

- 5.1 The outline planning application for SWMK seeks permission for sufficient community, commercial, cultural, drainage, educational, employment, highways and sporting/recreational infrastructure to support up to 1,855 mixed tenure residential dwellings as defined by the Land Use Parameter Plan (SWMK03/074 Rev G).
- 5.2 This section sets out the design of the scheme. Due to the scale and complexity of the proposals, all matters, except for access, are reserved for subsequent determination.
- 5.3 Parameter Plans have been prepared in order to 'fix' key design elements of the scheme. These are listed below.
- » Land Use parameter plan (SWMK03/074/G);
 - » Landscape, open space and recreation parameter plan (SWMK03/076/E);
 - » Maximum building heights parameter plan (SWMK03/149/C);
 - » Ground remodelling parameter plan (SWMK03/148/A); and
 - » Residential density plan (SWMK03/082/C).
- 5.4 Additional material is also provided to illustrate elements of the overall design concept details of which will be fixed through subsequent design codes following any conditional grant of planning permission. The illustrative material in this DAS is indicative only and will be subject to further detailed architectural, urban and landscape design.

Amount

5.5 The proposal seeks outline planning application for the following land uses:

- » up to 1,855 mixed tenure dwellings (C3) on 54.16 Ha of land;
- » an employment area on 2.07 Ha of land;
- » a Neighbourhood Centre on 0.67 Ha of land accommodating retail (A1/A2/A3/A4/A5), community (D1/D2) and residential (C3) uses;
- » provision of a primary school on 3.0Ha of land;
- » provision of a secondary school on 5.2Ha of land;
- » allotment space on 1.22Ha of land;
- » 55.75Ha of multi-functional green open space including: parkland, sports and recreational facilities with pavilion/changing facilities; play areas, wildlife areas, a range of strategic open spaces including a community orchard and new landscaping;
- » a Sustainable Drainage Scheme including 5.05Ha of land for surface water attenuation measures;
- » associated infrastructure including new junctions to the A421, Whaddon Road and Buckingham Road and primary streets, residential streets, pedestrian footpaths and cycle routes on 5.56Ha of land; and
- » provision of grid road reserve on 7.24Ha of land.

5.6 The amount of development proposed has been derived from an analysis of existing and emerging planning policy, design, the capacity and extendibility of the existing infrastructure and utilities and comments made in the last three years from both representatives of local councils and residents. The resulting quantum of each type of development proposed is set out below:

RESIDENTIAL

5.7 The residential component of the application includes up to 1,855 new dwellings (Class C3).

EMPLOYMENT

5.8 The construction of the proposal will bring forward a significant number of both part time and full time jobs. For at least the first decade of delivery the jobs will be connected to the provision of the required advanced infrastructure, the laying-out of the open space, plus the provision of domestic and non-domestic buildings. In the latter phases the temporary construction work will purely relate to the delivery of the remaining new homes.

- 5.9 The proposed development makes provision for a range of employment uses. Principally, employment uses within the scheme will be provided in within an employment zone set around a mixed use Neighbourhood Centre located close to the northern gateway of the site adjacent to the north western edge of the planning application site boundary.
- 5.10 The employment zone will provide B1 class employment uses on 2.07Ha of land. This will likely comprise of small 'starter' office units which would provide appropriate space for small local businesses, but will not preclude larger single buildings / businesses.
- 5.11 The employment zone will be within a strategic location, accessed from the primary street and will be in close proximity to the existing Snelshall employment site. The visibility provided by this gateway location will ensure that the employment uses are likely to attract high quality investment. Additional employment opportunities will also be generated by the primary and secondary schools and ancillary open space functions provided for within the site.

EDUCATION

- 5.12 This application provides for a 3 form entry primary school. The primary school will be located at the heart of the proposed development on 3.0Ha of land. The primary school will be served by a shared surface car park which also serves to provide parking to support the functions of the main open space located adjacent to the primary school. The detailed parking design will include an element of dedicated staff parking.
- 5.13 The outline planning application also provides land to accommodate a secondary school. Playing fields within the area provided for the secondary school campus will provide a landscape buffer between the new development and the existing western edge of Far Bletchley. The school building will address the grid road reserve providing a suitable built edge.

RETAIL USES AND COMMUNITY USES

- 5.14 A Neighbourhood Centre will be provided on, 0.67Ha of land, accommodating retail (A1/A2/A3/A4/A5) and community (D1/D2) uses. A summary table of the uses and associated floorspace quantities proposed within the Neighbourhood Centre is provided below.
- | Type | Use Class | Amount (sq m) |
|------------------|--------------------|---------------|
| Community Uses | D1 / D2 | Up to 360 |
| Health Provision | D1 | Up to 225 |
| Retail | A1, A2, A3, A4, A5 | Up to 930 |
- 5.15 The area of land identified for the provision of a Neighbourhood Centre could be developed to provide a range of uses which could include retail floor space, flexible commercial space, a doctors surgery, community space including a sports hall, residential uses above commercial space, surface car parking and cycle storage.

OPEN SPACE

- 5.16 A significant proportion (38%) of the application site is proposed to be used for multi-functional open space. The Parameter Plan (SWMK03\076 Rev E) shows the location of significant new strategic open space provision. The multi-functional open space will include parkland, sports and recreational facilities with pavilion/changing facilities, play areas, wildlife areas, a range of strategic open spaces including a community orchard and new landscaping.

NEAP'S, LEAP'S AND MUGA'S

- 5.17 A Neighbourhood Area Equipped for Play (NEAP) with a Local Equipped Area for Play (LEAP) and a Multi-use Games Area (MUGA) are proposed to be located at the heart of the development, adjacent to the proposed primary school by others are located in walking distance to the catchment community.
- 5.18 A second NEAP with a MUGA is proposed to be located on the western flank of the site. A LEAP will be located at the centre of the proposed Neighbourhood Centre with six more LEAPS located in strategic locations, supporting residential areas.
- 5.19 In total, 2 NEAP's with a catchment area of 600 metres, 8 LEAP's with a catchment area of 240 metres and 2 MUGA's will be provided.

SUDS

- 5.20 A Sustainable Urban Drainage System (SUDS) requiring (5.05 Ha of land) will be integrated into the open space network and the wider public realm of streets and spaces that form the development.

OTHER COMMUNITY OPEN SPACES

- 5.21 1.2Ha of community allotment proposed for the north eastern edge corner of the site. A community orchard will also be provided.



Layout

5.22 The layout of the proposed development, routes and open spaces that form the urban structure reflect a robust assessment of the physical characteristics of the site, its constraints and its context, to include an assessment of the character the residential neighbourhoods in the immediate locality. The layout considers the necessary infrastructure requirements of the proposed development and accommodates existing route networks to ensure good connections beyond the site.

5.23 The layout of the development and the proposed routes and open spaces has been designed to provide a sustainable form of development to foster a sense of place, community cohesion and interaction.

5.24 The Land Use Parameter Plan (SWMK03\074 Rev G) identifies the broad areas of built development and open space and defines the interface between built development and open areas and the alignment of the primary route serving the new community. Careful consideration has been given to the location and design of entrances to the site and the layout of development areas is designed to accommodate the retention of existing features, enhance existing views, create public spaces and linear parks, to deliver a high quality built environment, providing access to new local services and facilities supporting the new communities needs and health, social and cultural wellbeing.

KEY STRUCTURING ELEMENTS

5.25 Key principles which structure the layout and which will be fixed through the outline permission are the:

1. location and alignment of the primary route which provides a vehicular connection for the individual residential parcels;
2. location and scope of the grid road reserve;
3. location of new underpasses to be provided;

4. location of employment uses to the north and west of the Neighbourhood Centre, adjacent to existing employment uses at Snelshall;
5. location of the Neighbourhood Centre, at a highly accessible location at a node where a number of key pedestrian and cycle routes converge;
6. location and scope of residential development parcels and the location of taller buildings within these parcels;
7. location of retained hedgerows and areas of woodland;
8. location of retained pedestrian and cycle routes (MK Boundary Walk, Sustrans Route 51 / Weasel Lane bridleway);
9. location of principle access points. Three key access points are proposed a new access via a 'left in left out' junction onto Standing Way, an all movement priority junction will be provided from Whaddon road and from a new signalised junction at Buckingham Road; and
10. improvements to Bottledump roundabout including a new access to the recycling plant and stables.
11. Linear parks to western and southern edges.

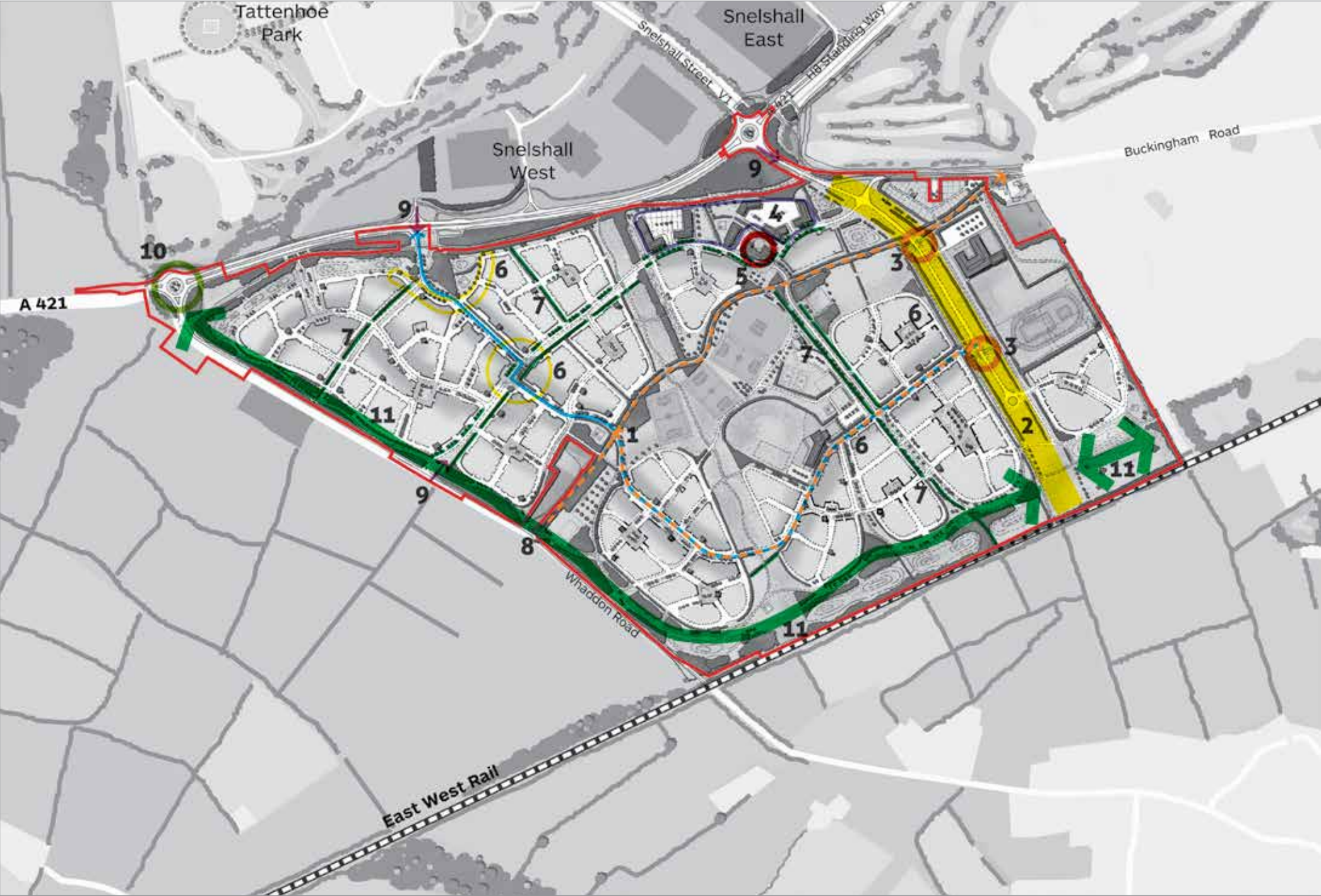


Figure 5.2: Key Structuring Elements

Scale

5.26 The scale of development proposed has been informed by an understanding of the existing context of the site, the dynamic between the site and existing residential areas to the east; to a lesser extent to the south and views from and towards these areas. The scale of the built development proposed is influenced by two key factors, height and density.

DENSITY AND MIX

5.27 Careful consideration has been given to the appropriate range of densities for the proposed development. This provides an understanding of the existing established residential densities to the north and east and a consideration of the level of residential density required to make best and most efficient use of the land to provide the range of new homes required to meet local needs.

5.28 Residential Density Plan SWMK03\082 Rev A sets out the broad density ranges proposed for the development. The density of the proposed residential neighbourhood parcels has been influenced by the initial concept for the design which identified the opportunity to provide a higher density of development to the north of the Weasel Lane ridge line, responding to the established urban character of Milton Keynes. The initial concept design saw the opportunity to provide a lower density residential density, south of the ridgeline, providing a more rural character through expansive areas of open space and a softer less formal edge to the development as an appropriate reflection of the character of villages in Aylesbury Vale.

5.29 Generally, the development will provide a range of character areas, responding to the existing, landscape character of the site, existing built form and residential areas to the north and the east of the site and a desire to provide a soft green edge to the development.

5.30 The proposed development will consist of a range of residential densities from 20-25 dwellings per hectare on the southern edge of the site, to 40-45 dwellings per hectare towards the centre and north of the site. Slightly higher densities of up to 50 dwellings per hectare are anticipated abutting the neighbourhood centre.



CHARACTER AREAS

1. **Neighbourhood Hub** – Located at the main northern entrance to the site and at the junction of key movement routes, is the location of the new communities neighbourhood centre. This provides social, community and retail uses alongside new employment and higher density housing. New landscaping and water features combines with the existing mature landscape of old Buckingham Road [to the north] and Weasel Lane [to the south] to create new high quality focal point for the community.
2. **Northern Gateway** – A new high quality entrance gateway is proposed off the A421 (Standing Way). This will give visual prominence to the development on the approach from the west but also provide an attractive gateway which will link northwards with the new development at Tattenhoe Park. A crescent of town houses with new landscape, street trees, play areas and SUDS combine with an existing area of woodland.
3. **Northside** – The character of this area is to provide a contrast to the Central Park area to the south, it will be slightly higher density and more formal in its response, in part drawing upon the character to its immediate neighbours to the north, Tattenhoe Park. Weasel Lane will then in effect act as a threshold between this area of the community and the southern area, to be known as Central Park.
4. **Central Park** – At the heart of the development is the location of the proposed communities primary open space and recreational area. This is overlooked by new housing as well as the primary school whose playing fields will visually blend with the green open space enhancing its overall scale and appearance. Lower density housing will relate to the park edges where as higher density housing is used to define the primary and secondary streets. Residential development in this location will be purposefully designed to reflect an Aylesbury Vale typology in terms of its character. Central Park also seeks to limit development in the site's more visible locations when viewed from Newton Longville.
5. **Eastside** – As development moves eastwards, from Central Park a change in character is proposed, to signify a reconnection with the edge of Milton Keynes. Again using existing landscape features, the existing hedge line will define the move from the Central Park character area, with development increasing in density once more until it reaches the primary street network and the grid road reserve area which is an underlying element of the Milton Keynes design philosophy.
6. **Far Bletchley Edge** – This edge is purposefully designed to respond to providing a positive contribution to both the existing negative edge of the rear garden fences and the residents of Far Bletchley. New allotments to the north continue the green swathe through the site along the Weasel Lane ridge line, a new secondary school, the majority of the site being open space limits the impact of development. A small area of lower density housing to the south of the proposed secondary school campus provides overlooking to new routes to help link new and existing communities and allow for better and safer access to Chepstow Park.
7. **Park Edge South** – A new linear park running along the entire southern edge, connecting with Chepstow Park, will be informal in its design merging with the existing landscape on the railway embankments, accommodating swales and SUDS [and the acoustic set back for the railway]. New housing served by small scale residential streets and drives will provide a softer and more informal edge to the development.
8. **Park Edge West** – To respond to the open rural aspect and to continuing the southern linear park a western park edge is proposed with low density housing served by small scale residential street and drives presents a lower density rural edge park edge. To provide a landscape character contrast and visual stimulus, the linear park will be more formal in its character until it reaches the wooded area to the north alongside the A421.



Figure 5.4: Character Areas

HEIGHT

5.31 The parameter plan sets out the upper limits of the building heights proposed.

5.32 The highest buildings will be located at the Neighbourhood Centre, fronting onto the Primary Street. Buildings in this location will be constructed up to 13 metres. These buildings are likely to have more substantial floor to ceiling heights required by community and commercial uses and would allow, if required, for residential apartments above the retail component of the scheme.

5.33 Buildings within the employment area located to the north and west of the Neighbourhood Centre would be constructed up to a maximum of 12 metres.

5.34 The primary school will be located at the heart of the proposed development, to the south of the central ridge line and the central outdoor sports facilities. This will be constructed up to a maximum of 10 metres, fronting onto the Primary Street.

5.35 The secondary school campus to be provided on a 5.2Ha site, located on the eastern edge of the development adjacent to the western edge of Far Bletchley, will have a maximum building height of 12 metres fronting the Primary Street.

5.36 The majority of residential buildings within the development will be up to 10 metres to ridge height depending on the roof pitch and building depth. It is likely that the majority of residential buildings will be largely 2 or 2 ½ storeys in height.

5.37 Taller residential buildings are proposed along the route of the Primary Street. These residential buildings will be constructed to a height of 11 metres to ridge height which equates to a maximum of three storeys. Locations for taller residential buildings include opposite the Neighbourhood Centre, opposite the primary school extending east along the Primary Street on both sides of the street towards the secondary school campus, in a crescent as part of the proposed northern gateway character area and at various other key locations nodes and landmarks within the proposed development.

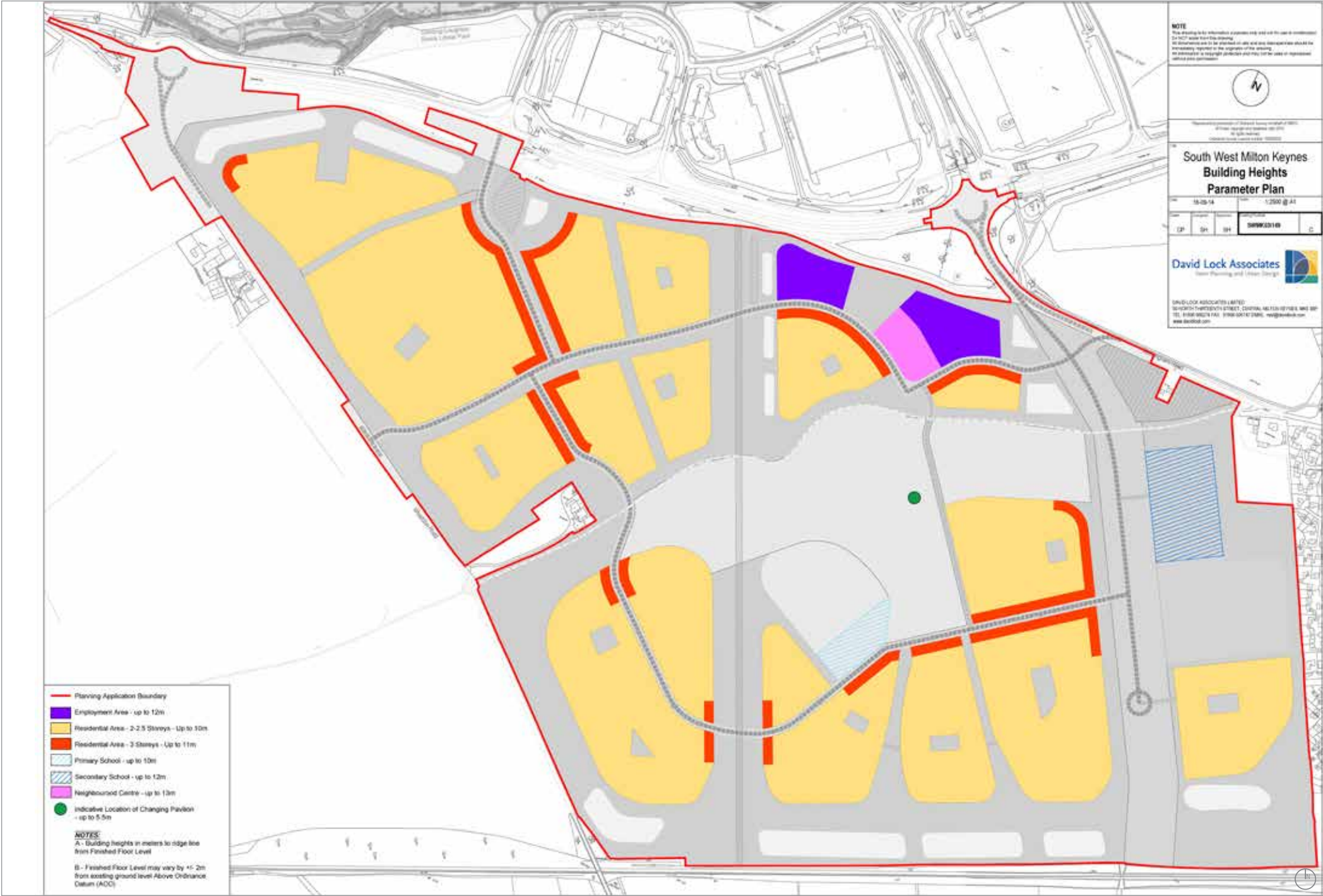


Figure 5.5: Proposed Building Heights

LANDSCAPE, OPEN SPACE AND RECREATION

5.38 The Parameter Plan (SWMK03/076/E) sets out the landscape framework for the SWMK proposals. The development concept provides opportunities for the creation of a comprehensive network of multi-functional open spaces and green corridors throughout the SWMK development establishing new ecology habitats, public access, and informal and formal recreation. The spaces and corridors also form part of a sustainable drainage system. The principle objectives for the green infrastructure are:

- » to provide a range of attractive, accessible and linked open spaces across the site including areas for formal and informal recreation, a new 2.0Ha local park at the heart of the development, a new 4.0Ha district park in the south west corner of the development as part of a swath of open space along the southern development boundary, NEAPS, LEAPS, MUGA's, outdoor sports facilities, incidental open spaces within residential development parcels, a community allotment and a community orchard;

- » to create a high quality and distinctive landscape and public realm setting for new development which incorporates opportunities for landscape and biodiversity enhancement;
- » to use structural planting and landscaping to define the ridge, edges, streets and key spaces;
- » to minimise the impact of development on existing landscape features through the retention of key features including hedgerows and key trees as far as reasonably practical;
- » incorporating existing pedestrian routes such as the existing Milton Keynes Boundary Walk, Sustrans Route 51, bridleway and other cycle routes into the amenity green space of the development;
- » to promote the use of native species and patterns of planting which are consistent with the local landscape character;
- » the provision of a sustainable urban drainage system (SUDS) network that can function as an integral part of the open space and green infrastructure network; and
- » providing a landscaped edge to the development integrating the development with adjacent open countryside.

5.39 A network of green corridors and open spaces are proposed across the site, building upon the framework provided by existing and retained landscape features and the opportunities for improved public access. In total, the development seeks to provide approximately 56ha of open space, offering significant opportunities for biodiversity, public access, recreation and surface water attenuation.

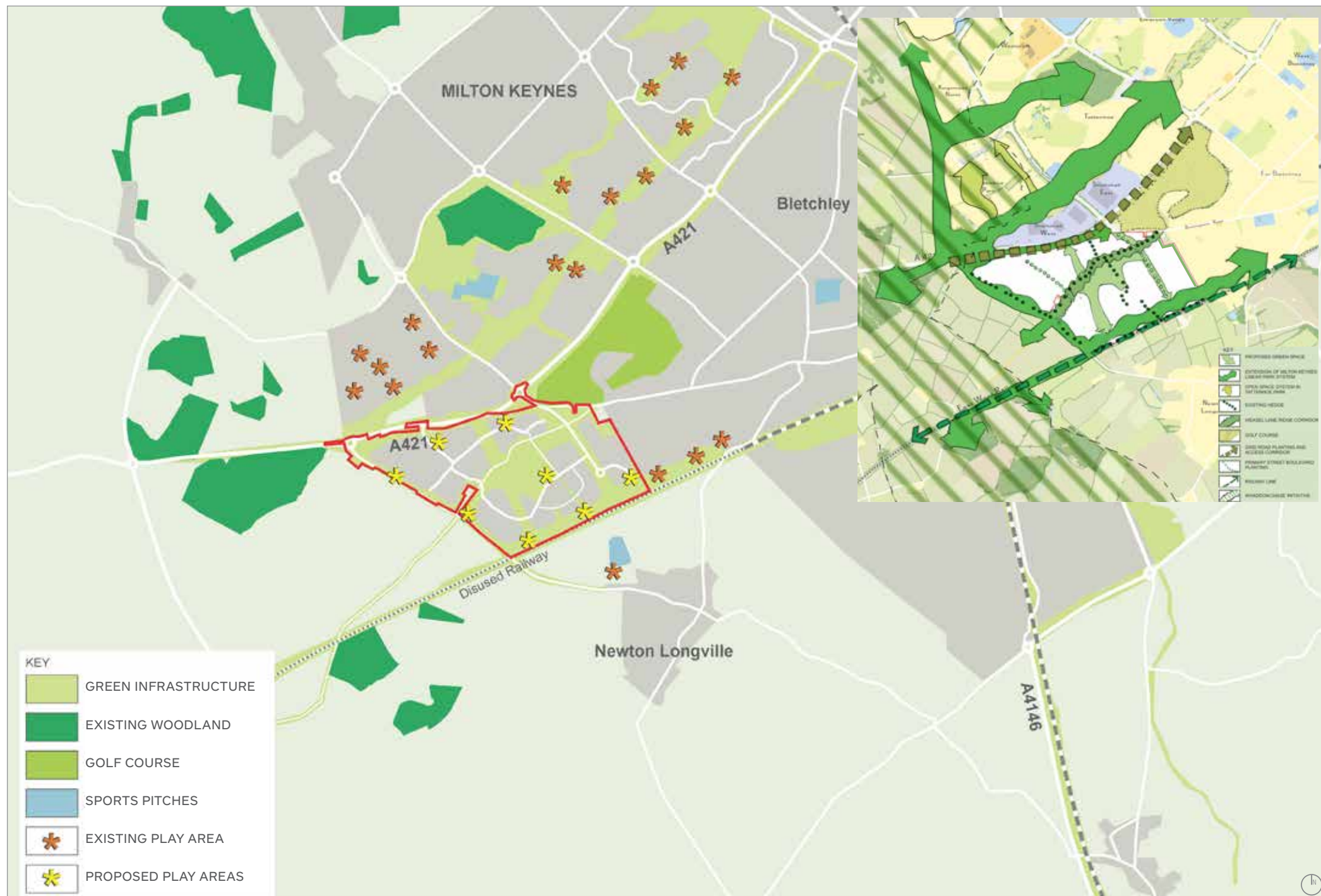


Figure 5.6: Proposed Green Infrastructure



Figure 5.7: Landscape Character Area

SETTING FOR THE DEVELOPMENT

- 5.40 Establishing a suitable setting for development, particularly along the southerly and westerly edges of the site is an essential element of the proposals. The development has been designed to provide a gradual transition from open countryside to urban/suburban built form. This will be achieved through the provision of a substantial corridor of amenity open space and informal parkland along the south westerly site boundary providing a softer edge, responding to the rural character of the open countryside of Aylesbury Vale to the south. The new linear park on the southern edge of the development will include elements of the wider SuDS in the form of balancing ponds, swales, landscape planting and trees planting, pedestrian footpaths and cycle paths extending the existing Chepstow Park which runs to the south of the Far Bletchley residential development into the proposed development. The linear park will also provide an acoustic set back from the railway, contributing to the setting of new residential development.
- 5.41 The proposed development will retain existing tree planting, areas of woodland and hedgerows where it is both safe and practicable. New hedgerow and tree planting will be provided to enhance and

reinforce existing landscape features. Whilst the retention of existing landscape features will be prevalent throughout development, there will be significant retention in the north western corner where a number of existing hedgerows will be retained and incorporated into the primary route network and key amenity spaces.

- 5.42 Green open space and formal landscaping including SuDS along the northern edge of the development will supplement the retained areas of woodland and hedgerows in this location. The landscaped area will facilitate the delivery of a pedestrian footpath along the northern boundary providing safe links between new homes and the former Buckingham Road and will offer a degree of separation between employment uses at Snelshall West and residential development parcels.
- 5.43 The existing Chepstow Park open space on the southern edge of Far Bletchley will be extended along the southern boundary of the development. The new linear park, which will incorporate SuDS swales and ponds supplemented by new landscape planting and trees will provide a softer, informal edge to the southern and western edge of the development, responding to the open countryside beyond. New pedestrian footpaths and cycle

routes will pass through the linear park, connecting the proposed development to existing residential areas to the east, and joining with the wider proposed pedestrian and cycle network to provide access other key open spaces, the Neighbourhood Centre and community facilities.

- 5.44 The bridleway, Sustrans Route 51 and landscaped ridge along Weasel Lane will be retained and enhanced as part of the development. Weasel Lane will provide a key structuring element of the development as a strong east west connection extending through its centre linking a number of other key spaces and facilities.



Chepstow Park, Far Bletchley



⁹⁶ Figure 5.8: Illustrative Green Infrastructure Plan

OUTDOOR SPORTS FACILITIES

- 5.45 Outdoor sports facilities within an areas of land sufficient to provide 3 full football sized pitches and a cricket wicket are proposed to the north of the primary school. The proposed location for the formal sports facilities makes the most efficient use of a more level area of the site to negate the need for the extensive ground remodelling. Additional outdoor sports facilities would be provided as part of the proposed secondary school campus.

