



South West Milton Keynes

Sustainability Strategy

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1.0: DELIVERING SUSTAINABLE DEVELOPMENT IN SOUTH WEST MILTON KEYNES

- 1.1 The proposed site to the south west of the existing borough boundary of Milton Keynes but within the administrative boundary of Aylesbury Vale District Council is a planned new community to satisfy the economic, housing, social and employment needs of the strategic sub-region's housing and employment market.
- 1.2 The new community will include up to 1,855 mixed tenure homes along with a primary school, a secondary school, local shops, health care facilities, community facilities, local services and employment opportunities. These will all be set within a generous landscape framework of proposed parks, meadows, community orchards and gardens, reflecting the character and setting of the surrounding area. The community will be supported by comprehensive new infrastructure including new and improved transport links and high quality bus, walking and cycle route links.
- 1.3 Sustainable living is at the heart of the proposed vision, underpinning both the concept and design, and reflects the sustainability objectives set out at paragraph 14 of the NPPF.

- 1.4 This document, produced on behalf of the South West Milton Keynes Consortium explains how the sustainability principles adopted at SWMK can be translated into practical measures on the ground, and how the different sustainable interventions combine and interact to create a place where sustainable living is both desirable and achievable.
- 1.5 The Prospectus is divided into three key sections. The first looks at sustainability, relating to the definition of the application site in its wider locality. The second section considers the sustainable merits of the characteristics of the site itself. The third section of this document moves from holistic considerations to summarise topic by topic, the targets and options that have driven the sustainability aims for SWMK; how it is envisaged that these targets will be achieved in a practical way through the selection of some or all of the measures outlined; and suggests what mechanism could best deliver each measure. A '*Sustainability Road Map*' at the end of the document shows how these elements are built into the master plan.



- 1.6 Some of the sustainability measures outlined are delivered through the master plan design itself that accompanies the outline application; some will be fixed through further strategy proposed pursuant to conditions, some will be delivered through subsequent detailed design of buildings, spaces and infrastructure; some may need formal arrangements for future governance and management; and others may require a community 'champion' to drive forward once development is underway and complete. Nonetheless, all are practical and realistic ways to secure a sustainable development.



2.1 Our approach is based on an updated adaptation of the Egan Review of Skills for Sustainable Communities (2004) which defined sustainable communities and identified seven key components of sustainable communities in the 'Egan Wheel' reproduced below. The adaptations and refinements have been prompted by the guidance in the NPPF and the objectives for more sustainable patterns of growth in the adopted Milton Keynes Core Strategy and the emerging Vale of Aylesbury Local Plan (VALP).

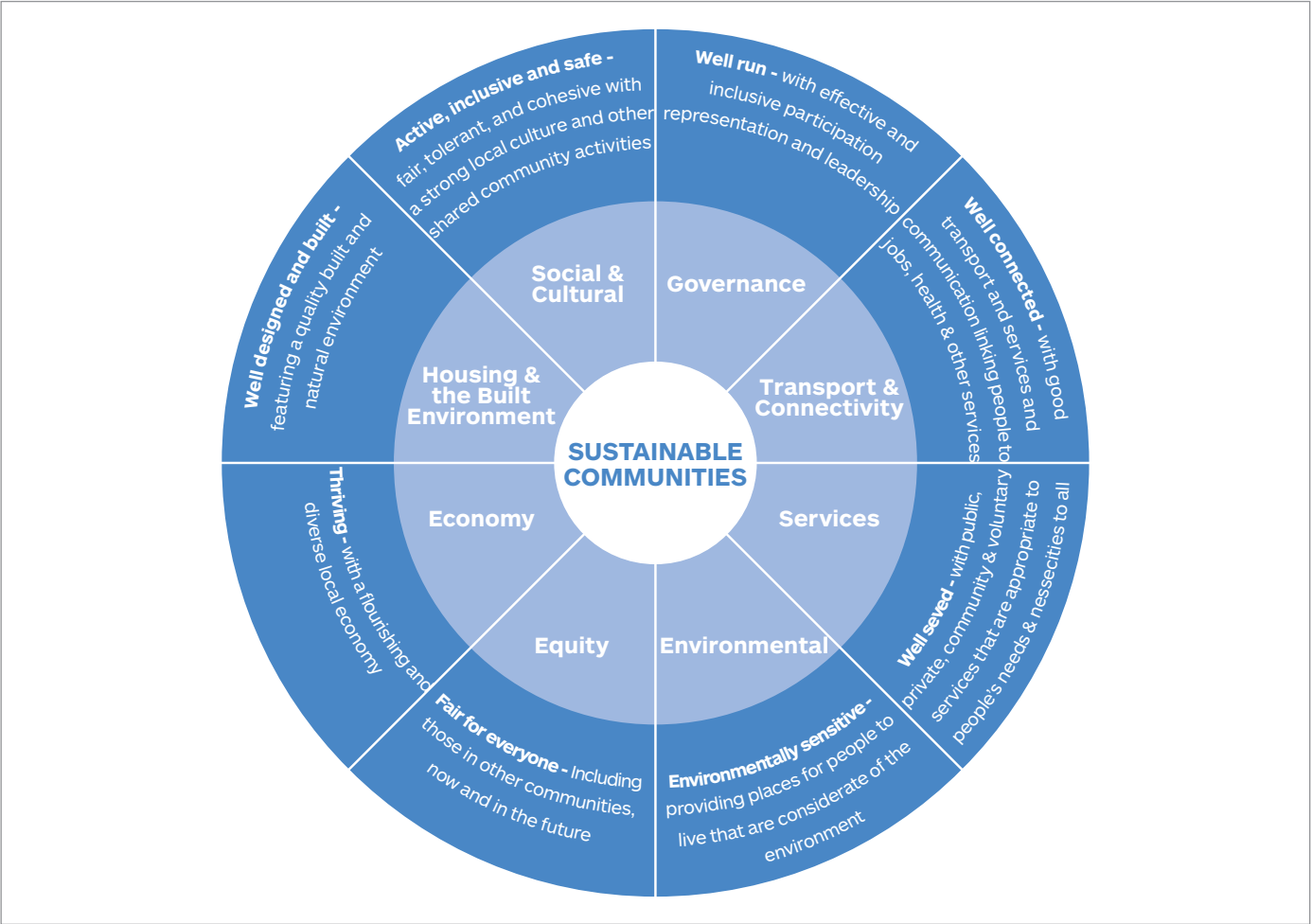


Figure 1: The Egan Wheel

2.2 These key components of sustainability have been refined to reflect the particular characteristics and nature of the site and the proposed development to create bespoke aims and targets for the development. This included taking account of the key findings of the Stakeholder Workshops that have been held as an integral part of the evolution of the scheme and are reported in the Statement of Community Involvement (SCI) and the Design and Access Statement (DAS). This has led to the creation of the Consortium’s bespoke sustainability model for SWMK.

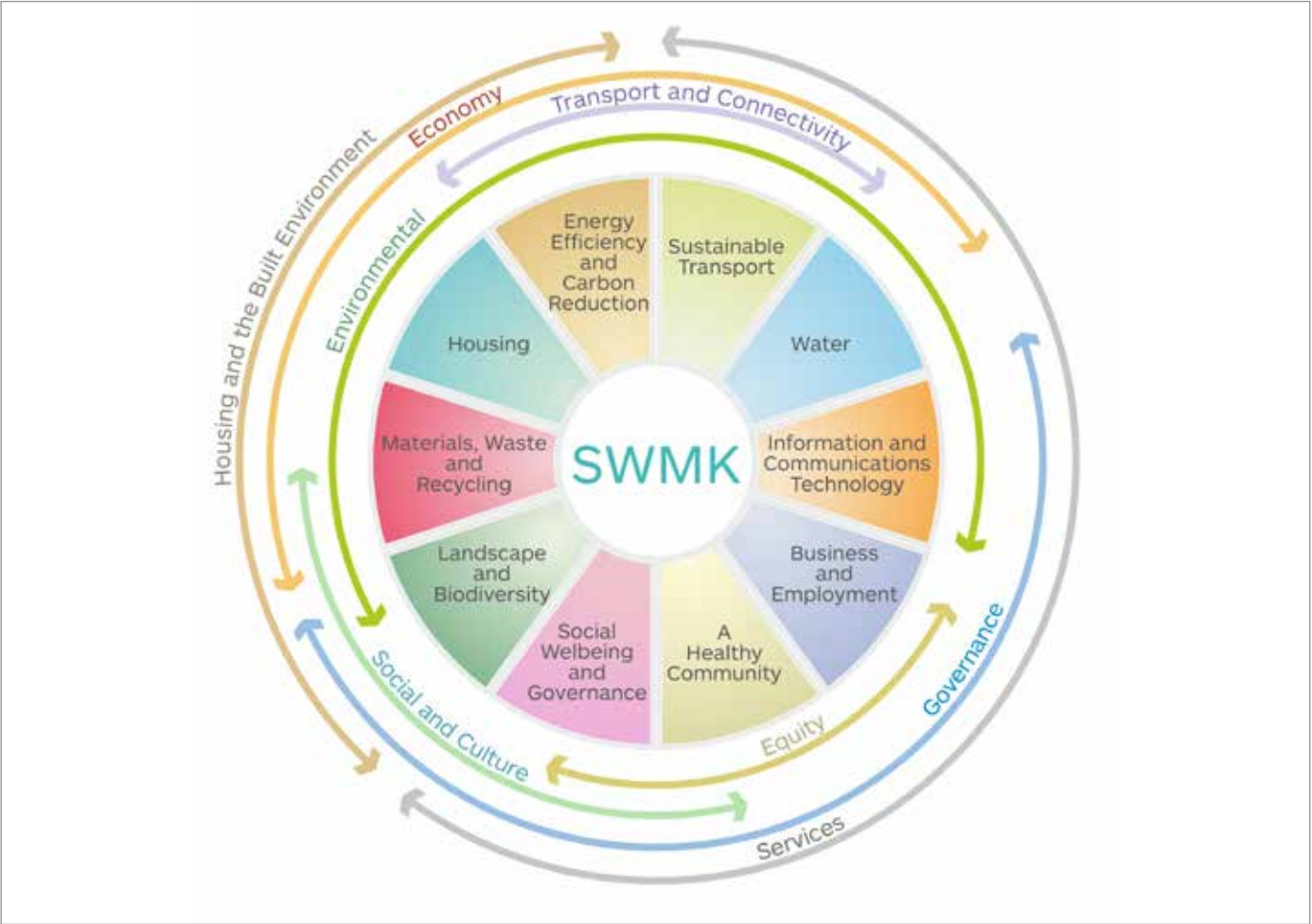


Figure 2: South West Milton Keynes Sustainability Model

2.3 The model is the starting point for the consideration of individual elements of sustainability set out in the following section which together generate a 'Sustainability Road Map' for SWMK.

2.4 Each of the following sections is structured around individual sustainability topics and sets out:

- » overarching aims and targets for that topic; and
- » proposed practical measures to achieve aims.

Where any of the identified practical measures are not already addressed as part of the outline planning application, it is intended that these will be the subject of further detail through the discharge of planning conditions and negotiation of the Section 106 Agreement.

2.5 The document concludes with a '*Sustainability Road Map*'. This is included in Appendix A.



- 3.1 In bringing forward a site for development the initial consideration relates to if the location of the site is sustainable in itself.
- 3.2 In March 2012 the National Planning Policy Framework (NPPF) brought to the forefront of planning a number of new principles to encourage the Government's sustainable growth agenda.
- 3.3 The NPPF states (paragraph 6) that '*... the purpose of the planning system is to contribute to the achievement of sustainable development.*' It goes on to note that there are three dimensions to sustainable development:
- » **"an economic role"** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - » **"A social role"** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
 - » **"an environmental role"** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy." (para. 7, NPPF).

3.4 The NPPF at paragraph 14 states:

*“At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

*“For **plan-making** this means that:*

- » *“local planning authorities should positively seek opportunities to meet the development needs of their area;*
- » *“Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *Specific policies in this Framework indicate development should be restricted.*



*"For **decision-taking** this means:*

- » "Approving development proposals that accord with the development plan without delay; and*
- » "where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - Specific policies in this Framework indicate development should be restricted."*

- 3.6 The Planning Statement and the Design and Access Statement that accompany the planning application details the policy support for developing the site. In line with the findings of previous assessments this location is found to be a sustainable location.



4.1 The Environmental Impact Assessment (EIA) and the Design and Access Statement which accompany the application describe how an iterative process has ensured a full understanding of the characteristics of the site.

4.2 The methodology for the EIA is fully set out in Volume 1 of the Environmental Statement accompanying the planning application.

4.3 The specific factors that have been considered as part of the assessment include:

» **Biodiversity, Flora, Fauna and Green Spaces**

- Will development impact on designated protected species or habitats? If so what measures have been put in place?
- Does the area have enough of the appropriate types of habitat to support any protected species?
- Does the proposal respond to or enhance the biodiversity of the locality and the site?
- Does the locality have sufficient of the appropriate type of green space to satisfy local needs for passive and active leisure and recreation?
- Does the site form part of a green corridor or local landscape feature that could be protected or enhanced?

» **Water and Soil**

- Is this an area of scarce water supply?
- Is there sufficient spare capacity or can spare capacity be provided to enable the development to go ahead with nil detriment to the existing users of both the foul and potable water systems?
- Does the site have potential for surface level sustainable drainage solutions or those that involve infiltration?
- Will the proposed development need to mitigate the impact of a historical use of the site? If so what measures have been put in place?
- Will the development need to resolve issues relating to existing underground structures, past mineral workings or landfill operations? If so what measures have been put in place?
- Will the development of the site remediate any existing contamination on the site? If so what measures have been put in place?
- Is the topography of the site such that there are excessive slopes that need to be taken into account in the design of the development or preclude development in some areas? If so what measures have been put in place which minimise the need for the exportation or importation of material?



» **Air and Noise**

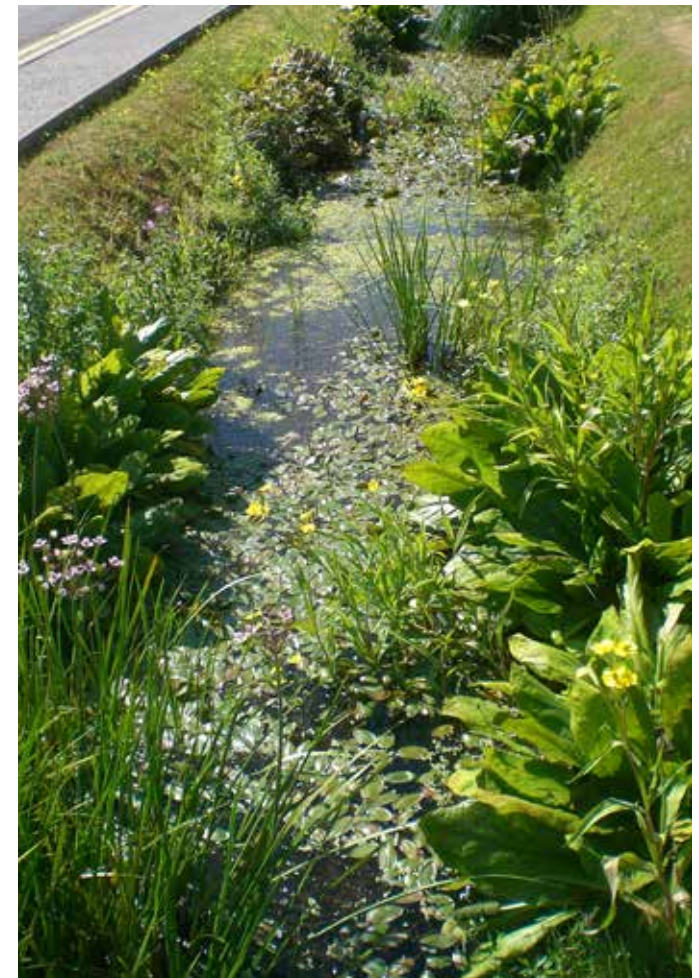
- Will development on this site be compatible with existing neighbouring activities?
- Will any adjacent use be compromised by the development of this site for primarily residential purposes? If so what measures have been put in place?
- Does the design of the site take into account the existing environmental character of the site such that any externalities are mitigated so as to provide a high quality of life for future residents?

» **Climatic Conditions**

- Is the site liable to flood or accentuate flooding elsewhere?
- Is the site overly exposed to the elements to the extent that bespoke design solutions will be required to make the site usable?
- Can buildings be orientated so the benefits of solar power can be maximised so as far as possible the users of the site are not solely reliant on the national grid?

» **Population and Human Health**

- Are there good links to existing public transport? If not what measures have been put in place?
- Are there good road connections within the locality? If not what measures have been put in place?
- Are there good pedestrian, horse riding and cycling networks in the area? If not what measures have been put in place?
- Will new residents in this area be within a five minute walk or within cycling distance of a good range of local facilities: health, education, employment and leisure?
- Will the residents have access to a wide range of employment opportunities both locally and regionally without having to rely on the private car? If not what measures have been put in place?
- Is there a legible road hierarchy?
- To what extent does the proposal integrate traffic and parking into the layout?
- Can the proposal give the homeowner information that will help them minimise the use of a private car?



- Does the proposal promote opportunities for safe and enjoyable cycling, horse riding and walking?
- Are the pedestrian and cycle routes a continuous, permeable and coherent network following natural desire lines?
- Does the proposal allow for the prioritisation of pedestrian movement?
- Is there a quantified need for housing in this area which is based on robust empirical evidence?
- Is there an acknowledged need for particular housing types or tenures, so as to complement the existing housing provision and the needs of the local community?
- Is the proposed mix of homes appropriate to the requirements for the local community?
- Does the open space designated for leisure activities complement any existing landscape feature so as to satisfy local needs? designed
- Is sufficient open space provided so as to promote wellbeing and active recreation?
- Are the opportunities for active recreation to be safe and enjoyable to use?

» **Material Assets**

- Are there facilities in the area which require capital investment or subsidisation to keep them viable and appropriate to the needs of local people?
- Is there a need for training and jobs in the area?
- Is the site brownfield or greenfield?
- Is any agricultural land that may be lost as a result of this development of high value?
- Is residential led development appropriate to this site with regard to existing and surround uses?
- Where development has unavoidably resulted in a loss of amenity has this been mitigated through replacement provision or alternative contribution?



DESIGN TOPIC 1: ENERGY EFFICIENCY

5.1 An Energy Strategy has been submitted which reviews the range of options that exist for the generation of energy from renewable sources at SWMK. The report outlines a range of potential options.

AIMS

1. Reserved matters applications will have to address energy efficiency as a key consideration. This will involve the layout planning for solar gain and shading. It will also involve the careful consideration of the following elements for the residential:
 - Fabric heat loss;
 - Glazing performance;
 - Fabric air-tightness;
 - Thermal bridging;
 - Use of passive solar heating;
 - Efficient boilers;
 - Fans and pumps;
 - Lighting;
 - Heating controls;
 - Water demand control through fittings and appliances;
 - Reduction/avoidance of cooling requirements; and
 - User guidance to ensure correct use of appliances.

- » Since the introduction of Part L 2010 and 2013, it is clear that at the building control compliance stage, orientation for solar gain makes a very significant difference to the performance of dwellings. The setting of target energy demands per sqm in Part L 2013 means that the benefits of solar gain in providing free heat will be invaluable to a compliant SAP calculation. Where solar gain is not effectively harvested, there is a potentially significant cost implication for the house-builder as they will have to make up the performance levels through very high fabric standards. There is a real incentive therefore for reserved matters to address this issue seriously when considering layout.

- » The non-domestic uses will have different priorities in achieving energy efficiency. Each reserved matters application should address efficiency specifically, with direct regard for the individual use. Some key priorities are as follows:
 - Reduction of cooling requirements through appropriate orientation and solar shading;
 - Maximising opportunities for natural ventilation through appropriate floorplate depths and cross-ventilation;
 - Reduction in lighting demand through the use of natural daylighting and efficient luminaires; and
 - High fabric performance to reduce heat loss.
- 2. To achieve highly sustainable commercial development in line with relevant BREEAM standards for industrial, retail and office developments.



**PRACTICAL MEASURES PROPOSED
BY THE SWMK CONSORTIUM**

- a) Submission of an Energy Strategy with the outline planning application. Production of an Energy Strategy and Design Codes to be submitted for approval produced pursuant to Planning Conditions.
AIMS: 1, 2
- b) Secure efficiency in the built fabric in line with Fabric Energy Efficiency Standards (FEES) as introduced through Building Regulations. This could include solar photovoltaics; solar thermal; air and ground source heat pumps and log burners.
AIMS: 1
- c) Low energy lighting will be required throughout the residential elements of the development and opportunities for part-night lighting, dimmed lighting or turning street lighting off will be explored in line with Council initiatives to reduce energy consumption from street lights
- d) Implementation of natural and/or mechanical ventilation and heat recovery systems for commercial buildings
AIMS: 1, 2
- f) Designers and house builders will use recommended techniques to evaluate and analyse the thermal efficiencies of the dwellings to maximise opportunities to reduce solar gains whilst utilising natural light and thermal conductivity resources
AIMS: 1, 2

DESIGN TOPIC 2: SUSTAINABLE TRANSPORT

AIMS

1. Promote accessibility to jobs, shopping, active and passive leisure facilities and services by public transport, walking and cycling in line with the objectives of the NPPF.
2. Making best use of existing and committed infrastructure.
3. Delivering an effective public transport network between the site, Central Milton Keynes, Bletchley Town Centre, local villages and other key destinations.
4. Actively promote the use of public transport in order to achieve a modal shift away from the car.
5. Ensuring pedestrian, cycle and equestrian safety.
6. Supporting sustainable technologies and innovations such as electric cars, car clubs, car sharing.

PRACTICAL MEASURES PROPOSED BY THE SWMK CONSORTIUM

- a) Minimising trips by creating a sustainable mix of uses and making best use of existing infrastructure.
AIMS: 1, 2, 3 & 5
- b) Ensuring that the existing highway is used by appropriate users – local roads for local people and strategic roads for strategic trips
AIMS: 1, 2, 3, 4 & 5
- c) Providing connections to existing cycle and pedestrian routes in the area (in particular Sustrans Route 51 and the MK Boundary Walk), and incorporating these routes into the development layout.
AIMS: 1, 2 & 4

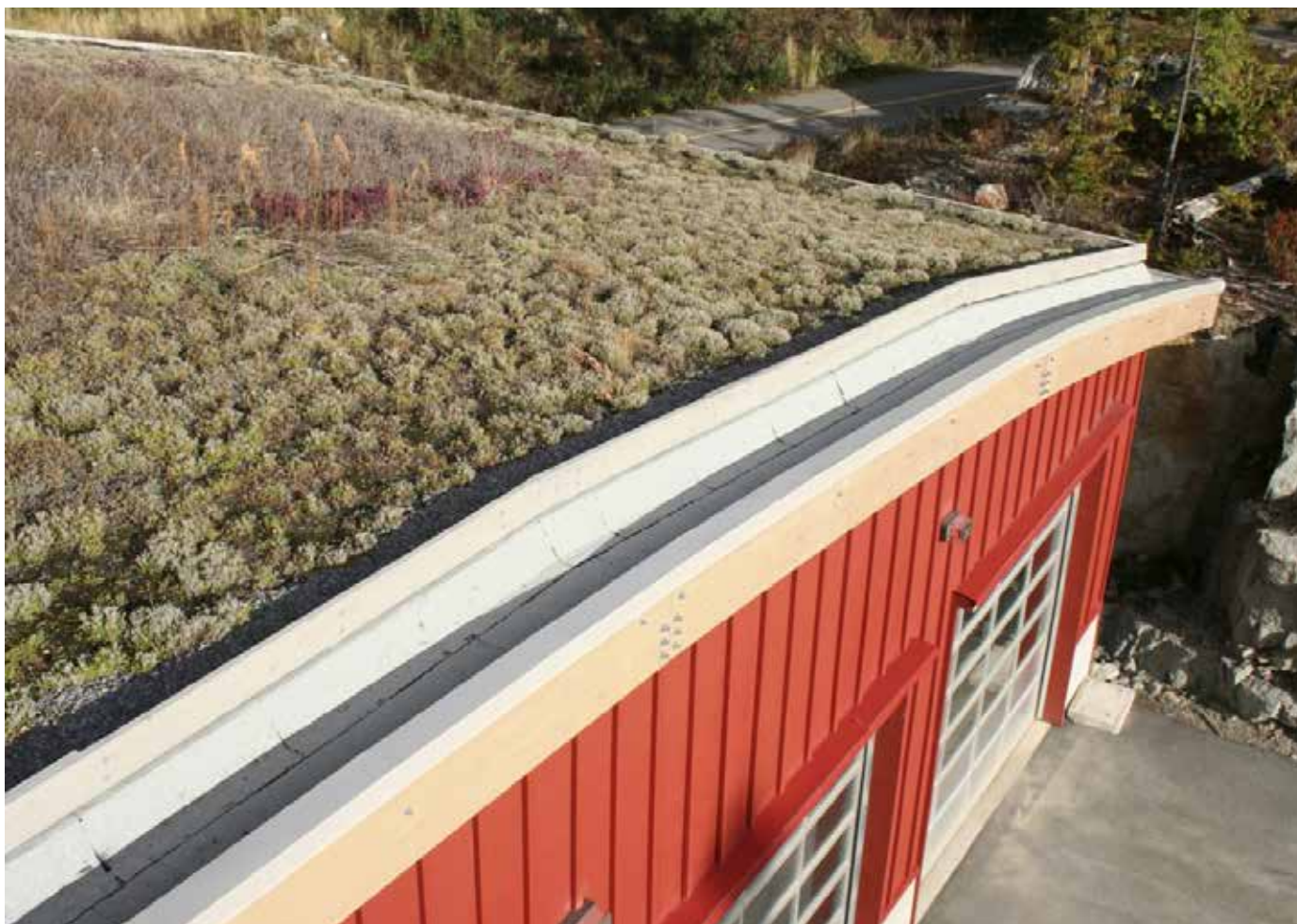


- d) Provision of good public transport penetration through the development to put development in easy walkable access of bus stops.
AIMS: 1, 3 & 4
- e) Introducing measures to reduce vehicular speeds on new and existing roads where appropriate.
AIMS: 2 & 5
- f) Provision of direct pedestrian and cycle links between Far Bletchley, Tattenhoe Park, Snelshall East and West and Milton Keynes. The existing pedestrian underbridge beneath the railway will remain which allows for pedestrian links between the site and Newton Longville.
AIMS: 2, 4 & 5
- g) Free bus pass for each household in the first year of development, for the first occupier.
AIMS: 3 & 4
- h) All primary and secondary streets within the development designed in accordance with the principles/guidance of The Manual for Streets.
AIMS: 1, 2, 3 & 5
- i) Travel plans for individual elements of the development, use of Travel Plan co-ordinators to ensure good practice and effective engagement with residents and local organisations/businesses.
AIMS: 3, 4 & 6
- j) Encouraging car sharing schemes, particularly in the employment area, local centres and schools (e.g. car clubs, car pools etc.).
AIMS: 4 & 6
- k) Use of real time public transport information at main bus stops and on community web site.
AIMS: 3, 4 & 6
- l) Facilitate opportunities for both occasional and regular home working (through internal layout and IT connectivity).
AIMS: 1, 2, 4 & 6
- m) Achieving effective parking solutions which give people convenient, safe and unobtrusive places to leave their cars when not using them.
AIMS: 1 & 6
- n) Provision for cycle parking/storage facilities and/or garage.
AIMS: 1 & 6

DESIGN TOPIC 3: WATER MANAGEMENT

AIMS

1. A key aim is to reduce average water consumption in line with Building Regulations.
2. Promote water consumption efficiency and reduction measures to new residents and businesses.
3. Deliver strategic and locally sustainable (surface water) drainage systems (SuDS), in line with advice in the NPPF.
4. Mitigate the effects of flooding, in line with the NPPF.
5. Maintain water levels and water quality to ensure no adverse effects on the hydrology and ecology of the site and its surroundings.



**PRACTICAL MEASURES PROPOSED
BY THE SWMK CONSORTIUM**

- a) Implementing on-site surface water attenuation measures to allow run-off at no greater than current rates taking into account climate change.

AIMS: 3, 4 & 5

- b) Use SuDS to provide for natural infiltration where possible.

AIMS: 3 & 4

- c) Inclusion of appropriate pollution control measures as part of the SuDS.

AIM: 5

- d) For large footprint buildings (employment, schools, and community buildings).

AIMS: 1, 2 & 3

- e) For small footprint buildings and individual homes, support 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, dual flush WCs).

AIMS: 1 & 2

- f) Encouraging the use of green and brown roofs on large footprint buildings where appropriate, practical and commercially viable.

AIMS: 3 & 4

- g) Providing community allotments and orchards with opportunities for natural irrigation and water butts.

AIMS: 2 & 3

DESIGN TOPIC 4: TECHNOLOGY

AIMS

1. Facilitating flexible patterns of working and business start-ups locally.
2. Allowing for 'next generation' technologies now, in terms of future proofing development to benefit from future innovations in software and technologies.
3. Using advances in technology to provide a network of useful contacts and sources of information to help with the practical implementation of sustainable initiatives.
4. Using advances in technology to help foster a sense of community, encourage inclusive communities and improve links with activities in other local communities such as those in Newton Longville, Far Bletchley, Milton Keynes and Whaddon.

PRACTICAL MEASURES PROPOSED BY THE SWMK CONSORTIUM

- a) Promoting a fibre optic network to serve the development to ensure that all homes and businesses have access to the highest order/speed communications available from the first phase and into the future.
AIMS: 1, 2 & 4
- b) Creation of an online 'interactive user group' for SWMK designed as a website, blog or forum to exchange information on community activities (local information notices, neighbourhood watch, school holiday activities etc.).
AIMS: 1, 3 & 4
- c) Enabling the use of SMART metering in relation to energy consumption.
AIMS: 2 & 3
- d) Enabling the use of Real Time Passenger Information provision for public transport services.
AIMS: 2 & 3

DESIGN TOPIC 5: EMPLOYMENT

AIMS

1. To foster entrepreneurial business activity as part of delivering sustainable economic growth.
2. To widen the portfolio of available employment sites to attract new business and inward investment.
3. To support initiatives to assist in improving local skills (e.g. apprentice and training schemes).

PRACTICAL MEASURES PROPOSED BY THE SWMK CONSORTIUM

- a) The provision of business space suitable for start-up businesses either within the Neighbourhood Centre or employment area to encourage local business enterprise and start-up and support flexible patterns of working (including homeworking) on site.
AIMS: 1 & 2
- b) Supporting home working through high quality digital connectivity including the potential for fibre optic to the homes.
AIM: 1
- c) The provision of business space capable of accommodating a range of employers.
AIMS: 1, 2 & 3
- d) Put in place local initiatives to recruit locally and to assist in improving local skills (e.g. apprentice and construction trade training schemes).
AIM: 3



DESIGN TOPIC 6: HEALTHY LIVING

AIMS

1. Encourage a healthier and more active population.
2. Encourage 'free range children' in line with the initiatives set out in the Children's Plan: Building Brighter Futures (DSCF 2007) and the National Play Strategy (DSCF 2008).
3. Focus on the importance of walking and cycling as means of local transport.
4. Fully integrate outdoor activities into the design of new development.
5. Encourage 'grow your own' and support for locally produced food.
6. Foster community cohesion, a sense of belonging and wellbeing.
7. Provide for medical needs of population.
8. Address noise and air quality issues from the local sources of generation.

PRACTICAL MEASURES PROPOSED BY THE SWMK CONSORTIUM

- a) The Sport England 'Active Design' principles have been applied in the layout.
AIMS: 1, 2, 3 & 4
- b) All 'key destinations' within the development accessible by a direct and legible network of pedestrian and cycle links.
AIMS: 1, 2, 3 & 4
- c) Include a linear park system within the residential areas as a focus for community activity, space to grow or sell produce, and encourage informal interaction between residents and neighbours.
AIMS: 1, 4, 5 & 6
- d) Residential neighbourhoods are within 5 minutes' walk of the mixed use centre and local convenience shop.
AIMS: 1, 2, 3 & 6



- e) A range of play spaces and facilities (including Neighbourhood Equipped Areas for Play (NEAPS) and Local Equipped Areas for Play (LEAPS)) will be provided.

AIMS: 1, 2 & 4

- f) Provide easy access to natural green space in line with Natural England's Nature Nearby guidance.

AIMS: 1, 2, 4 & 6

- g) Provide local facilities within the first phase of development, and encourage the 'dual use' of local facilities such as schools to maximise wider community benefit where appropriate.

AIMS: 1, 3 & 6

- h) Providing the opportunity for the new community to create civic /community hubs at the Neighbourhood Centre.

AIMS: 3 & 6

- i) Liaison with the Thames Valley Police to ensure the principles of Designing Out Crime are taken into account in the design of new buildings and neighbourhoods.

AIM: 6

- j) Achieve high levels of airborne and impact sound insulation in separating walls and floors to ensure a high degree of acoustic privacy between dwellings to meet current Building Regulations on all dwellings.

AIM: 8

- k) Provide for an opportunity for the provision of on-site medical services in neighbourhood centre [s106; joint working with healthcare providers].

AIM: 7

- l) Provide comprehensive mitigation of noise through provision of appropriate landscaped buffers between the new buildings and nearby sources such as the A421, the proposed Grid Road Corridor and East West Rail.

AIM: 8



DESIGN TOPIC 7: COMMUNITY

AIMS

1. To create a community which has its own identity but which has a successful relationship with surrounding communities.
2. To ensure proper phasing and the early delivery of facilities to serve the new community from the outset and reduce reliance on existing facilities.
3. To ensure the provision of accessible services for the new and existing population.
4. To create a vibrant Neighbourhood Centre which is economically viable but does not undermine commercial activity in other existing nearby centres: such as the local facilities in Newton Longville, Far Bletchley and Bletchley Town Centre.
5. To inform and empower the community to take an active interest in the sustainability of their new community.
6. To integrate schools and sports facilities within the wider community through shared use.

7. To ensure the long term management and maintenance of common facilities can be successfully secured to the benefit of all.
8. To provide for management and stewardship of Green Infrastructure across the lifetime of the development.

PRACTICAL MEASURES PROPOSED BY THE SWMK CONSORTIUM

- a) Provision of discrete sites for community based activities within the Neighbourhood Centres.
AIMS: 1, 2, 3 & 4
- b) Providing office space for rent by service providers and community organisations as part of the first phases in the Neighbourhood Centre, to ensure the delivery of community facilities (temporary or permanent) in the early stages of the development.
AIMS: 2, 3 & 4
- c) Exploring options for local organisations to play a leading role in the governance of community and other facilities: such as via a Community Management Trust or the Parks Trust.
AIMS: 1, 5 & 7

- d) Encouraging strong links with environmental educational initiatives through the schools as they are built on site.
AIMS: 5 & 6
- e) Using the parks and public facilities to encourage different sectors of the population to come together for leisure time and community events.
AIMS: 2, 3 & 6
- f) Designing flexible ground floor commercial uses within the Neighbourhood Centre to allow for adaptation of use over time.
AIMS: 4 & 7
- g) Providing for interpretation of any significant archaeological remains that have been found.
AIMS: 7 & 8
- h) Creating a suitable long term management entity for the maintenance and stewardship of Green Infrastructure.
AIMS: 1, 7 & 8



DESIGN TOPIC 8: ENVIRONMENT

AIMS

1. To create a high quality environmental setting for development.
2. To protect the setting and character of any locally important archaeological finds.
3. Using landscape to help create a place which has its own identity whilst successfully integrating development with surrounding communities.
4. Enhancing green infrastructure and existing natural assets for the benefit of the existing and future community and wildlife.
5. Developing new green infrastructure which maximises its biodiversity value and, as part of a package of measures, contributes to achieving the potential for significant carbon reductions and surface water attenuation.
6. Helping to improve the network of strategic and accessible open spaces in line with the nine principles in the Aylesbury Vale Green Infrastructure Strategy: 2011-2026.
7. Encouraging new residents to value their surroundings and take an active role in looking after new green infrastructure.
8. Encouraging new residents to get involved in 'growing their own' (local sustainable food production).
9. Protecting, creating and enhancing habitats.
10. Setting accessible natural greenspace targets in line with the objectives and implementation of Natural England's Accessible Natural Greenspace Standard (ANGST).
11. Protecting sites designated for their nature conservation value in accordance with requirements of the NPPF.



PRACTICAL MEASURES PROPOSED BY THE SOUTH WEST MILTON KEYNES CONSORTIUM

- a) Securing over 40% of the site for open space uses, significantly exceeding AVDC's requirements.
AIMS: 1, 2, 3, 4, 5, 6 & 9
- b) Protecting the immediate setting of on-site archaeological remains.
AIMS 1, 2 & 6
- c) Protecting designated sites of nature conservation importance.
AIMS: 4, 5, 6, 9 & 11
- d) Providing new accessible natural greenspace, incorporating existing natural features and integrated within the development, to achieve the ANGST accessibility standard.
AIMS: 4, 5, 6, 9 & 10
- e) Retaining existing ecological and wildlife habitats where possible/practical and providing a diversity of new habitat.
AIMS: 1, 3, 4, 5, 6, 9 & 11
- f) Integrating biodiversity into development areas and ensuring good connections with the wider green and habitat corridors.
AIMS: 1, 4, 5, 6 & 7
- g) Retaining and enhancing important woodlands, historic hedgerows of particular character.
AIMS: 1, 3, 4, 5, 6, 9 & 11
- h) Provision of community allotments / orchards.
AIMS: 7, 8 & 10
- k) Incorporating or re-aligning all existing public rights of way within the development as part of an improved network of green corridors and public access.
AIMS: 3, 5, 6 & 7
- l) Retention of water courses.
AIMS: 1, 4, 5, 6, 9 & 10



DESIGN TOPIC 9: REFUSE & RECYCLING

AIMS

1. To promote the use of recycled materials and minimise waste for the design lifetime of the development (construction, occupation to redevelopment).
2. To achieve highly sustainable residential and commercial development whereby users seek to avoid the use of materials before they consider options for recycling.
3. To work with Aylesbury Vale District, Buckinghamshire County and Milton Keynes Councils (as appropriate) to ensure that all homes and businesses are provided with the most efficient waste recovery infrastructure.
4. To promote sustainable and local sourcing of materials to constructors, housebuilders and residents, in line with BREEAM and the BRE's Green Guide to Specification (www.thegreenguide.org.uk).
5. To promote use of, where practical, locally sourced waste products (e.g. demolition waste for aggregates and hardcore), in line with in line with BREEAM requirements and the BRE's Green Guide to Specification.
6. To increase materials recycling and recovery rates during construction and fit out whilst reducing waste at source.

PRACTICAL MEASURES PROPOSED BY THE SWMK CONSORTIUM

- a) Materials for residential buildings will be required to achieve the highest practical design standard.
AIMS: 1, 2 & 4
- b) Materials for commercial and domestic buildings will be required to achieve highest practical standard in the BRE Green Guide 2008 (as updated).
AIMS: 1, 2 & 4
- c) Providing information about local recycling schemes.
AIMS: 3, 5 & 6
- d) Promotion of national and local initiatives for recycling materials for businesses and other organisations.
AIMS: 5 & 6

- e) Achieving efficient development layout designs which minimise the need for earthworks in construction.

AIM: 6

- f) Promotion of available secondary aggregates and recycled products as a result of groundworks, and commitment to on site recycling operations to minimise waste.

AIMS: 1, 4, 5 & 6

- g) To use FSc timber where timber construction is utilised.

AIMS: 1 & 4



DESIGN TOPIC 10: HOUSING

AIMS

1. To deliver high quality homes as part of the achievement of a sustainable, inclusive, diverse and high quality development.
2. To achieve a highly sustainable residential development which meets the Government's trajectory on zero carbon targets.
3. To create a new community with a range of housing types and tenures which meets the needs of local and incoming residents, and the requirements of the local housing market.
4. To actively promote the sustainable design and operation of homes on site.
5. To deliver appropriate residential densities which will allow the efficient use of where practical site-wide energy efficiency measures.
6. To deliver a range of housing which meets the changing needs of its occupiers, allowing people to move within the new community as their housing requirements change over time.

7. To foster a sense of place through distinctive housing design and the creation of distinct character areas in line with the phased delivery of the site and best practice urban design advice.

PRACTICAL MEASURES PROPOSED BY THE SWMK CONSORTIUM

- a) Preparing Development Briefs and/or Design Codes for different elements / phases of development, setting out more detailed requirements for housing design to inform reserved matters applications.
AIMS: 1, 2, 3, 4, 5, 6 & 7
- b) Delivering a proportion of affordable housing to meet the identified needs of the local community, the amounts, tenures and types of which will be capable of review, in line with the viability of the site, over time.
AIMS: 1, 3 & 6



- c) Providing a viable mix of rented and shared equity affordable homes to suit the balanced needs of the new community.
AIMS: 1, 3 & 6
- d) Delivering a proportion of elderly homes, or homes which achieve Lifetime Homes standards so as to deliver the balanced needs of the new community.
AIMS: 1, 2, 3 & 6
- e) Encouraging, where practical, the provision of live-work units or extendable homes that could in the future be adapted to accommodate a live-work unit.
AIMS: 4 & 6
- f) Delivering an average density of around 35 dwellings per hectare (dph), with densities ranging from 20 dph at the edges of the development to 50 dph in the Neighbourhood Centre.
AIMS: 1, 2, 3, 4, 5, 6 & 7





APPENDIX A: THE SUSTAINABILITY ROAD MAP

KEY FOR SUSTAINABILITY ROAD MAP

ENERGY EFFICIENCY AND CARBON REDUCTION		SUSTAINABLE TRANSPORT	
1a	Secure efficiency in the built fabric in line with Fabric Energy Efficiency Standards	2a	Minimising trips by creating a sustainable mix of uses and making best use of existing infrastructure
1b	Low energy lighting	2b	Ensuring that the existing highway is used by appropriate users – bus only links, local roads for local people and strategic roads for strategic trips
1c	Natural and/or mechanical ventilation and heat recovery systems for commercial buildings	2c	Providing connections to existing cycle and pedestrian routes in the area and incorporate these routes into the development layout
1d	Secure employment development which achieves a minimum BREEAM Good standard	2d	Provision of good public transport penetration through the development to put development in easy walkable access of bus stops
1e	Designers and house builders to evaluate and analyse the thermal efficiencies of dwellings	2e	Introduce measures to reduce vehicular speeds on new and existing roads
		2f	Provision of direct pedestrian and cycle links between Newton Longville, Far Bletchley, Tattenhoe Park, Snelshall East and West and Milton Keynes
		2g	Provide a free bus pass for each first household in the first year of development
		2h	All primary and secondary streets within the development designed in accordance with the principles/guidance of The Manual for Streets
		2i	Travel plans for individual schemes, use of Travel Plan co-ordinators to ensure good practice and effective engagement with residents and local organisations/ businesses
		2l	Encouraging car sharing schemes
		2m	Use of real time public transport information at main bus stops and on community web site
		2n	Facilitate opportunities for both occasional and regular home working (through internal layout and IT connections)
		2o	Achieving effective parking solutions
		2p	Provision for cycle parking/storage facilities and/or garage

WATER

- 3a Implementing on-site surface water attenuation measures
- 3b Use SuDs to provide for natural infiltration
- 3c Monitor the quality of surface water discharge
- 3d Investigate opportunities for rainwater harvesting
- 3e Support a programme of local scale water consumption efficiency
- 3f Encourage the use of green and brown roofs on large footprint buildings
- 3g Provide community allotments and orchards

INFORMATION AND COMMUNICATION TECHNOLOGIES

- 4a Promote a fibre optic network to serve the development
- 4b Create of an online 'interactive user group' for the SWDA
- 4c Enable the use of SMART metering in relation to energy consumption
- 4d Enable the use of Real Time Information provision for public transport information

BUSINESS AND EMPLOYMENT

- 5a The construction of start-up business space within the Neighbourhood Centre
- 5b Support home working through high quality digital connectivity
- 5c Accommodate a range of employers
- 5d Put in place local initiatives to recruit locally and to assist in improving local skills

A HEALTHY COMMUNITY

6a Apply Sport England 'Active Design' principles

6b All 'key destinations' within the development accessible by a direct and legible network of pedestrian and cycle links

6c Include a linear park system within the residential areas as a focus for community activity, space to grow or sell produce, and encourage informal interaction between residents and neighbours

6d Residential neighbourhoods are within 5 minutes' walk of the Neighbourhood Centre

6e Provide a range of play spaces and facilities

6f Provide easy access to natural green space in line with Natural England's Nature Nearby guidance

6g Provide local facilities in first phase of development, and encourage the 'dual use' of local facilities such as schools to maximise wider community use of facilities

6h Provide the opportunity for the new community to create a civic / community hub at the Neighbourhood Centre

6i Ensure the principles of Designing Out Crime are taken into account in the design of new buildings and neighbourhoods

6j Achieve high levels of airborne and impact sound insulation in separating walls and floors to ensure a high degree of acoustic privacy between dwellings to meet current Building Regulations on all dwellings

6k Provide for an opportunity for the provision of on-site medical centre and pharmacy in Neighbourhood Centre

6l Provide comprehensive mitigation of noise arising from nearby sources

SOCIAL WELLBEING AND GOVERNANCE

7a Provide sites and buildings for community based activities within the Neighbourhood Centres

7b Provide office space for rent by service providers and community organisations as part of the first phases in the Neighbourhood Centre, to ensure the delivery of community facilities (temporary or permanent) in the early stages of the development

7c Explore options for local organisations to play a leading role in the governance of community and other facilities: such as via a Community Management Trust or the Parks Trust

7d Encourage strong links with environmental educational initiatives through the schools as they are built on site

7e Using the parks and public facilities to encourage different sectors of the population to come together for leisure time and community events

7f	Design flexible ground floor commercial uses within the Neighbourhood Centre	LANDSCAPE AND BIODIVERSITY		8g	Retain and enhancing important trees and historic hedgerows of particular character
7g	Provide interpretation of any significant archaeological remains that are found	8a	Provide some 40% of the site for open space uses	8h	Provide community allotments / farmland where practical
7h	Create a suitable long term management entity for the maintenance and stewardship of Green Infrastructure	8b	Protect the setting of potentially locally interesting on-site archaeological remains	8i	Provide communal orchards where practical
		8c	Protect designated sites of nature conservation importance	8j	Space will be made available within the schools for food growing
		8d	Provide new accessible natural greenspace, incorporating existing natural features and integrated within the development, to achieve the ANGST accessibility standard	8k	Incorporate or re-align all existing public rights of way within the development as part of an improved network of green corridors and public access
		8e	Retain existing ecological and wildlife habitats where possible/practical and providing a diversity of new habitat	8l	Retention of water courses
		8f	Integrate biodiversity into development areas and ensuring good connections with the wider green and habitat corridors		

MATERIALS, WASTE AND RECYCLING

- 9a Materials for residential buildings will be required to achieve the highest practical design standard
- 9b Materials for commercial and domestic buildings will be required to achieve highest practical standard in the BRE Green Guide 2008 (as updated)
- 9c Provide information about local recycling schemes
- 9d Promote national and local initiatives for recycling materials for businesses and other organisations
- 9e Achieve efficient master plan designs which minimise the need for earthworks in construction
- 9f Promote the use of available secondary aggregates and recycled products as a result of groundworks, and commitment to on site recycling operations to minimise waste
- 9g To use FSC timber where timber construction is utilised

HOUSING

- 10a Preparing Development Briefs and/or Design Codes for each phase of development
- 10b Provide a proportion of affordable housing to meet the needs of the local community, the amounts, tenures and types of which will be capable of review, in line with the viability of the site, over time
- 10c Providing a viable mix of rented and shared equity affordable homes to suit the balanced needs of the new community

- 10d Deliver a proportion of elderly homes, or homes which achieve Lifetime Homes standards so as to deliver the balanced needs of the new community
- 10e Encourage, where practical, the provision of live-work units or extendable homes that could in the future be adapted to accommodate a live-work units
- 10f Deliver an average density of around 35 dwellings per hectare (dph), with densities ranging from 20 dph at the edges of the development to 50 dph in the Neighbourhood Centre

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