



98 Figure 5.9: Proposed Outdoors Sports Facilities



Sustainable Urban Drainage Systems and ecological pond areas on the north and south boundaries of the site.



Parks on the western and southern boundaries provide a landscaped setting for the boundary walk, recreation and play. The southern park edge is designed to be an extension of Chepstow Local Park.





Orchards – along the ridge.



Accessible green space with structural woodland planting in the linear perimeter park.

Trees, hedges, ornamental shrubs, grass and meadows will be laid out to provide a diverse series of rooms along the linear parks.



Allotments.





Important open space could act as a meeting point. e.g. the village green.



Formal sports facilities with cricket pitches, pavillion, football pitches, tennis courts, MUGA, and natural areas of play, within easy reach of the facilities of the local centre.



Skate Park – near to primary school and local centre.



Areas of meadow and woodland along the pipeline reserve with sporting and play activities adjacent to the more natural areas.





5.46 The eastern edge of the site will provide landscaped open spaces around areas of archaeological importance in this location, a new secondary school campus with playing fields and the provision of a new district park, will act to formalise the western edge of Far Bletchley, whilst providing a buffer between this area and new development. It also provides a further ecological function as a corridor between Weasel Lane and the railway embankment.



5.47 A linear park overlooked by lower density homes and incorporating new landscape planting, trees, footpaths and cycleway along the western boundary of the development will provide an improved setting for the north western section of the MK Boundary Walk and will also provide a landscape buffer between residential development and Whaddon Road.



5.48 The general setting for SWMK will be characterised by the broad open landscaped areas which will run through the development on a north/south and east/west axis extending the rural character of the open countryside to the west and south of the site towards the key centrally located area of formal open space.



- 5.49 The development will enhance the gateway to Milton Keynes at the Bottledump roundabout and the gateway to the south of the Tattenhoe roundabout where, open space incorporating SuDS, overlooked by B1 office space, community allotments and an orchard will extend the open character of the Loughton Brook Linear Park and the Windmill Hill Golf Course to the north of Buckingham Road, south into the development connecting with the green corridor, Weasel Lane and centrally located open space at the heart of the development which extends this landscape character westwards to Whaddon Road and Aylesbury Vale.



- 5.50 Additional buffer planting is proposed adjacent to the existing and retained property on Buckingham Road and at the entrance to the site from Whaddon Road. There are also significant opportunities for tree and shrub planting within areas of strategic and neighbourhood open space to create an attractive environment for leisure walking / cycling and visual amenity, promote biodiversity and offer opportunities for education. Further new hedge planting is proposed to school boundaries where appropriate – this further adds to the overall biodiversity value of the development, and provides a good quality and secure boundary when combined with the existing fencing.



104Figure 5.10: Western Boundary Detail

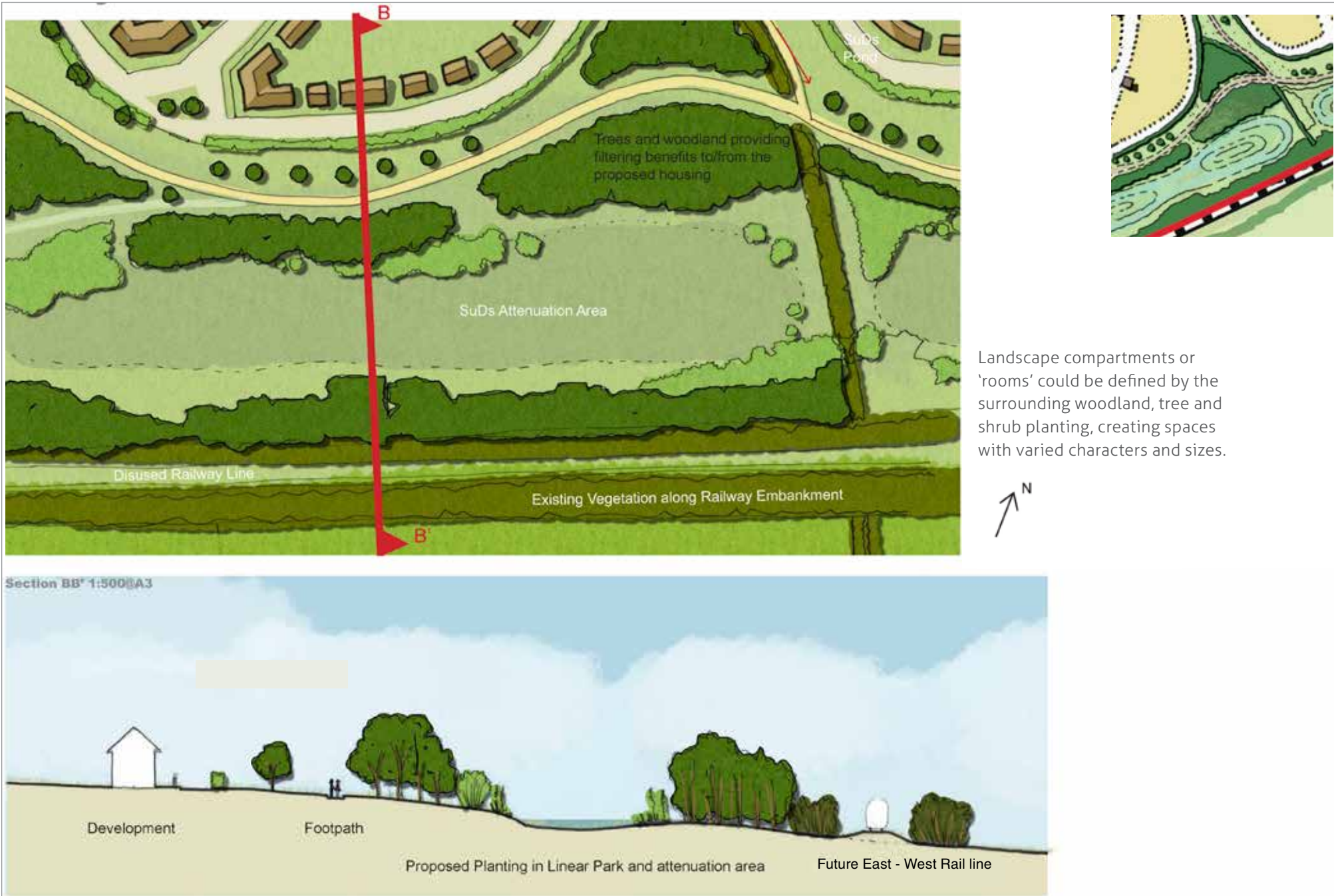


Figure 5.11: Southern Boundary Detail

- 5.51 The Weasel Lane ridge line is the most visually prominent landscape feature within the site. This prominence will be enhanced by the development which proposes to reinforce the structural planting along its length and retain the existing bridleway and Sustrans Route 51 along Weasel Lane as a key east west route through the development.

Weasel Lane

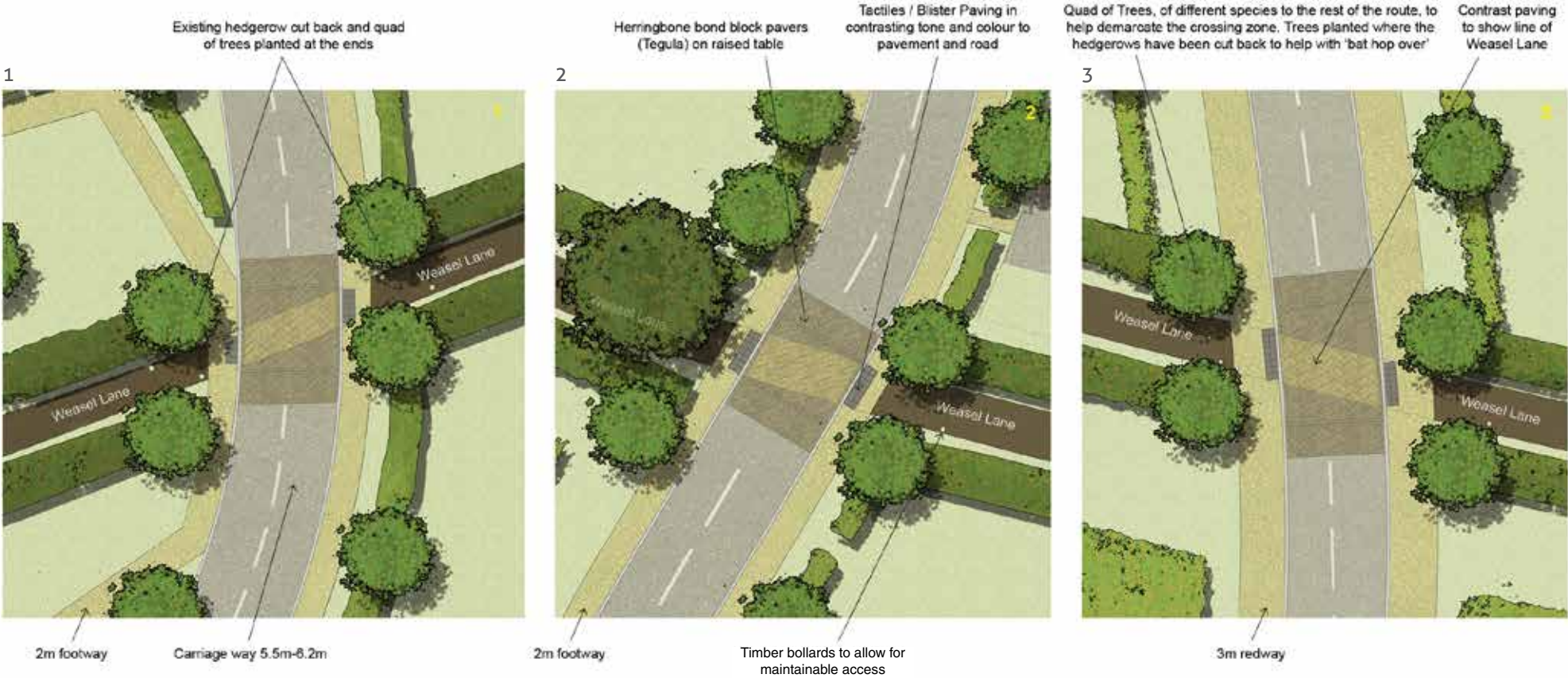


Figure 5.12: Crossing of Weasel Lane

Appearance

5.52 The planning application for the SWMK development is in outline with all matters reserved accept for access. Accordingly, the visual appearance of the buildings delivered will be determined at reserved matters stage. However, it is important to set out the overarching design principles for the proposed development and to provide an indication of how these could be interpreted to provide the type of visual appearance which would be appropriate for the development.

BUILT FORM

5.53 The appearance of the buildings and spaces within the SWMK development will be a product of a number of overlapping elements including the layout, scale and landscaping as well as the type of materials used, architectural detailing, lighting, colour and texture.

5.54 There is clearly a shared aspiration that the resulting development is of a high quality with buildings which respond to the existing context, local use of building materials, and the local vernacular in terms of detailing.

5.55 The overarching objective for the design of buildings within the development is that architectural styling should be forward looking, should incorporate good principles from contemporary residential design to provide buildings displaying a design ethos that outlasts short term fashion and trends to deliver long term design quality and value. It is therefore anticipated that new houses will be an interpretation of traditional designs, utilising a traditional materials pallet in a consistent way to deliver houses which respond to the demands of modern family life whilst avoiding pastiche or detailing that does not respond to the established local design context.

5.56 The relationship between buildings, streets and spaces will be a key determining factor in creating an active and welcoming neighbourhood. Continuity of frontage, whether that be continuous built frontage in terrace forms or linking boundary treatments in the form of walls, high quality fencing or landscaping is vitally important to enclose and define public and private space, although attention should be paid to the specific context of each location to ensure appropriateness.

5.57 As well as defining public and private space, the treatment of property boundaries is fundamental to achieving a safe and secure environment and high quality composed street scene: they should be considered as an integral element of development schemes, not as an afterthought. The use of landscaping and planting within streets, the front curtilage of new properties will also be key factors, softening the built form and adding richness to the streetscape.

5.58 Service elements such as bin stores, inspection cupboards and rainwater collectors should be integrated into the building envelop or positioned neatly in relation to the overall appearance. Sustainable design features such as south facing windows, sun spaces and solar panels should be considered as part of the overall design without compromising the appearance.

BUILDING A NEIGHBOURHOOD CENTRE

- 5.59 The Neighbourhood Centre will be located at the gateway to the development, a prominent position close to new businesses and homes as well as important open spaces, community and recreational facilities.
- 5.60 The Neighbourhood Centre will be highly accessible, located adjacent to a node where a number of key pedestrian and cycle links meet including the Weasel Lane bridleway, and an important secondary street providing a north/south connection between the Neighbourhood Centre and the centrally located outdoor sports facilities, the primary school and the southern park edge via pedestrian and cycle paths.
- 5.61 The Neighbourhood Centre will be the focus for commercial, community's and retail uses within the development serving the new communities day to day needs. The built form and mixture of uses within the neighbourhood centre will actively promote interaction and activity.
- 5.62 Commercial frontages including convenience retail uses will be located adjacent to the main open space, a key vehicular, pedestrian and cycle node. Ground floor uses which could include cafés with outdoor seating will provide vitality, animating the street in this location and enhancing the role of the Neighbourhood Centre as a focal point for activity. There is also scope within the Neighbourhood Centre buildings to provide a Doctors surgery which could become a key local facility.
- 5.63 Commercial, and community uses will be supported by appropriate levels of car parking provision integrated into the public realm, in the space between community buildings to the west and commercial uses to the east of the Neighbourhood Centre. Commercial uses such as convenience retail are proposed to be serviced from space to the rear of the buildings fronting the primary route and main open space. These buildings could also provide residential uses at first floor levels and above. Resident's car parking would be provided to the rear to the Neighbourhood Centre buildings adjacent to the servicing space.
- 5.64 Landscaping and planting would provide sufficient buffering of the Neighbourhood Centre, providing separation to the proposed employment uses to the north.
- 5.65 The community uses will be located to provide a connection and the open space with LEAP to the west of the Neighbourhood Centre. Community uses could include a community centre and sports hall.
- 5.66 It is likely that the Neighbourhood Centre will be built in phases over the life of the project and will continue to evolve beyond that. Critical to its success is therefore to secure a robust urban form capable of supporting a mix of commercial, community and residential uses, creating active frontages and high quality public space to attract residents and workers to the centre and encourage activities within the centre.



- 1 New Gateway into the development with new landscaping and water features.
- 2 New open space overlooked by community buildings, offices and houses.
- 3 Retail and community uses located on main street.
- 4 Threshold between neighbourhood centre and northern residential area.
- 5 Linear park straddles primary new street.
- 6 New open space and neighbourhood centre overlooking central park.
- 7 Existing hedgerow retained within new street scape.
- 8 New urban square created at junction of primary street network.
- 9 Existing hedgerow retained within new street scape.
- 10 New entrance off Whaddon Road defined by new park edge and high quality homes.
- 11 Linear park creates new edge to the development.



Figure 5.14: Tattenhoe Gateway



112 Figure 5.15: Artistic Impression of Tattenhoe Gateway

- | | | |
|--|--|---|
| 1 Existing woodland retained and enhanced to create new landscape feature at new gateway | 4 Old alignment of Buckingham Road, used now as a pedestrian and cycle route | 9 New potential planting to create gateway entrance |
| 2 Sustainable urban drainage basins | 5 Existing planting alongside A421 | 10 Existing hedgerow retained |
| 3 New play areas | 6 A421 | 11 Feature building |
| | 7 Existing subway | 12 Crescent housing to create building focus |
| | 8 New junction on to A421 | 13 Primary street |



- 1 Existing hedgerow retained
- 2 Key buildings to anchor corners of new space
- 3 New space with shared surface treatment

Figure 5.16: A421 Gateway



- 1 Existing hedgerow retained within new street scape.
- 2 New street to run alongside existing hedgerows provides a link to neighbourhood centre.
- 3 Transformation in building character as development moves towards primary street junction.
- 4 New linear orchard creates green link to southern linear park.
- 5 New play areas and open space are closely linked to the primary school providing activity and interest along the main street.
- 6 New primary school provides a focus for the community, and prominence on primary street
- 7 Built form to relate to one another across linear park.
- 8 Existing hedgerows and new landscaping provide interest for new park edge.
- 9 New street trees and grass verges provide variety along new street.
- 10 Street design allows for east-west pedestrian movement.
- 11 New development creates gateway into southern housing area.
- 12 Curvature of streets provides a feature on approach from the north after crossing Weasel Lane.



- 1 Weasel Lane
- 2 Built form arranged to create gateway on crossing Weasel Lane and ridge

5.67 The lighting levels of buildings and spaces will be appropriate to the location to ensure they are safe and pleasant to use. Lighting will be sensitively integrated into the street scene to create well-lit, safe routes and spaces. Lighting columns will be simple, inconspicuous and modern, and be part of a family of other street furniture components. Lighting should also be low emission and upward-bound light should be shielded to reduce light pollution.

- 1 New north-south linear park arranged along oil pipeline alignment
- 2 Pedestrian leisure route
- 3 Existing hedgerow retained to create new landscape structure with crossing point
- 4 Built form arranged to create gateways across the linear park

2



- 1 Primary school
- 2 Open space and recreation area
- 3 Parking to serve open space and recreation area and act as drop-off and pick-up point for primary school
- 4 Access to additional parking to serve sports pavilion
- 5 Existing hedgerow
- 6 New secondary street
- 7 New linear orchard
- 8 Bus stop
- 9 Parents waiting area
- 10 Primary street
- 11 Redway
- 12 Landscape buffer
- 13 Staff parking



3

Indicative Layout: Primary School

The primary school, accommodated on a 3ha site is a 3Form entry school based at the heart of the new community. Its position is determined by a number of factors, centrality being the main factor, allowing for the majority of residents to have good walking and cycling access to it along the many routes that are provided within the development. The school site sits alongside a primary street along which run a cycleway and public transport with a bus stop being provided outside the school. The school playing fields also allow for the identified archaeological remains in this part of the site to remain undisturbed. The school building is positioned so as to provide an urban edge to the primary street, shielding the play areas which will lie to the north west, and allowing for midday-afternoon sun to reach the open spaces and teaching areas and classrooms. The school playing field are positioned so that they can visually lend with the larger open space area to the north, demarked by a subtle fence and hedgerow. A surface car park providing parking for visitors using the open space and sports pitches and other play and recreational facilities will serve as an area for drop-off and for working parents who drop their children en-route to work. The final design layout would be subject to more detailed design work but would seek to adopt these broad principles.

1. PAVILLION

2. SPORTS PITCH CAR PARKING

3. PRIMARY STREET

4. PLAY AREA

5. PLAYGROUND

6. CAR PARK TO SERVE OPEN SPACE AND PRIMARY SCHOOL (DROP OFF AND PICK UP)

7. BUS STOP

8. PRIMARY STREET AND TRANSPORT ROUTE

9. PARENTS WAITING / PICK UP AREA

10. VEHICLE ACCESS FOR DELIVERIES
STAFF CAR PARKING AND GROUNDS MAINTENANCE
11. GREEN LINK TO SOUTHERN PARK

12. SOUTHERN PARK

13. NEIGHBORHOOD CENTRE

14. HEDGE AND FACE BOUNDARY CREATES SOFTER INTERFACE WITH EXISTING GREEN SPACE

15. SITE BOUNDARY

16. PRIMARY SCHOOL PLAYING FIELDS

17. SPORTS PITCH

18. GREEN EDGE BETWEEN SCHOOL AND RESIDENTIAL

LEGEND

PLANNING APPLICATION BOUNDARY

WEASEL LANE AND SUSTRANS 51

BUS ROUTE AND STOP

CYCLE WAYS

PRIMARY PEDESTRIAN ROUTES

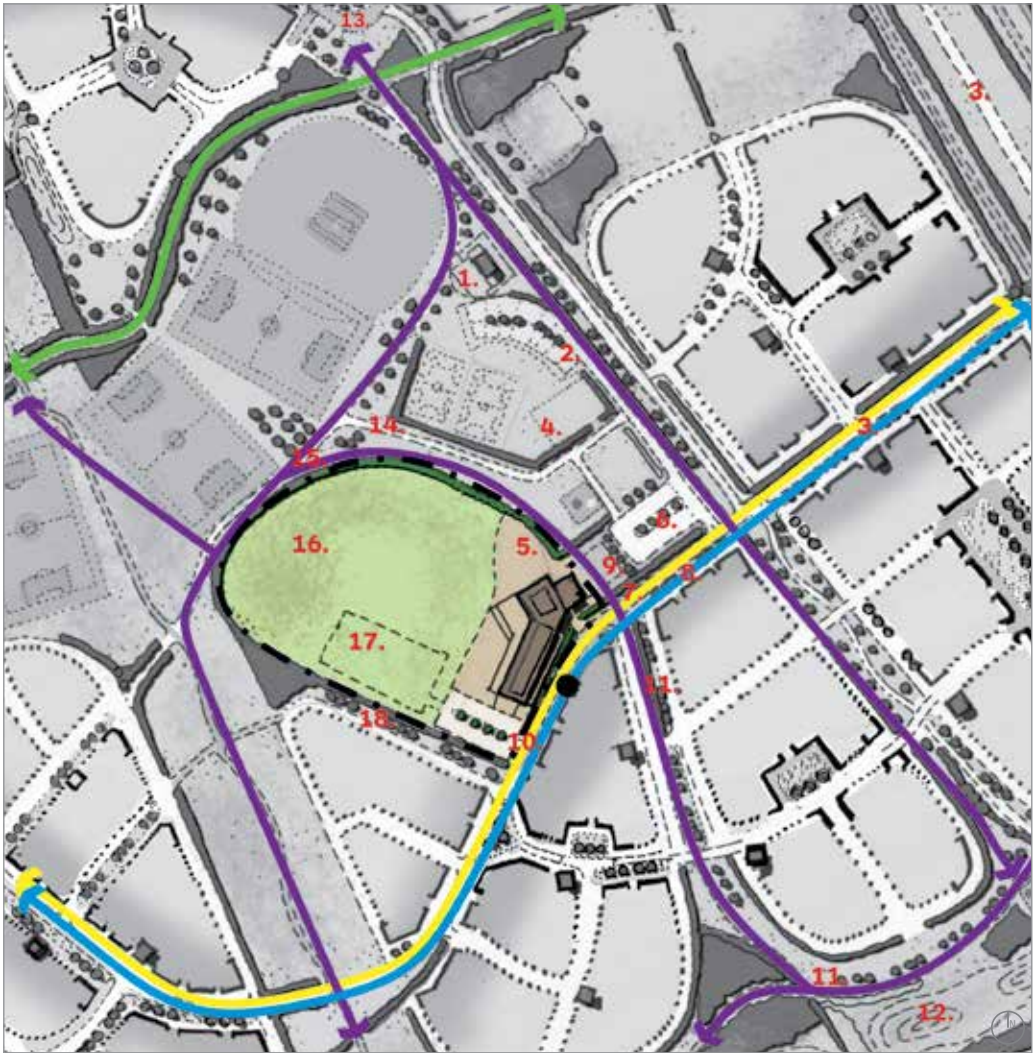


Figure 5.18: Primary school site

Indicative Layout: Secondary School Campus

The secondary school campus occupies a 5.2ha site on the eastern side of the site with its main frontage facing onto the primary street. The main school building would be a 2 storey building along with a sports hall to its rear and this would be positioned to the west of the site facing the primary street. A landscape buffer has been provided between the school site and the edge of Far Bletchley to visually and physically detach development from this edge. This also allows for green routes to run along this edge which also provides an enhanced biodiversity link between the southern park edge and Weasel Lane. The main vehicular access will be off the primary street, located close to the pedestrian, cycle and bus routes supporting sustainable travel patterns even for those students from a wider catchment area and to provide a preferred single point of access to the campus. The site slopes southwards towards the rail line and these level changes will be accommodated by a series of terraces at key locations within the site coinciding with the building and recreational/sports layout. The final design layout would be subject to more detailed design work but would seek to adopt these broad principles.

1. DROP OFF
2. PRIMARY PARKING
3. HARD PLAY AREA
4. 2 STOREY SECONDARY BUILDING
5. SPORT HALL (4 COURT)
6. ECOLOGY AREA
7. ALL WEATHER PITCH
8. PLAY COURTS (TENNIS)
9. SPORTS ATHLETICS FIELD
10. ARCHAEOLOGICAL AREA
11. UNDERPASS

LEGEND

- PLANNING APPLICATION BOUNDARY
- WEASEL LANE AND SUSTRANS 51
- BUS ROUTE AND STOP
- CYCLE WAYS
- PRIMARY PEDESTRIAN ROUTES



Figure 5.19: Secondary school campus

PROMOTING OUTDOOR ACTIVITY THROUGH GOOD DESIGN

- 5.69 In line with the aspirations of Sport England and the NPPF the design concept for the development has been informed by an intention to promote outdoor activity through the provision of appropriate quantum and type of open spaces and a layout which provide access to services and destinations through walking and cycling.
- 5.70 Providing sustainable access to everyday activities and destinations such as shops, workplaces, sports, play and community facilities via all modes of travel whilst promoting walking and cycling as the primary means of transport is key to encouraging new residents to be active in their everyday life.
- 5.71 Locating these facilities in clusters at strategic locations within reasonable walking / cycling distance from residential areas within the master plan also encourages linked trips, further enhancing the attractiveness of walking or cycling as a means of access.

- 5.72 Open spaces are located within the master plan to ensure that they become a focal point, encouraging engagement and connection within the community. The proposed layout of the development has been designed to promote walking and cycling through the provision of new routes through the development within green corridors. Green corridors will incorporate areas of SuDS, areas of retained woodland, provide connections with local ecology and areas of biodiversity, with the addition of new landscape planting and trees adding richness, variety and interest to the experience of the pedestrian and cyclist.
- 5.73 The design concept also incorporates existing, established pathways such as the Sustrans Route 51 and the MK Boundary Walk. These routes are direct. New pedestrian and cycle routes will be integrated into the fabric of the development, passing through residential areas, providing natural surveillance through overlooking.

- 5.74 A range of new sports facilities including sport pitches, cricket wickets, tennis courts, a skate park, a youth shelter and a sports hall will be provided in prominent positions, promoting opportunities for outdoor activity. Appropriate pavilions, storage areas, changing facilities and play equipment will be provided to support the wider provision of sports facilities. The centrally located area of formal open space will also be supported by surface car parking, further improving access to the sports facilities.



- 5.75 Other informal and formal open spaces will be integrated into the landscape, connected by walking and cycling routes. Two NEAPs with a catchment area of 600 metres, eight LEAPs with a 240m catchment area and two MUGAs will be provided. NEAPs, LEAPs and MUGAs will be located within the setting of residential areas, providing overlooking and natural surveillance whilst limiting disturbance through noise.



OPEN SPACE AND RECREATION

- 5.76 The proposed open space within the Neighbourhood Centre will be flexible and of a size which will ensure that it can accommodate a range of informal and managed activities and events. The space will be well connected, located adjacent to an important node of within the proposed network of pedestrian and cycle routes. The space will also have a good spatial connection with the centrally located area of formal open space and the sports facilities provided in this location.



- 5.77 The centrally located area of formal open space will be located at the heart of the development. This will be well connected by pedestrian and cycle routes and will accommodate a range of outdoor activities through the provision of sports and recreational facilities, an associated pavilion, play areas and surface car parking. This area will be an important area of residential amenity and will contribute to the green landscape character extending through the centre of the development.
- 5.78 The alignment of the pair of high pressure oil pipelines provides an opportunity to create a new north/south linear open space extending through the centre of the development. This space will be a key green movement corridor incorporating retained hedgerows and existing woodland supplemented by new landscape planting, trees and SuDS.
- 5.79 An area of open space with SuDS and community allotments will be provided at the northern gateway to the development. This area will provide a high quality entrance to the development, establishing the landscape character and amenity of the wider scheme.

Sustainability

- 5.80 Sustainable living underpins both the concept and design of the proposed development. A separate Sustainability Strategy has been prepared by David Lock Associates and supports the application.
- 5.81 Sustainable development is defined in the NPPF as being the purpose of the planning system providing it holistically considers:
- » an economic role – by ensuring the right land is identified at the right time to support the required growth and provision of infrastructure;
 - » a social role – by providing the homes this and future generations need which are accessible to local services; and
 - » an environmental role – by protecting natural and historic assets, improving biodiversity and moving toward a low carbon economy.
- The Design and Access Statement and separate Sustainability Strategy demonstrate that the site and the development as proposed is sustainable in each of these respects.
- 5.82 The Sustainability Strategy explains how the sustainability principles adopted as part of the proposed development can create a place where sustainable living is both desirable and achievable. Some of the principles outlined are demonstrated through the master plan design as proposed through this application and others will be fixed through further strategies proposed, that will be pursuant to conditions, or delivered through subsequent detailed design of buildings, spaces and infrastructure.
- 5.83 An energy statement has been prepared by Pell Frischmann to consider the energy and carbon dioxide emission aspects of the proposals. The development will meet policy requirements by:
- » minimising carbon dioxide emissions through a detailed energy strategy for homes and non-domestic buildings;
 - » incorporating passive design features into the master plan and individual building designs;
 - » promoting the efficient use of natural resources and using sustainable materials in a sustainable way, in line with BREAM and the BRE Green Guide to Specification;
 - » securing sustainable procurement of materials and using local suppliers where feasible;
 - » supporting a programme of local scale water consumption efficiency and reduction measures (including use of water butts, rainwater harvesting networks, as and where appropriate), use of efficient appliances and dual flush WCs;
 - » avoiding pollution (including noise, air, light and urban water runoff);
 - » ensuring developments are comfortable and secure for users and easy to navigate whether on foot or on bike;
 - » enabling inhabitants to make journeys by foot, bike or public transport, instead of having to use a private car through careful design of the master plan;
 - » enhancing biodiversity with the creation of green network, linking gardens, swales, parks and cycle routes;
 - » provision of a community orchard and garden opportunities for local food production;
 - » generating a healthy community by providing facilities and destinations in accessible locations; and
 - » provision of a range of new accessible green spaces, enhancing existing ecological habitats, provision of public rights of way and wildlife corridors.



Utilities: Diversion of Overhead Powerlines

- 5.84 To the north western corner of the site are a series of overhead power lines which cross over Whaddon Road and within the site there is a high voltage tower. It is proposed during the phased construction of the development to divert the overhead lines underground within the land under the control of the Consortium. The route shown is indicative and subject to more detailed design but would involve removal of the pylons and termination tower to be replaced with an undergrounded cable which would sit within a 6m wide grass verge to run alongside new infrastructure such as a new street.



LEGEND




-  PLANNING APPLICATION BOUNDARY
-  EXISTING OVERHEAD POWER LINES
-  PYLONS



Figure 5.20: Existing Overhead Power Lines