

ITEM 8

**Application Number: 12/02226/CONS
MAJOR**

Area 10 Phase 3 Residential Design Code

AT Western Expansion Area, Area 10.3, Watling Street H3 To H4, Milton Keynes

FOR Gallagher Estates

Target: N/a

Ward: Stony Stratford

Parish: Whitehouse Parish Council

Report Author/Case Officer: Nicola McTeer

Contact Details: 01908 252932 nicola.mcteer@milton-keynes.gov.uk

Head of Team: Jackie Fox

Contact Details: 01908 252283 jackie.fox@milton-keynes.gov.uk

1.0 INTRODUCTION

1.1 The Site

Area 10 of the Western Expansion Area (WEA) is situated on the western edge of Milton Keynes, south west of Watling Street (V4) and the existing residential area of Two Mile Ash. Calverton Lane forms the north western boundary of the site and the south western boundary of the site runs from the edge of Upper Weald to the southern tip of Hazeley Wood. The south eastern boundary of the site is Dansteed Way (H4) and beyond this Crownhill and Grange Farm.

1.2 The extent of Area 10 Phase 3 is to the south east corner of the Area 10 site, the residential land use area with Hazeley Wood to the south and North Bucks Way to the west. Details of the location of the site and its relationship to surrounding properties can be seen in the plans attached to this report.

1.3 The Proposal

The Site Specific Section 106 Agreement requires the developers to submit Design Codes prior to the submission of any Reserved Matters Applications in the WEA. Each Residential Design Code should cover over 1,000 residential units except where the developer can demonstrate that it is best practice to have smaller Design Code areas and will not compromise the continuity of the design of the development.

1.4 Due to the large scale of development in Area 10 (up to 4,330 dwellings), the area will be covered by different phases of Residential Design Codes, together with Design Codes for the town centre and employment area. The current document for consideration is the Phase 3 Code which covers approximately 950 dwellings. Details of the proposal as described above can be seen in the plans appended to this report.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 Policy Context

The Milton Keynes Local Plan allocated and established the context for the Western Expansion Area through Policy EA5. In addition, Policy EA1 required the approval of a comprehensive development framework and development briefs, which have subsequently been adopted/approved. These documents established the City Street concept and the broad layout for the area. The Design Codes provide detailed guidance and are the next tier of documents for approval.

2.2 Development Framework WEA Development Framework Document Approved November 2005

Development Brief
Area 10 Development Brief
Approved May 2006

2.3 The MKC New Residential Development Design Guide Supplementary Planning Document (SPD) was adopted on 10 April 2012. This document provides guidance to developers about what the Council expects in terms of the design, layout and landscaping of new residential developments. The Area 10 Phase 3 Design Code recognises many of the principles within the guide but is a more detailed, site specific document which has been informed by the suite of documents outlined above.

3.0 MAIN ISSUES

(The issues which have the greatest bearing on the decision)

3.1 Whether the details of the design code are acceptable.

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

4.1 It is recommended that the Area 10 Phase 3 Residential Design Code is APPROVED.

5.0 CONSIDERATIONS

(An explanation of the main issues that have lead to the officer Recommendation)

5.1 Outline planning permission 05/00291/MKPCO for the development for approximately 4,330 dwellings, a range of employment uses, schools, a mixed-use centre, community uses, sports and leisure facilities, landscaping and highway infrastructure for Area 10 was granted by Milton Keynes Partnership (MKP) on 5 October 2007. The Highways Design Code for Area 10 has also been approved by MKP on 8 September 2008. The approved Highway Design Code includes a master plan for Area 10 as well as the hierarchical movement network which will provide mandatory principles and briefing for subsequent

Residential Design Codes. A reserved matters application (08/01289/MKPCR) for the development of the primary infrastructure within Area 10 was approved by MKP in December 2011.

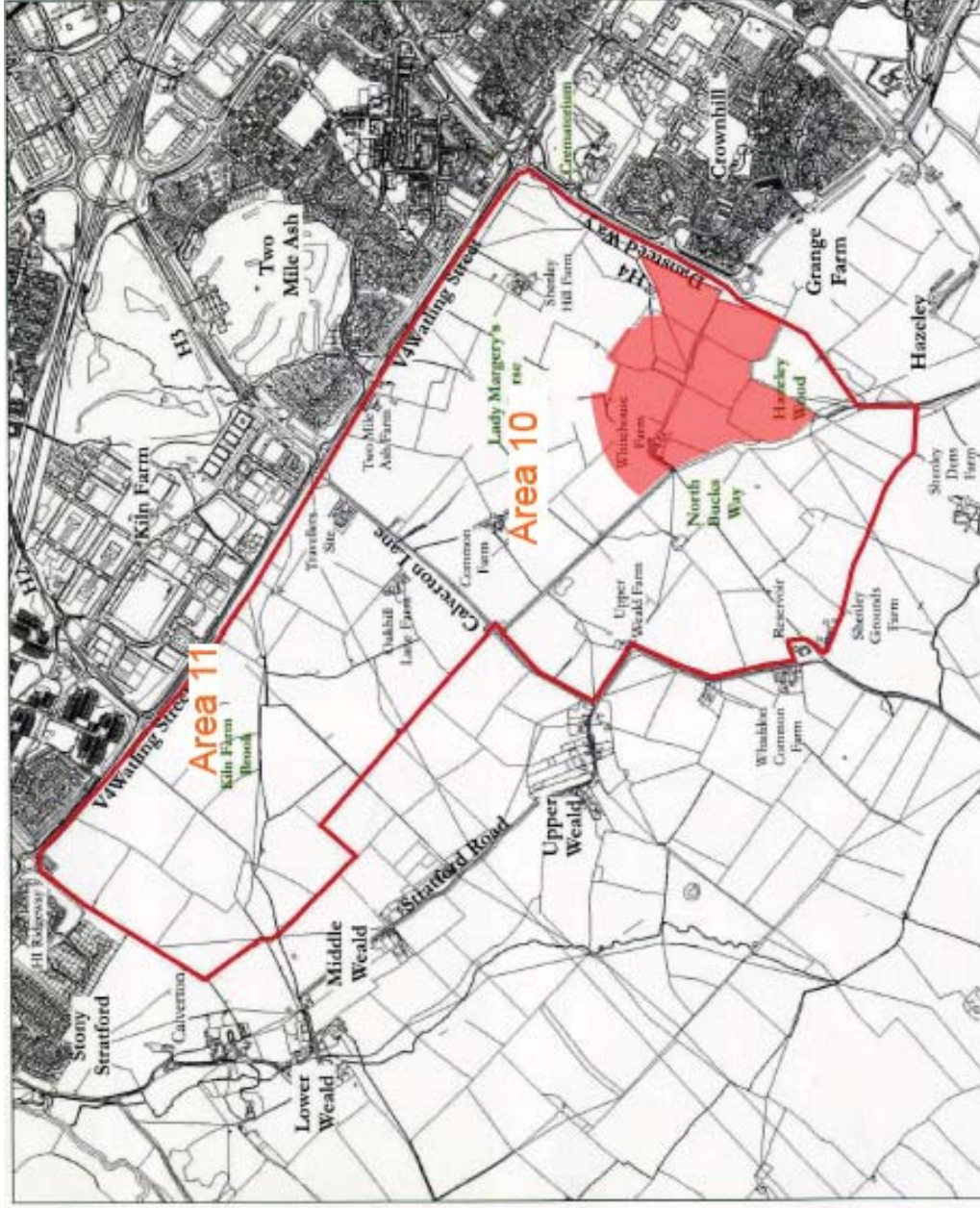
- 5.2 Part of the vision for the Area 10 development is to create a memorable development with a strong sense of character, place and identity. Although this Design Code follows many of the same principles to the approved Area 10 Phase 1 Residential Design Code and the revised Phase 1 Code, it also responds to existing site features to create its own distinct character and to contribute to place making. This Residential Design Code was considered by the Place Making Group (PMG) on 28 November 2012. Members from adjacent parish councils, the developer, architect and MKC Officers were present at the meeting. The members made various general comments on the format of the document as well as the issues of character area coding elevations. The minutes of this meeting are attached at **Appendix A4.0**. At the PMG meeting numerous additional comments were made on the Design Code. Gallaghers took these comments into account and revised the Design Code to incorporate all of the points raised. Members of PMG were re-consulted with the revisions and to date no concerns have been raised, other than the coding illustration examples which is discussed in the paragraph below.
- 5.3 The main area of discussion was the character areas and the illustrative examples within this section. As mentioned above, concern was raised regarding the detail of the illustrations and whether or not this stifled the creativity of the house builder and whether they should be more conceptual. It was the general consensus that the more detailed coding elevations were preferred, but text should be included to support the illustration ensuring that it is clear to house builders that these illustrations are only intended to suggest the scale and massing desired of buildings in the character areas, and that specific design including elevational treatment will rely on parcel layouts and subsequent designer's interpretation of the Design Code. The main reason for this text is so readers are clear that the elevational treatment will need to be subject to further discussions and this design code should not be interpreted as promoting a particular elevational treatment.
- 5.4 The developer has addressed all the general and detailed comments made by PMG and officers. The document has been reviewed for its consistency, quality of outcomes and design principles, and for its application in assessing planning applications. The Residential Design Code provides a set of design controls to ensure the creation of high quality and sustainable development within Area 10. It provides mandatory elements on density, height, built form, materials/colours and boundaries to ensure that the design vision of the area is adhered to. Any departure from the mandatory elements of the Design Code will require significant justification by the designers. The Design Code also provides guidance on housing typologies, utilities, sustainability, emergency and refuse access. The document will be used in conjunction with the Highways Design Code in the consideration of reserved matters applications by the Local Planning Authority.

5.5 The finalised document is consistent with the WEA Development Framework, Area 10 Development Brief and the approved Area 10 Highways Design Code. The amended Code will provide a useful development control tool for the Local Planning Authority to ensure that the development in Area 10 is consistent and coordinated with surrounding development in the WEA, to help achieve the overall vision for the WEA and create a sustainable community.

6.0 CONDITIONS



(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

N/a.



Site location

Location Plan Key

-  Western Expansion Area boundary
-  Design Code Area (10.3 Phase 3)

Appendix to 12/02226/CONS

A1.0 RELEVANT PLANNING HISTORY

(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)

A1.1 Development Framework
WEA Development Framework Document
Approved November 2005

Development Brief
Area 10 Development Brief
Approved May 2006

05/00291/MKPCO
DEMOLITION OF ALL BUILDINGS, EXCEPT WHITEHOUSE FARM HOUSE, 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
PER 05.10.2007

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
PER 06.02.2012

Area 10 Highway Design Code
Approved September 2008

Area 10 Phase 1 Residential Design Code
Approved January 2010

Area 10 Phase 1 Residential Design Code (revised)
Under consideration

08/01289/MKPCR
Reserved Matters Application for primary infrastructure works, including roads, footways, on-street parking, cycleways, drainage, attenuation areas, services, utilities and ecological mitigation works (amended plans)
PER 15.12.2011

11/02186/MKPCR

Application for approval of reserved matters for Phase 1 Landscaping
pursuant to outline planning application 05/00291/MKPCO
PER 28.02.2012

12/00677/MKPCR

Application for approval of reserved matters for Phase 2 Landscaping
pursuant to outline planning application 05/00291/MKPCO
PER 20.06.2012

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 None.

A3.0 CONSULTATIONS AND REPRESENTATIONS

(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)

Comments

Officer Response

- A3.1 **Placemaking Group 28 November 2012.**
Members from Milton Keynes Council and adjacent parish councils were present at the meeting. Full comments have been included in the Placemaking minutes attached below.
- A3.2 **Crime Prevention Design Advisor**
No objections.

Comments noted.

Noted.

A4.0 –Place Making Group Minutes



Minutes of the UDA Placemaking Group Meeting 28 November 2012

Attending:

Nicola McTeer, MKC
Neil Sainsbury, MKC
Darren Farmer, Gallagher/Redlawn
Karen Hill, Shenley Church End Parish Council
John Hawthorn, MKC Member
David Livingstone, Shenley Brook End & Tattenhoe Parish Council
Paul Drew, Paul Drew Design

Apologies:

Philip Bowsher, MK Parks Trust
Mark Haynes, MKC
John Oldfield, BIDB
Bob Wilson, MKC
Bruce Stewart, MKC
Brian Rodger, MKC

1. Welcome and Introduction

NM opened the meeting and welcomed all.

2. Minutes of Meeting held on 22nd August 2012

Minutes were approved.

3. Revised Residential Design Code Area 10.1 Phase 1 & 4. Residential Design Code Area 10.3 Phase 3

Both the above Residential Design Codes were discussed together as the amendments that are proposed apply to both Codes. It was noted that Area 10.1 Phase 1 Residential Design Code has previously been approved and that this submitted document is a revised version. It was also noted that Area 10.3 Phase 3 Code has been to place making previously and has also now been revised to take into account previous comments raised.

PD gave a presentation which highlighted the key areas in which the Codes had been amended and this consisted of 'before and after' comparisons of these particular sections of the Codes. The key amended areas within the Codes were; Density, Scale and Massing (Height), Character and an additional section on Bungalows. It is these four sections that the

presentation focussed on and members discussed.

- Density

Within the density section of the Codes (Section 2.6 in both), the 'mandatory' box will be removed and referred to as 'guidance'. This is to allow more flexibility within the Codes and takes into account the Council's Residential Development Design Guide SPD (April 2012) in regard to parking standards. The densities are similar to the previous versions of the Codes, with the City Street being the densest area and further towards the open spaces the least dense.

- Scale and Massing (Heights)

The height of buildings has generally been reduced (Section 2.7 in both Codes). Again the 'mandatory' box noting compliance with the proposed building heights has been removed and is now 'guidance' to ensure flexibility within the code. Supporting text has also been added to further explain that taller buildings can be still considered. The City Street will predominantly still have the tallest buildings within this Phase as this is an important characteristic of this area because of where the City Street sits in the overall street hierarchy, as well as the width of the City Street.

- Character

Within Section 3 of both Codes are Character Areas. The illustrative examples within Section 3 were discussed as they have been amended to be more illustrative and less abstract. The main points of concern raised were:

- Are the illustrations too detailed?
- Do the illustrations stifle the creativity of the developer?
- Do we even need illustrations here?

It was general consensus that the amended illustrations showing street scenes are much more attractive to look at and preferred, however concern was still raised regarding the images being 'copied' by some house builders at the reserved matter stage. After much discussion it was agreed that on each page where the illustrative examples were located, the supporting text would include the words 'illustrative example' in larger font and bold to make it explicit that these images were illustrative only.

Typologies were briefly discussed as the illustrations have been amended to appear less abstract – the text accompanying the illustrations remains largely the same and no concerns were raised.

- Bungalows

Within both Codes a section on bungalow types has been introduced. This is to allow more flexibility and design choice within the Codes particularly in terms of providing affordable housing and social housing. This was considered a positive addition to the Codes and no concerns were raised.

- Other comments

Section 2.10 (Cycling Network) in both Codes; the cycleway route location was discussed. It was noted that the cycling network was in line with the approved reserved matters infrastructure work plans and exact locations and detail would be dealt with in further reserved matter applications.

Materials and bold colours: In all categories (see Section 3.5 of both codes) the use of bold colours has been omitted. It was raised that such alterations would have an impact on the overall street scene and the characters of areas, and would limit options for house builders to use materials and colours to enhance key buildings etc. It was agreed that text would be added to accompany the proposed materials and colours table noting that bold colours could be used to accentuate certain areas such as key buildings. Further discussion took place surrounding the prospect of having two options for primary materials in some areas. Currently the table states that if there are two primary materials in an area then the option is one OR the other. Concern was raised that over the whole character area there could be a few different house builders and this may lead to too much of a mix of materials within the character area. It was suggested that there should be only one primary material for each area. This point will be discussed further between officers, PD and DF after the meeting.

It was noted that the Area 11 Phase 1 Residential Design Code has been recently approved at Milton Keynes Partnership Sub-Committee (27/11/2012). It was suggested that this document was reviewed against the two draft Area 10 Residential Design Codes (10.1 Phase 1 & 10.3 Phase 3) to ensure consistency.

It was also noted that numerous additional comments made by the Placemaking Group were not presented by Gallaghers so there was not an opportunity to discuss them at the meeting. It was therefore agreed that the full comments table will be sent to officers within the next few days. This will then allow the Placemaking Group to make a formal response to Gallaghers responses to the Placemaking Group comments.

5. AOB

No AOB to report.

The meeting finished at 17.30pm.