

LOCAL DEVELOPMENT FRAMEWORK: Design Guide - New Housing Development

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

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1. Purpose

To briefly introduce the Design Guide 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 Design Guide for New Housing Development.

If possible to agree what changes (if any) will be made to the Design Guide) although this might only be agreed at the meeting of the LDF Advisory Group on the 28 October.

2. Background

It was agreed approximately 2 years ago to produce Design Guidance that could provide answers and clear direction to both developers and Development Control officers from both MKC/MKP to many of the issues that were continually arising at pre-application discussions. These issues mainly related to:

- Ways to accommodate parking
- The character/identity of new developments and appearance of buildings
- The nature and design of shared surfaces
- Density
- The strategic movement network and blocks

At the time the Design Guidance could only be adopted as 'Technical Guidance' because the Core Strategy had not been adopted. The Design Guidance was therefore adopted as Technical Guidance by both MKC/MKP in November 2007.

In autumn of 2008 we were informed that we could progress and convert the Design Guide into a Supplementary Planning Document (SPD). This would have the benefit of giving the Guide much greater status and weight in guiding both developers about what the council and MKP expected from new residential developments and Development Control in terms of helping determine planning applications.

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

The Design Guide primarily focuses on the above 'local' issues but has also been expanded to cover other important urban design principles and their relevance to Milton Keynes. This latter point is crucial – the Design Guide is not simply a repeat of best practice and national guidance but while being informed by this, it has been adapted to deal with the Milton Keynes context.

3. Proposed Way Forward / Programme

October 2009 – consultation with LDF Advisory Group
November 2009- delegated decision to agree document to go to consultation

Jan/Feb 2010 - formal consultation

Jan 2010 – presentation to developers
Jan 2010– formal launch of consultation

April 2010 – formal adoption as SPD
April 2010 – cabinet decision to agree changes following consultation and formal adoption

The timing of the production of the SPD is believed to be good in that it will be adopted just as the housing market recovers.