

Wards Affected:

All Wards

NEW RESIDENTIAL DEVELOPEMENT DESIGN GUIDE SPD

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Executive Summary:

The New Residential Development Design Guide is listed within the Council's Local Development Scheme (LDS). It will have Supplementary Planning Document (SPD) status within the Local Development Framework.

The Draft Residential Design Guide has been prepared to help raise the overall design quality of residential developments across the whole of Milton Keynes. It will help developers understand what is expected from them in terms of the design and layout of new housing development.

Consultation was undertaken on the Design Guide during a seven-week period in December 2011-February 2012. The results of that consultation were considered by ward members at a workshop on 12 March 2012.

The comments received during the consultation have been considered and changes proposed to the Design Guide. A schedule of the comments and the proposed changes is attached at Appendix B. Key issues raised related to tandem parking, parking standards, residential space standards, and highway design guidance.

Authority is sought to adopt the revised New Residential Development Design Guide (attached at Appendix A) as a Supplementary Planning Document.

1. Recommendation

That the New Residential Development Design Guide Supplementary Planning Document (Appendix A) be adopted.

2. Issues

- 2.1 The Draft New Residential Development Design Guide has been prepared to help raise the overall design quality of residential developments across the whole of Milton Keynes. It will help developers understand what is expected from them in terms of the design and layout of new housing development.
- 2.2 The Design Guide, which is listed within the Council's Local Development Scheme (LDS), will have Supplementary Planning Document (SPD) status within the Local Development Framework. It will be used by the Council in the determination of planning applications and reserved matters.
- 2.3 Formal consultation on the Draft SPD was undertaken during a seven-week period in December 2011-February 2012. The results of the consultation were

considered by ward members at a workshop on 12 March 2012. Additional comments raised at the members' workshop are included at Appendix D.

2.4 Consultation was undertaken in accordance with the Council's Statement of Community Involvement. It involved:

- Copies of Design Guide displayed in libraries and Civic Offices
- Document published on Council's website
- Notice given of the document in an advertisement in a local newspaper
- Copies of Design Guide sent to parish councils, ward members
- Notification of consultation sent to interest groups, statutory bodies, developers etc
- Presentations to Olney and Wolverton & Greenleys Town Councils
- Presentation to representatives of parish/town councils (notes of meeting attached at Appendix C)

2.5 Representations made on the draft Design Guide are included at Appendix B. A summary of each representation is included together with a response and recommended change, where appropriate.

2.6 The key issues raised by respondents were:

- **Tandem parking** – objected to the requirement that all parking spaces should be independently accessible. In their view, this would result in car-dominated streets, poor quality built form and an adverse impact on the viability of schemes. It is proposed to amend the Design Guide to allow tandem parking subject to certain criteria.
- **Highway Design Guidance** – commented that the Design Guide includes technical highway guidance that should be included in the Highway Design Guide. It is proposed to remove the technical highway guidance from the Design Guide.
- **Parking Standards** – commented that the parking standards should not be updated through the Residential Design Guide. It is proposed to include the current adopted residential parking standards as an appendix to the Design Guide. The parking standards for HiMOs are to be removed, and to be considered through the HiMO SPD. The current residential parking standards are to be reviewed as a separate exercise.
- **Residential Space Standards** – requested that space standards be included in the Design Guide. It is not proposed to include space standards within the Design Guide. The introduction of space standards should be taken forward through a separate SPD.

3. **Alternative Options**

The alternative option is to not adopt the New Residential Development Design Guide as a Supplementary Planning Document. This is not considered to be an appropriate option, as it would leave the Council without an important source of design guidance for use in the determination of planning applications for residential development.

4. Implications

4.1 Policy

The Design Guide is in accordance with Local Plan policies D1-D4, H8-H9 and L3. It also accords with policies in the Submission version of the Core Strategy. It is not a Key Council Document, nor is it a Development Plan Document.

4.2 Resources and Risk

Adoption of the Design Guide as a Supplementary Planning Document will potentially create more certainty for developers and speed up the process of assessing planning applications. In both respects this will therefore potentially speed up the delivery of houses and therefore increase receipts from New Homes Bonus, Community Infrastructure Levy / Tariff / s106 contributions.

Y	Capital	Y	Revenue	N	Accommodation
N	IT	N	Medium Term Plan	N	Asset Management

4.3 Carbon and Energy Management

The Design Guide promotes layouts that encourage cycling and walking, as well as measures to improve environmental sustainability, including designing layouts for passive solar gain.

4.4 Legal

The Design Guide will have the status of a supplementary planning document in accordance with Planning Policy Statement 12. It will be a material consideration in determining planning applications and may come under scrutiny if applications are refused and taken to appeal.

The measures for community involvement relating to the SPD conform to statutory requirements and the MKC Statement of Community Involvement.

4.5 Other Implications

Sustainability

The design of new residential development has a key influence on sustainability. For example, housing layouts can encourage cycling and walking, and higher housing densities help to support local services.

Equalities / Diversity

It is a fundamental principle of urban design to create places that meet the needs of all sections of the community.

Crime and Disorder

The Design Guide has been drafted in consultation with the Council's Crime Prevention Design Advisor.

Stakeholders

The Design Guide will be used by Milton Keynes Council in the determination of planning applications.

Y	Equalities/Diversity	Y	Sustainability	N	Human Rights
N	E-Government	Y	Stakeholders	Y	Crime and Disorder

Background Papers:

Milton Keynes Local Plan 2001-2011 – adopted December 2005

Project file of consultation responses