

White Horse Drive, Emerson Valley Development Brief



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SECTION 1: INTRODUCTION

1.1 Introduction

- 1.1.1 This Development Brief concerns an allocated reserve site, strategically located development on an entrance to Emerson Valley accessed off (A421) Standing Way .
- 1.1.2 Milton Keynes Development Partnership (MKDP*) have high aspirations that development of this site can help contribute to the housing supply within Milton Keynes.

Vision Statement:

"To create a high quality residential development that marks a key gateway into Emerson Valley and helps contribute to housing need in Milton Keynes.

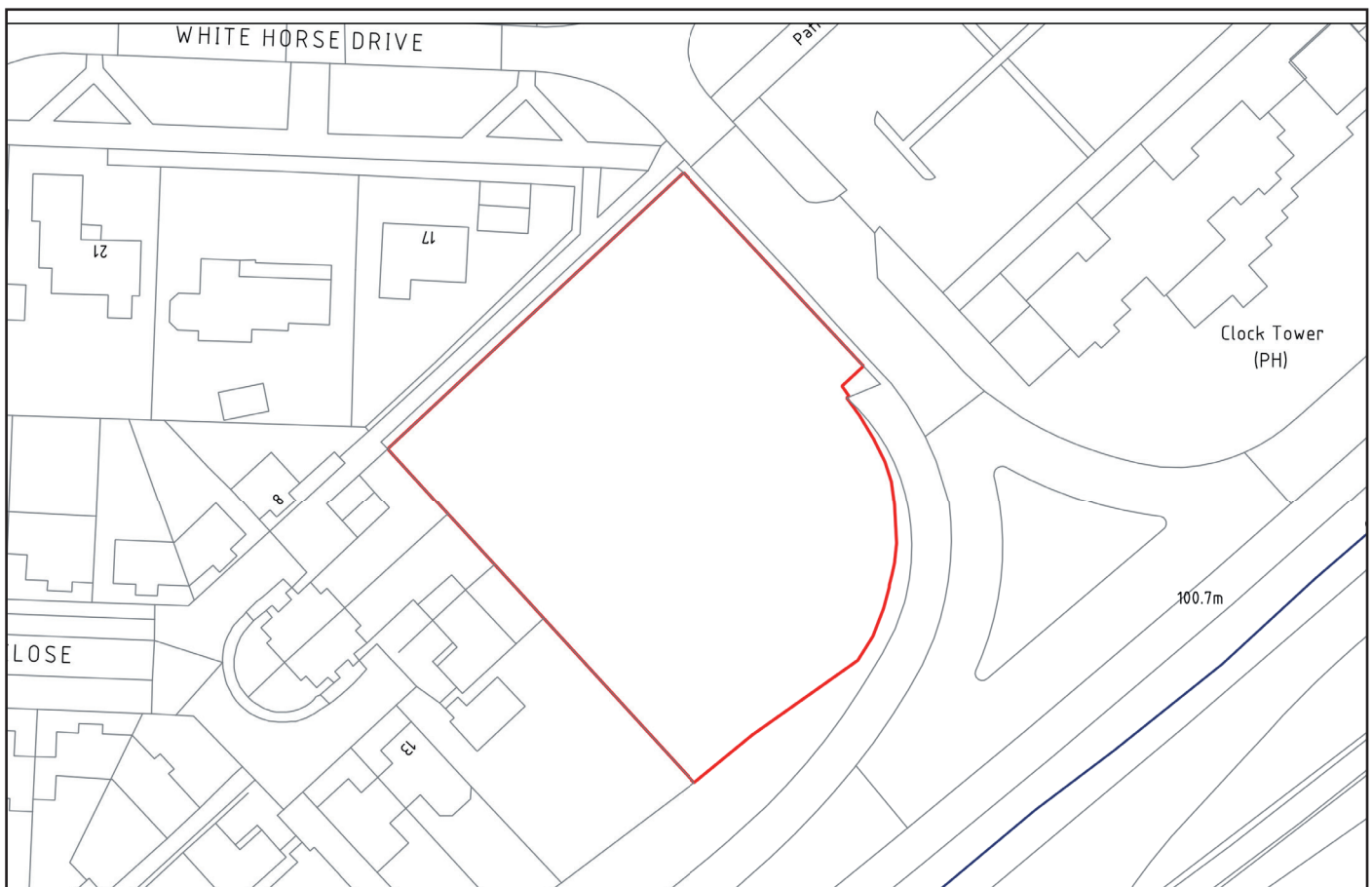


Figure 1: The Site

1.1 Location and Ownership

- 1.1.1 The site extends to approximately 0.632ac/0.256ha and is located within Emerson Valley (see figure 2). The site is located on White Horse Drive (see figure 3).
- 1.1.2 The site is in the ownership of Milton Keynes Development Partnership* (MKDP).

1.3 Purpose of the Development Brief

- 1.3.1 The purpose of this document is to provide planning and design guidance for the development of this site in Emerson Valley. 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.
- 1.3.2 The brief has been prepared to help deliver the Council's Core Strategy.
- 1.3.3 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.

- 1.3.4 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 has been subject to public consultation. In addition it will be submitted for approval by MKC Cabinet and if approved will therefore be a material consideration in 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 and investors, 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

1.4 Structure of Brief

1.4.1 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.

1.5 Other Information

1.5.1 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.

1.5.2 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 2018, 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 Core Strategy

- 2.2.1 The Core Strategy was adopted in July 2013 and forms part of the development plan for Milton Keynes.
- 2.2.2 Relevant Core Strategy policies include:
- Policy CSA National Planning Policy Framework - Presumption in favour of sustainable development
 - CS1 (Milton Keynes Development Strategy)
 - 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
 - CS21 (Delivering Infrastructure)
- 2.2.3 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.

2.3 Proposed Submission Version of Plan:MK

- 2.3.1 The proposed submission version of Plan:MK consultation document was published in November 2017. An examination into Plan:MK took place during summer 2018.
- 2.3.2 Plan:MK allocates this site for housing and includes policies on place-making (SD1), sustainable construction (SC1), flood risk (FR2), natural environment (NE2, NE3), heritage assets (HE1), open space (L3), design (D1-D4), housing (HN1-HN6), transport (CT1-CT4), digital communications (CT9), and infrastructure (INF1)

2.4 Milton Keynes Local Plan

- 2.4.1 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* ,
- 2.4.2 Policy H1 (housing on identified sites) sets out criteria against which housing proposals on 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.

- 2.4.3 Policy D4 of the Local Plan sets out the Council's requirements with regard to sustainable construction.
- 2.4.4 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.
- 2.4.5 The site is allocated in the Local Plan as a reserve site. The site's proposed use is listed as Commercial, Retail, Offices and Workshops. However the provision of market, affordable or specialist housing is also listed as possible uses. Housing is therefore an acceptable use and therefore policy H1,H1A,H2,H4,H5,H8,H9 would be relevant. The site is also next to the grid road which is part of the Wildlife Corridor (Policy NE1).

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

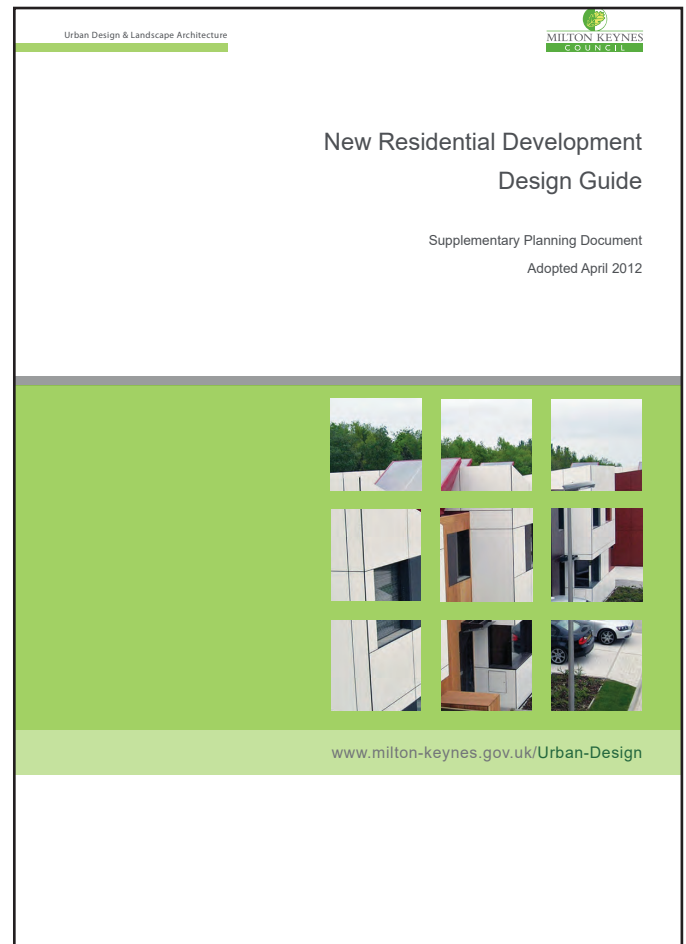
- 2.5.1 The following Supplementary Planning Guidance/Documents (SPG/SPDs) should be considered as a material considerations when preparing any planning application for the site:
- Milton Keynes Drainage Strategy – Development and Flood Risk SPG (2004)
 - Sustainable Construction SPD (2007)
 - Parking Standards 2016
 - New Residential Development Design Guide (2012)
 - Affordable Housing (2013)
 - A suite of Supplementary Planning Documents and Guidance relating to Developer Contributions

2.6 Council Plan

- 2.6.1 This Brief will, in particular, support the key priority of delivering housing.

2.7 Planning Summary

- 2.7.1 The site is allocated in Plan:MK as a housing site and in the Local Plan as a Reserve Site where housing is a permissible use.



The Residential Design Guide (2012)