

Green Development Guidance Note

This is a guidance note for developers on green design, as it applies to the Milton Neighbourhood Plan. It is an informal note, so includes non-planning matters. However, use of the guidance may help in achieving compliance with the policies of the neighbourhood plan, in particular those relating to design and landscape.

Planning Principles

Historic and older areas were designed for a low carbon economy tend to have intrinsic sustainable characteristics including a finer grain of mixed use, pedestrian-orientated layouts, and dense urban forms such as terraces. The restoration of those forgotten principles in new developments within Milton over recent years is the rationale underpinning this Neighbourhood Plan

Neighbourhoods should be designed for mixed use, including residential properties, community facilities and employment opportunities in easy walking distance to reduce the need for journeys by cars. This is a feature of much of Milton and should be retained and enhanced where possible.

Layouts should prioritise pedestrian and cycle movement, convenience and safety. This includes convenient links to public transport.

Retention and reuse of buildings preserves the energy embodied in their materials and construction and avoids landfill. We have included in policy STJ1 the importance of retaining Lancaster House for a community heat and power generation facility.

Design of development should take account of microclimate, including sun, shading and wind.

Development should be designed to minimise pollution, including air, water and noise pollution.

Development should avoid high flood risk areas or incorporate design features to mitigate flood risk.

Green Building Design

Carbon neutral development is a key goal.

Ways of building green can include:

- use of efficient heating and cooling systems, or design to reduce dependency on heating and cooling systems.
- superior insulation properties and airtightness;
- natural ventilation and air flow (for warmer months) to help avoid over-heating;
- use of local, low-embodied energy, recycled and recyclable materials;
- living (green) walls or roofs;
- orientation to maximise passive solar gain;

- rainwater capture, storage and reuse (grey water);
- use of LED or other low wattage lighting;
- space for natural drying clothes;
- bins for recycling;
- flexible spaces and layouts to accommodate changing demands.

Public Realm and Green Landscape Design

Development should achieve a biodiversity net gain.

Existing landscape features, landform and green infrastructure should be retained and enhanced as far as possible and be incorporated into redevelopment.

The public realm and green infrastructure should be designed to support movement, recreation, social interaction, play and exercise.

Sustainable Urban Drainage Systems (SUDS) should be incorporated into the landscape design. This includes green spaces for residential developments.

Hard surfacing should be kept to a minimum area and be water permeable.

Use of traditional hedges for boundary treatments creates a greener environment and enhances the historic and rural character of the area.

Native species should be used in planting.

Wildlife Measures

Design features to support wildlife include:

- Bat boxes and bird boxes (owl, raptors, house sparrow, house-martin, swift, woodpecker)
- Hedgehog gaps in fences
- Badger routes
- Wildlife connectivity via grass verges and footpath edges
- Meadow edge grasses and wildflowers, bee friendly desirable

Green Energy

Local green energy schemes can include small wind turbines, ground heat pumps, photovoltaics, biomass and other technologies. There has to be careful consideration of the impact of such schemes on historic and rural character, so the location and design of such facilities needs careful consideration.