

Reference: 20/00191/CONS**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

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1.0 RECOMMENDATION

1.1 Following the submission of revised documents, it is recommended that the submitted Design Code is approved.

2.0 INTRODUCTION

2.1 Following the meeting held on the 7th of January 2021, where Members provided feedback resulting in the submitted Design Codes not being approved; the documents have been amended where possible to respond to recommendations/requests from Members. A 'tracker' document has been attached to this report which demonstrates the changes made. Where changes are not possible a response has been provided as to why this is not plausible/appropriate.

2.2 It is important to note that the two documents have now been amalgamated to form one single Design Code.

The Site

2.3 The site is located on the western edge of Milton Keynes. The Calverton Green North Code area has Watling Street (V4) and Two Mile Ash on its northern boundary, with Calverton Lane located to the west of both the Calverton Green North and South sites. The Calverton Green South site will abut open space and the playing fields for the Watling Academy Secondary School on its southern edge.

2.4 The site forms part of a wider development to the west of Milton Keynes that gained planning permission under reference 05/00291/MKPCO, (Milton Keynes Partnership Committee Outline application) with the life of this permission extended under

reference 11/01685/MKPCO. Calverton Green North and South are part of the Whitehouse Area (Area 10) which essentially provides the eastern extent to the wider Milton Keynes Western Expansion Area (MKWEA). The two sites are divided to the north and south by the City Street.

2.5 For clarity:

Calverton Green

-DC Area: 33.42 Ha

-NDA (excluding City Street / Link Street): 27.328 Ha

-High Density Area (average 45dph) 5.213 Ha ----> 322 dwellings

-Medium Density Area (average 35dph) 13.227 Ha ----> 606 dwellings

-Low Density Area (average 27.5dph) 0.759Ha ----> 79 dwellings

TOTAL

1007 dwellings

The Proposal

2.6 Members are requested to consider the submission of the Design Code for approval.

Reason for Referral

2.7 This application is referred to the Development Control Committee for consideration as the approval of design codes does not fall within the Scheme of Delegation for being determined at Officer level.

3.0 RELEVANT POLICIES

National Policy

3.1 National Planning Policy Framework (2019)

Section 12: Achieving Well-Designed Places

The Development Plan

3.2 Neighbourhood Plan

There is no Neighbourhood Plan for this area.

3.3 Plan: MK (2019)

Policy D1 Designing a High Quality Place

Policy D2 Creating a Positive Character

Policy D3 Design of Buildings

Policy D4 Innovative Design and Construction

Policy D5 Amenity and Street Scene

Policy HN4 Amenity, Accessibility and Adaptability of Homes

3.4 Supplementary Planning Documents (SPD) and Guidance (SPG)

Milton Keynes Parking Standards SPD (2016)
Milton Keynes Urban Development Area Tariff SPG (2007)
Sustainable Construction SPG (April 2007)
Milton Keynes Drainage Strategy- Development and Flood Risk SPG (2004)
New Residential Development Design Guide SPD (April 2012)

3.5 Human Rights Act 1998

There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

3.6 Equality Act 2010

Due regard, where relevant, has been had to the Milton Keynes Council's equality duty as contained within the Equality Act 2010.

4.0 **RELEVANT PLANNING HISTORY**

05/00291/MKPCO

Demolition of all buildings, except Whitehouse Farmhouse, residential development up to approximately 4320 units, a range of employment uses including class B1, B2 & B8 uses, erection of a secondary school and 3 primary schools (class D1), a mixed-use centre (including Class A1, A2, A3, A4 and A5 uses), community uses (Class D1), indoor sports & other leisure facilities (Class D2 uses), burial ground, associated structural landscaping, open space & play areas, associated highways & infrastructure improvements

Permitted 05.10.2007

08/01289/MKPCR

Reserved Matters Application pursuant to outline permission 05/00291/MKPCO for primary infrastructure works, including roads, footways, on-street parking, cycleways, drainage, attenuation areas, services, utilities and ecological mitigation works (amended plans)

Permitted 15.12.2011

11/01685/MKPCO

S73 Application to vary planning condition 6 and Table 1 of condition 15 of outline planning permission 05/00291/MKPCO to increase the permitted total retail floorspace within the proposed Area 10 High Street by 1,500 sq.m gross (from 7,500 sq.m gross to 9,000 sq.m gross) and allowing for 500 sq.m gross (convenience and/or comparison floorspace) at the proposed Area 10 Local Centre

Permitted 06.02.2012

15/02630/REM

Reserved matters submission in relation to outline permission 05/00291/MKPCO for siting, design and external appearance of 230 dwellings and access arrangements and landscaping within the site. Strategic landscaping and means of access have already been subject to a separate reserved matters approval for a wider area.
Permitted 24.02.2016

16/02817/REM

Reserved matters application pursuant to outline permission 05/00291/MKPCO for erection of 129 dwellings for residential use along with garages, roads, sewers and all ancillary works at Area 10.1-10.3 (Sites C and D)
Permitted 10.03.2017

5.0 MAIN ISSUES

The acceptability of the submitted Design Code.

6.0 CONSIDERATIONS

- 6.1 This Design Code sets out a specific form of detailed design guidance comprising a set of written and graphic rules to establish the precise two and three dimensional design elements of Calverton Green (Area 10.1, Phase 2), which is within the Whitehouse area (Area 10) of the Milton Keynes Western Expansion Area (MKWEA). The extent of the Design Code area is identified at Figure 2 which shows the extent of the Design Code Area.
- 6.2 The Design Code instructs the user upon the design of physical components within the Design Code area in order to deliver the placemaking vision identified for the MKWEA.
- 6.3 This Design Code provides a series of instructions that are:
- Essentially graphic, supported by written rules that are technical in nature;
 - Precise in their design considerations;
 - Based on the design vision in the Masterplan and development brief;
 - Three dimensional in scope, focused primarily on urban design considerations; and
 - Focused on mandatory design characteristics.
- 6.4 The structure of the Calverton Green Design Code builds upon the context of the outline planning permission and the Development Framework, as well as the Movement Design Code for the MKWEA. The Design Codes must work alongside these approved documents and cannot seek to alter the approved guidance within them.
- 6.5 The structure of the Code is in four sections:

Introduction - Sets out the purpose of the document and how the code should be used in the development of a reserved matters application.

Vision and Place Making – Sets out the vision for the area

Design Code - Sets out the requirements in the outline planning permission that the Design Code must address including density, details of building types, parking provision; building materials, key elevational and architectural principles, location of landmark buildings and gateways, building heights, street types and block principles, roofs and boundaries, public realm materials including carriageways, footways, landscaping, street furniture; and detailing the extent to which or providing guidelines (if appropriate) as to how residential units and/or commercial units can be altered once constructed.

Compliance Checklist – To safeguard that the reserved matters applications are consistent with the requirements of the Code.

- 6.6 The document has a structure that does not identify character areas or parcel specific regulatory plans. The character of the development will be shaped through key frontages and spaces, and the street types, by using the requirements for the Design Code set out in the outline permission. This is a different approach to much of the design coding in the WEA which use regulatory plans. It is considered a more effective approach and will result in a clearer method of assessment. It is considered to be acceptable on this basis. Furthermore, it should also result in greater constancy of appearance within specific streets and spaces to the benefit of the development as a whole.
- 6.7 The character for the Design Code areas are driven by the key spaces of Calverton Green, Brook Corridor key frontage and School Square, which have their own mandatory principles to follow, along with other areas of public realm identified as Parkland and Green Corridor open space within the Code.
- 6.8 Housing typologies, material palettes, street furniture, key frontages and landmarks are addressed to the rear of the document.
- 6.9 Finally, there is a compliance check list to ensure that any reserved matters application is consistent with the mandatory elements of the Code.

7.0 CONCLUSIONS

- 7.1 As discussed above, the Calverton Green area of the WEA will include a number of key public spaces within the overall development, as well as a primary school, community building and contemporary family housing throughout. The proposed Design Code is a simple, legible document which offers a good balance between flexibility and prescription to ensure a consistency of appearance. The applicant has been willing to modify the document based on comments made by officers and DCC members following discussion at the Development Control Committee on the 7th January.
- 7.2 The applicant has responded to comments made by members and either made changes to the document or referred directly to relevant guidance or approvals that the Design Codes are required to respect. These changes can be viewed via the Calverton Green Committee Comments Tracker in appended to this report.

7.3 It is, therefore, concluded that the Design Code should be accepted and approved.

Plans



