

LOCAL DEVELOPMENT FRAMEWORK: CENTRAL MILTON KEYNES TALL BUILDING GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT

Cabinet Member: Councillor Mike Galloway (Planning, Growth and Environment)

Report Author: Neil Sainsbury, Principal Urban Designer, Tel: (01908) 252708

1. Purpose

To briefly introduce the Draft CMK Tall Buildings Guidance SPD and its role/purpose and then provide an opportunity, prior to formal consultation, for the LDF Advisory Group to input and comment on the draft document.

If possible to agree what changes (if any) will be made to the draft CMK Tall Buildings Guidance prior to formal consultation in January.

2. Background

Central Milton Keynes is and will be undergoing significant change over the future – this includes proposals for taller buildings.

Tall buildings have the potential to add significant value to a city. They can enhance skylines and provide recognisable landmarks that can serve to promote the City on a national and international stage.

The local plan and adopted CMK Development Framework recognises that taller buildings can play an important role in the sustainable growth of a city centre. Neither document however states clearly either how tall a tall building is or where exactly tall buildings are appropriate in CMK.

The preparation of this SPD will therefore help with the delivery of the CMK Development Framework through making it clear where Tall Buildings in CMK will be permitted.

The Tall Buildings SPD is included in the Council's Local Development Scheme.

3. Purpose

To make clear where Tall Buildings in CMK will be appropriate and provide design guidance on what needs to be considered in the design of an acceptable and high quality Tall Building.

4. Proposed Content

Section 1 outlines the purpose, scope, status and structure of the SPD. It also outlines the definition of a Tall Building in the context of CMK. This is generally defined as being 10 or more stories.

Section 2 outlines the policy context behind Tall Buildings in CMK

Section 3 outlines and objectively analyses the criteria in the Milton Keynes context that inform and lead to the proposed locations of Tall Buildings in CMK.

The key criteria that play an important role in determining whether a location is suitable for a tall building are:

- Topography
- Existing and proposed landmarks
- Existing tall buildings
- View corridors into CMK
- Views from CMK to surrounding countryside
- Gateways
- Key public and civic buildings
- Key public open spaces
- Improve wayfinding by reinforcing key routes
- Sensitive land uses
- Proximity to public transport

Section 4 identifies the proposed locations for Tall Buildings in CMK – in both the short and long term. These have also been informed by modelling of the proposed tall buildings to understand their impact on the skyline of CMK.

Section 5 provides design guidance on Tall Buildings. It makes it clear that Tall Buildings will only be considered as full planning applications (not outline) as the design of the building is crucial to its eventual quality.

Section 6 outlines what is required from an applicant when submitting a Tall Building application.

5. Process / Consultation

A Steering Group of officers from both MKC and MKP was established at the end of 2008 to oversee the production of the SPD.

6. Proposed Way Forward / Programme

December 2009 – consultation with LDF Advisory Group

Jan/Feb 2010 - formal consultation

April 2010 – formal adoption as SPD

7. Appendices

Appendix 1 – Draft Central Milton Keynes Tall Building Guidance