

MKDP Outline Pre-Application Queensbury Lane, Monkston Park Plots 2, 4 and 6



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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

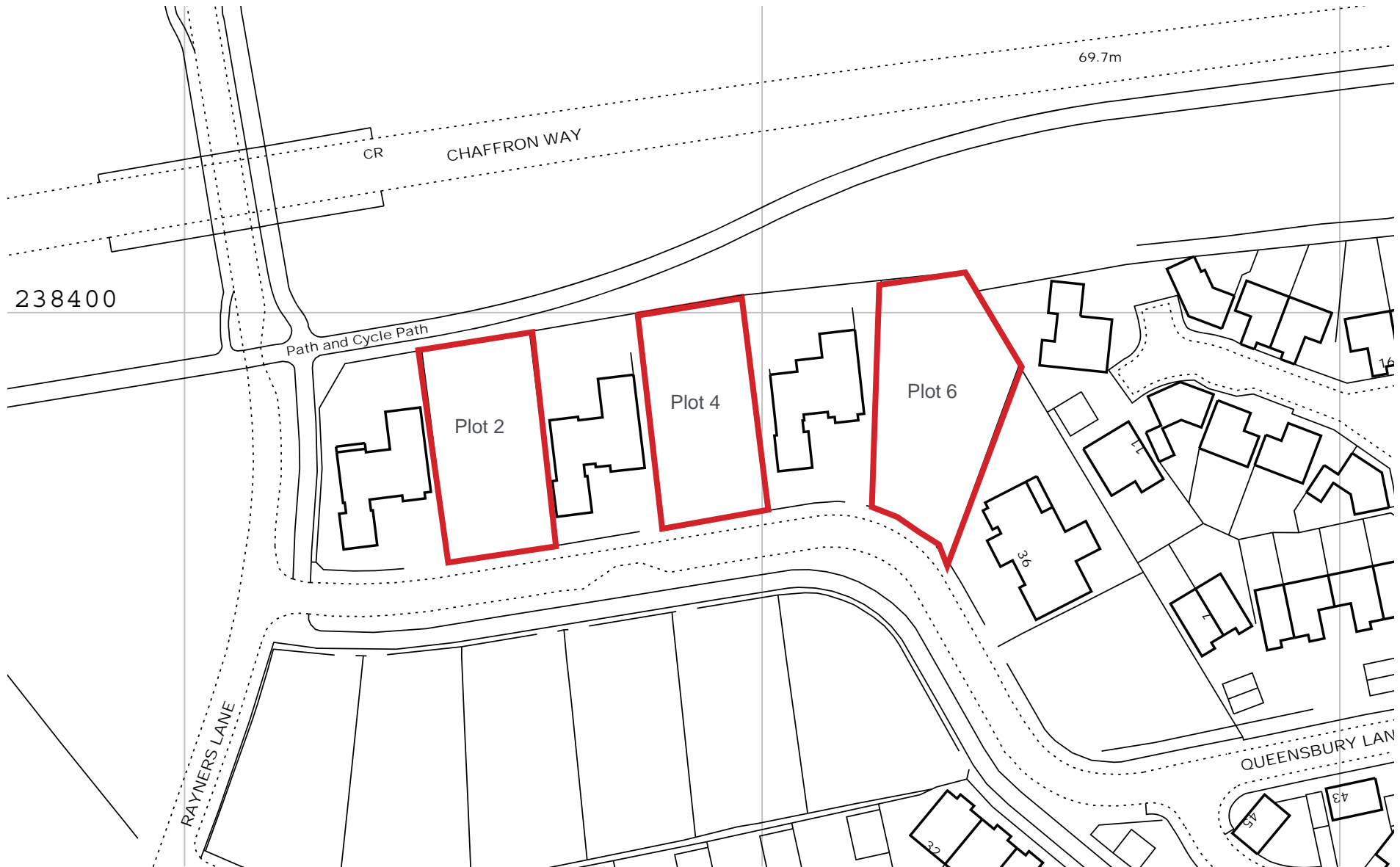
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1.0 Site Location and Context

The site is a series of single dwelling self build plots which are 0.070ha (Plot 2), 0.069ha, (Plot 4) and 0.086ha (Plot 6) 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 self build plots have been bought by a local developer who has built large brick houses.



Plot 4 is on a straight section along Queensbury Lane



A cycle path (Redway) runs along the opposite site of Queensbury Lane.



Plot 6 is the largest plot as it's located on a corner.



Plot 4



The existing view of Queensbury Lane.

SECTION 2

THE SITE AND DEVELOPMENT OPTIONS

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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.
- Some surveillance should be provided over the redway at the rear 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.

2.4 Parameters Plan, Plot 2



2.5 Parameters Plan, Plot 4



2.6 Parameters Plan, Plot 6



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

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Pre - application Report from Development
Management

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Comments from Ward Members and or Parish
Councils

Appendix 1

Pre - application Report from Development Management

Application no: 14/01114/PRESMA

Proposal: Residential dwellings

At: Plots 2, 4 and 6 Queensbury Lane, Monkston park, Milton Keynes

I write in response to your request for pre-application advice received on the 13th May 2014.

Proposal

The submitted development brief proposes the development of a single dwelling on 3 x self-build plots on Queensbury Lane at plots 2, 4 and 6. Queensbury Lane is a residential street occupied by large detached properties, all three 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

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 three 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 devel-

opment 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.

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.

Gardens should be provided at a minimum depth of 10 metres in accordance with the residential design guide.

I trust that this information is of assistance to you

and outlines the issues which would be considered in determining a formal planning application on this site. These comments are based on the information provided at this stage and do not represent the views of the Council as a whole. This advice is given at Officer Level only on an informal basis and does not prejudice any future decisions made by the Council in respect of this site.

If you wish to submit a planning application, details of the information required are available on the Council's website at <http://www.miltonkeynes.gov.uk/development-control>.

I hope this is of assistance to you.

regards

Sarah Hine

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<http://www.milton-keynes.gov.uk/development-control>
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Appendix 2

Comment by John Bint (Cllr) - Ward Councillor

At the risk of stating the blindingly obvious, these 3 plots are for one dwelling each, aren't they? And if that isn't a given, please can you ensure this email is treated as my formal response to the DB/Pre-app process to put on record that there is a clear expectation created by HCA over many years, that these 3 plots will be for single dwellings, in keeping with the neighbouring plots!

Kind regards,

John Bint (Cllr)

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