

Shenley Wood Site A Development Brief



www.milton-keynes.gov.uk/udla

July 2020



This document has been prepared by
Milton Keynes Council's Urban Design
and Landscape Architecture Team.

For further information please contact:

Grant Gibson
Urban Design and Landscape Architecture
Placemaking
Milton Keynes Council
Civic Offices
1 Saxon Gate East
Milton Keynes MK9 3EJ

T +44 (0) 1908 254727

E Grant.Gibson@Milton-keynes.gov.uk

Contents

SECTION 1

INTRODUCTION

1.1	Introduction	5
1.2	Location and Ownership	6
1.3	Purpose of the Development Brief	6
1.4	Structure of Brief	9
1.5	Other Information	9

SECTION 2

POLICY CONTEXT

2.1	National Planning Policy Framework	11
2.2	Local Plan: Plan:MK	11
2.5	Supplementary Planning Guidance/Document	11
2.6	Council Plan	11
2.7	Planning Summary	11

SECTION 3

CONTEXTUAL ANALYSIS

3.1	Introduction	14
3.2	Surrounding Area	14
3.3	The Site	20
3.4	Opportunities and Challenges	22

SECTION 4

DEVELOPMENT OPPORTUNITIES

4.1	Development Opportunities	25
-----	---------------------------	----

SECTION 5

PLANNING & DESIGN PRINCIPLES

5.1	Introduction	27
5.2	Layout	27
5.3	Key Frontages and Corners	27
5.4	Detailed Design Appearance	29
5.5	Building Heights	29
5.6	Access and Movement	30
5.7	Parking	30
5.8	Landscaping	30
5.9	General Planning Requirements	31

SECTION 1: INTRODUCTION

1.1 Introduction

1.1.1 This Development Brief concerns a greenfield site allocated in Plan:MK for 'proposed employment'. It is located adjacent to Foxcovert Road and Chalkdell Drive, within the Shenley Wood Grid Square.

1.1.2 The site is bordered to the north by Shenley Wood Retirement Village and as such Milton Keynes Development Partnership (MKDP*) have aspirations to develop the southern half of the site to provide employment uses that complement the existing context of surrounding employment use, while also exploring alternative uses to the employment allocated that are complementary to the neighbouring retirement village on the northern half of the site.

Vision Statement:

"To create a high quality mixed use development that helps contribute to the identified needs in Milton Keynes."

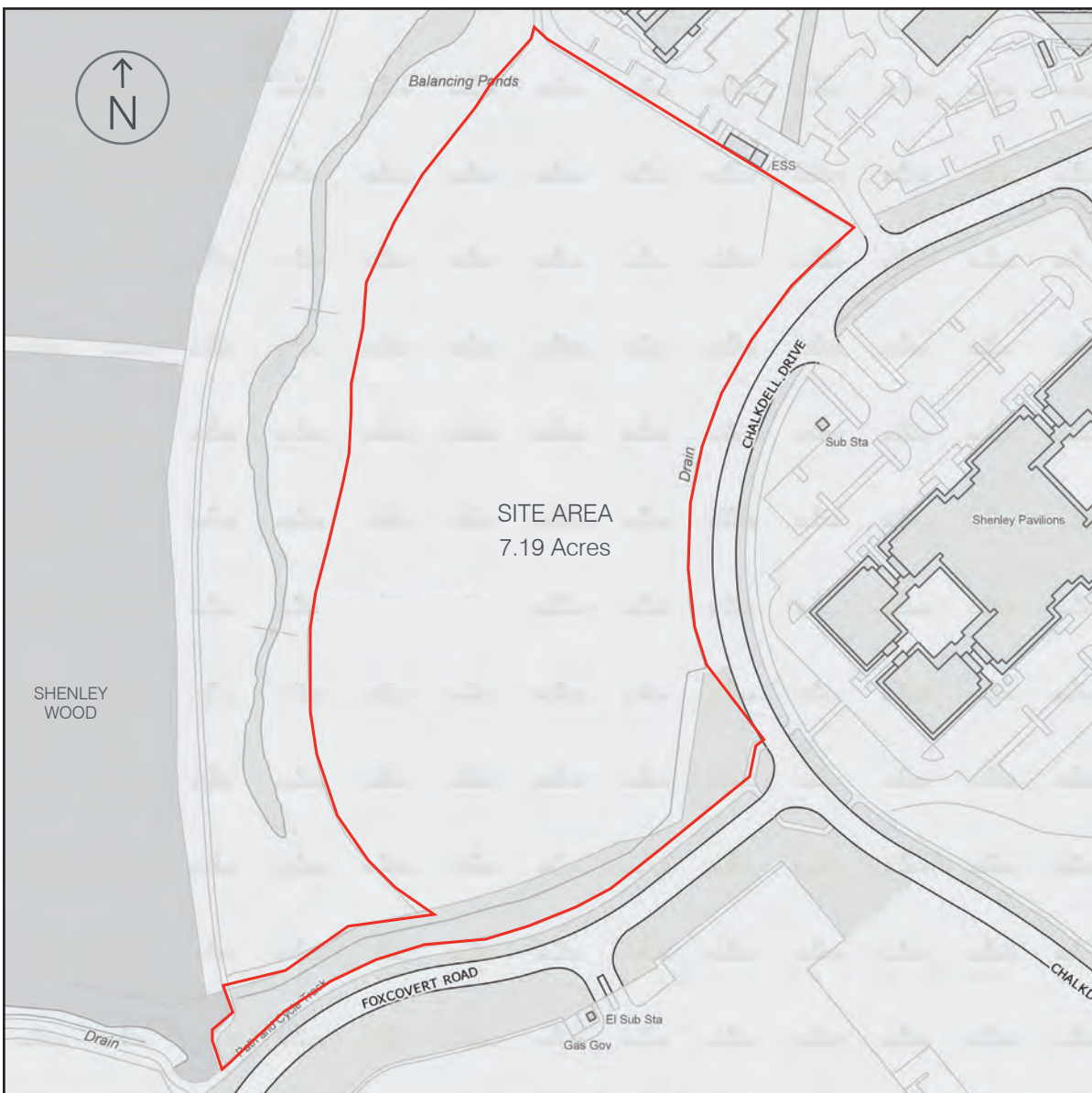


Figure 1: The Site

1.1 Location and Ownership

- 1.1.1 The site extends to approximately 7.19 ac / 3.2 ha and is located within Shenley Wood (see figure 2) . The site is located on Foxcovert Road and Chalkdell Drive (see figure 3).
- 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 Shenley Wood. The Brief will in particular consider the site holistically and provide guidance to ensure that the proposed land uses sit well next to each other and fit within the wider context. This will aid the development process, by allowing developers to submit informed proposals that respond to the landowner, the Council (MKC), 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 Local Plan.

- 1.2.4 The Development Brief has not been commissioned by the Planning Authority but rather by the landowner and it has not been subject to all the statutory requirements that a planning document would have to undergo. 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 has been submitted for approval by MKC Cabinet and if approved will therefore be a material consideration helping determine planning applications albeit with limited planning weight.

**MKDP is a limited liability partnership set up and owned 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, investors and end user companies for their development to meet reasonable operational requirements, whilst ensuring full community and stakeholder engagement in the preparation of development briefs for the sites.*

It is a requirement on 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 2: Site Location

Figure 3: Site Location



1.3 Structure of Brief

1.3.1 The Brief is divided into five sections:

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

Section 2 describes the planning policy context of the site.

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 where possible the design principles.

This section also identifies general planning requirements as well as developer requirements.

1.4 Other Information

1.4.1 Once adopted, the development brief will be followed and supported by a marketing brief prepared by MKDP which will outline pertinent information where appropriate regarding title, any existing leasehold arrangements, rights of access, restrictive covenants and claw-back arrangements.

1.4.2 The marketing brief is also intended to set out any additional MKDP aspirations for sustainability / energy standards, design and tenures, together with more detail on MKDP's preferred route to the market and selection criteria.

SECTION 2: POLICY CONTEXT

2.1 National Planning Policy Framework

- 2.1.1 The National Planning Policy Framework (NPPF) was published in 2019, at the heart of the NPPF is a presumption in favour of sustainable development.
- 2.1.2 The following sections of the NPPF are of particular relevance to the development of this site:
- Section 2, Achieving sustainable development
 - 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 future applications on this site.*
- 2.2.2 There are a number of Plan:MK policies relevant to the site, most notably Policies ER1 and ER2, which will have implications for the development of the site to meet the differing requirements of a range of employment uses:
- ER1 identifies that the use classes for the site are B1 (Business) , B2 (General industrial), B8 (Storage or distribution) , C2 (Residential institutions - and D1 (Non-residential institutions) would be permitted as acceptable development of the site but only being permissible if ancillary to the main employment use.
- ER2 outlines policy measures put in place to ensure protection of existing employment land and premises.

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:
- Milton Keynes Drainage Strategy – Development and Flood Risk SPG (2004)
 - Sustainable Construction SPD (2007)
 - Parking Standards 2016
 - A suite of Supplementary Planning Documents and Guidance relating to Developer Contributions

2.4 Council Plan

- 2.4.1 This brief will, in particular, support the key priorities of delivering Growth and Economic Prosperity.

2.5 Planning Summary

- 2.5.1 The site is allocated in Plan:MK as an employment (B1, B2 and B8 uses) site. However, C2 institutional residential and D1 non-residential institution classes are also permissible if they are provided as an ancillary use to the main use of the site for employment.
- 2.5.2 Planning applications for alternative uses for the site (or part thereof) can of course be submitted. It must however be demonstrated through evidence, that there is no longer a reasonable prospect of it being used for the designated 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 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 within Shenley Wood Grid Square which is mainly woodland and developable land given over to employment land use. However there is a range of other uses within a 400m walking distance.

The ancient woodland of Shenley Wood is located to the west of the site. It is managed by the Parks trust and covers 24.1 ha (59.5 acres) which is approximately a third of the Shenley Wood & Medbourne Grid-Squares and includes numerous public footpaths.

- 3.2.2 To the north of the site is Shenley Wood Retirement Village, containing 300 one and two bedroom apartments. The retirement village also provides a range of services and facilities including; café, art and craft room, enriched opportunities suite (to support residents with dementia), fitness centre, quiet lounge, greenhouse and landscaped garden, an indoor bowling green, guest suite, hairdressing and beauty salon, laundry, library and IT suite, restaurant, village hall, village shop, well-being suite and a woodwork studio.

To the east of the site across Chalkdell Drive is Shenley Pavilions, this is a low rise three storey modern employment office block containing multiple small to medium business organisations.

To the north east is a corporate employment office block currently containing Santander's Global Technology Centre.

NiftyLift worldwide headquarter and warehouse building is directly to the south of the site across Foxcovert Road.

The recently constructed HQ of Integral Powertrain, an electric vehicle parts manufacturer and distributor, is also further along Foxcovert Road to the south.

There is a collection of yet undeveloped parcels of land within the grid square which are proposed for further employment uses.

- 3.2.3 Within the 400m catchment to the south is Westbury Arts Centre, a Grade II listed 17th Century farmhouse building, which houses both permanent and temporary arts studio spaces, as well as rooms and exhibition spaces available for hire. The centre is host to an events programme throughout the year for public exhibitions and events, and a range of creative workshops.

A short distance further along Merlewood Drive is the Shenley Wood campus of the Oxley Park Academy Primary School.

The Medbourne Pavilion and associated playing fields includes a sports and community hall and is located 800m directly to the west of the site. This can be reached via pedestrian leisure paths through Shenley Wood.

Medbourne housing estate (built in the 2000's) surrounds the playing fields associated with the pavilion.



Junction of Chalkdell Drive and Foxcovert Road



Southern access to Retirement Village from Chalkdell Drive



View south along Chalkdell Drive showing site through street trees.



View north along Chalkdell Drive showing site through street trees.



Redway crossing at junction of Wildacre Road with Chalkdell Drive.



Nifty Lift HGV Service access on Foxcovert Road.

- 3.2.4 Approximately one mile to the north of the site is Shenley Brook End Local Centre which contains a leisure centre, post office, supermarket, doctors surgery and a range of independent shops and restaurants. One mile to the south of the site is Westcroft District Centre.

Public Realm

- 3.2.5 The predominant public realm in vicinity of the site is Shenley Wood itself which has a variety of paved and non-paved pedestrian leisure routes through it. There is an existing Redway along Foxcovert Road on the southern boundary of the site. This crosses and runs along the eastern side of Chalkdell Drive providing pedestrian access to the wider redway network. as well as connecting to the leisure footway routes of the woodland and associated parkland mentioned above.



View of site looking west across the site from Chalkdell Drive



View looking across site looking north towards Retirement home and woodland from Chalkdell Drive



View south across site from Chalkdell Drive of Nifty Lift building

Existing Infrastructure

3.2.6 The site fronts Chalkdell Drive on the eastern edge, which provides access directly to both Childs Way (H6) and Fulmer Street (V3). The southern edge of the site fronts onto Foxcovert Road which provides access directly to Childs Way and indirectly (via Merlewood Drive) to Tattenhoe Street (V2). Consequently the site is served by infrastructure that connects directly to the wider MK grid road network.

Building Heights, Setbacks and Edge Conditions

3.2.7 To the north of the site, the retirement village is predominantly 4 and 5 storey particularly along the southern edge facing Fulmer Street. A range of one and two storey supporting facility buildings for the village face onto Chalkdell Drive which include the entrance and reception. In keeping with the rest of the layout of development within the Shenley Wood Grid Square, the buildings are setback some distance from Chalkdell Drive, whilst their entrances face Chalkdell Drive, they don't have any positive relationship with it being setback by internal parking and access as well as a thick band of perimeter planting.

3.2.8 The 3 storey pavilion building on the opposite side of Chalkdell Drive is again set back some way from the street to enable a large surface level car park within trees and landscaping. Chalkdell Drive itself also enjoys a wide verge on both edges, which is tree lined to the west and contains a redway along the eastern edge. The redway continues along Foxcovert Drive which has a mature hedge along the north edge with wide verges on both sides. This provides some separation from the industrial service and HGV access to the Niftylift development. The linear green open space comprising the balancing ponds forms the western edge condition for the site.



Example of properties along Chalkdell Drive facing the site



View north along Chalkdell Drive to the retirement village



View of site from the pavilion buildings on Chalkdell Drive

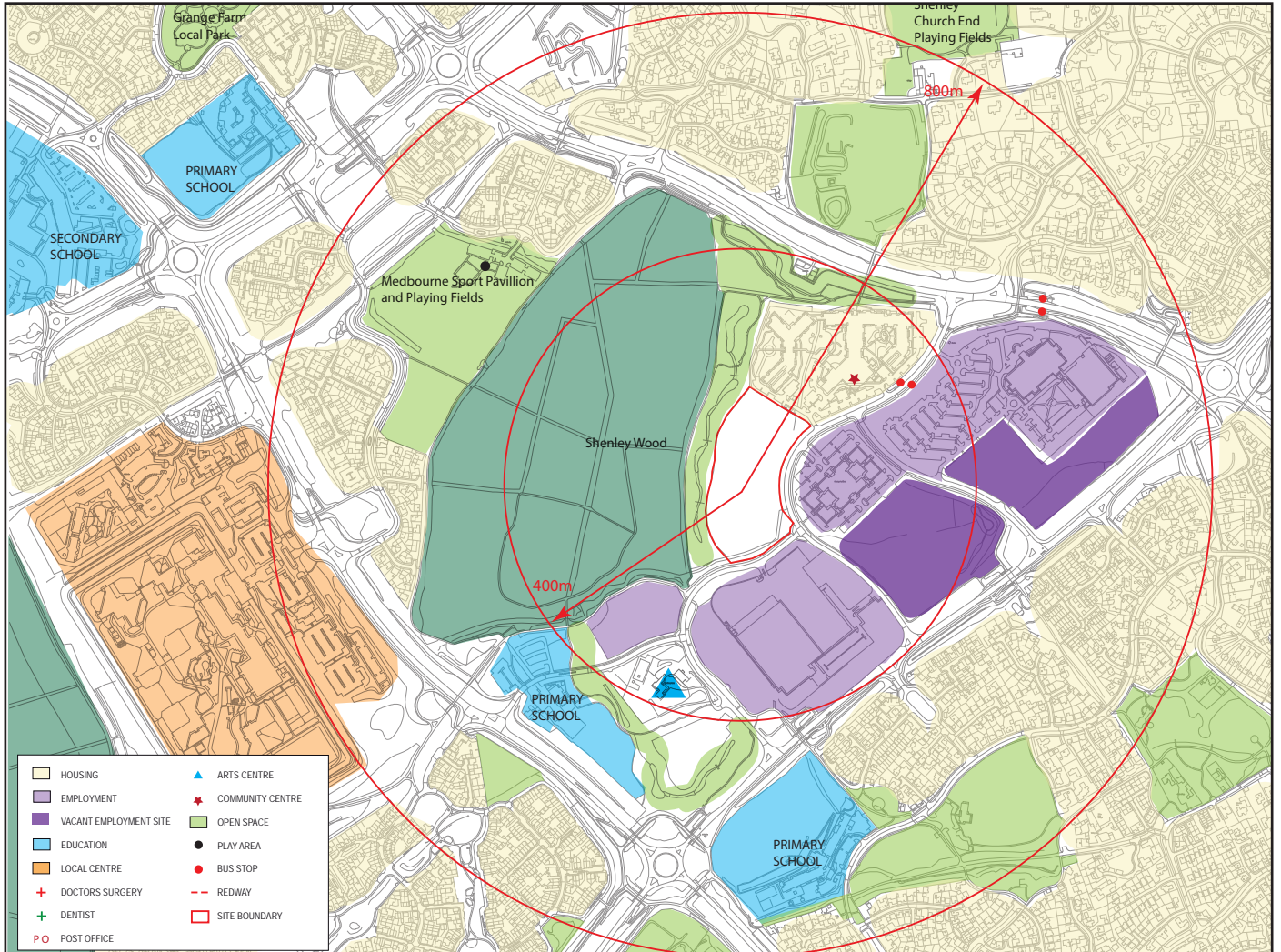


Figure 4: Surrounding Area



View of woodland across SUDS ponds from the parkland leisure paths

Surrounding Building Appearance

3.2.9 The buildings within the Shenley Wood Grid Square display some of the characteristics of a typical business park layout. There is a significant variety of architectural style which is in part informed by the function of the building. The large setbacks from the streets, gaps between buildings and landscaping means that all buildings sit harmoniously together.

The retirement village has a predominant 4 and 5 storey ridge height and generally have pitched roofs and utilise the use of a limited material pallet such as buff brick, render and some painted timber cladding and glazed roof atrium which provides the built form character to the north.

The Shenley Pavilions employment building to the east is three story and constructed of darker buff brick with a shallow pitched grey tile roof, the building presents a predominantly glazed frontage style and is built around the principle of individual offices which are arranged around two landscaped courtyards and a central atrium.

The Nifty lift employment building to the south, has 12m plus ridge height and is a largely modern employment building style with silver grey clad walls with some glazed upper floors and a gently curved roof structure that reduces the visual impact on the landscape.



Surrounding building types illustrating buff brick and pitched roofs with balconies, some painted timber cladding and glazed atriums.



Bus shelters on Chalkdell Drive

Public Transport Access

3.2.10 There are bus stops located on Chalkdell Drive within 50m of the site with additional stops located further along Fulmer Street. Milton Keynes Central train station is 2.5km from the site.



Access to and redway from Retirement Village on Chalkdell Drive



Figure 5: Site Analysis

3.3 The Site

3.3.1 The site is largely rectangular in shape with the eastern edge following the arched curvature of the road on Chalkdell Drive. Land slopes gently from south east to north west and onwards towards the steeper banks of the suds ponds on the western edge. Comprising mostly of grass, it is bordered with a low planted hedge on north, south and west facing edges. The north east edge faces and provides one of two possible access locations (shown in fig 5). A mature line of trees exist within the verge along Chalkdell Drive and also extends along the southern edge which merges with mature hedgerow along Foxcovert Road.

A newly planted hedge borders the site along its western edge providing separation from the landscaped ponds. The railings and planting that surround the retirement village demarcate the northern edge of the site.



View of site to the Retirement Village from edge of woodland



View across site to woodland from redway on Foxcovert Road



View across site to Nifty Lift building from the suds ponds parkland

The site is bordered to the west by an area of parkland which is run and managed by the Parks Trust and contains leisure paths around a series of SUDS (Sustainable Urban Drainage System) in the form of linked tear drop ponds. They run along the entire length of the site and primarily take water run-off from the industrial and commercial areas. It has four dammed ponds stepping down northwards, with flanking grasslands and acts as a landscape transition between the site and the ancient woodland of Shenley Wood.



View of pavilion office employment building across Chalkdell Drive from the site

3.4 Summary: Opportunities and Challenges

- 3.4.1 The preceding sections of the development brief provide an appraisal of the site's existing character and context.
- 3.4.2 The site is located in a central location within the Shenley Wood Grid Square, it sits between employment uses to the east and south, a retirement village to the north and parkland including ancient woodland and SUDS balancing ponds along the entire western boundary.
- 3.4.3 Employment is currently the predominant use within the grid square. Development of the site could therefore help to provide a transition between the existing retirement village to the north and the surrounding employment areas.
- 3.4.4 The site is situated in a highly accessible location within walking distance of a range of community and commercial uses.
- 3.4.5 The site is served by significant existing infrastructure. Chalkdell Drive and Foxcovert Road exists to east and south respectively, from where vehicular access can be taken as well as footpaths, a redway and other infrastructure such as bus stops.
- 3.4.6 Shenley Wood is characterised by buildings setback from adjacent streets by parking and landscaping. This character of Shenley Wood provides some flexibility in terms of the positioning of buildings on the site.
- 3.4.7 The existing retirement village facing the northern boundary offer an opportunity for further development to perhaps face onto it and create a new two sided street , although the proposed design response will need to be mindful of the risk of overlooking from existing apartment balconies.
- 3.4.8 There are no known utility constraints. However, due to the proximity to the SUDS ponds and ancient woodland, an ecological survey will be required to determine any ecological or and biodiversity constraints. The linear green space with SUDS does furthermore restrict direct access from the site into Shenley Wood itself.
- 3.4.9 While the buildings should face onto Chalkdell Drive and / or Foxcovert Road the area immediately to the west is public accessible via leisure footpaths so there is a challenge for buildings to offer attractive elevations to the east, west and north.
- 3.4.10 The opportunities and challenges have served to underpin the rationale behind the design principles and Parameters Plan, outlined in section 5.



Junction of Foxcovert Road and Chalkdell Drive showing redway crossing



View of site across SUDS bund from Shenley Wood



View of newly constructed powertrain HQ on neighbouring site from Redway on Foxcovert Road



View of pavilion buildings from redway on Chalkdell Drive

SECTION 4:
DEVELOPMENT
OPPORTUNITIES

4.1 Development Opportunities

- 4.1.1 The planning policy context is outlined in Section 2. The site is allocated as a development site in Plan MK and therefore there is an expectation that it will be developed.
- 4.1.2 This brief can't change planning policy and therefore in line with Plan:MK policy the brief permits the option for both B1/B2/B8 employment, C2 institutional residential uses such as residential colleges and training centres (If ancillary to the main employment use) and D1 Non-residential institutions such as Clinics, health centres and day centres. It is therefore considered to be suitable to come forward as a mixed use development.
- 4.1.3 Following the above, the contextual analysis suggests that the northern part of the site, which borders the existing residential retirement village, could accommodate lighter employment B1(a) Offices and/or C2 and D1 classes with a careful transition to B1(b) Research and development of products or processes and B1(c) Industrial processes towards the southern part of the site where complementary existing employment development already exists.
- 4.1.4 Given consultation feedback on the draft brief had some support of further retirement living accommodation adjacent to the existing retirement village, this together with evidence of such need and a lack of demand for employment, could be used to support a planning application for an alternative use for the site (or part thereof).



View along redway on Foxcovert Road towards Nifty lift HGV service entrance

SECTION 5:
PLANNING AND DESIGN
PRINCIPLES

5.1 Introduction

- 5.1.1 This section outlines the planning and design 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 analysis as well as the identified opportunities and challenges.
- 5.1.2 A key role for this section of the brief is to ensure that there is a suitable transition / design response between the permissible land uses of employment and C2 residential institutions (if indeed the latter is included) as well as the existing residential care village given that they would not normally be considered as compatible neighbours.
- 5.1.3 Development proposals should be based on a thorough appraisal of the site's context.
- 5.1.4 Where relevant, the principles are spatially represented by an accompanying Parameters Plan (see figure 6).

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 buffer and transition between the permissible uses as per policy within the site as well as to the surrounding development (notably the retirement village to the north).
- 5.2.2 The layout therefore proposes a buffer or transition area between the two permissible uses, if indeed that occurs, to ensure all land is efficiently utilised. A careful transition is also required between the existing retirement village and proposed development of the northern part of the site especially if it is as employment use. Section 3 of the Brief highlighted how

surrounding development is characterised by buildings sitting in the middle of the plot setback from Chalkdell Drive and Foxcovert Road by vehicular access and parking infrastructure as well as landscaping. This characteristic would be appropriate for the development of Site A as well.

- 5.2.3 Private and loading areas should be located internal to the site and be inaccessible to the public.
- 5.2.4 It is not anticipated that any green public open space will be created on site as part of the development, However it is expected that the development will be designed to take advantage of the existing landscaping and woodland outlook to the west.
- 5.2.5 If institutional residential (C2) is located on the northern half of the site facing the existing retirement village, the existing access road could be utilised to provide access and parking for the site, pending negotiations with neighbouring land owners. The additional parking and landscaping created would help soften the transition to the existing retirement village.
- 5.2.5 Layout and design of any proposed institutional residential element 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 and or balconies, or shared private communal space.

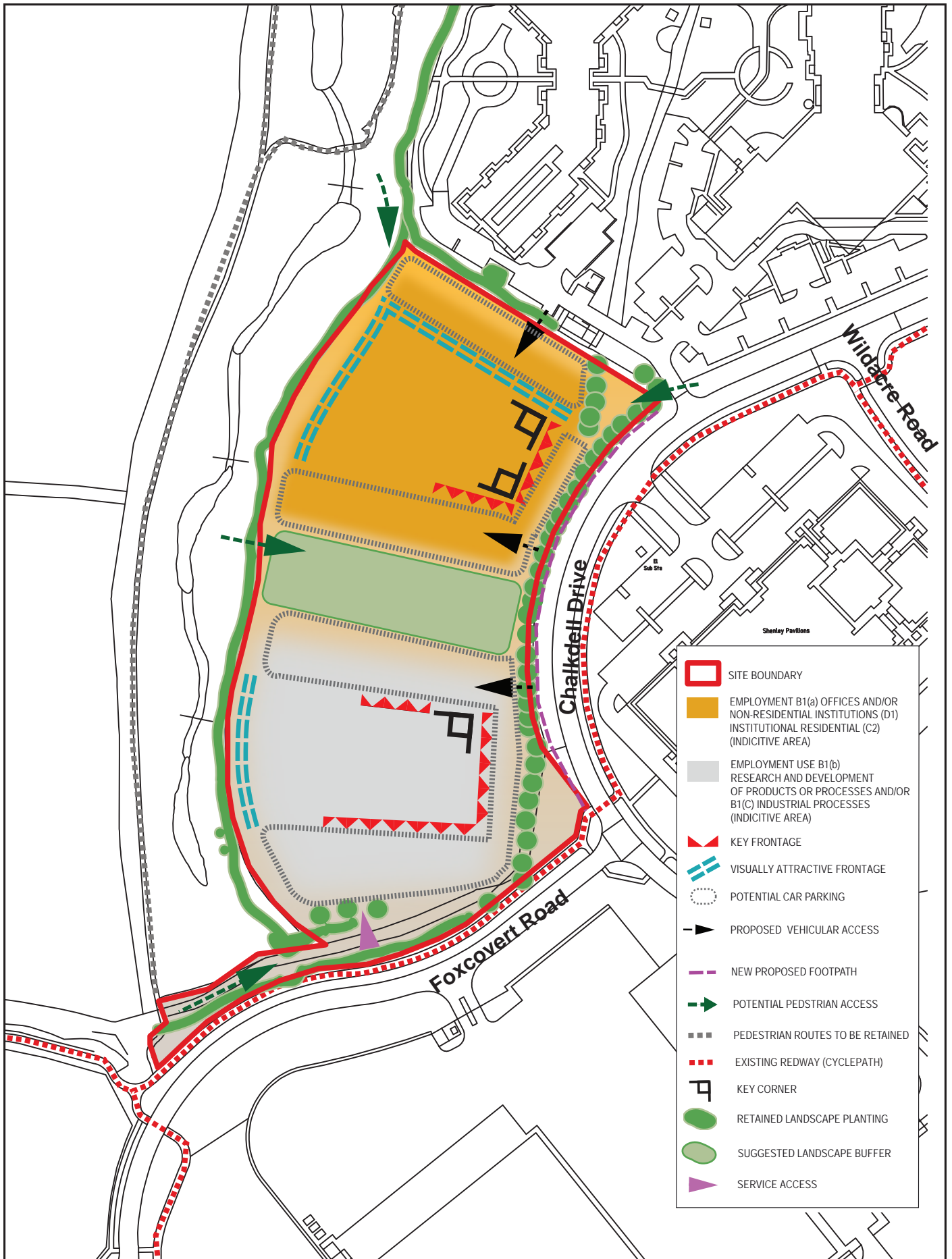


Figure 6: Parameters Plan

5.3 Key Frontages and Corners

- 5.3.1 The most important key frontage in terms of location of building entrances and elevation treatment is that facing Chalkdell Drive.
- 5.3.2 The western frontage onto the parkland area and associated footpath is also important and where possible development, as a minimum given the public views of the western edge of the site, western elevations should be designed to be visually attractive.
- 5.3.3 The creation of significant lengths of blank wall within the key frontages will not be permitted.
- 5.3.4 Entrance roads to the site should be marked with key buildings that are appropriately treated given their key locations.



Example of a key building with balconies creating an active frontage



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



Interesting entrance and modern building frontage which turns the corner of employment buildings on neighbouring sites.



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

5.4 Access and Movement

Vehicular Movement

- 5.4.1 The preferred access to the site should be taken from Chalkdell Drive.
- 5.4.2 A new access off Foxcovert Drive may be acceptable to serve the employment use but would need to cross an existing redway. Access from Foxcovert Drive should therefore be limited to one single location. The treatment of this junction should also be carefully considered in light of the proximity to a junction, a redway crossing and the service access to the Nifty Lift HGV entrance on the opposite roadside.
- 5.4.3 Given the size of the site a transport impact assessment of any development proposals for the site may be required as part of a planning application

Pedestrian and Cycle Movement

- 5.4.4 Pedestrian movement will occur along the existing footways to the site.
It is expected that a new pedestrian footway will link the development into the existing redway and footway network.
- 5.4.5 There is potential for new pedestrian routes to extend to the balancing pond area and Shenley Wood run by the Parks Trust. However, interventions that propose new access are required to be funded by the developer and delivered in conjunction with the Parks Trust.
- 5.4.6 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.



Well considered windows in employment buildings can add character whilst increasing surveillance of private and public spaces

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 the fronts and sides of the buildings which is typical of the surrounding character. As previously identified this may help provide a suitable buffer distance between the existing care home and employment uses depending how access is best achieved for the north and south parcels of the plot.



Example of well considered C2 residential development taking full advantage of landscape features



Open air access to surrounding landscape within development parcel provides interest and character

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. However, the surrounding area has significant incorporated landscape elements that acts as a visual buffer to existing development. Therefore the surrounding development should not dictate a required repetition of this built form.
- 5.6.2 Development 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. Material for employment should include but not be limited to modern building materials such as: metal cladding (flat and profiled), render, glazing and well considered louvres.
- 5.6.3 The Council's Plan:MK Policy on Sustainable Construction (SC1 and SC2) set sustainability standards that will have to be considered as part of the overall design process.
- 5.6.4 If single use large buildings are included, the main pedestrian entrance to the building should be located along key frontages of the site and relate to the existing pedestrian routes.

5.7 Landscaping

- 5.7.1 Other than the shrub hedges that border the site on all edges, and the double row of street trees along the length of Chalkdell Drive there are no other existing landscape features within the site. However, there is an existing hedge and tree planting immediately beyond the site's boundaries curving around into the Balancing Ponds, which must be protected during construction work and retained.
- 5.7.2 Development proposals should be accompanied by a plan illustrating indicative landscape principles for the site taking into consideration the following;
- Natural features incorporated throughout the site to help bring wildlife into the urban area and connect the community to nature; improving their health and wellbeing.
 - Features such as street trees and hedges should be incorporated into the street scene with native species chosen to benefit wildlife as well as people.
 - Planting should include pollen, nectar rich and fruiting plants to help bees, butterflies and birds.
 - Green walls and roofs should be considered to add character to frontages in keeping with the parkland/woodland setting and provide extra habitat for wildlife.
 - Bird and bat boxes on buildings fronting the woodland can help these species, and a lighting plan should be required to minimise light spill onto the natural habitats.

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 SuDS 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.

Urban Design & Landscape Architecture

Growth, Economy and Culture

Milton Keynes Council

Civic Offices

1 Saxon Gate East

Milton Keynes MK9 3EJ

T +44 (0) 1908 252708

F +44 (0) 1908 252329

E urban.design@Milton-keynes.gov.uk

www.milton-keynes.gov.uk/udla

