

DRAFT Development Brief for land to the rear of Frithwood Crescent, Kents Hill**Ward:** Monkston**Parish:** Kents Hill and Monkston**Report author/Case officer:** Grant Gibson
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- 1.1 That the Committee note the contents of the draft Brief and offer any comment that they may have on it.

2.0 INTRODUCTION

- 2.1 Land to the rear of Frithwood Crescent, Kents Hill comprises a 0.53 ha site owned by Milton Keynes Council. The site is located adjacent to Kents Hill Park to the rear of Frithwood Crescent in Kents Hill. Within Plan:MK it is classified as an undesignated piece of land within the urban area and is currently used as an informal parking area for the adjacent allotments and adjacent football pitches, used at weekends.
- 2.2 Through an adopted protocol, which also sets out a process for stakeholder engagement, the Council is required to initiate the preparation of a Development Brief prior to marketing, disposing or development of any of its sites (for 10 homes or more). The protocol includes the Development Control Committee as a consultee at the formal consultation stage.
- 2.3 The formal consultation period for this Development Brief runs from Monday 9th February for 6 weeks until 22nd March 2021.
- 2.4 The aim of this report is to summarise the key content contained within the draft Brief.

3.0 AIM / PURPOSE OF THE DEVELOPMENT BRIEF

- 3.1 The aim of the Development Brief is to provide clear guidance for this development site, so that there can be a degree of clarity and confidence in preparing planning applications. It is not intended to stifle the creativity of development but rather provide clarity on what the key elements of any schemes should be.

4.0 SCOPE OF BRIEF

4.1 The Development Brief has been informed by the site context and reflects national and MKC planning policies, best practice, the Council Priorities, as well as the feedback of an informal consultation on the issues and aspiration for the site from local stakeholders.

5.0 CONTENT OF BRIEF

Planning Policy

5.1 This Development Brief concerns an undesignated site in the urban area. Stakeholder engagement does, however, recognise that it presently serves a purpose in so far as it being used for allotment parking (circa 6 spaces).

5.2 The local and national policy context is set out in section 2 of the Brief.

Site Context

5.3 It is a crescent shaped site fronting Kents Hill Playing Fields on its western edge, mainly laid to a gravel surface. It is largely featureless other than some grassed over historic mounds of spoil. To the rear (north-east and south-east) of the site are allotments which form a buffer between rear gardens of existing housing and the development site.

5.4 Access is taken directly from a roundabout spur off Frithwood Crescent. Consequently, the site is served by the infrastructure that connects to the wider MK grid road network. A redway also runs directly to the front (western edge) of the site.

5.5 Further context is given in section 3 of the Development Brief.

Development Opportunities

5.6 Milton Keynes Council has aspirations that development of the site could help contribute to the supply of council housing within Milton Keynes and enable much needed homes for rent or shared ownership. This brief therefore proposes 3 and 4 bedroom housing to meet the local need.

5.7 The brief also proposes the provision of enhanced facilities for the sports clubs' users by improved parking arrangements as well as dedicated parking for the adjacent allotment holders.

Summary of Opportunities and Constraints

5.8 The site presents opportunity for attractive frontages to overlook open space and parkland, as well as provide surveillance over the existing redway. Equally there is an opportunity to locate housing directly adjacent to linear parkland offering opportunities for new residents to live active and healthy lives.

- 5.9 The site is situated in a highly accessible location within walking distance of a range of community uses.
- 5.10 By developing the site there is an opportunity to improve a visual eyesore as well as a current source of anti-social behaviour.
- 5.11 The allotments help act as a buffer between existing and new development and help minimise the impact of the development on existing nearby homes.
- 5.12 The site is served by significant existing infrastructure. There is a tree lined frontage to the access road from Frithwood Crescent to the east which should be extended into the site. Footpaths, a redway and other infrastructure such as bus stops also exist nearby.
- 5.13 There are no known utility constraints. However the interface of new development with the playing fields will require careful consideration.
- 5.14 The levels on the site and again the proximity to the park and allotment gardens offer some constraints. Frithwood Crescent offers the only opportunity for vehicular access. Therefore this will influence the layout of development.

Key Design Principles

- 5.15 The fronts of homes should face onto the redway and playing fields with rear gardens facing the allotments.
- 5.16 Adjacent development to the north, east and south is limited to 2 storey in height. Proposed development is to compliment the massing and height of existing housing with 2 storey housing generally being proposed.
- 5.17 A landscape buffer, as well as access street, should be included between the new houses and redway/playing fields.
- 5.18 Layout and design of homes should minimise any impact on existing housing to the east of the allotments.
- 5.19 Access to the 2 allotments along the eastern edge of the site and required associated parking requirements for this, as well as parking provision for the development itself, requires consideration regarding the layout of the development.
- 5.20 Proposed buildings should comprise the predominant material that is included in the surrounding context which is buff brick. However, they should be of contemporary yet simple and honest design that enhances the surroundings.

ANNEX A

Land at Frithwood Crescent, Kents Hill - Draft Development Brief