

Approval of Design Codes

At Calverton Green North and Calverton Green South at WEA Area 10-1 to 10-3, Watling Street

Ward: Stony Stratford

Parish: Fairfields

Report Author/Case Officer: Katy Lycett
Principal Planning Officer (Development Management)

Contact Details: 07795 475584
katy.lycett@milton-keynes.gov.uk

Team Manager: Chris Nash
Development Management Manager
chris.nash@milton-keynes.gov.uk

Representations

A written representation was received from Whaddon Parish Council raising no objections to the application. This correspondence also raised queries about the development site in general which have been passed to the developer for comment.

Points of Clarification

The agreement of the Design Codes hereby before Members does not override all existing Policies and relevant guidance. For any subsequent applications submitted to the Council for consideration these would be determined on a case-by-case basis on their own merits and in-line with all appropriate and prevailing policies in both local and national documentation e.g. Plan: MK (2019) and the NPPF. Therefore, the Design Codes are drafted to complement existing planning considerations. Furthermore, standard procedures for consultations and publicity would also still be applicable.

In addition, it may be helpful to clarify that the Design Codes essentially set out the finer details of the development as a whole and are not a mechanism to alter previously approved elements of the site/layout. In this instance the scope of what has been agreed under previous applications/submissions. The Codes are effectively limited to the mandatory boxes with the exception of Treatment of Public Highways, as this needs to be in accordance with approved Movement Code.

Design Codes provide detail on top of existing approved guidance from the SPG, Highway Design Code and the Development Briefs that were part of the outline application. The code is to be consistent with the existing guidance and approvals such as the advanced infrastructure application, which is included with the City Street and the Link Street.

Mandatory boxes across the whole document cover these elements under the following headings:

Street types

- Building Form.
- Height.
- Frontage Types - but again needs to be in accordance with approved Movement Code.
- Architectural Style & Building Materials.

Key Spaces

- Mandatory principles for key spaces

Key Frontages and landmarks

- Form & Layout
- Height.
- Frontage Types
- Architectural Style & Treatment
- Building Materials

Codes also need to be consistent with what has already been approved on neighbouring sites and this would also be assessed through the Case Officer's considerations. Housing densities are dealt with in the Development Framework and the highway layout/arrangement were the subject of a separate Infrastructure application.