

MKDP Outline Pre-Application Queensbury Lane, Monkston Park Plots 10 &12



www.milton-keynes.gov.uk/udla

March 2015



This document has been prepared by Milton Keynes Council's Urban Design and Landscape Architecture Team.

For further information please contact:

Neil Sainsbury, Head of Urban Design and Landscape Architecture

Urban Design and Landscape Architecture
Planning and Transport
Milton Keynes Council
PO Box 113, Civic Offices
1 Saxon Gate East
Milton Keynes, MK9 3HN

T +44 (0) 1908 254766

E Matthew.clarke@Milton-keynes.gov.uk

Produced in association with



Contents

Outline and purpose of the Document pg 3

SECTION 1

INTRODUCTION

1.0 Site Location and Context pg 4

1.1 Site Boundary pg 6

1.2 Site Photos pg 7

SECTION 2

THE SITE & OPTIONS

2.0 Access pg 9

2.1 Proposed Uses pg 9

2.2 Key Principles pg 9

2.3 Parameters Plan Options pg 9

2.4 Parameters Plan, Plot 10 pg 10

2.5 Parameters Plan, Plot 12 pg 11

2.6 Next Steps pg 12

Outline and purpose of the Document

The purpose of this document is to establish the broad planning and design parameters for development of this site in line with the existing land use allocation and as per existing policy. The intention is that this document will provide a degree of clarity for a developer when preparing a planning application.

At the outset views were sought from the Parish Council and Local Ward Members and where appropriate their comments were addressed in the outline pre-application document.

This process ensures MKDP meet their obligation to obtain comment from Council Development Management Officers before marketing the site. This pre-application report concludes the process and sanctions MKDP to proceed to market.

SECTION 1

INTRODUCTION

1.0	Site Location and Context	pg 5
1.1	Site Boundary	pg 6
1.2	Site Photos	pg 7

1.0 Site Location and Context

The site is a series of single dwelling self build plots which are 0.073ha (Plot 10) and 0.078ha (Plot 12) in size. The sites are located in the Monkston Park Grid Square approximately 2 miles south east of Central Milton Keynes. Monkston Park is a residential area that is almost complete consisting of C3 residential properties. The Ouzel Valley Linear Park is located to the west of the site forming an attractive area for recreational use. Chaffron Way (H7), the existing Redway and the Oakgrove Development is to the North of the site. The sites are generally unconstrained and is predominantly covered by grass and shrubs.



1.1 Site Boundary



1.2 Site Photos



The existing view of Queensbury Lane.



Plot 10 is on a straight section along Queensbury Lane



Plot 12, Properties already have been built either side of both sites



The existing properties are large detached homes.



The Redway is located in front of both sites.



The corner of Queensbury Lane marks the end of the self build plots.

SECTION 2

THE SITE AND DEVELOPMENT OPTIONS

2.0	Access	pg 9
2.1	Proposed Uses	pg 9
2.2	Key Principles	pg 9
2.3	Parameters Plan Options	pg 9
2.4	Parameters Plan, Plot 10	pg 10
2.5	Parameters Plan, Plot 12	pg 11
2.6	Next Steps	pg 12

2.0 Access

The sites are accessed off Queensbury Lane and Andersen Gate, which in turn is accessed off Milton Keynes Grid Road network via Chaffron Way (H7) or Brickhill Street (V10). The site has good links to the A5 and the M1 via the Grid Road Network. The sites have good links into the local network of cycle paths (redways) which run through Queensbury Lane. There is an existing bus stop nearby on Brickhill Street (V10).

2.1 Proposed Uses

The site is allocated in the local plan for residential use. Given the context of the surrounding residential development this is the only appropriate land use.

2.2 Key Principles

- The buildings should be residential C3 dwellings and front onto Queensbury Lane.
- Surveillance should be provided over the redway at the Front of the dwelling.
- Building heights are likely to be between 2-3 stories.
- Building entrances are to be suitably articulated.
- The parts of the building that require the greatest attention to detail are those that front onto Queensbury Lane.
- Parking should be provided on plot and in line with the Milton Keynes Residential Parking Standards (2009).
- There will be a 2 metre gap between the boundary of the site and the building. This will ensure there is an adequate gap between the properties and access is provided to the rear.

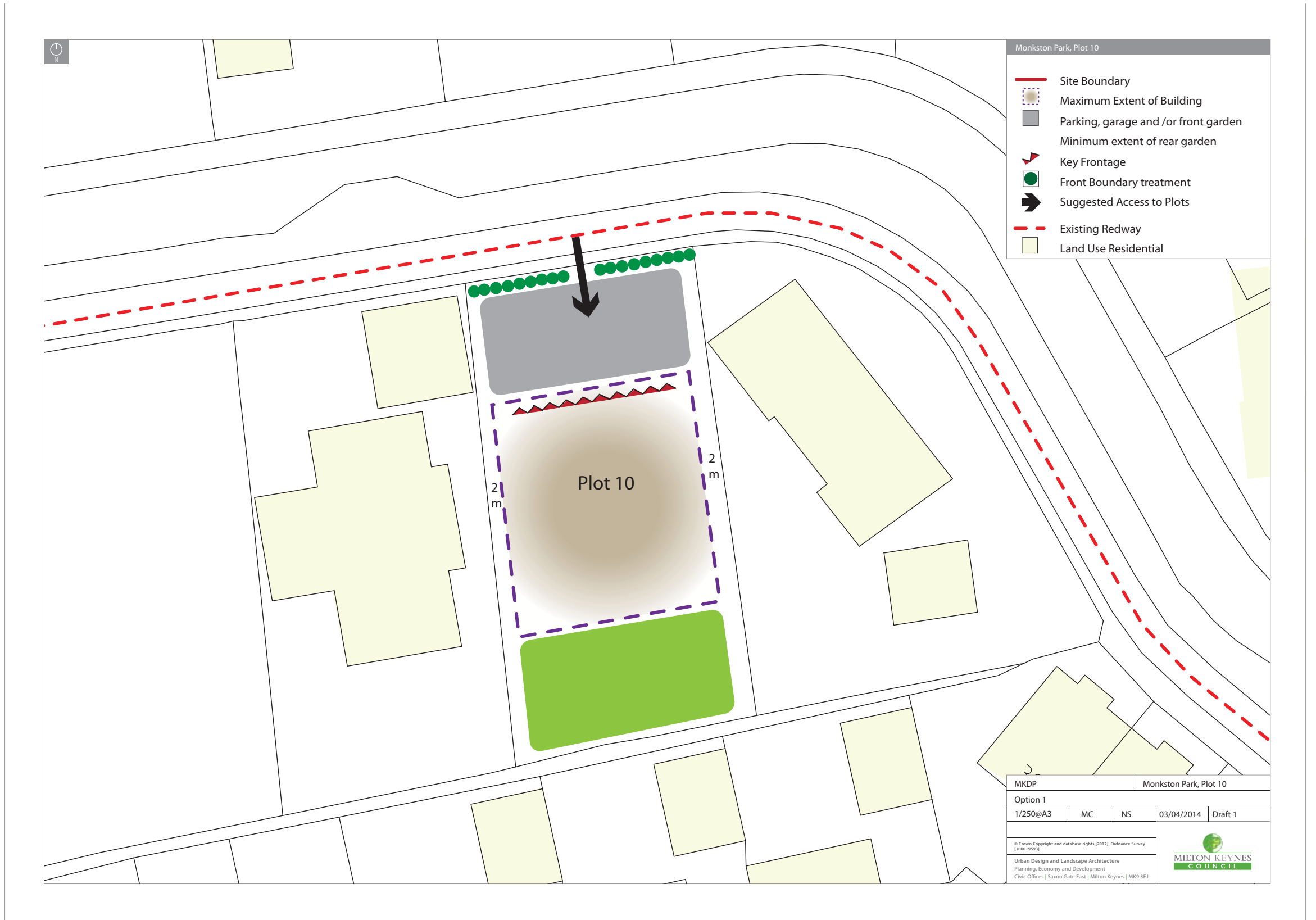
2.3 Parameters Plan Options

The Parameters Plans have been drawn up to illustrate the key principles that are considered important to the development of the site.

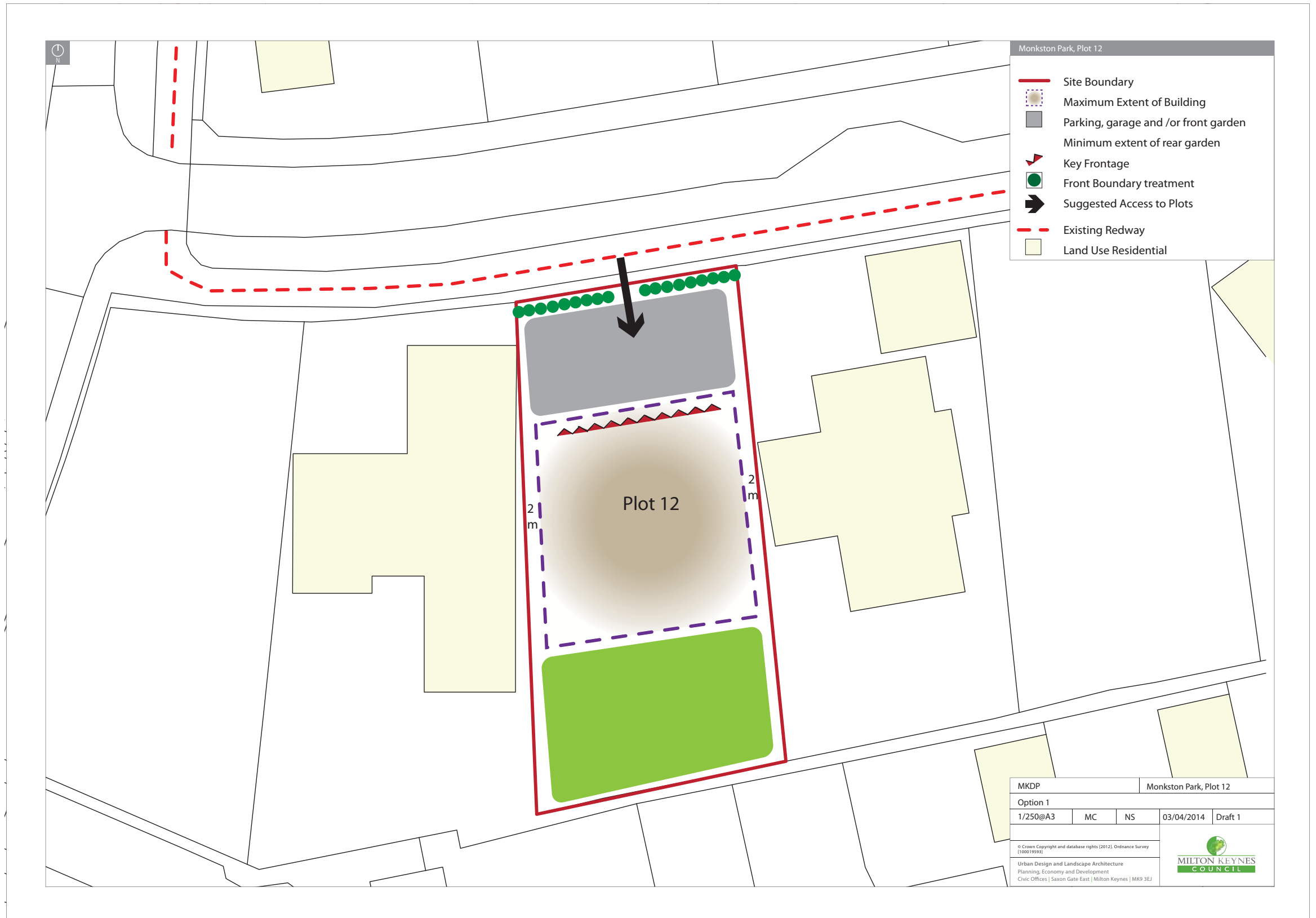
The parameters plan highlights access points, approximate development plot/s, approximate parking locations and key frontages.

The building plot sizes are generally based on the size of the existing residential units in Queensbury Lane.

2.5 Parameters Plan, Plot 10



2.6 Parameters Plan, Plot 12



2.7 Next Steps

MKDP will draft a Marketing Brief for the site in line with the advice in the pre-application report.

Section 3

APPENDIX

Appendix 1

pg 15

Pre - application Report from Development
Management

Appendix 1

Application no: 14/01836/PREMED

Proposal: Residential development

**At: Plots 10 And 12, Queensbury Lane,
Monkston Park, Milton Keynes,**

I write in response to your request for pre-application advice received on the 8 August 2014. Please accept my apologies for the delay in replying to you on this matter.

Proposal

The submitted development brief proposes the development of a single dwelling on 2 x self-build plots on Queensbury Lane at plots 10 and 12. Queensbury Lane is a residential street occupied by large detached properties; the plots will front on to and will be accessed from Queensbury Lane.

Planning Policy

Planning decisions are made in accordance with local and national planning policy, the most relevant policy is:

National Planning Policy Framework (NPPF) 2012

Core Strategy (July 2013)

Policy CS10 Housing

Policy CS13 Ensuring High Quality, Well Designed Places

Milton Keynes Local Plan (2005)

D1 Impact of development proposals on locality

D2A Urban design aspects of new development

D2 Design of buildings

T15 Parking provisions

Supplementary Planning Documents

New Residential Development Design Guide (April 2012)

Milton Keynes Parking Standards, 2009 Addendum

Consultee Responses

Highways: It would make sense if the access points used were those as already set out on site. However, other access points along the front boundary may be acceptable subject to detailed plans at the planning stage.

Landscape Architect: "The site contains a good mature hedge/tree line along the south boundaries, but this is not shown on the layout constraints.

The hedge/trees add maturity, will have some ecological benefit & provides a buffer from the adjacent housing.

The brief must recognise the hedge/trees; specify retention & state protection during construction works."

Comments on Proposal

The site is allocated in the Local Plan Proposals Map (2005) for a residential use and therefore the principle of a residential development within this location is acceptable. To the rear of each of the plots is the redway and development should provide some surveillance over this area.

The surrounding dwellings vary in height between 2 and 3 storeys, therefore dwellings of a similar scale would be considered appropriate. The proposed development should relate to the character and appearance of the surrounding area drawing on similar architectural styles and materials. In accordance with policy D1 of the Local Plan the development of the three plots should not result in an adverse impact in terms

of surface water disposal, visual intrusion, generation of additional traffic which would overload the road network or cause undue disturbance, privacy, sunlight/daylight or pollution.

The proposals should incorporate landscaping and boundary treatments which integrate with the surroundings and clearly define public and private spaces. Gardens should be provided at a minimum depth of 10 metres in accordance with the residential design guide for family sized dwellings.

Parking should be provided on each plot in accordance with the adopted parking standards. Dimensions of the parking facilities should be in accordance with the New Residential Development Design Guide.

I trust that this information is of assistance. These comments are based on the information provided in relation to planning policy and development management issues only and do not represent the views of the Council as a whole. The advice is given is an informal Officer's opinion and does not prejudice any future decisions made by the Council in respect of this site.

I hope this is of assistance to you.

Yours sincerely

Karen Tate - Senior Planning Officer

Urban Design & Landscape Architecture

Planning and Transport

Milton Keynes Council

PO Box 113, Civic Offices

1 Saxon Gate East

Milton Keynes, MK9 3HN

T +44 (0) 1908 252708

F +44 (0) 1908 252329

E urban.design@Milton-keynes.gov.uk



www.milton-keynes.gov.uk/udla