

DEVELOPMENT CONTROL COMMITTEE
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Wolverton Mill Site G, WOLVERTON, DEVELOPMENT BRIEF

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1.0 INTRODUCTION

- 1.1 The Milton Keynes Development Partnership (MKDP) Agreement requires MKDP to seek approval from MKC for development briefs for each site in its ownership before they are marketed.
- 1.2 A site off Stratford Road in Wolverton Mill, is contained within the current Business Plan for MKDP which hence requires a development brief to be prepared.
- 1.3 The Council's amended adopted protocol for preparing and adopting development briefs (January 2015) includes the Development Control Committee as a consultee at the formal consultation stage
- 1.4 The formal consultation period for this Development Brief will run from the 31st October to the 10th of January 2017.
- 1.5 The aim of this report is to summarise the key guidance contained within the draft Brief (included as an Annex).

2.0 AIM / PURPOSE OF DEVELOPMENT BRIEF

- 2.1 The aim of the Development Brief is to provide clear planning and design guidance for this development site so that the selected developer has a degree of clarity and confidence in preparing a planning application having regard to the site context as well as MKDP, Council and local stakeholder expectations for the site.
- 2.2 The development brief will also be used to help determine planning application/s.

3.0 SCOPE OF BRIEF

- 3.1 The Development Brief has been informed by current planning policy, the site context and reflects best practice, MKC Council Plan as well as the aspirations of the landowner; Milton Keynes Development Partnership and Milton Keynes Council.

- 3.2 The Brief provides strategic guidance that is important to any eventual detailed planning application. It is not intended to stifle the creativity of developers but rather provide clarity on what the key principles and parameters of any scheme should be.

4 CONTENT OF BRIEF

Planning Policy

- 4.1 There is an expectation that the site will be developed as the site is already allocated in the adopted Local Plan for employment use. Intelligence has however suggested that there isn't a significant demand for new employment space on the size of the site represented by Wolverton G and the brief is therefore proposing a combination of residential and employment development on the site.
- 4.2 The south and west corners of Site B are allocated as linear park and development should not be extended into these areas. Facilities such as play areas that complement the linear park might however be acceptable.

Site Context

- 4.2 The site lies in between Wolverton and Stony Stratford at Wolverton Mill adjacent to Stratford Road. To the north of the site is the Ouse Valley Park and open countryside beyond. To the south are balancing lakes and to the west the landscape buffer to the A5 dual carriageway, which together form an attractive setting for the site. To the east is the Warren Farm Business Park. The residential community at Wolverton Mill is beyond the latter.
- 4.3 The site is 3.19 ha (7.88 acres) in size split between 2 areas (Site A to the east:1.28ha and Site B to the west: 1.91 ha). The existing office park development that is next to the site is a 2 storey development of barn type buildings.
- 4.5 The site is accessible by vehicle via Stratford Road (Site B) and Harnett Drive (Site A) .
- 4.6 The site is also accessible by foot and cycling with an existing leisure route which takes pedestrians from the balancing ponds south of the site to the Ouse Valley Park North of the site. A redway runs along Stratford Road north of the site.
- 4.7 The site is served by public transport, with bus stops nearby on Stratford Road.
- 4.8 The site is largely unconstrained comprising mainly a field although there are a number of mature trees mainly towards the edges of the site and along Stratford Road. A drainage channel and some adjacent

land not owned by MKDP runs from the balancing ponds towards Stratford Road and divides the two sites into a logical Site A and Site B.

4.9 Vision as outlined in the Brief

“To create a high quality mixed use development with commercial development that builds on the success of the existing development at Wolverton Mill and residential development that helps meet Milton Keynes housing needs, and which complements the existing landscape setting.”

5.0 DEVELOPMENT OPPORTUNITIES

5.1 The site is well located in terms of access to strategic road infrastructure with relatively easy access to the A5. The site is furthermore accessible by public transport and well connected to the redway and pedestrian leisure route network with potential for additional connections. The site is close to both Wolverton and Stony Stratford Town Centres. The site is adjacent to the recreational opportunities associated with the Ouse Valley Park. Development of the site can finally exploit an attractive landscape setting with open space / balancing ponds to the south and mature tree planting along the southern and western boundaries.

5.2 Given the context of the site, adjacent to the existing employment area of Wolverton Mill it is considered that employment uses are appropriate for Site A. This will likely comprise B1 and B2 uses.

5.3 As previously outlined because of the lack of market interest shown for employment uses on the balance of Wolverton Mill G, Site B is being promoted for housing comprising approximately 35-40 units with 30% being affordable.

5.4 The promotion of employment and residential uses on Wolverton Mill G will help meet the Council Plan priorities of delivering housing and promoting the economy.

5.5 Given the demand for school places in the local area the option for educational use will be available on Site B.

5.6 The south and west corners of Site B are allocated as linear park and development should not be extended into these areas. Facilities such as play areas that complement the linear park might however be acceptable.

Key Planning and Design Principles

5.7 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.

- 5.8 Development proposals must be based on a thorough appraisal of the site's context.
- 5.9 While the shape of the site may not allow a traditional perimeter block development to be delivered, any layout should adhere to perimeter block principles, notably a clear public front and a secure private back.
- 5.9 For both employment and residential uses it is essential that there is a clear distinction between public and private space so that all publicly accessible parts of the development are fronted by active frontages and private areas (such as service yards and back gardens) are inaccessible to the public.
- 5.10 Employment uses on Site A could be located in a courtyard manner with parking in the interior, similar to what exists at Warren Farm Office Village.
- 5.11 For residential development this means incorporating perimeter block development with the fronts of housing located around the outer edge of the block facing the street and private gardens being located internally to the blocks and backing onto each other.
- 5.12 The existing attractive landscaped edges of the site particularly to the south, north and west mean that the layout should include streets that abut these edges with development overlooking them and the landscape features.
- 5.13 Within the development, Milton Keynes Council highway specification will apply to include road layouts, junction and parking block visibility splays, servicing areas and bin storage.
- 5.14 If any 'pavilion' style building/s are proposed within Site A care needs to be taken with the layout / design of this building and its interface with the surrounding area as all sides could potentially face the public realm.
- 5.15 For Site A, the key frontage which requires an appropriate design response is that fronting onto the linear park to the south.
- 5.16 For Site B, the key frontage is onto the linear park to the south and the landscape buffer to the A5 motorway.
- 5.17 Key buildings should be located off Stratford Road to mark the entrance to the development on Site B. A key building requires an appropriate design response to celebrate this visually prominent location.
- 5.18 Building heights should reflect the surrounding context and be 2 stories in height with potential for 3 storey to mark key corners.

- 5.19 The average net density for residential development should be approximately 35dph.
- 5.20 Access for Site A is to be taken off Harnett Drive and off Stratford Road for Site B.
- 5.3 The detailed design of buildings should be driven by 2 sources. Firstly, the existing context of Warren Farm Office Village should be used as a reference for some design cues. This does not mean copying the architecture from this development but rather some design references could be made to it.
- 5.4 Secondly, the detailed design and use of materials should be such that it creates a distinct character
- 6.0 RECOMMENDATIONS
- 6.1 That DCC note the contents of the draft Brief and offer any informal comment that they may have on it.

ANNEX A - The Wolverton Mill, Site G Development Brief (Consultation Draft)