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Conclusion

7.1 CONCLUSION

This Design and Access Statement has been prepared on behalf Hallam Land Management, William Davis, Taylor Wimpey, Bellcross Homes and Connolly Homes, and accompanies an outline planning application for a mixed-use sustainable urban extension on land east of Whaddon Road, located to the south west of Milton Keynes.

The design proposals for the Site have carefully considered the economic, social and environmental dimensions set out in the NPPF. Our analysis of the Site shows that it is not subject to any significant physical or infrastructure constraints, and therefore it can make a significant contribution to housing delivery within a 5 year period. In the context of the NPPF, this contribution is considered to be beneficial and therefore amounts to a significant social benefit. Moreover, the development will provide new affordable housing which is seen as a further important social benefit in the context of the NPPF.

The proposals for the Site which comprise this planning application, put forward a comprehensively planned mix of new homes, employment, community and education facilities, green infrastructure, a Grid Road Reserve and highways improvements to the Bottledump Roundabout and the Tattenhoe Roundabout. Together, the proposals will combine to create a truly sustainable and vibrant new neighbourhood. In accordance with Policy CS 12 and CS 13 of the Milton Keynes Core Strategy (2013), the proposals demonstrate how the Site will be designed to be a self-sufficient, standalone new neighbourhood with its own characteristics, and will include an adequate provision of services and facilities which ensure that the development is not reliant on existing provision.

The new development will also bring economic benefits during the construction phase and through the contribution new residents will make to the local economy through their household expenditure.

In terms of the environmental dimension, the proposals for a new bus route which loops through the Site, the extensive cycleway and proposed Redway network, and the various Public Rights of Way, provide a realistic alternative to private vehicle transport to local services and facilities within the immediate area.

Using the key design objectives established by the NPPF, the proposals for the Site have been designed to create a successful and sustainable new neighbourhood as follows:

Accessibility

'Planning policies and decisions should promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong Neighbourhood Centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages' - Paragraph 91(a), NPPF.

- Integration of the development with the existing road network with the creation of three new vehicular access points from:
 - Whaddon Road;
 - Standing Way/A421 (left turn/entrance only); and
 - A new roundabout on Buckingham Road, which provides access to the potential new grid road.
- Convenient, safe and direct access for all residents to the proposed new green infrastructure which accommodates a series of new recreational routes and Redways.
- Creation of a clear movement hierarchy providing easily recognisable routes which balances the street as a space alongside its role as a movement corridor.
- Key movement routes through the Site are easy to understand through landmarks and focal points.
- Streets and paths will be well overlooked to create the basis for a safe environment.
- Provision of a pedestrian and cycle link to Hamilton Lane.



Health, Community and Social Interaction

'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments' - Paragraph 92(a), NPPF.

- Provision of, and easy access to, 62.89 hectares of green infrastructure encompassing various forms of recreational provision for different age groups. This includes recreation facilities, a local park and district park, formal sports pitches, tennis courts, 2no. Multi-Use Games Areas (MUGA), a skateboard park, children's play areas comprising 2no. Neighbourhood Equipped Area of Play (NEAP) and 9no. Local Equipped Area of Play (LEAP), allotments and a community orchard.
- New recreational routes and cycleways will maximise access to the development's areas of public open space and facilitate traffic-free routes throughout the development. The recreational routes and cycleways will also encourage healthier and more active lifestyles, therefore, contributing to community health and well-being. A new sports centre will also be provided within the new Neighbourhood Centre.

Sense of Place

'Planning policies and decisions should ensure that developments establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit' - Paragraph 127, NPPF.

- Development of the Site provides the opportunity to establish a distinctive identity with its own character, whilst integrating with the existing settlement and landscape context.
- Retention of existing landscape features will form an important part of the proposals and help integrate it into the landscape character of the area.
- The Design and Access Statement demonstrates how the development can be designed at the detailed design stage to provide recognisably different streets and spaces that have a coherent sense of place. New landscaping will also form a fundamental part in helping to integrate the development into its landscape context.

- Establish a distinctive identity through well-designed spaces and built form that respond to their context within the Site.
- A linear park, which extends along the entirety of the western and southern boundaries, helps to soften the built edge of the proposals, creating an appropriate transition to the adjacent countryside.

Sustainability

'The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities' - Paragraph 124, NPPF.

- Mix of dwelling types, sizes and tenures supported by extensive areas of green infrastructure. A proportion of the new homes will be affordable and of a type and size that meets local need.
- Permeable layout of streets and recreational routes maximises access and integration with the existing settlement edge and encourages walking and cycling for local trips.
- The removal of small sections of the existing hedgerows within the Site to facilitate access will be mitigated by new planting within the areas of public open space.
- Use of SuDS features will help to manage excess surface water run-off during periods of heavy or persistent rain in order to prevent flooding.
- At the detailed design stage, new homes will meet national standards in respect of reducing energy demand, carbon emissions and energy efficiency.





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