

LOCAL DEVELOPMENT FRAMEWORK: DESIGN GUIDE - NEW HOUSING DEVELOPMENT

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

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1. Purpose

For members to review the officer responses to the member comments made at the 21 October LDF Advisory Group Meeting and to review the updated Design Guide which reflects the officer responses.

To agree any final changes that need to be made prior to formal public consultation in January.

2. Principal Areas of Comment from Members and Officer Response
(there are others which are documented in the Appendices)

- Shared Surfaces. The Group wanted the Design Guide to **not** permit shared surfaces in future residential developments. We have reworked this section to highlight the existing problems and then provide design solutions on how to improve them.
- Tandem Parking. The design guide now says tandem parking will **not** be allowed for HIMOS
- Housing Types and garden sizes. There were a lot of comments from the Group around the needs for family housing, flexible housing – for elderly etc and bungalows. The design guide does cover this in section 3.3, a section on Flexible Homes and section 4 which discusses garden sizes. We have not therefore proposed any changes
- Sustainability. The Group wanted more of an emphasis on sustainability. We will add a section to say that sustainability was one of MK's early defining features and needs to be a key strand of new developments. The council's Sustainable Construction SPD and the requirements for all new homes in the UK to meet Code for Sustainable Homes level 4 means that developers will have to incorporate stringent sustainability elements in their developments. We have not therefore added anything further on this aspect.
- Durability of materials. The Group were concerned that the Guide was not emphasising enough the need to build with durable materials. See above comment which is an answer to this concern
- Cul-de-sacs. The Group were concerned that the Design Guide was not allowing cul-de-sacs. This is not indeed the case. They

are appropriate and encouraged in certain locations which the design guide identifies. We have also replaced an existing diagram of a 'nested' or branched cul-de-sac with a new drawing. The Design Guide does not however permit large lengthy nested or branched cul-de-sacs for the reasons identified in the minutes.

- Conservation Areas and Rural Villages. The Group was concerned that the Design Guide not address these areas enough. We however believe the principals are applicable to all parts of MK and Tables 3 and 4 specifically ensure that positive characteristics of existing conservation areas/rural villages are 'pulled through' to new developments in / adjacent or in proximity to these areas. The design guide can't possibly assess each rural village or conservation area – they are all different.
- Character/Identity of New Development. The design guide states that in large new developments (such as the 2 SDA's) the masterplan should be based around neighbourhoods of approx 1000-1500 people. Discussion was held as to whether a certain number of houses should all look the same, and various numbers were proposed. We have decided to not include any specific numbers, but rather state that it is the role of design codes to identify a 'palette' of architectural elements/features that should be incorporated throughout the neighbourhood to help provide it with a unique identity.

3. Proposed Way Forward / Programme

December 2009 – 2nd consultation with LDF Advisory Group

Jan/Feb 2010 - formal consultation

Jan 2010 – presentation to developers

Jan 2010– formal launch of consultation

April 2010 – formal adoption as SPD

4. Annexes

Annex A – Draft Design Guide for New Residential Development

Annex B – Composite comment and officer response to 1/10/09 LDF Advisory Group Meeting

Annex C – Individual comment and officer response to 1/10/09 LDF Advisory Group Meeting