

Appendix D – Exhibition boards



South West Milton Keynes

Consultation

Overview

A new neighbourhood for Milton Keynes — our proposals

The proposed development will provide a logical new neighbourhood for Milton Keynes, complementing the existing communities at Tattenhoe Park, Kingsmead and Far Bletchley and supporting the city's ambition for growth.

The site is to the south west of Milton Keynes, located between the A421, Whaddon Road and the currently disused Oxford to Cambridge railway line (within the administrative boundary of Aylesbury Vale District Council).

History of the site

The land has been identified by a number of independent studies as suitable for development over a twenty year period. These include three studies in the 1990s by Llewellyn-Davies who also prepared the initial plans for Milton Keynes New Town.

The site was also included in both the adopted South East Plan (2009) and the submission draft of the Aylesbury Vale Core Strategy (2009). The Milton Keynes Draft Core Strategy provides a policy framework for development adjacent to its administrative boundary.





South West Milton Keynes

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The Masterplan

Our proposals are based on detailed technical studies including traffic assessments so we can ensure the development is sustainable and deliverable.

The proposed development will include:

- up to 1,855 homes, including a proportion of affordable housing
- a local centre to provide local retail and community facilities, including health provision
- land for education including a primary school and early years provision
- an employment area
- green infrastructure that residents and neighbouring communities will all be able to access including: parkland, sports and recreational facilities, play areas, wildlife areas, new landscaping and allotments
- grid road connectivity to facilitate the potential Bletchley Southern Bypass/Relief Road
- an extension of Milton Keynes' public transport routes and the Redway cycle network





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The housing need

There is both a national and a local need for housing. The number of households in England is projected to grow to 24.3 million by 2021, an increase of 2.2 million (10%) from 2011, or 221,000 households per year (DCLG Household Interim Projections 2011-21, England). Current housing completions are in the order of 160,000 new dwellings per year.

Our studies (based on the DCLG projections) suggest the number of new homes that need to be provided each year in Milton Keynes between 2011 and 2021 is 1,866 with a further 1,144 new homes per year needed in Aylesbury Vale in the same period.

A recent Centre for Cities report highlighted a direct link between house building and economic prosperity. Milton Keynes was highlighted as a key example of where this approach has worked. We believe that this development will help deliver further sustainable growth for the city.



Examples of previous developments undertaken by the development consortium



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Benefits of the development

- Sustainability is a priority in the proposal. It will provide services, including employment, education, health, recreation and leisure for both existing and new communities.
- It is expected to create up to 474 new local jobs during the construction period, plus opportunities for new apprenticeships.
- Once built, the scheme could generate approximately 700 new jobs in education, retail, and domestic services.
- The proposed employment area would also create new jobs for more than 1,470 people.
- The development would generate a New Homes Bonus of more than £9.5million and council tax revenue, estimated at £2.7million each year.
- Our priority will be to work with all of the relevant statutory authorities and local stakeholders to address the impact of the proposed development, particularly upon local services and to identify additional benefits the development may be able to deliver.





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The detail

The development will include up to 1,855 houses comprising a range of dwelling types from 1 bedroom flats through to 5 bedroom houses, but with an emphasis on 2 and 3 bedroom family housing.

The greater proportion of these homes will be for market sale, with the remainder provided as affordable housing in accordance with Aylesbury Vale District Council planning policy which requires up to 35% of all new housing to be available for rent and shared ownership, usually through a Housing Association.

The development will provide a range of new facilities for the community and local area, including:

- health and education provision
- a community centre
- retail
- leisure and sports provision
- accessible open space
- allotments
- wildlife areas and an extension to Chepstow local park



Examples of previous developments undertaken by the development consortium



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Landscape Masterplan

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



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



Sporting centre



Skate Park - near to school and local centre



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



Allotments - continuing from the existing allotments adjacent to the site



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



Orchards - along the ridge



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



Local Sculpture could provide interest around the boundary walk



South West Milton Keynes

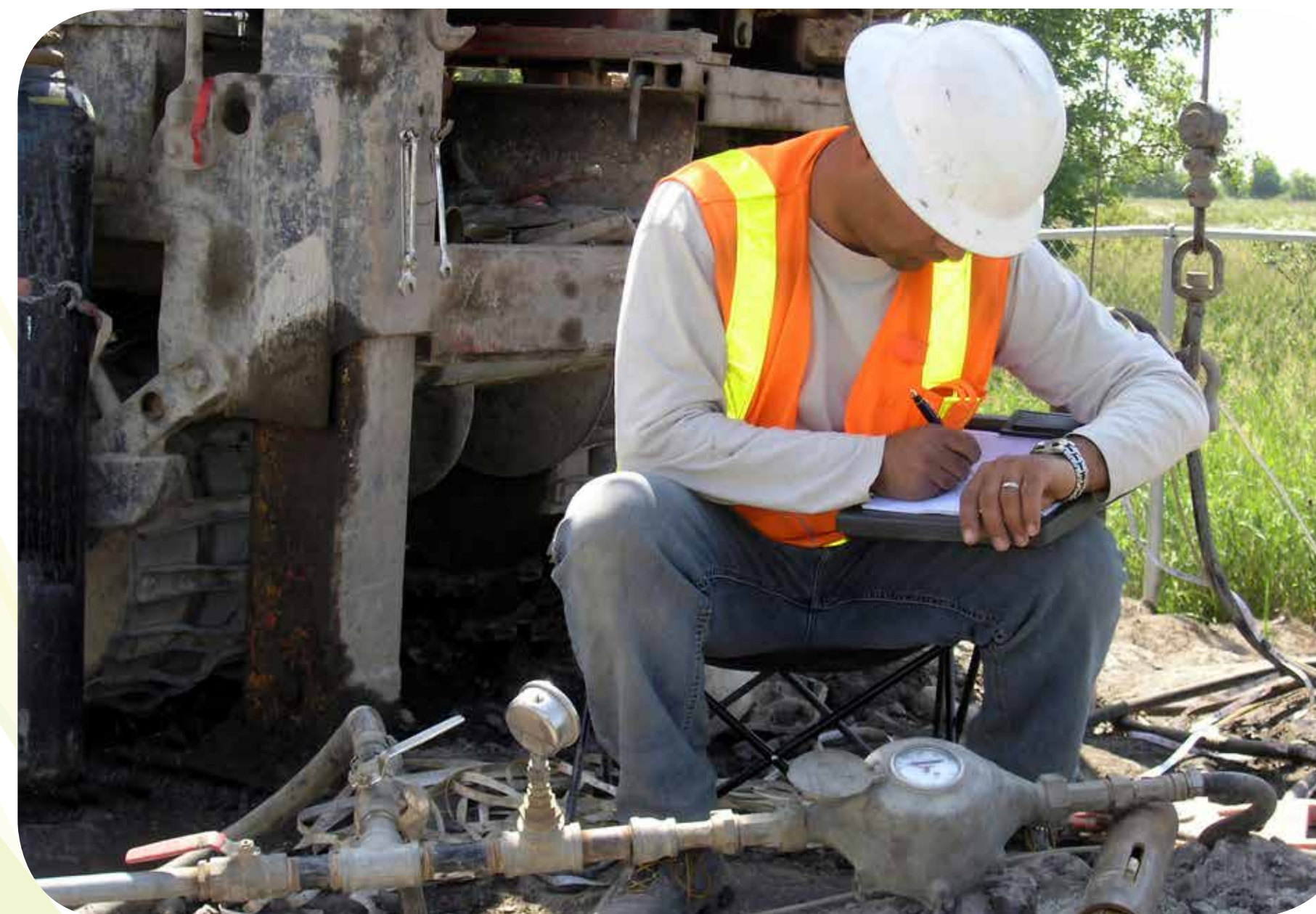
Consultation

Managing potential impacts

Any planning application for a major development has to be accompanied by an Environmental Impact Assessment. The Consortium has submitted a Scoping Report, identifying the various technical study areas that will need to be addressed to Aylesbury Vale District Council for consideration.

These include:

- Archaeology and Cultural Heritage
- Agricultural Land
- Ecology
- Landscape Character and Visual Resources
- Hydrology and Drainage
- Traffic Movement and Access
- Air Quality
- Noise
- Socio-Economic Issues
- Services and Utilities, and
- Interactive and Cumulative Impacts





South West Milton Keynes

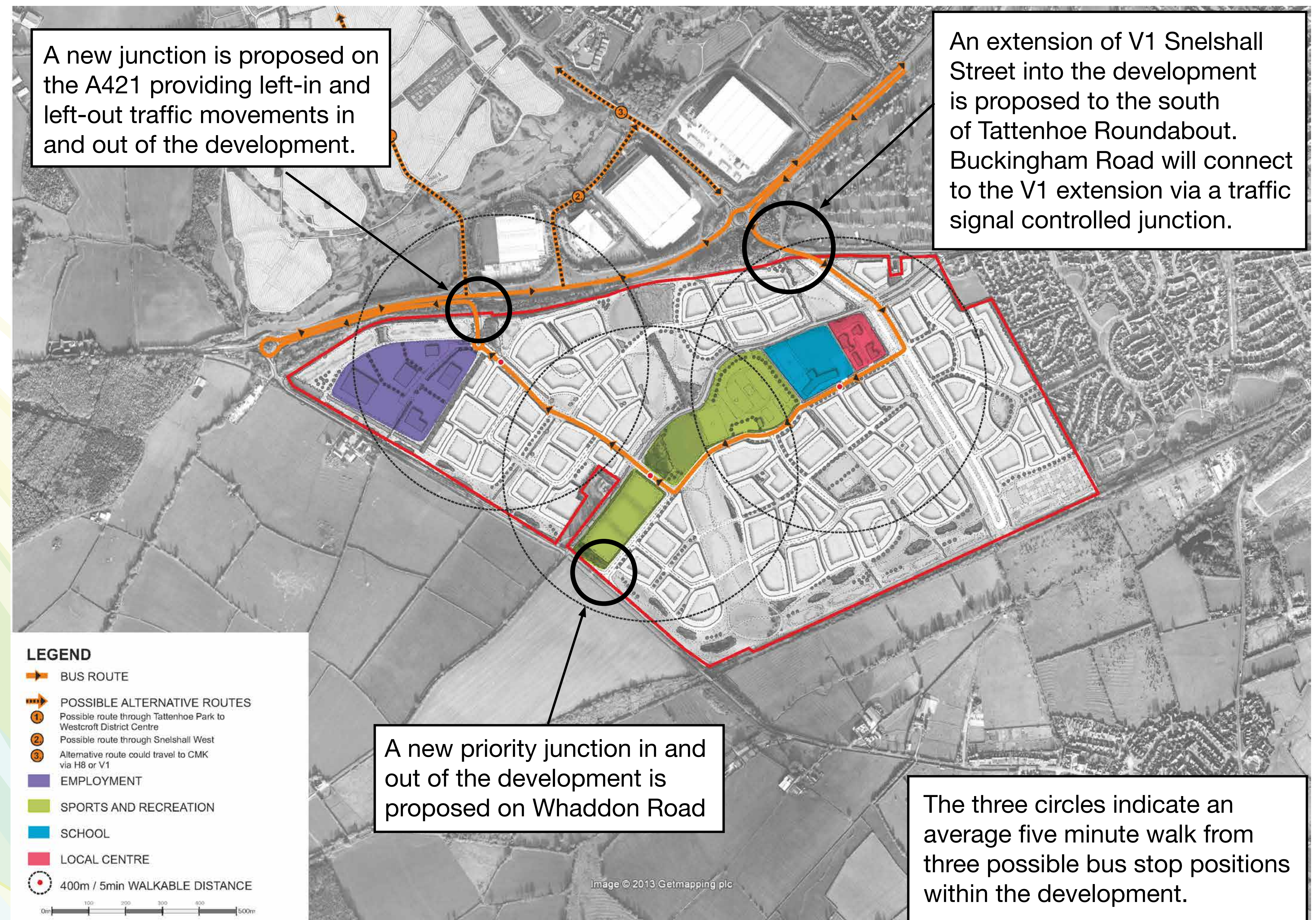
Consultation

Transport

The Consortium have been working with Milton Keynes Council and Buckinghamshire County Council to identify the traffic impact of the proposed development.

The Transport Assessment that is being produced will assess the effect of the development on the wider Milton Keynes and Buckinghamshire road network, and will identify the improvement works required to existing junctions and roundabouts to mitigate any impact.

The proposals include a package of measures to encourage the use of sustainable transport, such as an extension of Milton Keynes' public transport routes and integration with the MK Redway network, together with Grid Road connectivity to facilitate the potential Bletchley Southern Bypass / Relief Road.





South West Milton Keynes

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Next steps

We are currently in pre-application discussions with both Aylesbury Vale District and Milton Keynes Councils in relation to the proposed development. This public exhibition forms part of the wider consultation leading up to the submission of a planning application to Aylesbury Vale District Council in the autumn. If successful, the earliest work could start on site is 2015.

Please do fill out a feedback form or submit your comments via the website (www.southwestmiltonkeynes.co.uk). Your views are important in shaping the proposals and will be reviewed by the project team, and taken into account wherever possible. We would particularly welcome your views about:

- what the proposed local centre might include, e.g. a shop, café, health provision
- how the green infrastructure can best be developed to provide open green spaces that can also be enjoyed by neighbouring local communities
- whether there are any other community facilities that the development could include for the benefit of local people.

The comments received, together with our responses to them will also be included within a Statement of Community Involvement (SCI) which will be submitted as part of our planning application, summarising the consultation undertaken and how this has informed the development of the proposals.

About us...

The South West Milton Keynes Consortium is made up of a group of companies who have a proven track record in delivering large scale mixed use sustainable communities which embody the highest design principles. They are: Hallam Land Management, Taylor Wimpey, Connolly Homes, William Davis Homes and Bellcross Homes.



**Hallam Land
Management**

**Taylor
Wimpey**

**Connolly
Homes** PLC



WILLIAM
DAVIS

bellcrosshomes

