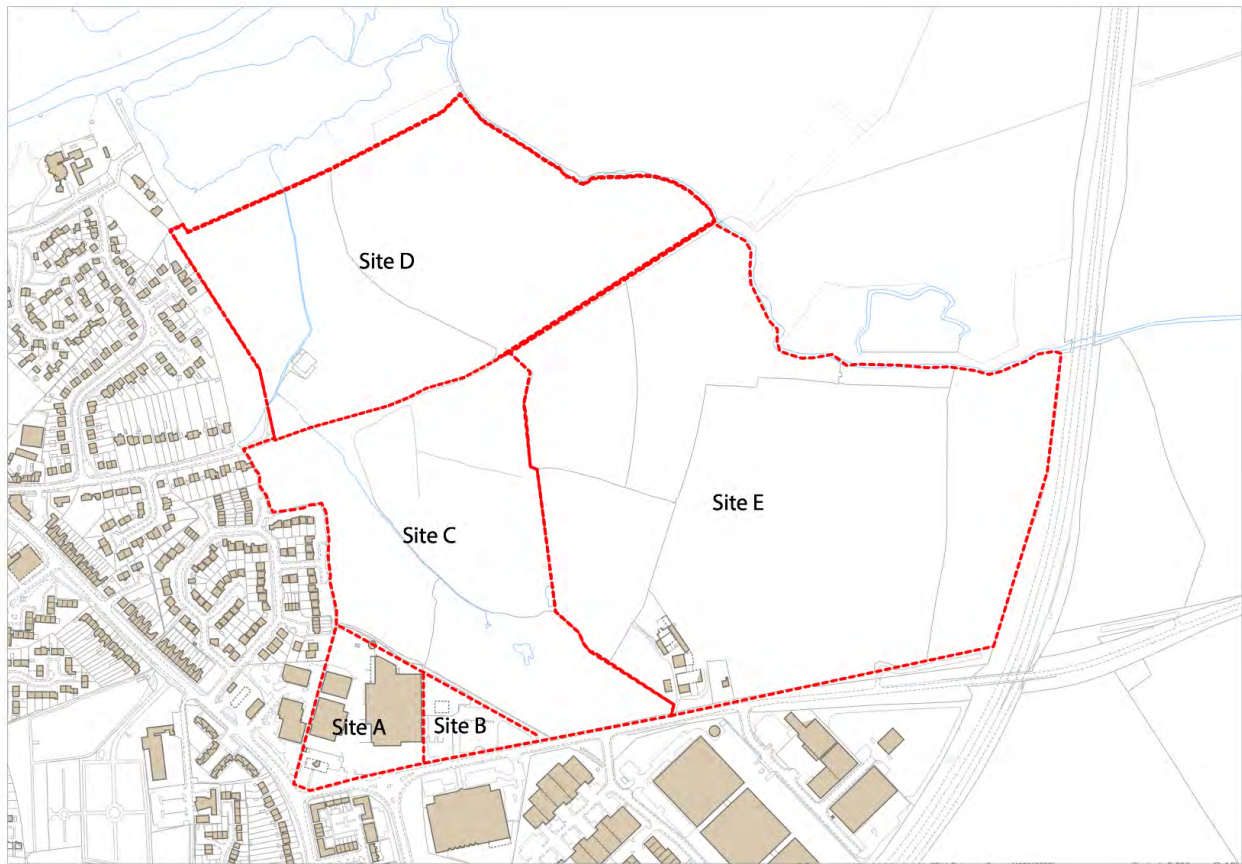


DEVELOPMENT BRIEF: TICKFORD FIELDS ESTATE

INTRODUCTION

- 1.1 The purpose of this brief is to provide planning and design guidance for the comprehensive development of the Tickford Fields Estate, which comprises of the Tickford Fields Farm Strategic Reserve Site, as identified in Milton Keynes Local Plan 2005, together with the remainder of the North Crawley Road Industrial Estate and Tickford Fields Farm East, extending up to the A509 within the parish boundary of Newport Pagnell.
- 1.2 It has been informed by the relevant national and local planning policies and, following formal public consultation, will be incorporated into the Newport Pagnell Neighbourhood Plan, and will be a material consideration in determining planning applications for the site.
- 1.3 The site lies to the east of Newport Pagnell, to the north of North Crawley Road, and is divided into 3 land ownerships and 3 distinct land uses. Figure 1 shows the position of the site and the separate land parcels within it.
- 1.4 SITE A is an industrial site containing offices and warehouse buildings, now all vacant. It has a site area of 1.98ha and is owned by the Coal Board Pension Fund, who wish to redevelop the site for housing. Demolition of the existing buildings on this site has taken place.
- 1.5 SITE B is a household waste site owned by Milton Keynes Council, and has a site area of 0.8 hectares.
- 1.6 SITE C is part of the strategic reserve site, and is agricultural land forming part of Tickford Fields Farm, whose buildings and dwelling lie immediately adjoining the eastern side, fronting onto North Crawley Road. This tenanted farm is owned by Milton Keynes Council. It has a site area of 9.8 hectares.
- 1.7 SITE D is also part of the strategic reserve site, and is agricultural land, lying to the north of the public footpath running eastward from the end of Chicheley Street. It has a site area of 12.4 hectares and contains a few small outbuildings. The land is owned by Old Road Securities.
- 1.8 SITE E is agricultural land within Tickford Fields Farm, owned by Milton Keynes Council. The land is not currently identified for development in any adopted plan, and lies within open countryside and within an Area of Attractive Landscape. It has a site area of 23ha and is proposed for development in the Newport Pagnell Neighbourhood Plan.

Figure 1.



PLANNING POLICY

2.1 National Planning Policy Framework

2.2 The National Planning Policy Framework (NPPF) was adopted in March 2012 and sets out Government policy on planning and achieving sustainable development. The following paragraphs of the NPPF are most relevant:

- P7 & P9 Sustainable development
- P22 Protection of employment sites
- P28 Support economic growth in the rural areas
- P 30 Reduce greenhouse gas emissions and congestion
- P37 Balance land uses to reduce journeys
- P38 Promote mix of uses
- P50 Deliver choice of high quality homes
- P56 & 57 Good design
- P66 Working with the community
- P70 Promoting healthier communities
- P100-P103 Avoiding flood risk
- P118 Conserving and enhancing biodiversity

2.3 Milton Keynes Core Strategy, adopted July 2013

2.4 The most relevant policies are:

- CSA Presumption in favour of Sustainable Development
- CS1 Housing Land Supply
- CS9 Strategy for the Rural Area
- CS10 Housing
- CS11 A Well Connected Milton Keynes
- CS12 Developing Successful Neighbourhoods
- CS13 Ensuring High Quality, Well Designed Places
- CS16 Supporting Small Businesses
- CS18 Healthier & Safer Communities
- CS19 The Historic and Natural Environment
- CS21 Delivering Infrastructure

2.5 Milton Keynes Local Plan, adopted 2005

2.6 The most relevant policies are:

- S1 General principles
- S7 Key settlements
- EA4A New Strategic Reserves
- E1 Protection of employment land
- H2 Priority housing requirements
- H3-5 Affordable housing
- H8 Housing density
- D1,D2, & D2A Design
- D4 Renewable energy
- L3 and Appendix L3 Standards of Provision
- NE3 Biodiversity enhancement
- C3 Meeting halls/community centres
- T1 The transport user hierarchy
- T11 Transport assessments and travel plans
- PO1, PO2 & PO4 Planning obligations

2.7 Supplementary Planning Documents:

The following Milton Keynes Council documents should be considered when preparing development proposals for the site:

- Residential Design Guide
- Affordable Housing SPD
- Planning Obligations for Education Facilities SPG
- Planning Obligations for Leisure, Recreation and Sports Facilities SPG
- Social Infrastructure Planning Obligations SPD
- Sustainable Construction SPD
- Milton Keynes Parking Standards SPG

SITE ANALYSIS AND SURROUNDING AREA

3.1 Surrounding Area

- 3.2 To the west of the site lies the town of Newport Pagnell, the majority of which consists of two storey residential development of differing ages and designs. To the north of Chicheley Street, the houses are buffered by the recreation ground and the extended rear gardens of Keynes Close houses. To the south of Chicheley Street the houses are screened by dense tree and shrub planting. A public footpath No 54 runs down the edge of the housing and along the rear boundary of the industrial site A, and household waste site B, to meet North Crawley Road.
- 3.3 Along the southern boundary runs the North Crawley Road, beyond which lies the modern industrial area of Interchange Park.
- 3.4 To the east of the site lies the A509 set within a cutting, and to the north east Chicheley Brook forms the boundary with open agricultural land, which lies outside of the parish boundary of Newport Pagnell.
- 3.5 The site and surrounding countryside are currently designated as Open Countryside and lie within an Area of Attractive Landscape.

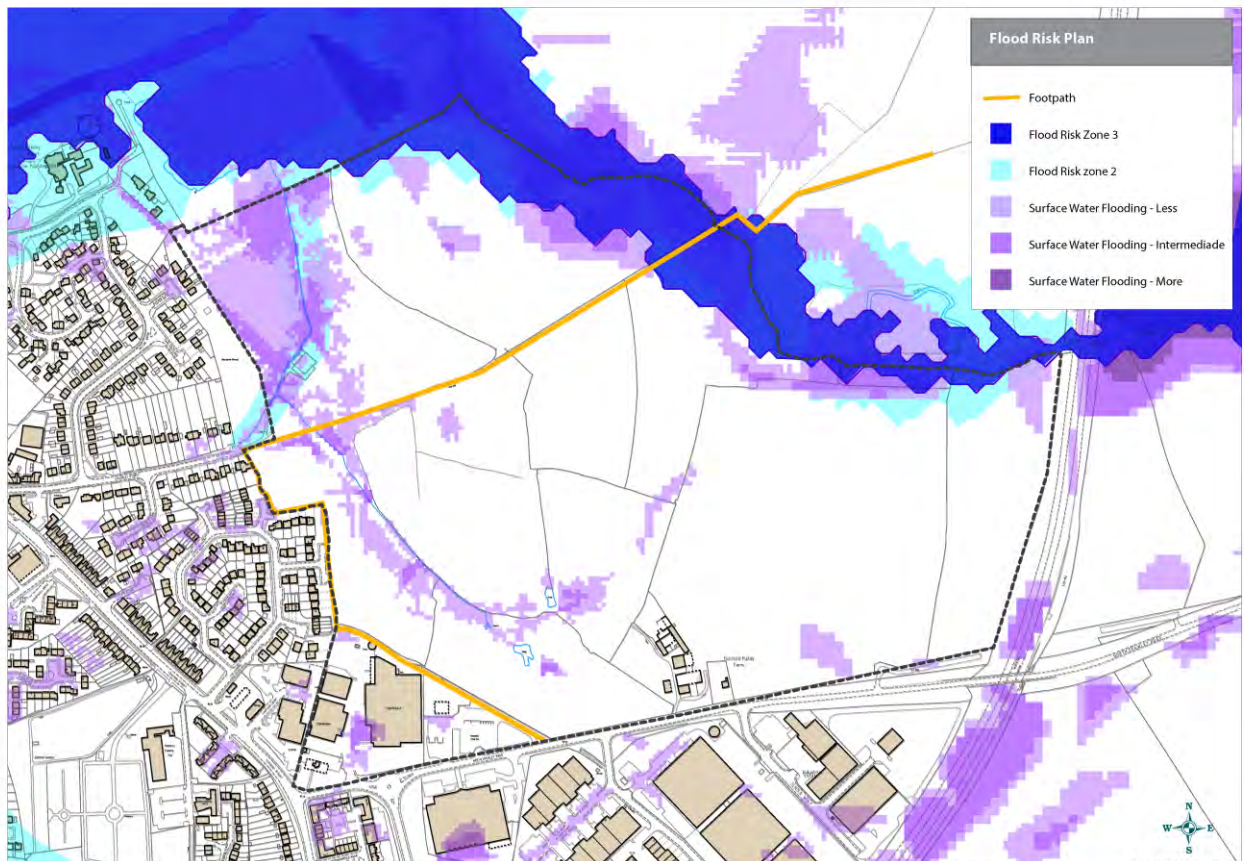
3.6 The site

- 3.7 The Strategic Reserve Site identified for development after 2011 in Milton Keynes Local Plan 2005 consists of 4 different areas, as described in the Introduction. Site B, the Household Waste site, is a valued local facility which should be retained, either insitu or relocated to another part of the Tickford Fields Estate. The consultation on options and issues with residents during phase 1 of the Neighbourhood Plan, indicated extreme resistance to losing this facility from the town.
- 3.8 The current Strategic Reserve Site extends eastwards as far as the farm buildings of Tickford Fields Farm. Beyond them lies Site E, a further 23 hectares of Grade 3 & 4 farm land which extends up to the A509 in the east, and Chicheley Brook to the north, both of which form part of the parish boundary of Newport Pagnell. By taking a comprehensive view on the development of sites A, C, D and site E, rather than treating these sites in isolation, the implications for a more sustainable community with appropriate infrastructure becomes clearer. Such a collective approach allows for consideration of schooling needs, local centres, play areas, and open space with the commensurate development contributions towards these facilities.
- 3.9 Sites C, D & E consist mainly of farm land in two ownerships, although a small area in the north east corner has been incorporated into the gardens of Keynes Close houses. The land is gently undulating with hedgerows along field boundaries and occasional trees within the hedgerows and along Chicheley Brook, but with larger groups of trees in certain locations. A small watercourse runs approximately south to north through sites C & D towards the River Great Ouse, with small ponds occurring in some of the fields. A public footpath runs eastwards from the end of Chicheley Street. These existing features are shown on Figure 2
- 3.10 To the north of Site D lies a lake formed by gravel extraction, surrounded by mature trees which form a strong visual boundary. Trees and shrubs along Chicheley Brook form a partial screen to the agricultural land beyond.
- 3.11 Part of Sites C, D & E lie within Flood Zones 3 & 2, where development should be avoided. A Flood Risk Assessment will be required before any development is proposed on these sites. The flood risk areas are shown on Figure 3, together surface water flooding and existing footpaths.

Figure 2



Figure 3

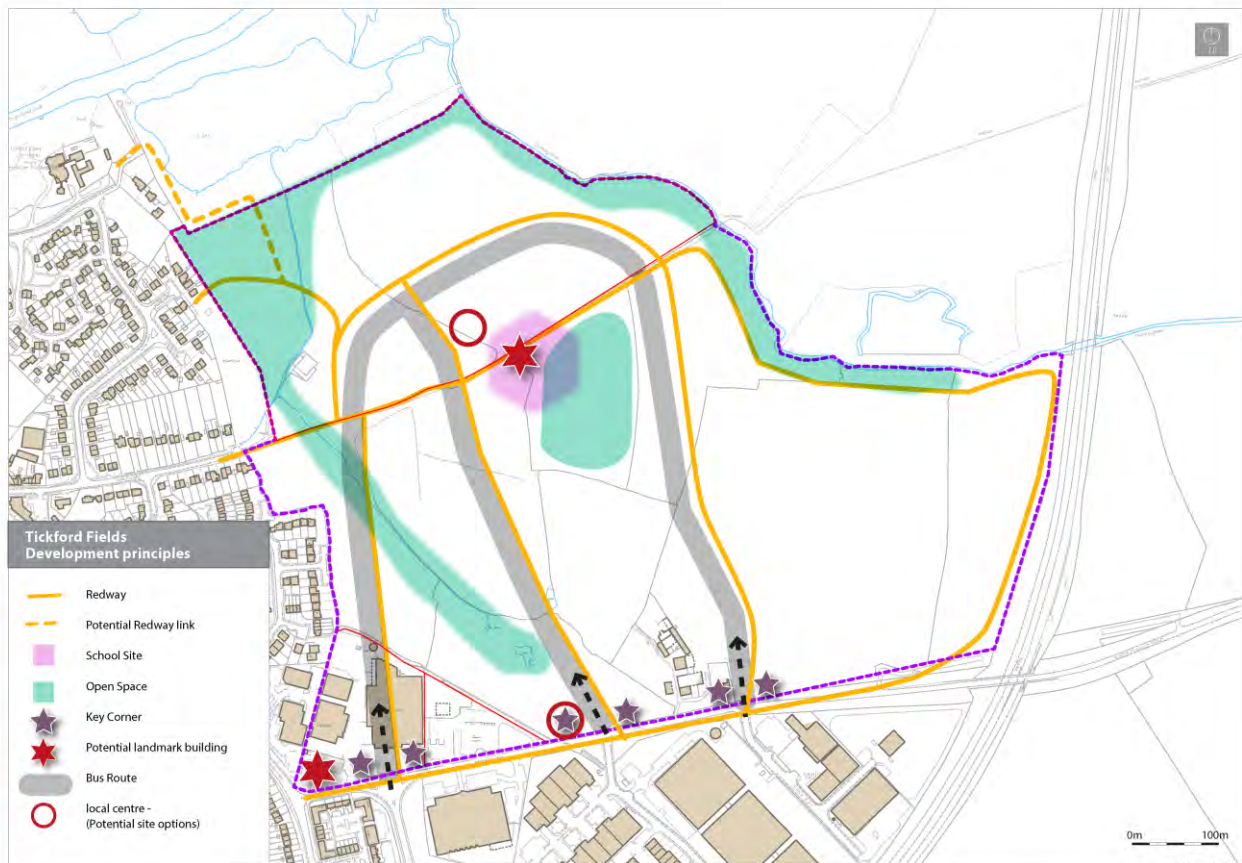


KEY PLANNING AND DESIGN PRINCIPLES

- 4.1 The Strategic Reserve Site was identified in the Milton Keynes Local Plan 2005 as the most appropriate area for housing development in Newport Pagnell after 2011.
- 4.2 Following a public consultation on potential housing development sites around Newport Pagnell, it was agreed that Site E, Tickford Fields Farm East, should be included as a site for housing development in the Newport Pagnell Neighbourhood Plan so that community facilities and infrastructure for the comprehensive development could be planned accordingly.
- 4.3 **Current and Proposed Land Uses**
- 4.4 The main existing land use is agriculture, occupying all of Sites C, D & E, comprising of a mixture of Grades 3 & 4 agricultural land, which are the lower quality land grades.
- 4.5 Site B is a household waste site, which is a valued local facility that should be retained unless a suitable alternative site can be provided as part of the redevelopment.
- 4.6 Site A is a vacant industrial site, comprising of older warehousing and office buildings which have now been demolished .A planning application was submitted in December 2014 for the redevelopment of the site for 80 dwellings, and is currently undetermined.

Employment land is protected by Local Plan policy E1, and its loss should only be permitted if it can be demonstrated that there is no longer a demand for such use. The National Planning Policy Framework guidance states that “Planning policies should avoid the long term protection of sites allocated for employment where there is no reasonable prospect of a site being used for that purpose.” The National Policy Guidance being the more recent, will take precedence. Currently there is a surplus of employment land within Milton Keynes so the loss of 1.98 ha of employment land is not significant.
- 4.7 Newport Pagnell is the largest of the Key Settlements in the rural area. A main principle of sustainable development, which underlies both National and Local planning policies, is that development should integrate housing, employment and infrastructure in order to minimise the need for travel and reduce carbon emissions. New housing development should be provided with the necessary infrastructure to meet the social, educational and recreational needs of its residents. Details of layout and land uses are illustrated on Figure 4

Figure 4



4.8 Flood Risk Mitigation

- 4.9 Part of the site lies within an identified flood risk area. Prospective developers must undertake a Flood Risk Assessment and should engage with the Environment Agency to determine what measures will be needed to mitigate the risk of flooding, both to existing housing and the proposed developments.
- 4.10 Sustainable drainage will be required to deal with surface watercourse run-off on site. Measures could include rainwater harvesting, permeable pavements, and filter strips and swales. Ground investigation is required to establish the suitability of infiltration based Sustainable Urban Drainage System (SuDS).
- 4.11 Areas subject to flooding and used for SuDS should be used to create part of a comprehensive network of green space linking between all of the planned housing developments.

4.12 **Access and Movement**

- 4.13 Vehicular access to the site shall be taken solely from North Crawley Road, via a minimum of three separate junctions which take account of the three industrial roads leading off the southern side of the road. These accesses could take the form of roundabouts with existing road junctions to the south of North Crawley Road. Sites A, C and E should each provide a principal access into the comprehensive development, each with the capacity to include a bus route and red way link. The positioning and design of these access points should form part of a Transport Assessment which assesses the capacity and suitability of North Crawley Road and the surrounding highway network to take the increased traffic levels likely to be generated by the comprehensive development of the entire site. The Transport Assessment must propose any remedial highway works deemed necessary to accommodate the additional traffic generated by the comprehensive estate development.
- 4.14 The whole estate development should be designed to be a 20mph zone.
- 4.15 The main access roads shall be designed to be able to accommodate a bus route circulating within the site, sufficient to ensure that no dwelling shall be more than 400 metres from a bus stop, each of which should be provided with a shelter. Developer financial contributions to provide a regular bus service to the developments will be required.
- 4.16 No vehicular access should be taken from Chicheley Street, except possibly for emergency vehicles only. Pedestrian and cycle route access from Chicheley Street is required as part of the development of Sites C & D.
- 4.17 The development shall provide a redway along the North Crawley Road, extending from London Road to the A509 over-bridge, and within the site linking from the North Crawley Road to both Chicheley Street and Keynes Close. Developers should also seek to negotiate with Anglian Water a redway route through the lakeside land to link with Priory Street. A redway should be provided to link between Sites A, C, D, and E as part of a phased but comprehensive route.
- 4.18 Car and cycle parking must be provided in accordance with Milton Keynes Parking Standards and the Milton Keynes Council's Residential Design Guide.
- 4.19 Planning applications for any developments must include a Transport Assessment and Travel Plan, produced in consultation with local transport providers and agreed with the Council.
- 4.20 Planning applications for development close to the household waste site, North Crawley Road or the A509 must include an acoustic report to assess the likely impact of noise on the proposed development, and propose any mitigation measures needed.

4.21 **Landmarks and Frontages**

- 4.22 The south western corner of Site A forms an important junction between London Rd and North Crawley Road, and is an appropriate location for a landmark building. Active frontages should be provided to both roads.
- 4.23 Development of Site A should take account of the scale and massing of housing development on the southern side of North Crawley Road, but not bound to follow its architectural styling. Development should provide a positive frontage to North Crawley Road and create a symmetrical design around the principle vehicular access.
- 4.24 The development of Sites C & E should also address North Crawley Road at the main access points, to form gateway features at each vehicular entrance. For Site E, the levels difference between the site and North Crawley Road as it progresses eastward makes it difficult to develop a positive frontage, and it may be more appropriate to create a green edge to the development as it moves towards the open countryside to the east.
- 4.25 The Household Waste Site B is a valued local facility which should be retained in its current location unless a suitable alternative can be provided elsewhere on site. If retained in its current location, this will create a break in the frontage to North Crawley Road, and will require adequate visual and acoustic screening from any proposed developments adjoining its boundaries. An assessment of noise and odour resulting from this site will be required to accompany any application for development on Sites A & C.

4.26 **Design**

- 4.27 The site is divided into a number of ownerships, but it is essential that development of the individual land parcels is planned and carried out in a cohesive and comprehensive manner. A Design Brief covering the entire site must be submitted to and agreed by the Town Council, in conjunction with Milton Keynes Council, prior to any planning application being submitted. The Brief should establish an architectural character, materials palette and landscape strategy for the comprehensive development of sites A, C, D & E, and for site B if redeveloped.
- 4.28 Buildings should be predominantly two storeys in height, but three storey development will be appropriate where they aid legibility and form focal points within the development.
- 4.29 All buildings should be of high design quality, should be well proportioned, and be constructed from high quality, durable materials.
- 4.30 The average density for new developments in Newport Pagnell should be 35 dwellings per hectare, in accordance with policy H8 of Milton Keynes Local Plan. Densities across the sites should be varied to create character and interest, with higher density along distributor roads and focal points, and lower densities towards the open spaces and countryside beyond.

4.31 **Housing Mix**

- 4.32 Newport Pagnell has a higher than average proportion of 3 bedroom properties, and this development should seek to address the balance by including 1 and 2 bedroom market sale housing, as well as affordable social housing.
- 4.33 All social/affordable housing must be indistinguishable from market housing in their appearance and quality. Affordable housing should comprise 30% of the total housing stock and should be pepper-potted throughout the development, in accordance with Core Strategy policy CS10 and saved Local Plan policy H4.
- 4.34 The affordable housing mix shall be in accordance with Policy NP5 of the Neighbourhood Plan, with 10% reserved for local residents, and 35% shared ownership and 65% social rental properties.

4.35 **Community Facilities and Developer Contributions**

- 4.36 All development will be required to provide both on-site provision, where appropriate, and financial contributions to off-site provision of the necessary infrastructure and community facilities, in accordance with Core Strategy policy CS21, Milton Keynes Local Plan policy L3 and Appendix L3, Standards of Provision, and Milton Keynes Council Supplementary Planning Documents on Planning Obligations, and in accordance with the requirements of Newport Pagnell Neighbourhood Plan policies NP2, NP3 & NP7
- 4.37 The development of Sites A, C, D & E will not individually require the provision of a new primary school and preschool, but collectively they will produce sufficient demand for a new primary and preschool school within the overall site. This Brief proposes that a 2.6 ha serviced site for a two-form entry school, together with a preschool, be provided centrally within the overall site, with land set aside from Sites C, D & E in proportion to their gross development areas, or other apportionment as may be agreed with the Council. The school site must be easily accessible by foot, cycle and bus transport, and provide a convenient external parking area for a drop off facility. All development on site shall make financial contributions to pre-school, primary and secondary school place provision, and further education, in accordance with the Planning Obligations for Education Facilities SPG. The school and pre-school site, together with all necessary financial contributions to secure adequate off site school place provision, shall be made available as a priority in the initial phases of development. The school and pre-school site shall be provided prior to the completion of the 100th dwelling on site, in order to ensure that essential facilities are provided to meet the requirements of residents.
- 4.38 When developed collectively, the scale of developments overall will be such that a local centre, comprising of a small supermarket (around 200 sq. metres) and a minimum of three unit shops, together with a new health/wellbeing facility, will be required on site. The health/wellbeing building could be co-located with the school or local centre. The retail units could be located either on the North Crawley Road frontage, to take advantage of passing trade from the road users or industrial units opposite, or be centrally located with the school and community building. These facilities shall be completed prior to the completion of the 600th dwelling on site

- 4.39 All developments will be required to make provision for open space, play areas in accordance with the standards in Appendix LR3 of the Milton Keynes Local Plan and Policy NP2 of the Newport Pagnell Neighbourhood Plan. The open space for each phase of development shall be provided contemporaneously with the houses. Where it is not practical for an individual site to make its own provision, financial contributions in accordance with the SPG Planning Obligations for Leisure, Recreation and Sports Facilities will be required to enable adequate provision to be made elsewhere within the overall site, or within the town.
- 4.40 Newport Pagnell is currently deficient in its provision of playing fields and sporting facilities for the town, and developer contributions towards rectifying this deficiency will have a high priority. The provision of additional land and sporting facilities adjacent to the Willen Road Sports Ground is the preferred method of delivering these facilities, rather than on-site playing field provision. Should playing field land not be available adjacent to Willen Road Sports Ground, playing field provision will be required on site.
- 4.41 All developments will be required to make financial contributions towards public transport, sustainable transport, leisure, sport and recreation, community facilities, emergency services, schools and further education, and art in accordance with Policy NP7 of the Neighbourhood Plan and Milton Keynes Council Planning Obligations SPD/SPGs unless otherwise agreed. All developments will also be required to make financial contributions to town centre parking improvements and town centre enhancements in accordance with Neighbourhood Plan Policy NP7
- 4.42 **Sustainable Construction**
- 4.43 Milton Keynes Council's Local Plan policy D4 and its Sustainable Construction SPD set sustainability standards that should be met by any development. 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/level 4 standard will be achieved. If there are future changes to the Building Regulations which require higher standards, these will take precedence.
- 4.44 **Landscaping, Public Open Space and Nature Conservation**
- 4.45 Landscaping and open space must be an integral part of the layout and design. Development proposals should be accompanied by a plan illustrating landscape and open space principles for the site, and how these integrate with the landscape strategy of the Design Brief for all of the development.
- 4.46 The landscape design should help tie the buildings together and create a coherent and unified structure for the site. Existing hedgerows and trees within the site and along the boundaries should be retained as far as possible as part of the landscape structure, and to preserve ecological values of the site.
- 4.47 The site offers a high potential habitat for wildlife. An Extended Phase One Survey Report, including information on the likely ecological impacts of the development and proposed mitigation will be required. The survey will also inform the requirements for other more specific surveys and mitigation work.
- 4.48 In addition, the report should propose additional biodiversity improvements to be undertaken to satisfy the requirements of Local Plan saved policy NE3 and NPPF paragraph 118.
- 4.49 Given the areas of flood risk along the Chicheley Brook and elsewhere within the site, the opportunity should be taken to create linear open space corridors, linking with more formal open spaces such as play areas and parks, and accessed by a network of redways and footpaths.
- 4.50 As the site currently forms part of the Area of Attractive Landscape it is important that the layout and landscaping of the site takes account of views from the surrounding open countryside, and achieves a soft edge to the development.

4.51 Archaeology

4.52 There is a potential for buried archaeological remains to be revealed and impacted upon by development of the area. Prior to any planning application being submitted, the area should be subjected to an archaeological field evaluation comprising of trial trenching across the area to a pattern and density agreed by Milton Keynes Council's Archaeological Officer. A report detailing the results of this work, and any protection works deemed necessary, shall be submitted with any planning application, and may be enforced by means of a condition imposed on the planning permission.

4.53 Safety and Security

4.54 The developers must consult with Milton Keynes Council's 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. The development should meet Secured by Design standards.

4.55 The layout of the development should ensure that all areas of the public realm have natural surveillance and are adequately lit. There should be no ambiguous space in terms of ownership.

4.56 Services

4.57 New developments should provide housing that is fibre ready. Developers are required to install the ducts for fibre connectivity up to all premises.

4.58 All electrical services should be provided underground.