

LAND AT WOLVERTON HEALTH CENTRE  
DESIGN AND ACCESS STATEMENT

JANUARY 2023

## PROJECT DETAILS

Client: NHS Property Services  
Project Name: Land at Wolverton Health Centre  
Reference Number: 20.083  
Date: January 2023

This document was prepared by:



Planning and Design Group  
Midlands Office: Pure Offices, Lake View Drive, Sherwood Park, Nottingham, NG15 0DT  
Tel: 01623 726256      midlands@panddg.co.uk

London Office: 5 St John's Lane, London EC1M 4BH  
Tel: 020 7549 2858      london@panddg.co.uk

Oxford Office: Bee House, 140 Eastern Avenue, Milton Park, Oxfordshire OX14 4SB  
Tel: 01235 854008      oxford@panddg.co.uk

URL: [www.panddg.co.uk](http://www.panddg.co.uk)

On behalf of:





## CONTENTS

Introduction	Page 1
Assessment	Page 2
Design	Page 8
Access	Page 10
Conclusion	Page 11

# LAND AT WOLVERTON HEALTH CENTRE

## INTRODUCTION

### Purpose of the Statement

This Statement has been prepared on behalf of NHS Property Services ('NHS PS') in support of a pre-planning application for the residential development of land at Wolverton Health Centre, Milton Keynes.

This Design and Access Statement (DAS) has been produced to meet the requirements of DCLG Circular 01/2006 and Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended by the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013.

The purpose of this Statement is to support the pre-planning application for the site identified by the red line boundary on the location plan. In accordance with those statutory requirements, this document articulates the principles underlying the design of the proposed development, including how those principles have been informed by the physical and policy context for the development. This document also explains the approach taken to providing appropriate access to and within the proposed development.

### Vision and Objectives

The development of the site will embrace the opportunity that is sympathetic to create a sustainable residential neighbourhood of a high quality and that is sympathetic to the architectural setting and character of the local area.

The development objectives include:

- Contribute to the national and local housing growth agenda by providing a balanced mix of housing types and sizes.
- Deliver a distinctive and well-designed development that embraces best practice and creates an attractive, safe and sustainable community.
- Respect and enhance the local environment, making the best use of the existing landform and natural features in and around the site.
- Provide a design, layout, scale and massing that is compatible with the surrounding built form and spaces, safeguarding the amenities of the adjoining properties.
- Minimise the opportunity for crime by creating a safe and secure environment.

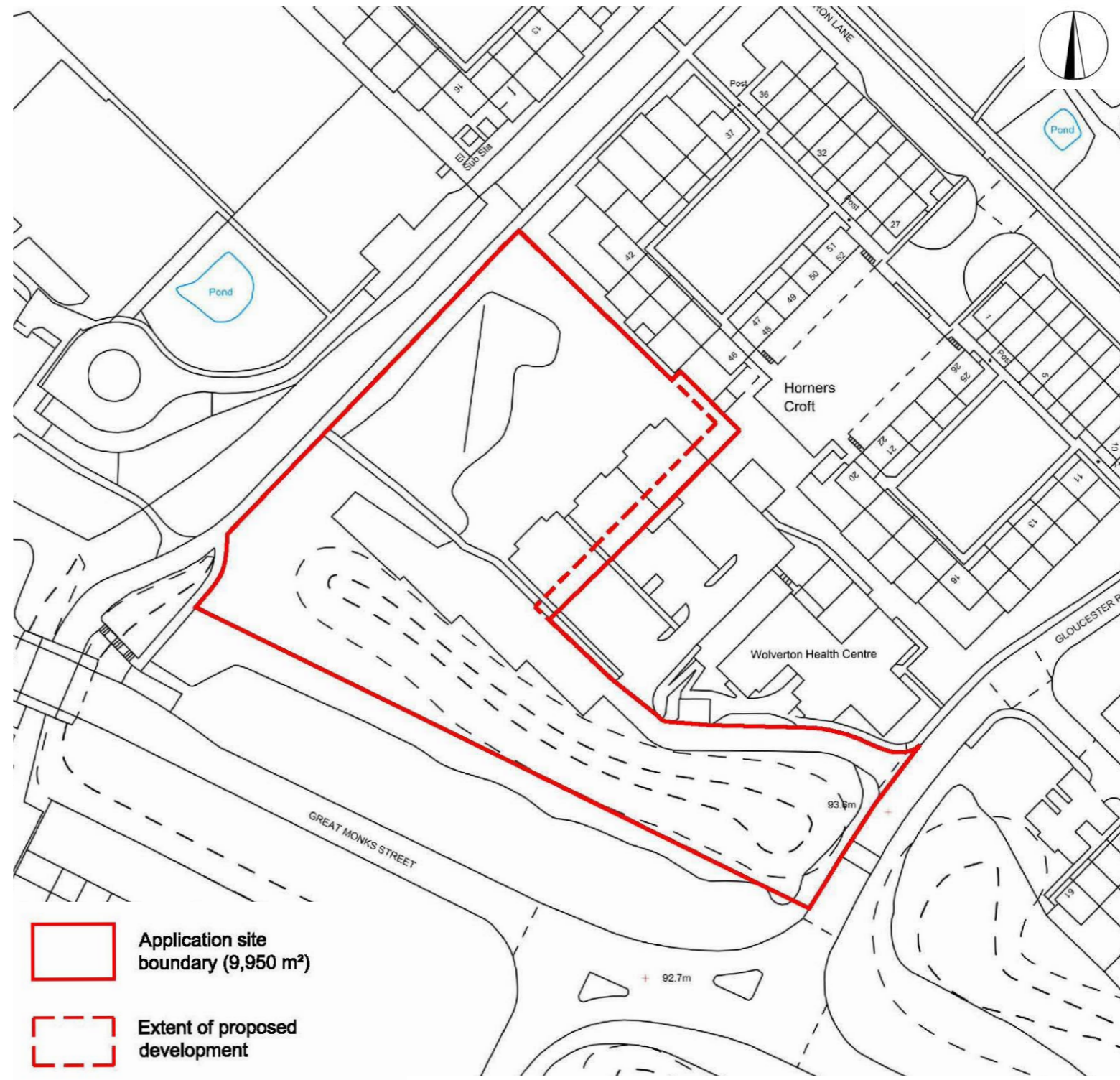


Figure 1: Location Plan

# LAND AT WOLVERTON HEALTH CENTRE

## ASSESSMENT



The Site (Summer)



The Site (Winter)



View from V5 Great Monks Street (Site to West)



Access Road

### The Site

The site is located adjacent to Wolverton Health Centre and comprises a mix of car parking and open space. The open space primarily comprises woodland and overgrown unmanaged scrubland. The neighbouring Wolverton Health Centre car park has encroached onto NHS PS land, so forms part of the development site.

The southern part of the site, beyond the access road and parking comprises of a dense tree belt and amenity open space which will be retained as part of the proposals.

The hardstanding and main access road into the health centre extends up to the site with a footpath link beyond the north western boundary of the site, linking to Greenleys Junior School and residential development to the north and east.

The site is located approximately 3 miles north west of Milton Keynes town centre, within the constituent suburb of Wolverton.

The site is located in an established residential area and housing is generally semi-detached in the immediate vicinity. There are a number of higher density blocks of flats to the rear of the site, close to the western boundary of the site.



Public Footpath adjacent to site

# LAND AT WOLVERTON HEALTH CENTRE

## ASSESSMENT

### Site and Context

The site is located in an established residential area and housing is generally semi-detached in the immediate vicinity. There are a number of higher density blocks of flats to the rear of the Property, close to the western boundary of the site.

The town is situated between the A5 and the M1 motorway (junctions 13, 14 & 15) and therefore has excellent road communications. The site is also served by local bus 606 along Great Monk Street and bus 23 via Gloucester Road.

Wolverton Station is approximately 1 mile to the north east of the site. The station is on the 'Northampton Loop' and includes a number of services which run to and from Milton Keynes and Northampton.

The subject site is also in close proximity to the new dwellings located off Franklins Court which are of a similar nature to that being proposed. The scheme was approved under planning reference 16/03116/MKCOD3 for 9 new dwellings, comprising of 2 and 3 beds. It is assumed that the site was formerly designated as amenity open space and has been repurposed for housing.

The site also presents the following opportunities and constraints:

- Allocated under the current local plan as an area of amenity open space.
- Large area of mature trees on the western boundary acting as a green buffer for Great Monk Street, although not identified as having a TPO.
- The existing site is not listed, and the site is not located within the setting of a Listed building or within a conservation area.
- The site is situated within flood zone 1 which indicates that there is a low (<0.1%) probability of flooding.
- The site is well connected with pedestrian and public transport links.



Figure 2: Site Aerial



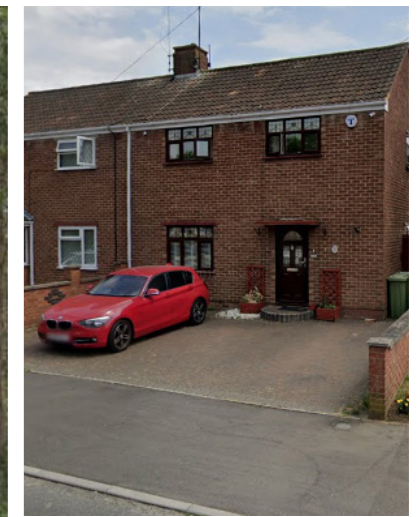
Adjoining housing development (above)



Wolverton Health Centre



New housing - Franklins Court



Gloucester Road

### Planning Policy

The following key national and local planning policies are considered most important in the context of the design and access characteristics of the proposed development.

#### National Planning Policy

At the national level the relevant policy guidance is set out in the National Planning Policy Framework (NPPF) (July 2021). The NPPF sets out a presumption in favour of sustainable development and is a material consideration in the making of planning decisions, setting out the parameters by which planning applications are to be assessed in relation to:

- The presumption in favour of sustainable development.
- Decision-making.
- Delivering a sufficient supply of homes.
- Promoting healthy and safe communities.
- Promoting sustainable transport.
- Making effective use of land.
- Achieving well-designed places.
- Conserving and enhancing the natural environment.

Paragraph 126 of the NPPF states that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

Paragraph 130 provides a set of design criteria which new development should seek to achieve:

- Function well and add to the overall quality of the area over the lifetime of the development.
- Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- Be sympathetic to local character and history, while not preventing or discouraging innovation.
- Establish or maintain a strong of place to create attractive, welcoming and distinctive places to live, work and visit.
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space).

- Create places that are safe, inclusive and accessible and which promote health and well-being.

The Planning Practice Guidance (PPG) explains how the NPPF policy should be implemented. Paragraph 006 (ID 26-006-20140306) of the PPG provides further information on design in the planning process. It states:

Design impacts on how people interact with places. Although design is only part of the planning process it can affect a range of economic, social and environmental objectives beyond the requirement for good design in its own right. Planning policies and decisions should seek to ensure the physical environment supports these objectives. The following issues should be considered:

- Local character (including landscape setting).
- Safe, connected and efficient streets.
- A network of greenspaces (including parks) and public places.
- Crime prevention.
- Security measures.
- Access and inclusion.
- Efficient use of natural resources.
- Cohesive & vibrant neighbourhoods.

The objectives of the NPPF are supported by the National Design Guide. The National Design Guide is a design planning tool setting out fundamental principles for good design and encourages placemaking to create well-designed places. The Government have prioritised 10 characteristics to form well-designed places:

1. Context - enhances the surroundings
2. Identity – attractive and distinctive
3. Built form – a coherent pattern of development
4. Movement – accessible and easy to move around
5. Nature – enhanced and optimised
6. Public spaces – safe, social and inclusive
7. Uses- mixed and integrated
8. Homes and buildings – functional, healthy, and sustainable
9. Resources – efficient and resilient
10. Lifespan – made to last

### The Development Plan

The following documents outline the existing development and use of land for Milton Keynes, including the appropriate planning application policies:

Plan:MK (2019)

Relevant policies for the determination of a planning application are as follows (see Planning Statement for full list):

- Policy SD1 PLACE-MAKING PRINCIPLES FOR DEVELOPMENT
- Policy HN1 HOUSING MIX AND DENSITY
- Policy HN4 AMENITY, ACCESSIBILITY AND ADAPTABILITY OF HOMES
- Policy CT3 WALKING AND CYCLING
- Policy CT5 PUBLIC TRANSPORT
- Policy CT10 PARKING PROVISION
- Policy EH7 PROMOTING HEALTHY COMMUNITIES
- Policy FR1 MANAGING FLOOD RISK
- Policy FR2 SUSTAINABLE DRAINAGE SYSTEMS (SUDS) AND INTEGRATED FLOOD RISK MANAGEMENT
- Policy NE4 GREEN INFRASTRUCTURE
- Policy L4 PUBLIC OPEN SPACE PROVISION IN NEW ESTATES
- Policy D1 DESIGNING A HIGH QUALITY PLACE
- Policy D2 CREATING A POSITIVE CHARACTER
- Policy D3 DESIGN OF BUILDINGS
- Policy D5 AMENITY AND STREET SCENE
- Policy SC1 SUSTAINABLE CONSTRUCTION
- Policy L3: CHANGE OF USE OF AMENITY SPACE

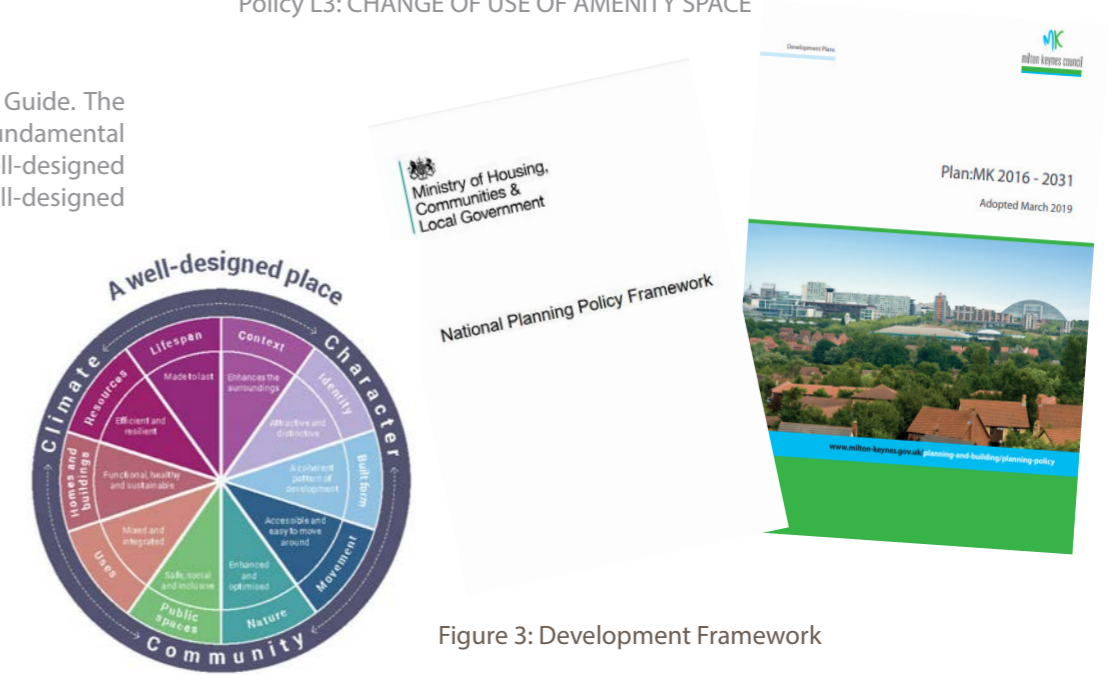


Figure 3: Development Framework

# LAND AT WOLVERTON HEALTH CENTRE

## ASSESSMENT

### Amenity Open Space

The subject site is recognised as amenity open space.

Local Plan Policy L3: CHANGE OF USE OF AMENITY OPEN SPACE states:

'Change of use of amenity open space will be considered given the availability and accessibility of open space in the surrounding area, based on distances in Appendix C.'

Appendix C of the Local Plan recognises that all development should be a maximum of 400 metres away from amenity open space.

Figure 4 illustrates that there are over 7 other amenity open space designations within 400 metres of the site, inclusive of the southern part of the site which will be maintained and enhanced as amenity open space.

Evidently the proposals to redevelop the site for housing would not have a negative impact on the loss of amenity open space and has strong links to other open space within a 400 metres radius.

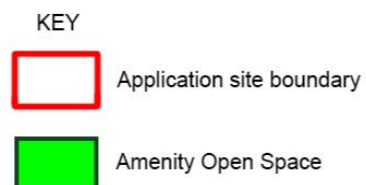


Figure 4: Amenity Open Space Plan

Site Conditions

Ecology

The land owned by NHS PS comprises predominantly hardstanding, semi-improved grassland, dense scrub, broadleaved semi-natural woodland and scattered trees.

Immediately adjacent to site is one building with hardstanding, introduced shrubs, intact species-poor hedgerow, scattered trees and amenity grassland. The adjacent building is not considered suitable to support roosting bats.

The findings of the extended Phase 1 Habitat Survey confirm that the habitats onsite have the potential to support reptiles, bats (roosting potential in trees and foraging), nesting birds, Great Crested Newt, Badger, Hedgehog and invertebrates.

The site is not considered suitable for riparian mammals or Hazel Dormouse.

The report sets out appropriate mitigation and enhancement measures which will be agreed at planning application stage.

Trees

A total of thirteen trees and nine groups were surveyed. None of the trees have been identified as protected under a Tree Preservation Order.

One group was classed as a Category A tree. One tree and two groups were classified as Category B trees. Nine trees and six groups were classified as Category C trees. Three trees were categorised as Category U trees.

The trees along the boundary of the site would be retained as part of the proposed layout. Any future planning application would be accompanied by a planting scheme to mitigate the loss of trees on site to accommodate the new housing.

The BGS digital mapping indicated that the site comprised of a bedrock layer of Oxford Clay Formation - Mudstone, with a recorded superficial layer of Oadby Member - Diamicton. These soils, potentially contain cohesive materials which could indicate a risk of shrink/ swell that should be considered during foundation design.

Highways

The proposed site is well located in terms of proximity to local frequent bus routes and a broad range of local amenities.

The proposed development will provide cycle /car parking, including EV charging points, in accordance with MKC adopted Parking Standards SPD.

The proposed development will provide servicing and waste collection arrangements that enable vehicles to enter, turn safely and exit the site in a

forward gear.

The proposed development will include an adjustment in the level of car parking to be provided for the adjoining Wolverton Health Centre, 86 car parking spaces are to be retained, this aligns with the MKC adopted Parking Standards SPD.

The level of trip generation arising from the proposed development will have a minimal impact on the operation of the surrounding highway and transport networks.

A minimum of 56% spare capacity will be retained within the Health Centre car park, even at peak hourly periods of demand. The slight reduction in the number of available spaces within the Health Centre car park will have no impact on the operation of the car park and there is more than adequate capacity maintained to accommodate fluctuations in the current use or any future potential increased use of the health centre.

In summary, there are deemed to be no substantial highway or transportation reasons as to why this site should not be considered for development along the lines proposed.

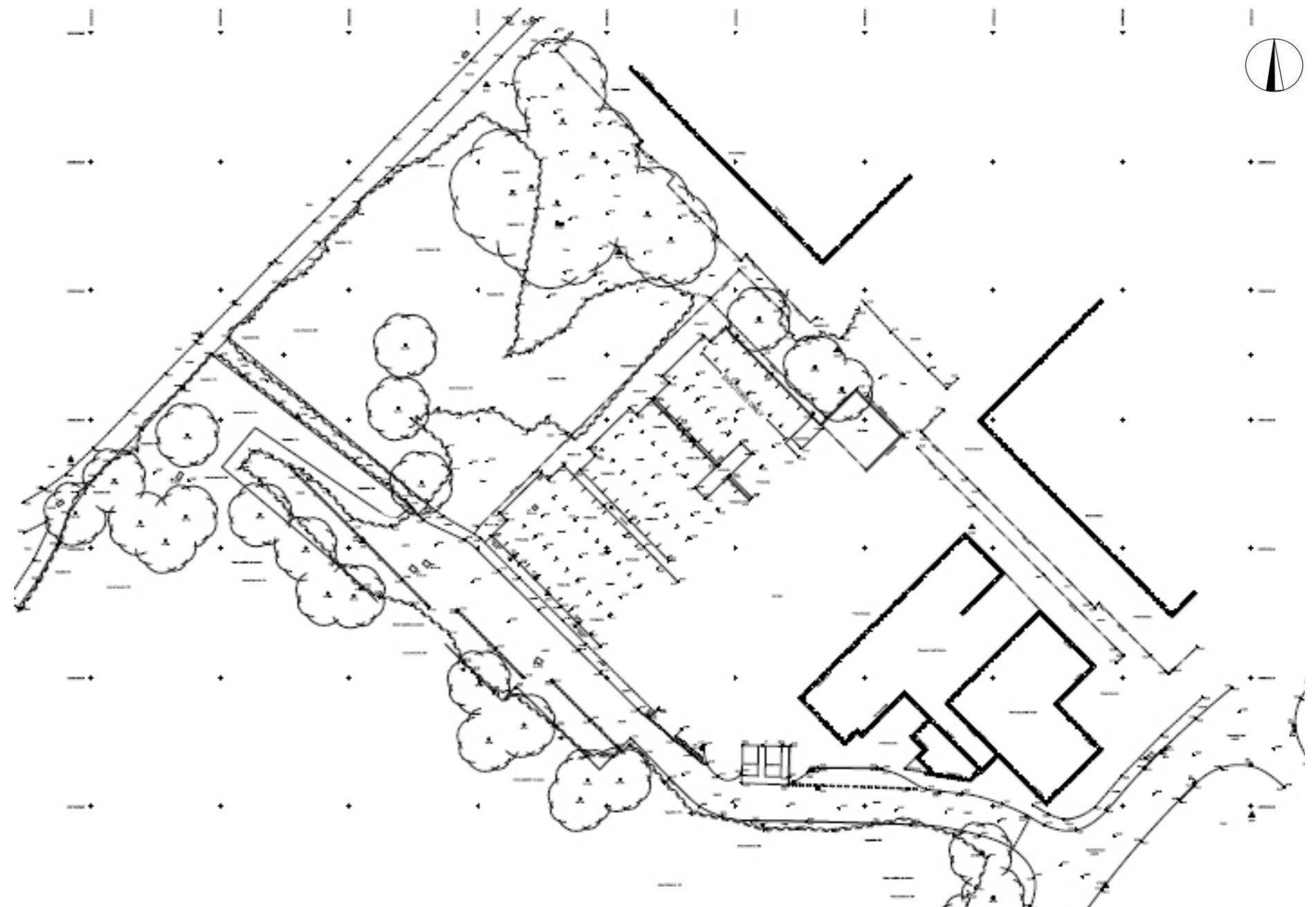


Figure 5: Topographical survey of the site

# LAND AT WOLVERTON HEALTH CENTRE

## ASSESSMENT

### Opportunities

The built development will support and facilitate the provision of new infrastructure, in turn creating a wholly sustainable, well-integrated community. It is central to the Council's aspirations to capture the spirit of good placemaking through careful planning, holistic design and improved accessibility.

The development of the site will be led by a sustainable mix of dwellings, connected by strong and accessible linkages to the surrounding area. The development compliments the surrounding uses and will make use of a currently underutilised piece of land.

Other opportunities include:

- Ability to deliver a residential development which will enhance the variety of the local housing stock and offer more diversity of homes to be of benefit to the market, complying with the strategic housing market assessment;
- It will stimulate job creation through the support of existing businesses and services;
- Within reach of local schools and services;
- Retention of all Category A trees, with the opportunity to provide replacement planting and screening around the site boundaries;
- It will provide opportunities for townscape and architectural improvements for the area;
- It will foster health and wellbeing through encouraging walking and cycling through existing links; and
- It will create mixed and balanced communities.

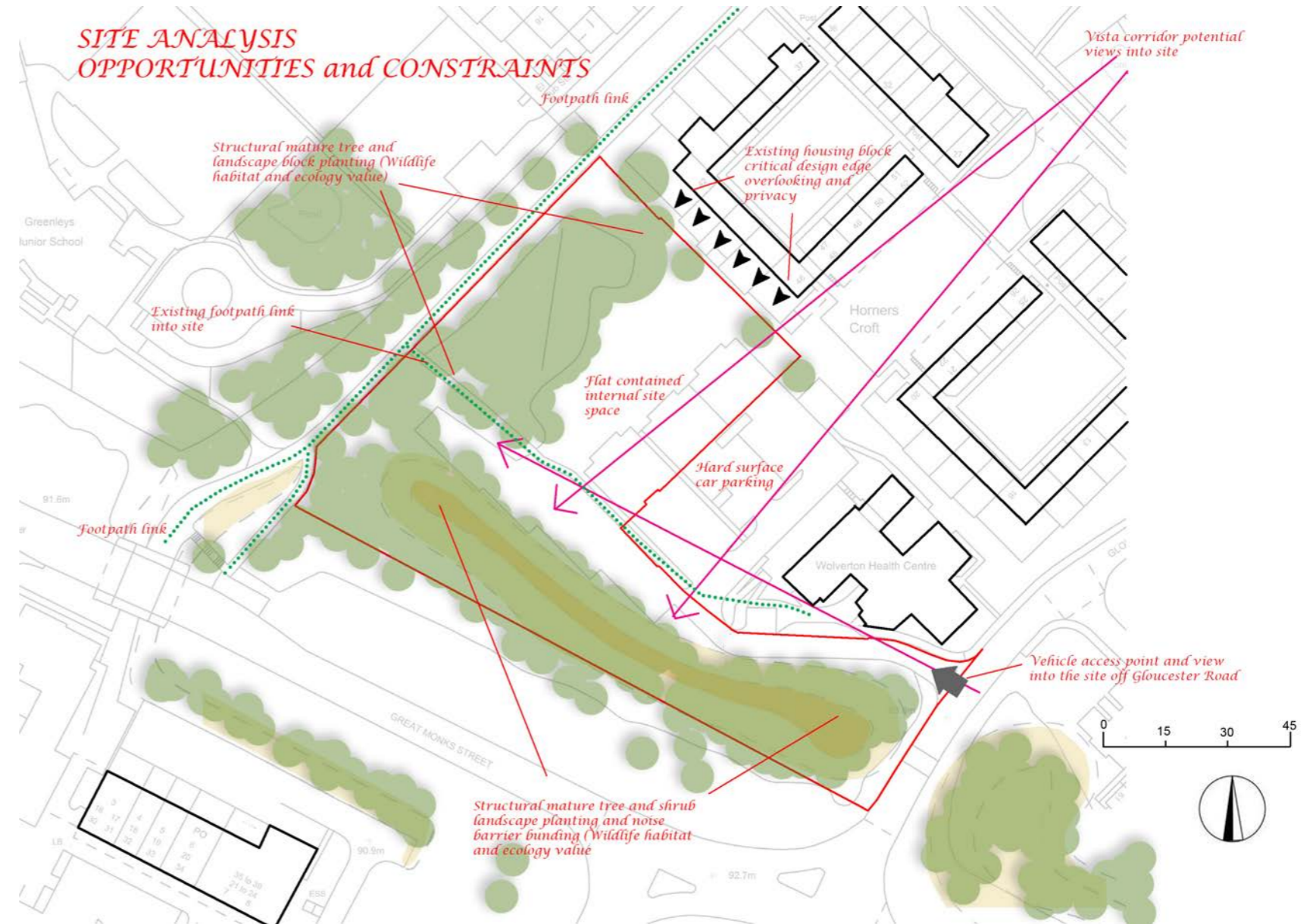


Figure 6: Site Analysis Plan



Examples of new development in the area



Development Option

The type, layout and density of the dwellings has been predominantly determined by the surrounding context and settlement. Following a detailed assessment of the physical character of the area surrounding and influencing the site, and a review of relevant planning policy considerations, the development option below is put forward for the Council's consideration. The layout is considered to be an appropriate and contextually responsive. The existing landscape resource and the visual receptors and amenity of the site have been fully considered by the assessment, planning and design process. The amenity open space to the south part of the site will be retained and enhanced. The proposed accommodation schedule complies with the Strategic Housing Market Assessment and Housing Strategy which requires more 3 and 4 bed family homes.



Figure 7: Development Option

# LAND AT WOLVERTON HEALTH CENTRE

## DESIGN

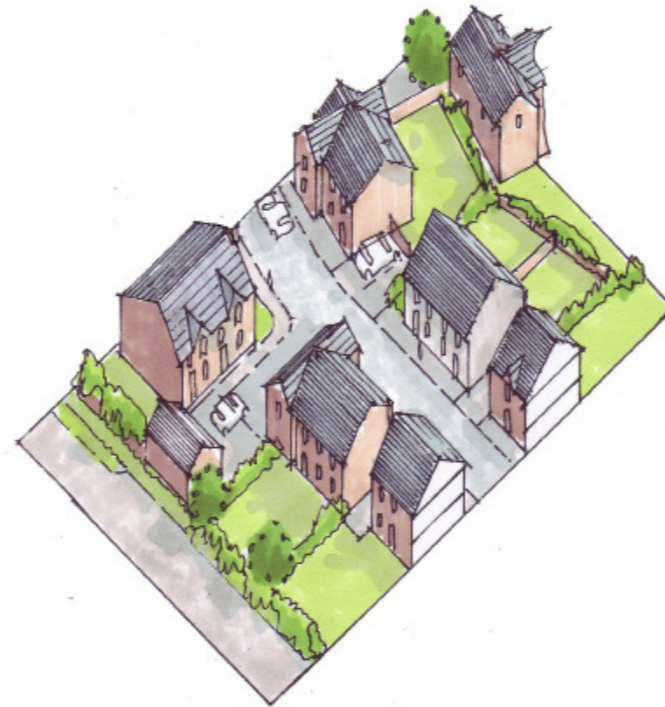
This section describes the key principles that have informed the design evolution of the development option.

### Development Principles

At the beginning of the design process the key concepts and principles behind the development are set out. These principles have informed the choices behind the amount, layout, scale and appearance of the development and the way that it is accessed, landscaped and constructed. The key development principles are as follows:

- Creating a sense of place – the proposed development will have its own distinctive character. The philosophy has been to seek quality solutions, setting high standards of design. A common language of façade treatment, roof finish and material use will unite the variety of buildings on the site so as to read as one place. Attractive landscaping will complement the buildings and the spaces around them, reinforcing the feel of a robust and quality development.
- Creating continuity and enclosure – where possible, access roads and footpaths will be fronted and enclosed by built form. Where this is not possible, appropriate landscaping will define and enclose spaces at a human scale. Careful use of hard and soft landscaping will mark clear distinctions between public and private outdoor spaces. All spaces within the site will fall into a specific ownership ensuring that no leftover spaces will be unused and uncared for.
- A quality public realm – public spaces and routes within the development will be attractive and welcoming to the user. Hard and soft landscaping will be carefully detailed and integrated with style and materials of each building. Well-designed landscaping, lighting and street furniture will create a place that is safe and accessible for people of all ages and abilities. Consequently all spaces and routes will be uncluttered and easily maintained.
- Good connectivity – the development will be designed so as to be easy to get to and move through. The entrance to the site is close to existing footpaths and bus services, therefore the layout has been designed to provide direct connections to this existing movement network. Each part of the site is easily accessible via a choice of direct, high quality routes.
- Ease of understanding – the treatment, scale and location of buildings within the development will aid orientation and allow people to easily find their way. Prominent buildings at the entrance will mark the gateway into the development. Views to key buildings will be possible from within the site and from long distances. Links around the site, particularly for pedestrians will be highly navigable with well-lit and well signed routes.

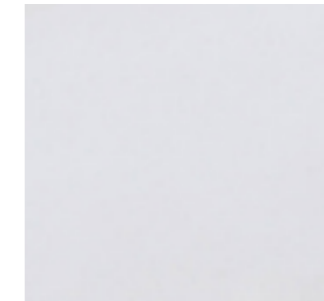
## HOUSING CHARACTER



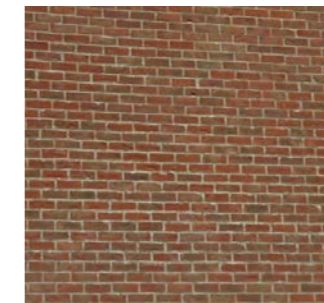
## STREETS



## MATERIALS



RENDER



BRICK



SLATE

Figure 8: Precedent Images

Access

The subject site benefits for an existing, established vehicular access off Gloucester Road that also serves the adjoining Wolverton Health Centre. Given the scale of the emerging residential development, it is not considered that any amendments would be required to the existing vehicular access.

The application is accompanied by a Transport Statement which assesses the overall impact on the highway network and parking for the scheme and Wolverton Health Centre.

Movement

The layout is formed about a single access road; which acts as a gateway and avenue into and through the site. Two secondary lanes takes you further into the layout.

New pedestrian and cycle links will be created in and around the site.

Car Parking Options

The majority of houses will benefit from off-street parking, however various options have been promoted in order to add variety and interest to the street scene, visitor parking is also proposed. The level of parking proposed is in accordance with the Milton Keynes Parking Standards.

The health centre car parking will exceed the parking standards by continuing to benefit from 86 spaces.



Figure 9: Proposed Access



Figure 10: Movement Plan

- ← - - - → Shared (with Wolverton Health Centre)
- ← - - - → Private
- ← - - - → Pedestrian and cycle links

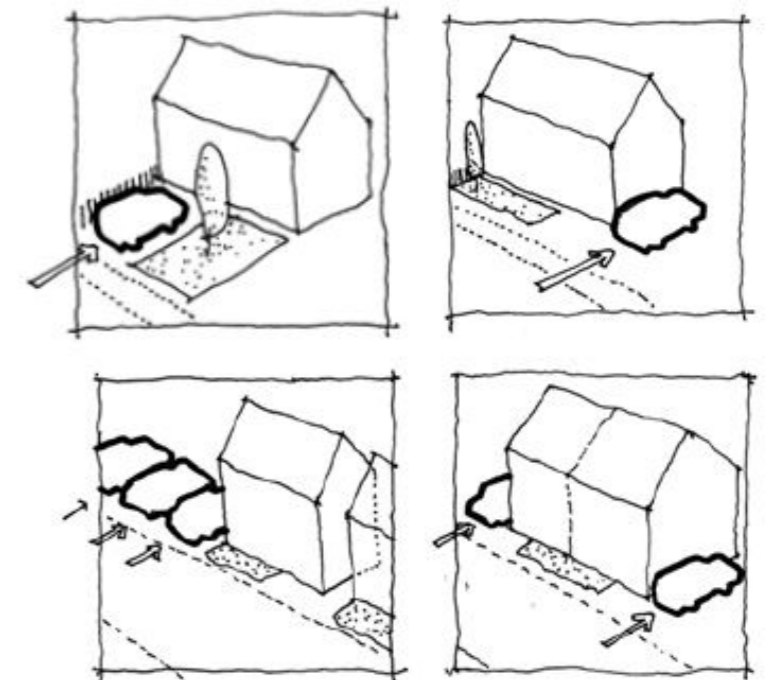


Figure 11: Parking Designs

# LAND AT WOLVERTON HEALTH CENTRE

## CONCLUSION

### Summary

The development of the site will make a positive contribution to the character and environment in the local area and provides the opportunity to create a high quality scheme.

The development will integrate into the existing settlement pattern and is highly sustainable located near to a range of local services and public transport. The site is respectful of environmental context, seeking to include a mixture of good quality market housing and landscaping.

The car parking provision for the health centre can be adapted without falling below a policy compliant position, whilst allowing NHS PS to reclaim the land under their ownership.

Whilst the proposal would require the removal of some trees and scrubs, the highest quality trees are retained and opportunities to replace self set trees within the site can be provided around the site's boundary. Existing pedestrian links will connect into the site, encouraging residents to walk and cycle.

There are sufficient amenity open space designations within 400 metres of the subject site, meaning the loss of part of the site for residential development is acceptable.

Overall, it is considered the development of the site could deliver a number of benefits which would outweigh any potential harm, including new quality housing and a greater choice of housing types for the area, whilst using a piece of underutilised land.



Figure 12: Proposed Layout

