





5

Development Proposals

05. Development Proposals

5.1 THE ILLUSTRATIVE MASTERPLAN

The Illustrative Masterplan (Figure 5.1) has been prepared to demonstrate the general design principles that will be adopted. It is important to note that the layout of the development is a Reserved Matter. However, the Illustrative Masterplan, together with the Design and Access Statement, communicate the key design principles that a subsequent Reserved Matters application should reflect, in order to respect the in-depth analysis of the Site and its surrounding context. In accordance with Saved Policy GP.35 of the AVDLP, the Illustrative Masterplan demonstrates how the proposals have responded to the Site's physical characteristics and context.

The Illustrative Masterplan indicates the principles of the development's urban structure; the proposed patterns of streets and spaces, and the urban grain; the location, arrangement and design of the principal development blocks; and the green infrastructure that the new development will sit within.

In accordance with Policy SO15 of Plan:MK, the masterplan is strongly influenced by the principles that have governed the planned expansion of Milton Keynes. Therefore, the masterplan proposals can be seen to have created a self-contained neighbourhood, surrounded by substantial areas of green infrastructure.



Figure 5.1: Illustrative Masterplan

1. Prominent Neighbourhood Centre facilities located close to new business space and homes as well as main open space and recreational areas.
2. Mixed-use development of B1 offices space and new high density homes overlooking a landscape area with SuDS, which provides a high quality gateway.
3. New roundabout at junction to Buckingham Road.
4. New allotments contribute to the green swathe running through the Site along the Weasel Lane ridgeline.
5. Weasel Lane and Sustrans National Cycle Route 51 retained as an important route through the new development.
6. New pedestrian/cycle connections.
7. New linear park to the southern edge of the Site provides an acoustic setback from the railway and provides an attractive landscape feature, incorporating sustainable drainage features (SuDS), new landscaping, footways/ cycleways.
8. New community orchard provides community and ecological benefit.
9. Lower density homes towards the southern boundary create a more informal edge response.
10. Surface car park located off the primary street provides access to the primary school. Additional car parking is also located by the sports pitches to provide access to the main community sport and recreational space.
11. Alignment of oil pipeline reserve provides the basis for a new north-south linear open space, linking a new perimeter walkway with the former Buckingham Road.
12. Varied built form and green open space provides a softer, informal edge to the southern and south western edges.
13. Varied order of streets utilised help to establish character and aid orientation within the development.
14. Strong linear walks and routes through the central green space helps residents move across the space and between different neighbourhoods.
15. Built form organised around existing landscape features provides a more formal and higher density response to the north of Weasel Lane.
16. Centrally located formal open space, sports pitches and children's play areas serve new residents, and contributes to the green swathe running through the development.
17. Centrally located primary school off the main primary street, overlooking main sports provision and set alongside new homes. School playing fields also contribute to a greener heart for the new development.
18. New development offset from existing property with landscape planting to help filter views of the development.
19. Whaddon Road overlooked by lower density homes.
20. New linear park incorporating new landscape planting, trees, footway and cycleway to improve the north western section of the Milton Keynes Boundary Walk.
21. Green open space and formal landscaping to provide new and safer links between new homes and the old Buckingham Road.
22. Higher density homes located at the main northern gateway.
23. Existing area of woodland retained and reinforced to contribute to new northern gateway overlooked by higher density homes, swales and play provision.
24. Existing landscape features retained and incorporated into new development, to provide variety and interest and help establish differing characters within the development.
25. Existing woodland strip and hedgerows retained, and incorporated into new north-south linear open space.
26. Tighter, higher density urban form around the Neighbourhood Centre.
27. Development transitions from lower to higher density as new homes approach the Grid Road Reserve.
28. Weasel Lane and existing landscape features, but orientated to provide overlooking onto public routes.
29. Highway improvements to Bottledump Roundabout.
30. Improvements to Tattenhoe Roundabout.
31. Potential alignment of future Grid Road.
32. Secondary school, the majority of which will comprise open spaces, therefore, minimising impact on adjacent residential properties.
33. Wildlife ponds to provide mitigation measures in respect of great crested newts.
34. New landscaping and open space/school playing fields to eastern boundary, to create soft edge with existing residential properties that abut the Site's eastern boundary.
35. Potential for pedestrian/cycle link from Hamilton Lane.

5.2 DEVELOPMENT FRAMEWORK PARAMETERS PLAN

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.

The design proposals for the Site have evolved through an iterative design process informed by environmental and technical work, an understanding of the development's relationship with Far Bletchley and Milton Keynes and the surrounding context, and an assessment of planning and design policy. This has resulted in the formulation of the Development Framework Parameters Plan (Figure 5.2) which seeks to minimise environmental impacts whilst maximising social, economic, biodiversity and sustainability benefits.

The Development Framework Parameters Plan shows the Site Boundary, the means of access into the Site, the areas of retained and new landscaping, and the location and extent of the proposed land uses, including the amount of built development.

Vision – A Placemaking Approach

- Provide up to 1,855 dwellings (including 60 extra care housing units) offering a range of dwelling types, sizes and tenures.
- Creation of a high quality, sustainable new development that integrates successfully with the existing settlement edge.
- Provide a range of supporting infrastructure, including a new primary school and secondary school, a new employment area, a GP Surgery, a Neighbourhood Centre and new community allotments.
- Creation of a place that is accessible to everyone, which makes everyone feel comfortable, safe and secure and a place where people want to live.
- To promote active lifestyles and a sense of wellbeing through the provision of new public open space that includes new landscaping, equipped children's and teenager's play areas, sports pitches, a community allotment and recreational routes.
- Supplement the existing hedgerows and trees to create a new neighbourhood that is defined by its open spaces and landscaping.
- Maintain existing wildlife features and habitat connectivity across the Site and enhance the biodiversity of the Site.

5.3 THE PARAMETERS PLANS

Parameters Plans have been prepared in order to 'fix' or illustrate key design elements of the scheme. These are listed below:



- Development Framework Parameters Plan
- Open Space Parameters Plan
- Key Structuring Elements Plan
- Residential Density Plan
- Proposed Building Heights Plan
- Landscape Character Areas Plan
- Public Transport Plan




Development Framework Parameters Plan

The Development Framework Parameters Plan (Figure 5.2) 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 the entrances to the Site. Respecting the original design principles that have shaped the planned growth of Milton Keynes, Policy SO15 of Plan:MK sets out that new development should respond to the characteristics of its site and context. This principle is reinforced by Policy BE2 of the SVALP2017. Therefore, the layout of development area is designed to accommodate the retention of existing features, enhance existing views, create public spaces and linear parks, in order to deliver a high quality built environment, providing access to new local services and facilities supporting the new neighbourhood's needs and health, social and cultural wellbeing.

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 four years from both representatives of local Councils and residents. The resulting quantum of each type of development proposed is set out in Figure 5.2.

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	Planning Application Boundary
	Primary routes - 15m corridor
	Secondary routes
	Improvements to existing highway
	Grid Road Reserve
	Infrastructure
	Residential developable area
	Employment Area
	Neighbourhood Centre
	Potential site for a 6GP Practice within Employment Area (up to 0.2ha)
	Primary Education
	Secondary Education
	Open space included as part of Secondary Education Site
	C3 Extra care housing Unit
	Oil Pipeline exclusion zone
	Extent of East/West Rail boundary for proposed works
	Amenity greenspace
	Central area of public open space including sports fields
	Allotments
	Indicative green space within residential parcels
	Proposed surface water attenuation features
	Potential pedestrian/cycle connections
	Milton Keynes Boundary Walk (existing restricted public byway and public footpath)
	Existing Sustrans Route 51 (existing restricted public byway)
	Disused railway line (future route of East/West Railway line)

	Existing hedgerows to be retained
	Existing woodland to be retained
	Indicative Locations of Locally Equipped Area for Play (LEAP) - 400sqm
	Indicative Locations of Neighbourhood Equipped Area for Play (NEAP) - 1000sqm
	Indicative location of changing pavilion
	Multi-Use Games Area (MUGA)
	Skateboard park

LAND USE	Hectares(ha)	NOTES
Allotments	1.18	
Employment	2.07	B1 Office assumed, with potential to use up to 0.2ha for a GP Surgery (D1)
Green Infrastructure	53.97	
Grid Road Reserve	7.28	
Infrastructure	2.20	
Neighbourhood Centre	0.67	Community Uses D1/ D2 up to 575 sq.m & Retail Uses (A1/A2/A3/ A4/A5) up to 930 sq.m
Primary School	3.00	
Secondary School	5.12	
Secondary School Open Space	1.69	
Water Attenuation	7.74	
C3 Housing	53.00	1,795 units at an assumed density of 34dph
C3 Extra care housing	0.90	60 Units
SUB TOTAL	138.82	
Highway Improvements	6.03	
TOTAL	144.85	



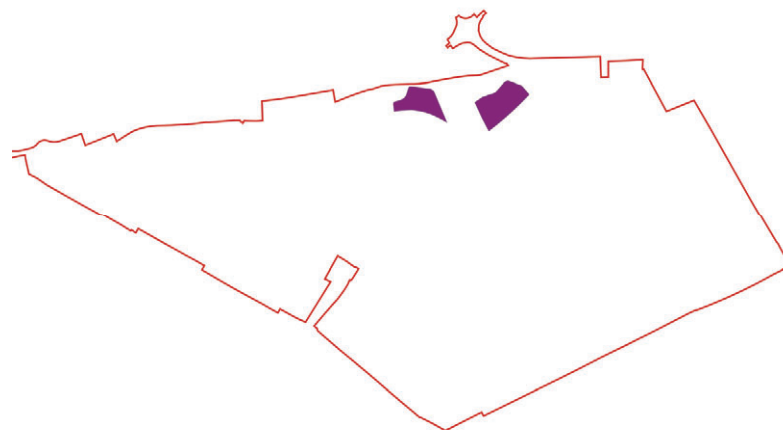
Figure 5.2: Development Framework Parameters Plan



Residential: 53.00 hectares - 1,855 dwellings (inclusive of a 0.9 hectare site for C3 extra care housing)

The residential component of the application includes up to 1,795 new dwellings, with an additional site for Extra care units comprising 60 units, to be provided. The Extra care housing will be located on a parcel which measures approximately 0.9 hectares to the north of Weasel Lane and the sports facilities, and coincides with the Neighbourhood Centre and Employment Areas.

The development achieves an average density of 34 dwellings per hectare (dph) which will provide a varied residential environment, as well as making efficient use of land.

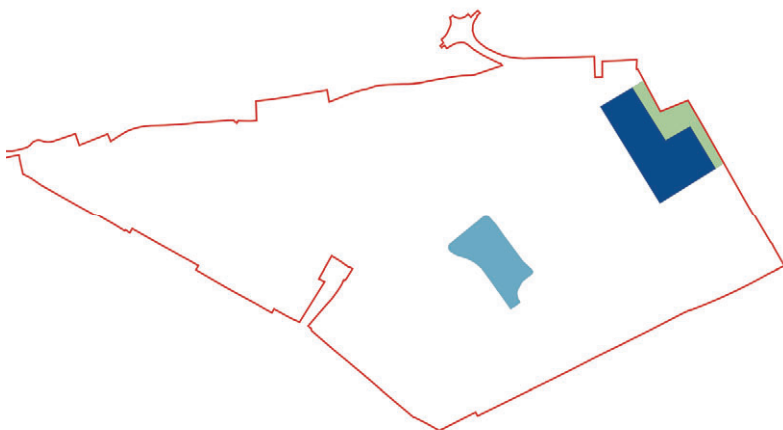


Employment: 2.07 hectares - B1 Class (inclusive of a 0.2 hectare site for a GP Surgery (D1))

The proposed development makes provision for a range of employment uses and the provision of a GP surgery, should this be required. Principally, employment uses within the scheme will be provided within an employment zone set around a mixed-use Neighbourhood Centre, located close to the northern gateway of the proposed development.

The employment zone will provide B1 class employment uses on 2.07 hectares of land. This will likely comprise of small 'starter' office units which will provide appropriate space for small local businesses, but will not preclude larger single buildings/businesses.

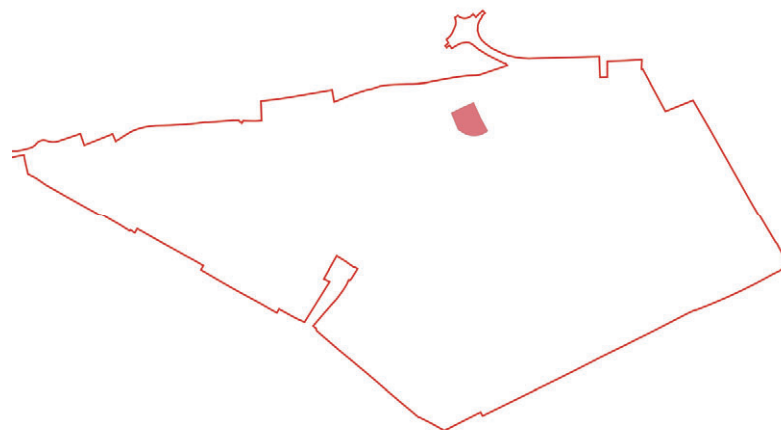
The employment zone is located within a strategic location, accessed from the primary street, and is in close proximity to the existing Snelshall employment site. The visibility provided by this gateway location will ensure that the employment uses are likely to attract high quality investment. Additional employment opportunities will also be generated by the schools and ancillary open space functions provided for within the Site.



Education: 9.81 hectares - 3 Form Entry Primary School (3.0 hectares) / Secondary School (5.12 hectares plus secondary school open space of 1.69 hectares)

This application provides for a 3 form entry primary school. The primary school will be located at the heart of the proposed development on 3.0 hectares 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.

The outline planning application also provides land to accommodate a new secondary school. The school's playing fields will provide an open space buffer, measuring 1.69 hectares, located between the new development and the existing homes abutting the Site's eastern boundary. The secondary school building will address the Grid Road Reserve to provide a new local landmark by virtue of its status, scale and role as a non-residential building.



Retail Uses and Community Uses: 0.67 hectares – Neighbourhood Centre

A Neighbourhood Centre will be provided within the Site, measuring approximately 0.67 hectares, 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:

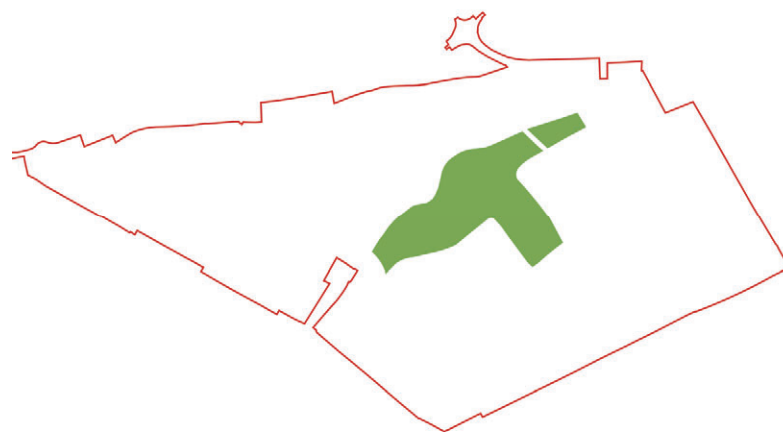
Type	Use Class	Amount(sq.m)
Community Uses	D1/D2	Up to 360
Health Provision	D1	Up to 255
Retail	A1, A2, A3, A4, A5	Up to 930

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, health provision, community space including a small sports hall, surface car parking and cycle storage.



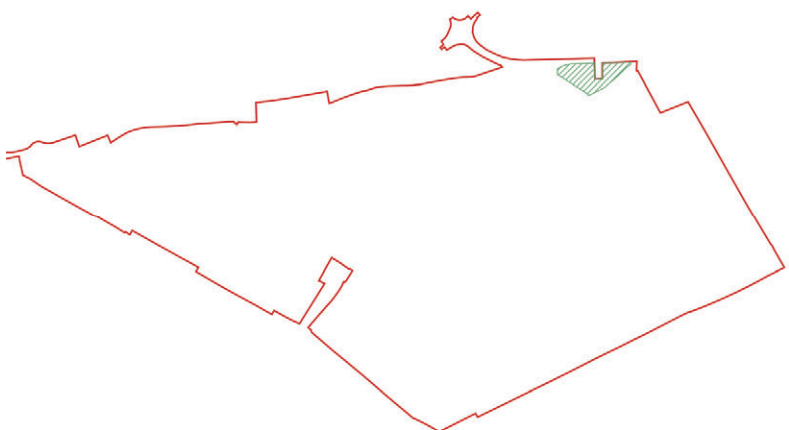
Total Open Space: 61.71 hectares

A significant proportion of the Site is proposed to be used for multi-functional open space. The Open Space Parameters Plan (Figure 5.3) shows the location of significant new strategic open space provision. The multi-functional open space will include parkland, sports and recreational facilities, play areas, wildlife areas, a range of strategic open spaces, including a community orchard, and new landscaping. The level of open space exceeds the standards set out by Policy GP.86 of the AVDLP2004.



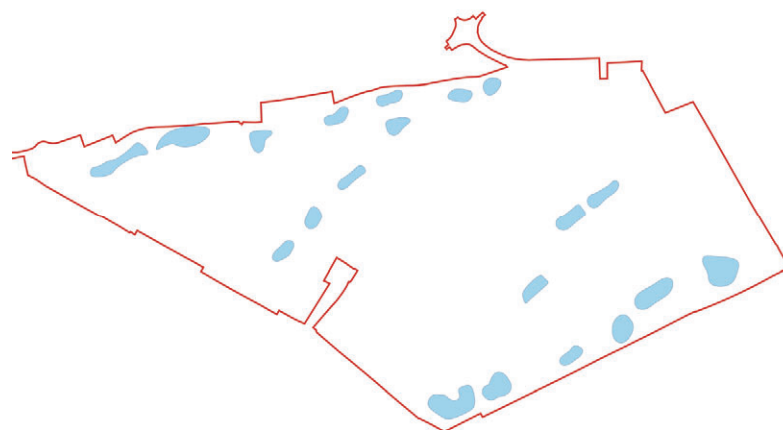
Central Area of Open Space Including Sports Provision: 10.55 hectares

Included within the aforementioned multi-functional open space, a large central area of public space measuring 10.55 hectares is provided to the south of Weasel Lane. This area includes several sports pitches, a cricket pitch, tennis courts, a Neighbourhood Equipped Area for Play (NEAP), a Multi-Use Games Area (MUGA) a Locally Equipped Area for Play (LEAP) and a changing pavilion. This area will provide a key community focal point for the benefit of both new and existing residents alike.



Community Allotment: 1.18 hectares

A community allotment will also be provided in the north eastern corner of the Site, a location selected to best serve both new and existing residents.



SuDS: 7.74 hectares

Policy I5 of the SVALP2017 states that new development must incorporate SuDS. Therefore, 7.74 hectares of SuDS features will be integrated into the open space network and the wider public realm of streets and spaces that form the development.



Play Provision

In accordance with Policy GP.87 of the AVDLP2004, included within the open space measurements above, there are also several MUGAs, NEAPs and LEAPs located in key areas of open space within the development, further supporting the residential areas.

In total, 2no. NEAPs with a catchment area of 600 metres (radial distance), 9no. LEAPs with a catchment area of 240 metres (radial distance), and 2no. MUGAs will be provided.

5.4 OPEN SPACE PARAMETERS PLAN

The Open Space Parameters Plan (Figure 5.3) sets out the landscape framework for the Site proposals. The development concept provides opportunities for the creation of a comprehensive network of multi-functional open spaces and green corridors throughout the Site, establishing new ecology habitats, public access, and informal and formal recreation. The spaces and corridors also form part of a sustainable drainage system. In accordance with Policies I1 and I2 of the SVALP2017, this approach ensures the new homes will benefit from being accessible to a range of open spaces.

Open Space Objectives

To provide a range of attractive, accessible and connected open spaces across the Site, including areas for formal and informal recreation, a 10.55 hectare central area of open space including sports facilities at the heart of the development, a 1.70 hectare local park adjacent to the primary school, a large amount of amenity greenspace, particularly along the southern and western boundaries, which incorporate existing vegetation and includes NEAPs, LEAPs, MUGAs, incidental open spaces within residential development parcels, and a community allotment, achieving the following benefits:

- 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 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.



















-  Planning Application Boundary
-  Amenity Greenspace: **41.72ha**
-  Open space included as part of the Secondary Education site: **1.69ha**
-  Play Provision: **10.55ha**
-  Local Park: **1.70ha**
-  Allotments: **1.18ha**
-  Proposed surface water attenuation features: **7.74ha**
-  Youth Shelters
-  Heritage and Interpretation Panels
-  Community Centre
-  Sports Hall
-  Indicative location of Changing Pavilion
-  Skateboard Park
-  Multi-Use Games Area (MUGA)
-  Indicative locations of Equipped Area for Play (LEAP) - 400sqm (240m radial walking distance)
-  Indicative locations of Neighbourhood Equipped Area for Play (NEAP) - 1000sqm (600 radial walking distance)
-  Sports Pitches
-  Cricket Wicket
-  Tennis Courts
-  Indicative location for Surface Parking for Sports and Recreation
-  Existing vegetation to be retained
-  Grid Road Reserve
-  Oil Pipeline Safeguarding Zone
-  Milton Keynes Boundary Walk
-  Sustrans Cycle Route 51 (existing restricted public byway)



Figure 5.3: Open Space Parameters Plan

5.5 KEY STRUCTURING ELEMENTS PLAN

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

- Location and alignment of the primary route which provides a vehicular connection for the individual residential parcels.
- Location and scope of the Grid Road Reserve.
- Location of employment uses to the west of the Neighbourhood Centre, adjacent to existing employment uses at Snelshall.
- Location of the Neighbourhood Centre, at a highly accessible location at a node where a number of key pedestrian and cycle routes converge.
- Location of the primary and secondary school sites, which will inherently be key community focal points.
- Location and scope of residential development parcels and the location of taller buildings within these parcels.
- Location of retained hedgerows and areas of woodland.
- Location of retained pedestrian and cycle routes (MK Boundary Walk, Sustrans Route 51/Weasel Lane).
- Location of principal access points. Three key access points are proposed:
 - New access via a 'left in' junction from Standing Way.
 - An all movement priority junction will be provided from Whaddon road.
 - A new signalised junction at Buckingham Road.
- Location of linear parks along the western and southern edges.
















	Planning Application Boundary
	Retained vegetation
	New structural landscaping corridors
	Location of new access points
	Location and alignment of the primary route
	Retained pedestrian and cycle routes (Weasel Lane)
	Existing public footpath
	Location of employment areas and 6GP Practice
	Location of Neighbourhood Centre
	Location of C3 extra care housing unit
	Location of secondary education
	Location of primary education
	Linear parks to western and southern boundaries
	Location and extent of Grid Road Reserve
	Location of new Pegasus crossing



Figure 5.4: Key Structural Elements Plan

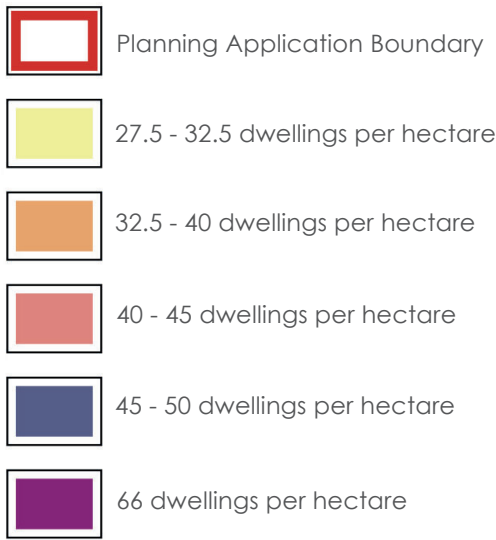
5.6 RESIDENTIAL DENSITY PARAMETERS PLAN

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 in order to provide the range of new homes required to meet local needs.

The Residential Density Parameters Plan (Figure 5.5) sets out the broad density ranges proposed for the development. The density of the proposed residential neighbourhood parcels has been influenced by the opportunity to provide a higher density of development to the north of the Weasel Lane ridgeline, responding to the established urban character of Milton Keynes. The opportunity exists to provide a lower density of development to the south of the ridgeline, creating 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 the Aylesbury Vale Area of Buckinghamshire.

Generally, the development will provide a range of character areas, responding to the existing landscape character of the Site, the 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.

The proposed development will consist of a range of residential densities, from 27.5 - 32.5 dwellings per hectare within the south eastern part of the Site, to 40 - 45 dwellings per hectare towards the centre and north of the Site. Higher densities of up to 50 dwellings per hectare are anticipated abutting the Neighbourhood Centre, with the density of the extra care housing to be slightly higher at around 66 dwellings per hectare. This approach to the density thresholds accords with Policy B4 of the SVALP2017, which sets out that new development should locate higher densities towards the centre of a site, whilst the rural edges should be a lower density.



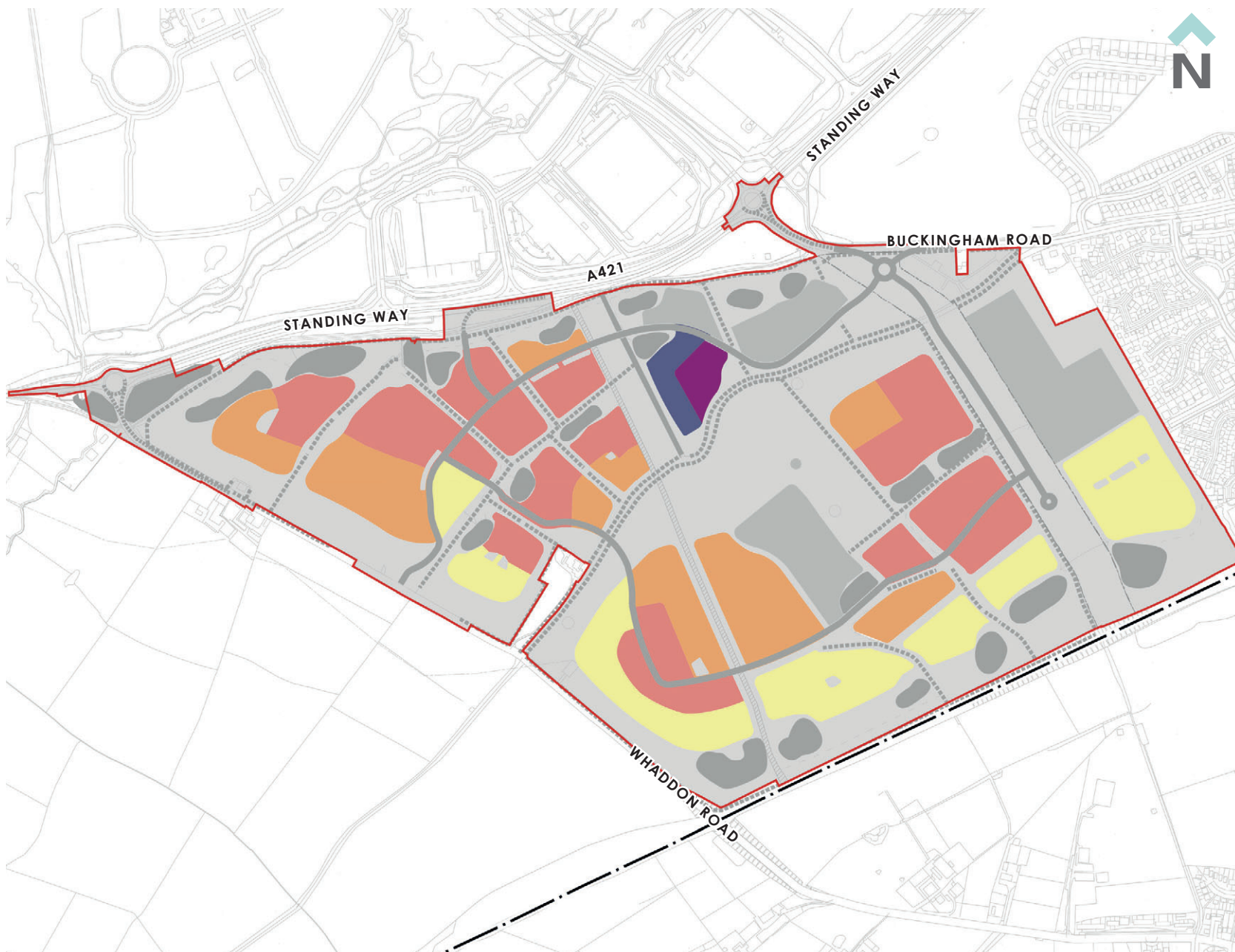


Figure 5.5: Residential Density Parameters Plan

5.7 PROPOSED BUILDING HEIGHTS PLAN

The Building Heights Parameters Plan (Figure 5.6) sets out the upper limits of the building heights proposed.

The highest buildings will be located at the Neighbourhood Centre, fronting onto the primary road network. Buildings here will be up to 13 metres high and will generally consist of ground floor community/commercial/retail uses.

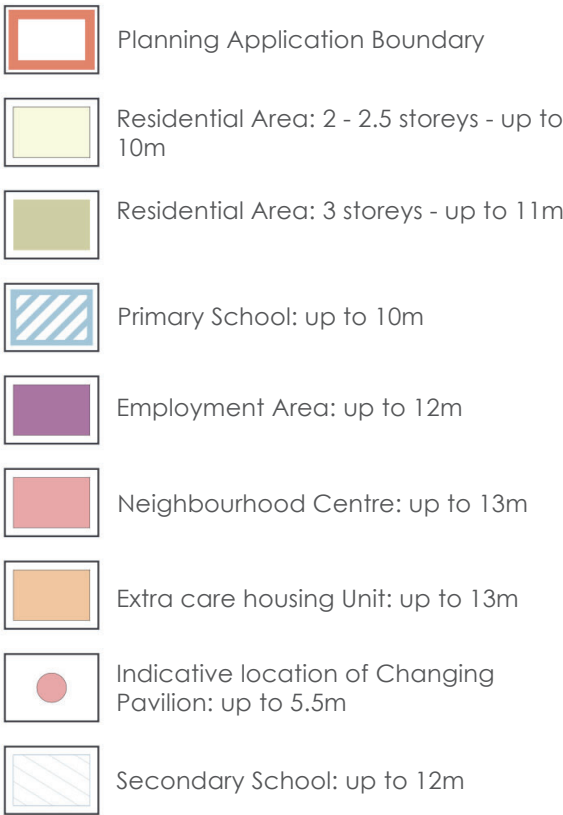
Buildings within the employment area located to the east and west of the Neighbourhood Centre will be constructed up to a maximum height of 12 metres.

The primary school will be located at the heart of the proposed development, to the south of the central ridgeline and Weasel Lane, and will be constructed up to a maximum of 10 metres, and will also front onto the primary road network.

The secondary school site, which is located on the eastern edge of the development, will have a maximum building height of 12 metres fronting the Grid Road Reserve. Its scale will inherently create a building that will form a new local landmark.

The proposed areas of residential development will comprise predominantly 2 and 2½ storey dwellings. The location of 2½ and 3 storey dwellings will need to be carefully considered and should be used to achieve townscape functions, including:

- To emphasise the importance of the primary road network and aid legibility.
- To create key groupings overlooking important areas of open space located within the more central parts of the development.
- To enclose important residential spaces.
- To terminate vistas along the proposed streets and open space.



Notes:

a. Building heights are in metres from Finished Floor Level to ridgeline

b. Finished Floor Level may vary by +/-2m from existing ground level Above Ordnance Datum (AOD)

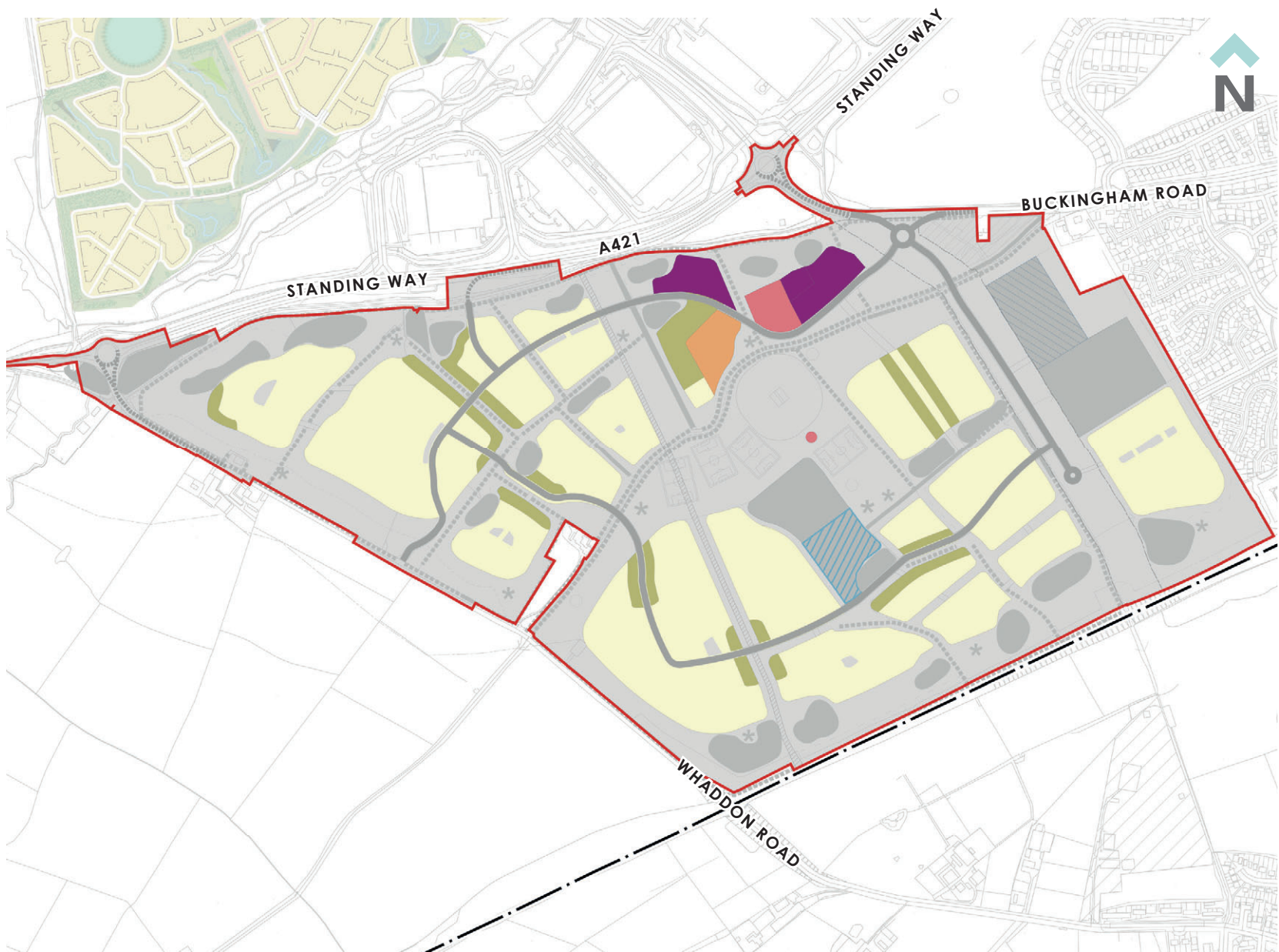


Figure 5.6: Building Heights Plan

5.8 LANDSCAPE CHARACTER AREAS PARAMETERS PLAN













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 and responding to the rural character of the open countryside 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 tree planting, and pedestrian footways/cycleways. The linear park will also provide an acoustic setback from the railway, contributing to the setting of new residential development.

Policy GP.38 of the AVDLP2004 expects new development to incorporate landscaping and to complement existing landscape features, whilst Policy GP.39 sets out that trees and hedgerows should be protected or replaced. Therefore, the proposed development will retain existing trees, 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 the development, there will be significant retention in the north western corner where a number of existing hedgerows will be retained and incorporated into the green infrastructure network and key amenity spaces. In accordance with Policy CP40 of the AVDLP2004, the proposals maximise the retention of the trees and hedgerows with the highest amenity, wildlife and landscape value.

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.

Weasel Lane and National Cycle Route 51 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.

Outdoor sports facilities within an area of land sufficient to provide a full size football pitch, 3 smaller football pitches and a cricket pitch, 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 in order to negate the need for the extensive ground remodelling.

-  Planning Application Boundary
-  Retained and proposed hedgerows to form green corridors
-  Proposed structural landscaping corridors
-  Linear corridor located along route of oil pipeline
-  North/South Links
-  Weasel Lane (Sustrans Route 51)
-  Allotments
-  Linear Park along western and southern boundaries
-  Active Sports and Play
-  Existing Milton Keynes Boundary Walk
-  Perimeter Walk
-  Proposed re-alignment of Milton Keynes Boundary Walk along south western boundary

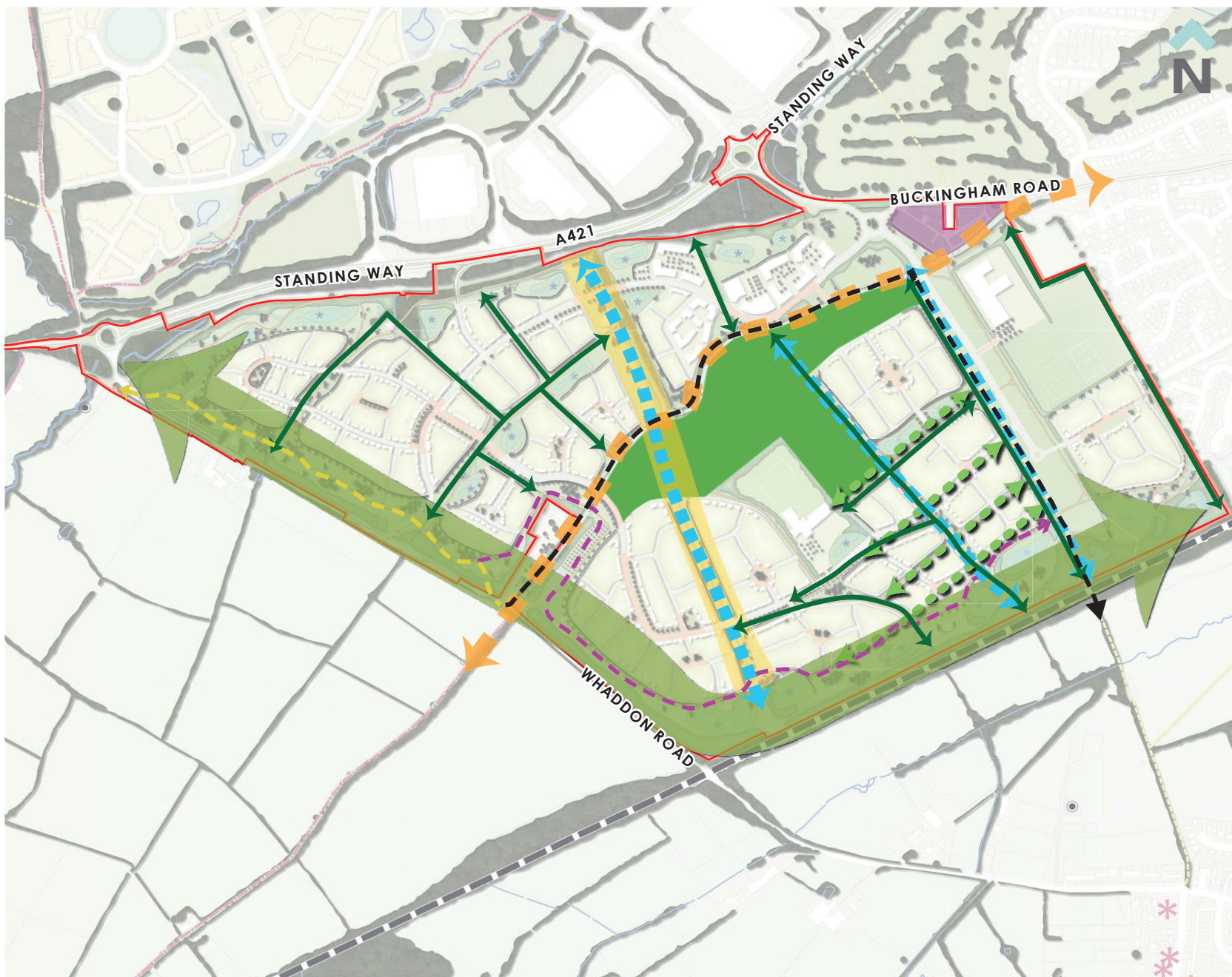


Figure 5.7: Landscape Character Areas Plan

5.9 PUBLIC TRANSPORT PARAMETERS PLAN

Policy CT1 of Plan:MK promotes the importance of minimising the need to travel by car. Therefore, public transport provision has been a key driver behind the proposals for South West Milton Keynes. The Site lies at the end of the possible future Milton Keynes BRT route, which is proposed to eventually link directly to the centre of the city via the Westcroft District Centre. A public transport loop will be provided on the Primary Streets through the development, with access and egress from the Tattenhoe Roundabout. Three bus services could link to Central Milton Keynes – one via the grid roads and the other via Snelshall West, and a third could provide a connection to Bletchley to the east.


In order to maximise accessibility to these public transport routes, on-site bus stops have been carefully located. The location of these bus stops will ensure that the vast majority of homes, schools and work places will be within an easy 400m/5 minutes walk of a bus stop. To aid access to the Neighbourhood Centre, an additional stop will be located here.


To minimise the delay experienced by these bus services on-site, a public transport priority strategy for the Site has been developed alongside the on-site traffic management strategy, to both maintain a reliable on-site public transport service, and to address local concerns raised during the scoping process with the local authorities regarding the potential for development traffic to rat-run through Newton Longville to the A4146.


The use of the bus services will be encouraged. In addition, the provision of high quality bus shelters and up-to-date timetable information displays within the bus stops will encourage public transport use.


An interim bus route has been provided to serve the first phase of development of the Site.


The East-West Rail Consortium aims to provide new and upgraded railway infrastructure between Oxford and Cambridge and beyond, with the initial focus on the western section, between Bedford, Milton Keynes, Oxford (and Aylesbury). Phase 2 of the East West Rail covers the route from Bicester to Bedford and Milton Keynes to Aylesbury Vale. This includes the line to the immediate south of the Site.

 Planning Application Boundary

 Bus Route

 Interim bus route along secondary street as part of Phase 1

 Bus Stops

 400m/5 min walk from bus stops

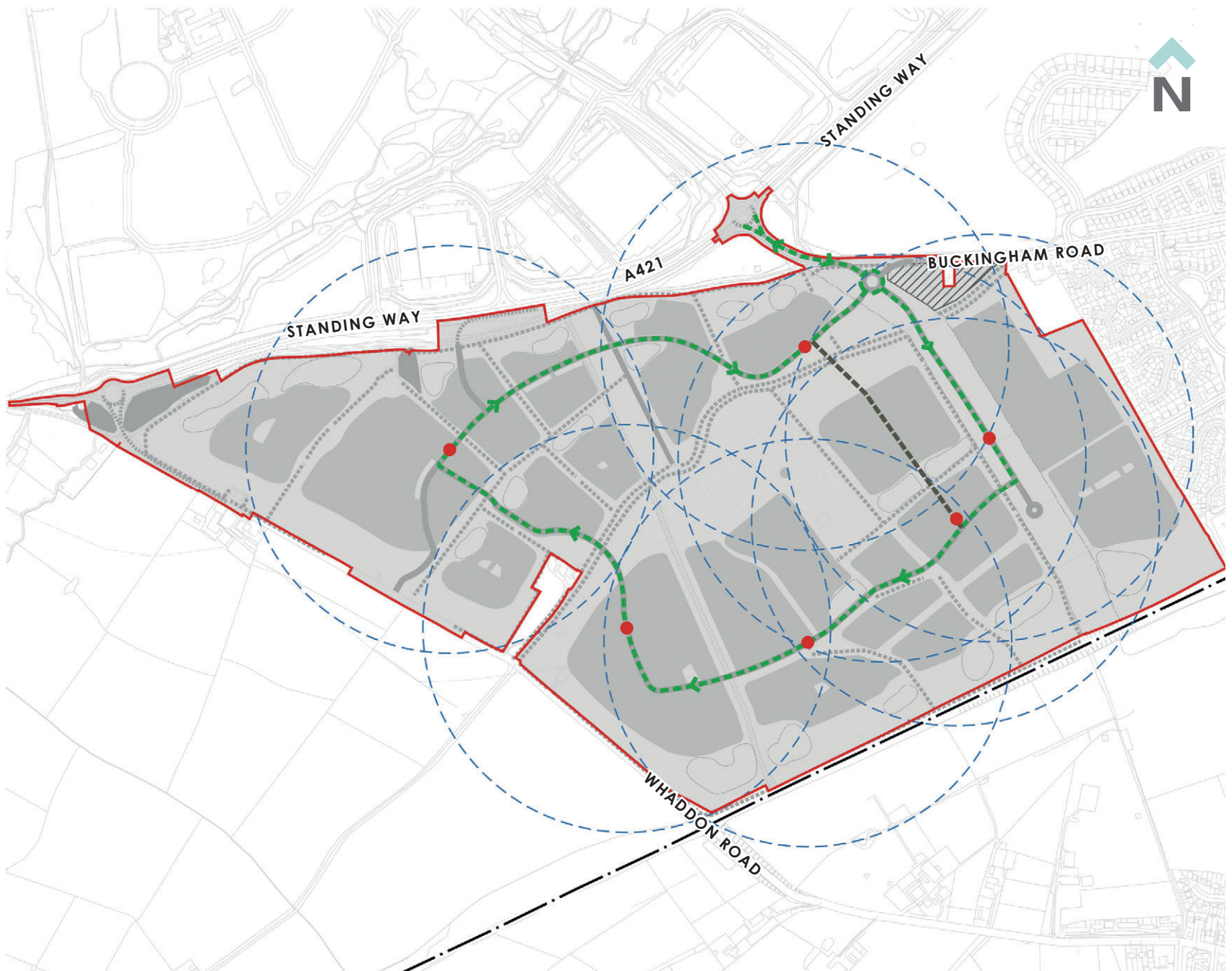


Figure 5.8: Public Transport Plan

5.10 CHARACTER AREAS PLAN

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 community's Neighbourhood Centre. This will provide social, community and retail uses alongside new employment, and higher density housing. New landscaping and water features will combine with the existing mature landscape of old Buckingham Road to the north and Weasel Lane to the south, to create a 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. The opportunity exists to incorporate a crescent of town houses with new landscaping, street trees, play areas and SuDS features to combine with the existing area of woodland.

3. Northside

The character of this area will provide a contrast to the Central Park area to the south. It will be of a slightly higher density and more formal in its response, in part drawing upon the character of its immediate neighbours to the north, Tattenhoe Park. Weasel Lane will then, in effect, act as a threshold between this area of the neighbourhood 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 community's 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, whereas 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 Area 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. Park Edge South

A new linear park running along the entire southern edge will be informal in its design, merging with the existing landscape alongside the railway embankments, accommodating swales and SuDS features to (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.

7. Park Edge West

To respond to the open rural aspect, and to continue the southern linear park, a western park edge is proposed, with low density housing served by small scale residential street and drives, presenting a lower density rural park edge. In order 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.

8. Far Bletchley Edge

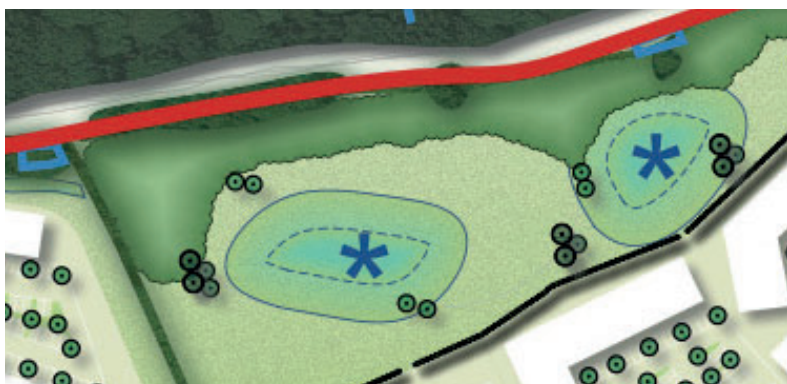
Policy GP.8 of the AVDLP2004 and Policy BE3 of the SVALP2017 seek to avoid unreasonable harm to nearby residents. Therefore, this edge is purposefully designed to provide a positive design response to the eastern Site boundary, where rear garden fences presently largely define the character of the boundary. The proposed new allotments to the north will continue the green swathe of open space running through the Site along the Weasel Laneridgeline. The new secondary school is located adjacent to the Site's eastern boundary, and with the majority of the school remaining as open space, it will ensure a sensitive relationship is maintained with the existing residential properties abutting the Site. A small area of low density housing to the south of the proposed secondary school site provides overlooking to the areas of new open space and the adjacent Grid Road Reserve. The new homes will also overlook a new pedestrian and cycle link to Chepstow Park.



Figure 5.9: Character Areas Plan

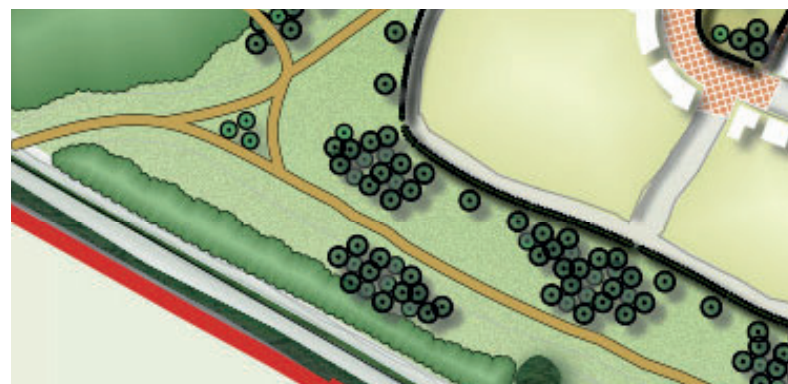
SuDS Features

Sustainable Drainage Systems (SuDS) and ecological pond areas adjacent to the northern and southern boundaries of the Site.



Linear Parks

Linear parks along the western and southern boundaries of the Site will provide a landscaped setting for the boundary walk, recreation and play.



Allotments

New allotment provision will be provided in the north eastern corner of the Site, adjacent to Buckingham Road. The new allotments will benefit from a south-facing aspect, car parking provision and a water supply.



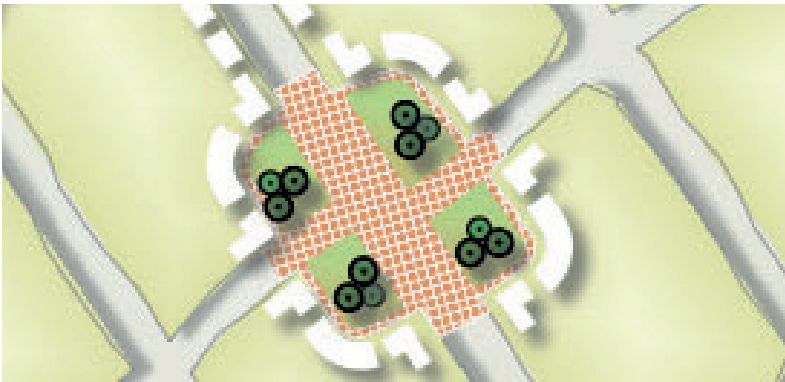
Accessible Green Space

Accessible green space with structural woodland planting in the Park Edge South. Trees, hedges, ornamental shrubs, grass and meadows will be laid out to provide a diverse series of 'outdoor rooms' along the linear park.



Sociable Spaces

Important open spaces could act as a meeting points.



Sports Facilities

Formal sports facilities with cricket pitches, pavilion, football pitches, tennis courts, MUGA, and natural areas of play, within easy reach of the facilities of the Neighbourhood Centre.



New Meadow and Wildflower

Areas of meadow and wildflower along the oil pipeline corridor.



Community Orchard

A new community orchard will be provided in the western part of the development, adjacent to Weasel Lane. The community orchard will provide an attractive landscape feature, and contribute to the green swathe along the ridgeline.

