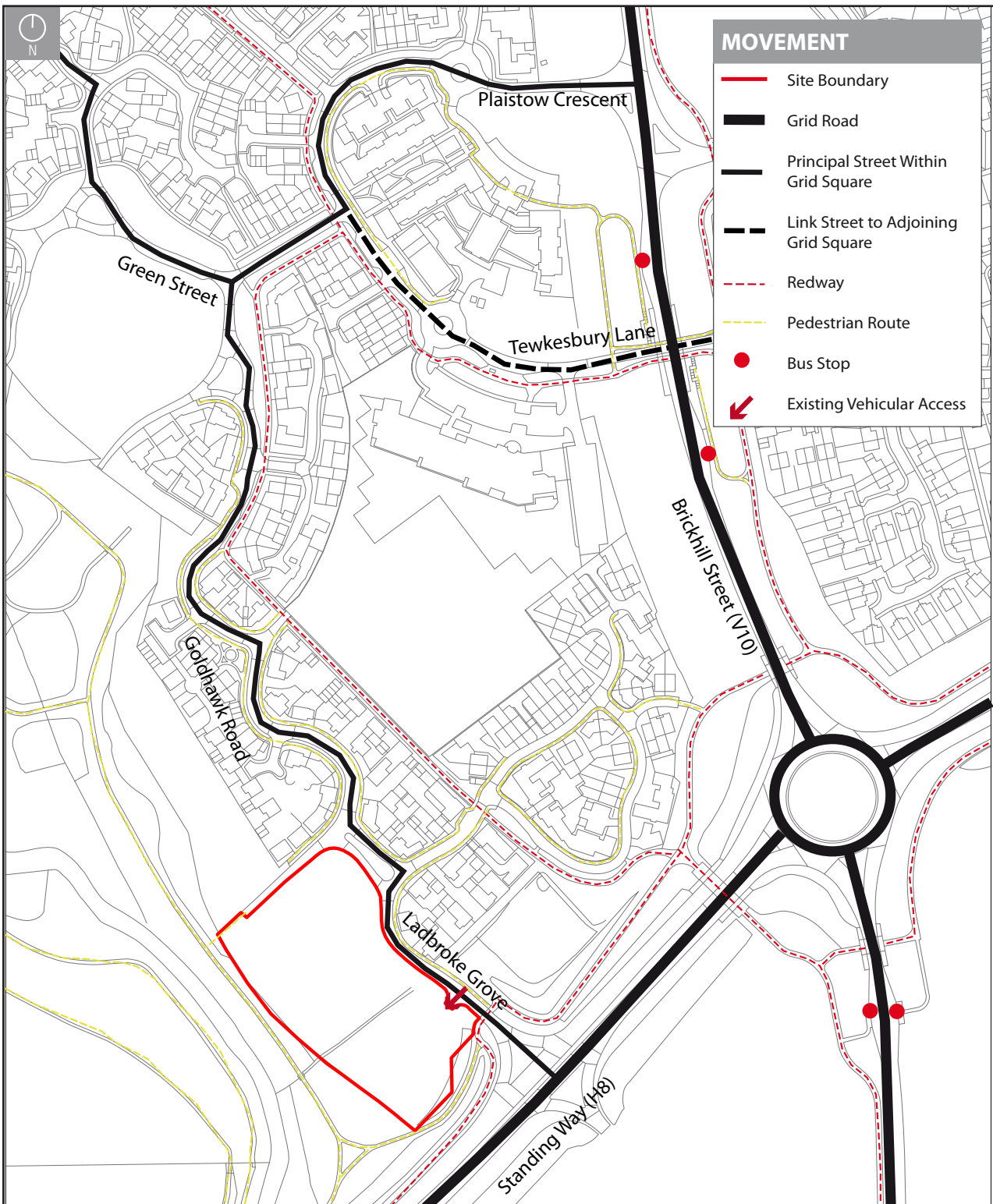


Figure 5: Movement

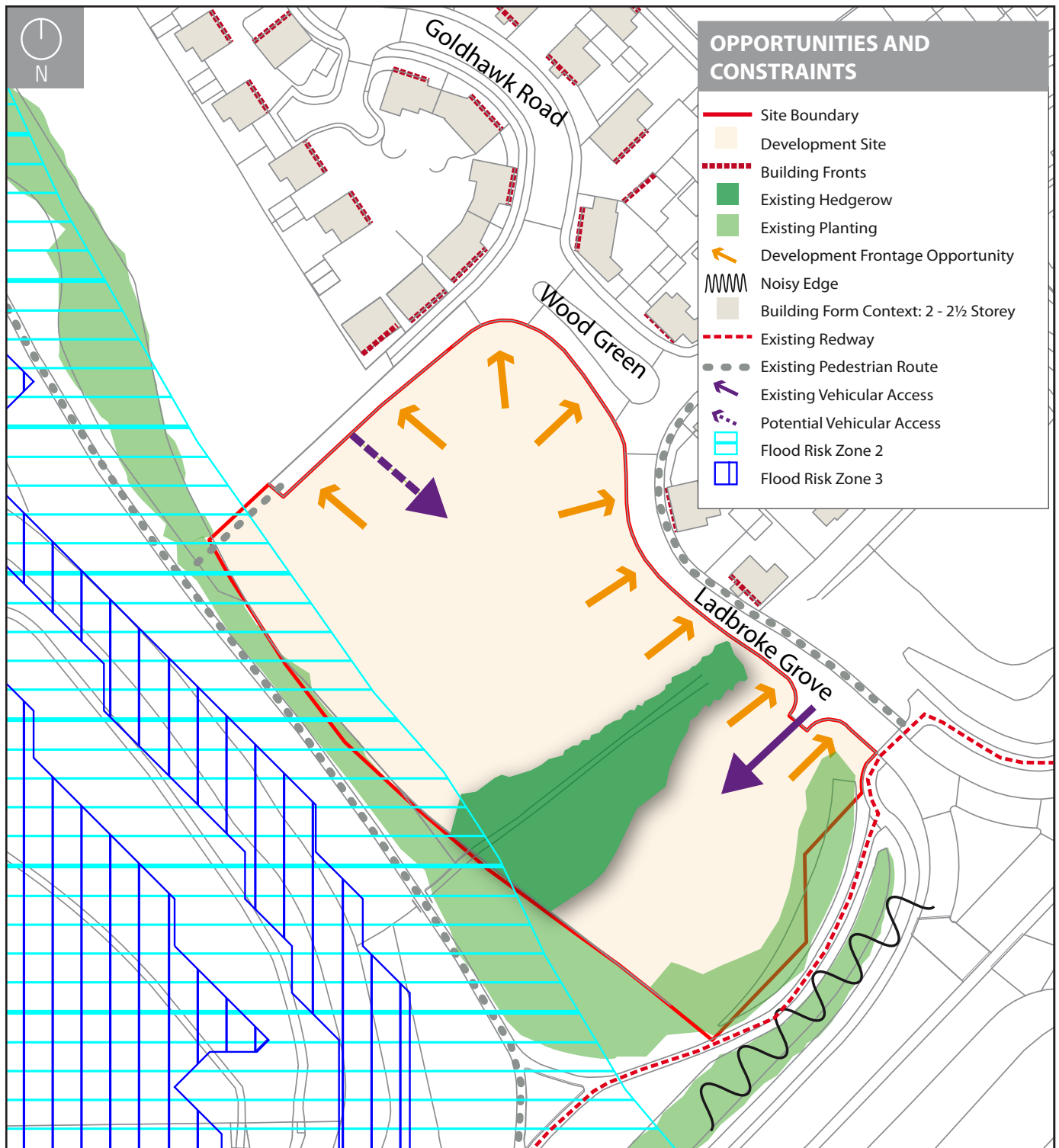


Figure 6: Opportunities and Constraints

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

- The site is allocated in the Local Plan as a development site and there is an expectation that it will be developed.
- Good existing pedestrian and cycle links.
- Site is accessible by public transport and car.
- Site is relatively flat.
- Site has street frontage to Ladbrooke Grove and Goldhawk Road. Potential to provide surveillance of public realm.
- Existing vehicular access point, with potential for additional access.

Constraints

- Vehicular noise from the adjacent Standing Way.
- Mature hedgerow crosses the site.
- The western edge of the site lies within Flood Risk Zone 2.

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.

SECTION 4:
DEVELOPMENT
OPPORTUNITIES

4.1 Development Opportunities

- 4.1.1 The planning policy context as outlined in Section 2 states that the site is suitable for a local centre.
- 4.1.2 The landowner, Milton Keynes Development Partnership (MKDP), propose to bring the site forward for residential use. They consider this to be an appropriate use, as (i) the site lies within an established residential area; and (ii) there is an existing local centre within close proximity of the site at Plaistow Crescent in Monkston Park.
- 4.1.3 Any housing proposals would need to be accompanied by evidence that there is no reasonable prospect of the site being used for local centre use.
- 4.1.4 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.
- 4.1.5 Residential development of the site could come forward as a private housing development or as a retirement housing scheme.

Option 1 - Private Residential

- 4.1.6 The site would be appropriate for private residential development.

- 4.1.7 A financial contribution towards off-site local play provision will be required.

Option 2 - Retirement Housing

- 4.1.8 The site would be appropriate for a retirement housing scheme.
- 4.1.9 A retirement housing development would be composed of private homes supplemented by shared facilities.

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. A Parameters Plan serves to spatially represent the key design principles. Parameter Plans have been provided for each of the proposed development opportunities (see figure 5, option 1 - private residential; figure 6, option 2 - retirement housing).
- 5.1.2 Development proposals should be based on a thorough appraisal of the site's context.

5.2 Layout

- 5.2.1 The layout should not result in ambiguous space that is not clearly public or private (such as alleyways or other 'leftover space').
- 5.2.2 For a private housing scheme, development should follow perimeter block principles, so that there is a clear public front with entrances and a clear private back.
- 5.2.3 For a retirement scheme, development may include a courtyard element. Any courtyard housing should have active frontages to the public realm.

5.3 Key Buildings and Frontages

Key Buildings

- 5.3.1 The entrance to Monkston Park from Standing Way should be marked with a key building. It should be designed so that it is distinct from the surrounding buildings by virtue of use, scale, architectural style, detailing or materials.

- 5.3.2 Buildings on the corner of streets should turn the corner with active frontages provided to both streets.

Frontages

- 5.3.3 All 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.
- 5.3.4 There is a planted landscaping belt along the southern and western boundaries. Dwellings could back onto this boundary, subject to strengthening of this landscaping belt.

5.4 Density and Building Heights

- 5.4.1 The density of development for a private housing scheme should reflect that of the surrounding area. Therefore densities of generally between 25-35 dw/ha would be appropriate.
- 5.4.2 Building heights should be predominantly 2 storeys, with the occasional 2½ or 3 storey building to provide variety and mark key vistas.

5.5 Detailed Design Appearance

- 5.5.1 The architectural approach to development should be informed by the contextual analysis. The adjoining development is characterised by a wide variety of building materials and forms. A selection of these materials should be employed within the proposed development.

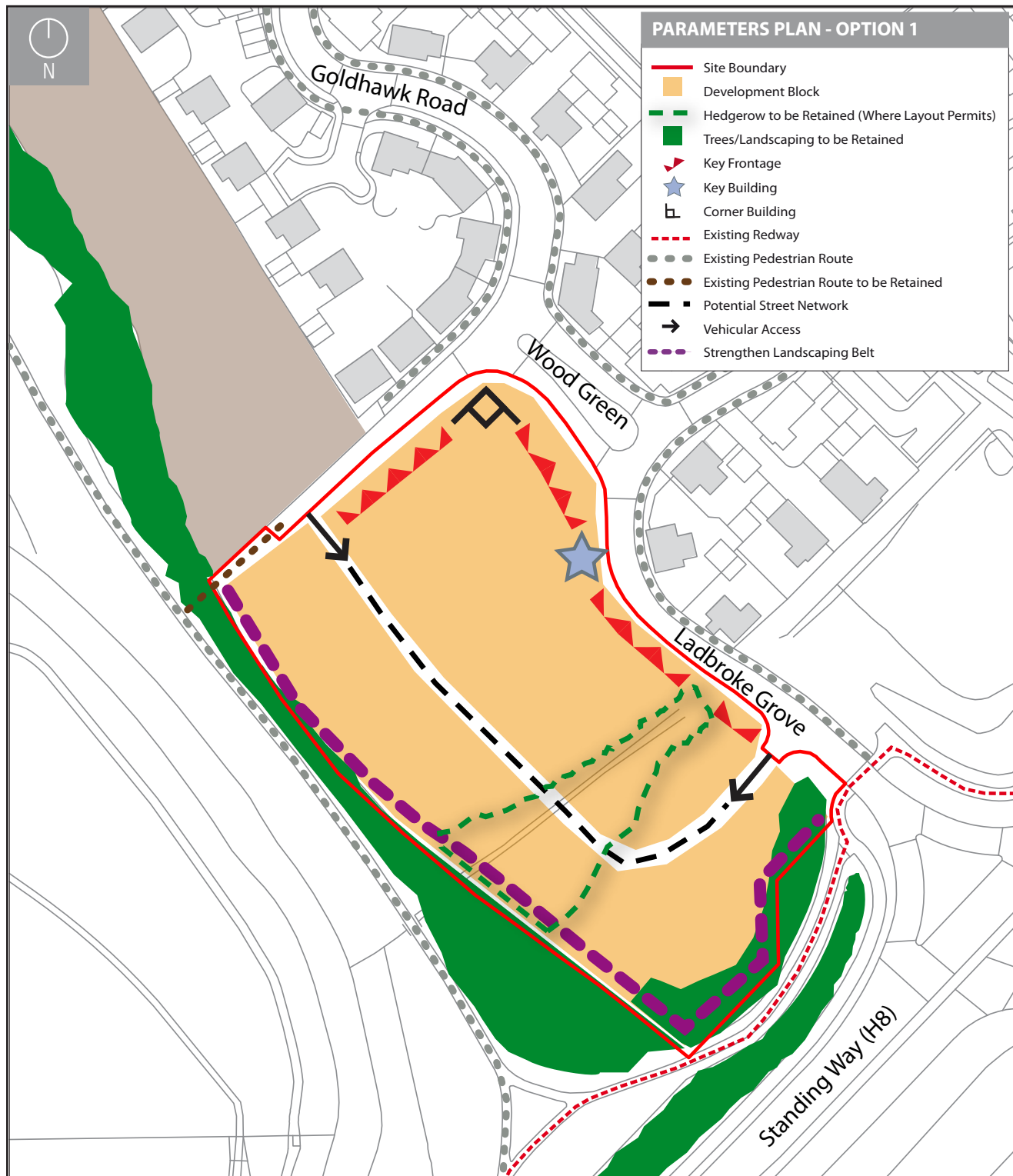


Figure 5: Parameters Plan - Option 1: Private Residential

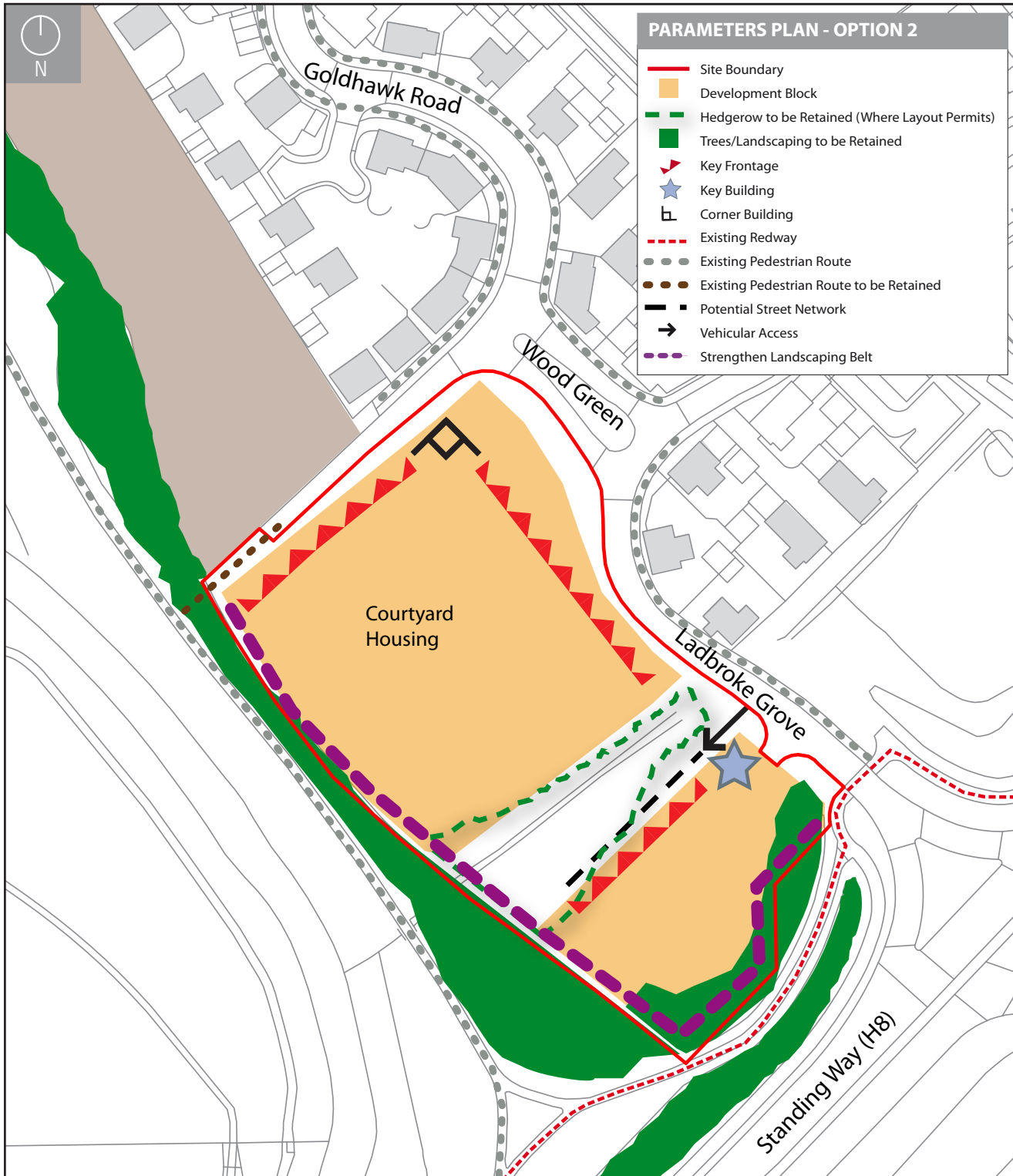


Figure 6: Parameters Plan - Option 2: Retirement Housing

5.5.2 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 principal vehicular access to the development will be taken off Ladbroke Grove. A secondary access could also be provided off Goldhawk Road. The design and positioning of accesses, including appropriate visibility splays, should accord with guidance in the Council's Highway Design Guide. In accordance with the Residential Design Guide, no private driveways will be allowed access to Ladbroke Grove to the south of the existing access stub.

5.7.2 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.

5.7.3 The existing pedestrian route that connects Goldhawk Road to the riverside leisure path should be retained as part of the development.

5.8 Parking

5.8.1 Car and cycle parking must be in accordance with Milton Keynes Council's Parking Standards. All parking, including visitor parking, will be provided within the red line 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 For the retirement housing scheme, parking may be provided within a grouped parking court.

5.9 Public Realm and Landscaping

5.9.1 There is an existing hedgerow that runs across the site in an east-west direction. Prior to development, a survey of the hedge should be undertaken to assess its quality and its biodiversity value. Subject to the findings of this assessment, the hedgerow should be reduced in size and retained as a linear feature within the development. Compensatory planting should be provided to mitigate the loss of any part of the hedgerow.

- 5.9.2 The hedgerow should be managed, and improved where necessary. Measures should be put in place to ensure the hedgerow's long-term maintenance. A break in the hedgerow would be allowed to provide north-south access across the site.
- 5.9.3 There are a number of trees on the site. Prior to development, an arboricultural survey should be undertaken which plots the location of the trees and assesses their quality.
- 5.9.4 Development proposals should be accompanied by a plan illustrating indicative landscape principles for the site.
- 5.9.5 Landscaping should be used wherever possible to reduce the impact of blank side and rear boundary fences.

5.10 General Planning Requirements

Flood Risk

- 5.10.1 Developers will need to submit a detailed Flood Risk Assessment (FRA) with any planning application for development of the site. Sustainable drainage will be required to deal with surface water run-off on site. Measures that could be incorporated include green/brown roofs, rainwater harvesting systems, permeable pavements, and filter strips and swales.
- 5.10.2 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.

Nature Conservation

- 5.10.3 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.

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.
- 5.10.5 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.

Archaeology

- 5.10.6 The site lies to the south and west of an excavated late Iron Age and Roman-British settlement and cemetery which has not been previously evaluated archaeologically.
- 5.10.7 As such there is clear potential for further 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 trenches across the area to a pattern and density agreed with the Council's Senior Archaeological Officer. This will enable any necessary mitigation (excavation or avoidance of significant archaeology) to be agreed and enforced via a planning condition.

Broadband

- 5.10.8 New development should provide 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.

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