





1

Introduction

01. Introduction

1.1 INTRODUCTION

This Design and Access Statement (DAS) has been prepared by CSA Environmental on behalf of the South West Milton Keynes Consortium (SWMK Consortium) in support of submitted outline planning application AVDC Ref. 15/00314/AOP (the Planning Application). The Planning Application is for a mixed-use development at South West Milton Keynes (SWMK). The Planning Application was reported to AVDC's Strategic Development Management Committee in June 2017, where it was resolved to grant planning permission subject to conditions and the completion of a legal agreement. At May 2020, the Planning Application remains for determination. The Applicant for the Planning Application is unchanged. The SWMK Consortium comprises Hallam Land Management, William Davis Ltd, Taylor Wimpey, Connolly Homes and Bellcross Homes.

It is important to note that on 1 April 2020, Aylesbury Vale District Council (AVDC) was merged with Buckinghamshire County Council, Chiltern District Council, South Bucks District Council and Wycombe District Council to create a new unitary authority called Buckinghamshire Council (BC). The former AVDC area is referred to by BC as lying within the Aylesbury Vale Area.

The application site (the Site) remains unchanged. The proposed development area is wholly located within the Aylesbury Vale Area, but the principal access points to the A421 are within the area of Milton Keynes Council (MKC). The Planning Application was submitted to both AVDC and MKC, so that each planning authority can determine the elements of the proposed development that fall within their respective administrative areas. MKC has refused planning permission for the elements of the Planning Application that fall within its administrative area i.e. the access points onto the A421; the SWMK Consortium is in the process of submitting an appeal against this decision.

Despite the application Site remaining unchanged, a number of changes have been made to the proposed development as follows:

- The alignment of the oil pipeline crossing the Site was not identified correctly in the original Planning Application drawings, and as a result needs to be amended to show the correct alignment. It should be noted that the oil pipeline was, and continues to be, located within an area identified as a green infrastructure corridor running through the heart of the Site.
- The standards required for climate change mitigation have been enhanced since the Planning Application was submitted. As a result, larger surface water attenuation ponds need to be included, which has required minor changes in the size and disposition of the proposed development parcels.
- The housing needs of older people are identified as a specific issue in the emerging Vale of Aylesbury Local Plan, and this type of housing is supported by policy (Policy H6b as modified) on those sites identified by AVDC as suitable in the Housing and Economic Land Availability Assessment. The application Site is identified as a suitable housing site and is a draft residential allocation. As a result, the SWMK Consortium decided that a Care Home should be provided as part of the proposals, within the overall quantum of the C3 housing.

For all these reasons, minor amendments need to be made to the submitted Planning Application, including the description of development and the submitted plans. These amendments are submitted as part of the current Planning Application and will need to be subject to consultation with statutory consultees and local residents.

The amended Planning Application, therefore, comprises the following:

Outline planning permission (all matters reserved except for access) is sought for a mixed-use sustainable urban extension on 144.85 hectares of Land at South West Milton Keynes, to provide for the following:

- Up to 1,795 mixed tenure dwellings (C3) on 53.00ha of land, with an additional 0.9ha of land for 60 extra care units (C3), a total of 1,855 dwellings.
- An employment area on 2.07ha of land.
- A Neighbourhood Centre on 0.67ha of land accommodating retail (A1/A2/A3/A4/A5), community (D1/D2) and residential (C3) uses.
- Provision of a secondary school on 5.12ha of land.
- Secondary school open space measuring 1.69ha.
- Provision of a primary school on 3.0ha of land.
- Allotment space on 1.18ha of land.
- Ground remodelling.
- 53.97ha of multi-functional green open space including: parkland; sports and recreational facilities and pavilion/ changing facilities; play areas; wildlife areas; a range of strategic open spaces including a community orchard and new landscaping.
- A Sustainable Drainage Scheme (SuDS) including 7.74ha of land for surface water attenuation measures.
- Associated infrastructure including new junctions to the A421, Whaddon Road and Buckingham Road, primary streets, residential streets, pedestrian footpaths and cycle routes, foul water pumping stations and statutory undertakers equipment.
- A Grid Road Reserve of 7.28ha.
- Highway improvements on 6.03ha.
- Public transport infrastructure, car and cycle parking for all uses.
- Undergrounding of 132Kv overhead powerlines.

The Site is now identified as an allocation in the Submission Vale of Aylesbury Local Plan (SVALP2017) for a mixed-use sustainable urban extension – Site Ref. NVL001: Land at South West Milton Keynes.

1.2 ROLE OF THE DESIGN AND ACCESS STATEMENT

The DAS is prepared in accordance with the requirements of Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010. It draws on, and reflects, relevant guidance set out in 'Guidance on Information Requirements and Validation' (DCLG, 2010). The purpose of this document is to provide an accessible and logically structured record of the issues and considerations which have informed the development of the design of the Site.

The National Planning Policy Framework (NPPF) recognises that design quality matters and that planning should drive up standards across all forms of development. Achieving good design is about creating places, buildings or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations.

In October 2019, the Ministry of Housing, Communities and Local Government (MHCLG) published the National Design Guide (NDG). Part 2 of the NDG sets out the ten characteristics which help to nurture and sustain a sense of community. They work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the NPPF.

The DAS aims to set out the context and characteristics of the Site and its surroundings (including the Site constraints), and relevant development plan and national planning policies, and design guidance. In particular, it explains how the context for the proposals have been evaluated and how this has informed the development of design principles for the proposals, and the development of the application proposals themselves.

The DAS deals with the principles, concepts, strategic pattern, amounts, locations, scale and appearance, including design characteristics, of the proposed development. It also addresses access.

Detailed design and the siting of buildings are reserved for future approval. However, the Parameter Plans to which this DAS relate will be approved as part of any outline planning permissions, thereby fixing the key design elements of the proposals. This in turn will inform the more detailed elements to be developed as part of the Reserved Matters application. The detailed design will be guided as appropriate by the overall design approach set out in this DAS, and in any additional appropriate mechanism as may be agreed with the local planning authority.





2

Summary of the Proposals

02. Summary of the Proposals

This section summarises the development proposals. The outline planning application reserves all matters for subsequent approval, with the exception of access. In accordance with the provisions of the General Development Procedure Order (as amended), the application includes further information on use, amount and scale of development, and indicative layout. These elements of the planning application are shown on the Parameters and Development Framework Plans. The application is further supported by an Illustrative Masterplan which elaborates on the design and access principles and spatial parameters set out in both the Development Framework Plan and Parameters Plans, and illustrates an approach to how development of the Site may be taken forward.

2.1 LOCATION

The planning application area comprises a greenfield site, north west of Newton Longville, west of Far Bletchley and south west of the centre of Milton Keynes. The Site falls within the administrative boundary of Buckinghamshire Council (Aylesbury Vale Area), but due to its proximal location with Milton Keynes, should be viewed in terms of its context and synergy, as an extension to Milton Keynes.

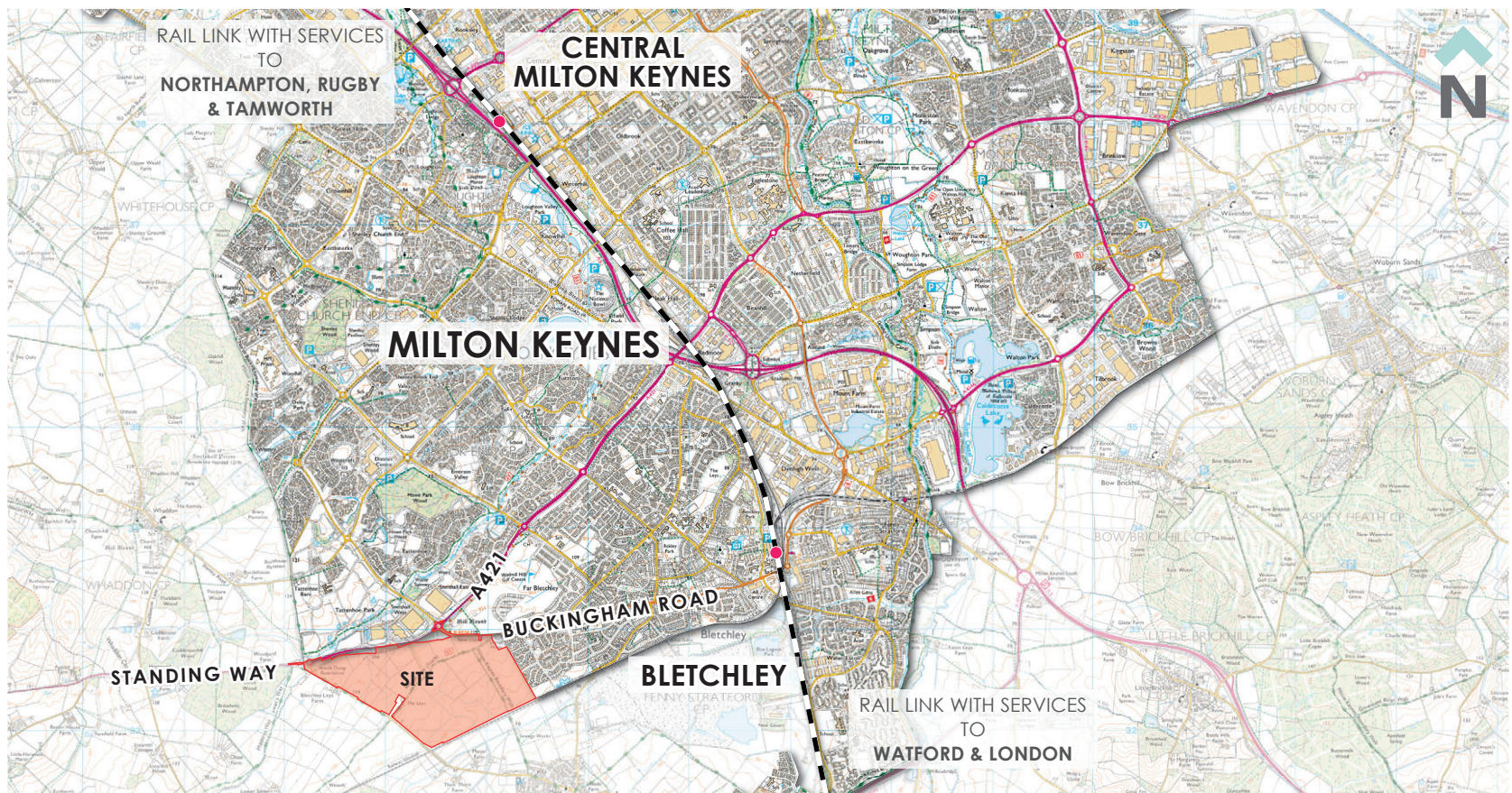


Figure 2.1: Site Context



Figure 2.2: Illustrative Masterplan



2.2 LAND USE AND QUANTUM

The outline application seeks permission to develop the Site to create a new sustainable, mixed-use community on land at South West Milton Keynes. The proposals are accompanied by a land use budget which sets out the amount of development for which permission is sought, as follows:

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	

Residential

The planning application proposes up to 1,855 residential units in total, which includes 60 extra care units. Provision will be made for affordable housing as part of the proposals. Although the housing mix will be determined at the Reserved Matters stage, it is expected that the proposals will include a broad range of house types, sizes and tenures, including flats/apartments, townhouses and family homes, to encourage the creation of a balanced community. The precise amount and type will be subject to agreement with BC.

Employment and Neighbourhood Centre

Land for 2.07 hectares of employment is provided from the Neighbourhood Centre and primary access adjacent to the Tattenhoe Roundabout. The employment area will comprise solely of B1 floor space.

The proposed development will also include small scale retail/ community uses within the Neighbourhood Centre, to provide a further element of local employment.





Community

The application allocates 3.00 hectares of land for a three form entry primary school with early years provision. It also provides land for a secondary school. Playing fields and open space within the secondary school site will provide a buffer between the proposed development and the adjacent residential properties.

Provision is also made for accessible recreation and community uses to serve the new residents, designed and located with the intention to be complementary to the delivery of the new school.

An element of community use will also be provided as part of the Neighbourhood Centre.

The level and type of provision of community facilities to be accommodated by the development will be dependent upon local need, and will be fixed through the negotiation of a S106 agreement.

Retail

0.67 hectares of land is allocated for a local Neighbourhood Centre which will comprise a mixed-use space for local retail and other services, to include retail (A1), financial and professional services (A2), a family public house (A4) and takeaways (A5), and community and recreation uses (D1 and D2). The uses will predominantly serve the new resident population of the development and complement existing facilities within the immediate locality.

Open Space

The open nature of the Site and characteristics of the landscape within and adjacent to the Site have resulted in a generous Landscape and Open Space Framework, creating visual and functional links with the ridgeline ecological corridor known as Weasel Lane.

The Green Infrastructure Framework provides approximately 62.89 hectares (or 45% of the Site) of open space (allotments, green infrastructure and water attenuation), accommodating a range of formal and informal recreation, ecology and biodiversity uses within a landscaped setting.

A comprehensive formal and informal sports and recreation strategy is proposed as part of the wider landscape framework, comprising a network of equipped and unequipped play areas, informal open space, allotments, and a variety of sports pitches, courts and greens. Recreation facilities are integrated within the linear parks and green links, and designed to ensure convenient accessibility for future residents.

The development framework has been informed by the principles of Sport England's 'Active Design Guidance'.



2.3 DEVELOPMENT PHASING

The phasing strategy has been developed with reference to the need for, and timing of, infrastructure investment, including highways and public transport capacity, the opportunity for appropriate early establishment of services and facilities, and to allow effective construction management. The key stages of development are shown in Figure 2.3.

Within the four main phases, as shown in Figure 2.3, individual development parcels will be brought forward in accordance with an implementation programme which will include residential, open space, employment, and local facilities components. The delivery programme will be affected by changes in specific circumstances, and will therefore be subject to change in response to influencing factors. It is planned that there will be some overlapping of phases, whereby each phase is not required to be completed prior to the commencement of further phases.

A detailed phasing strategy will be prepared once certainty has been established on infrastructure and development considerations through S106 negotiations.

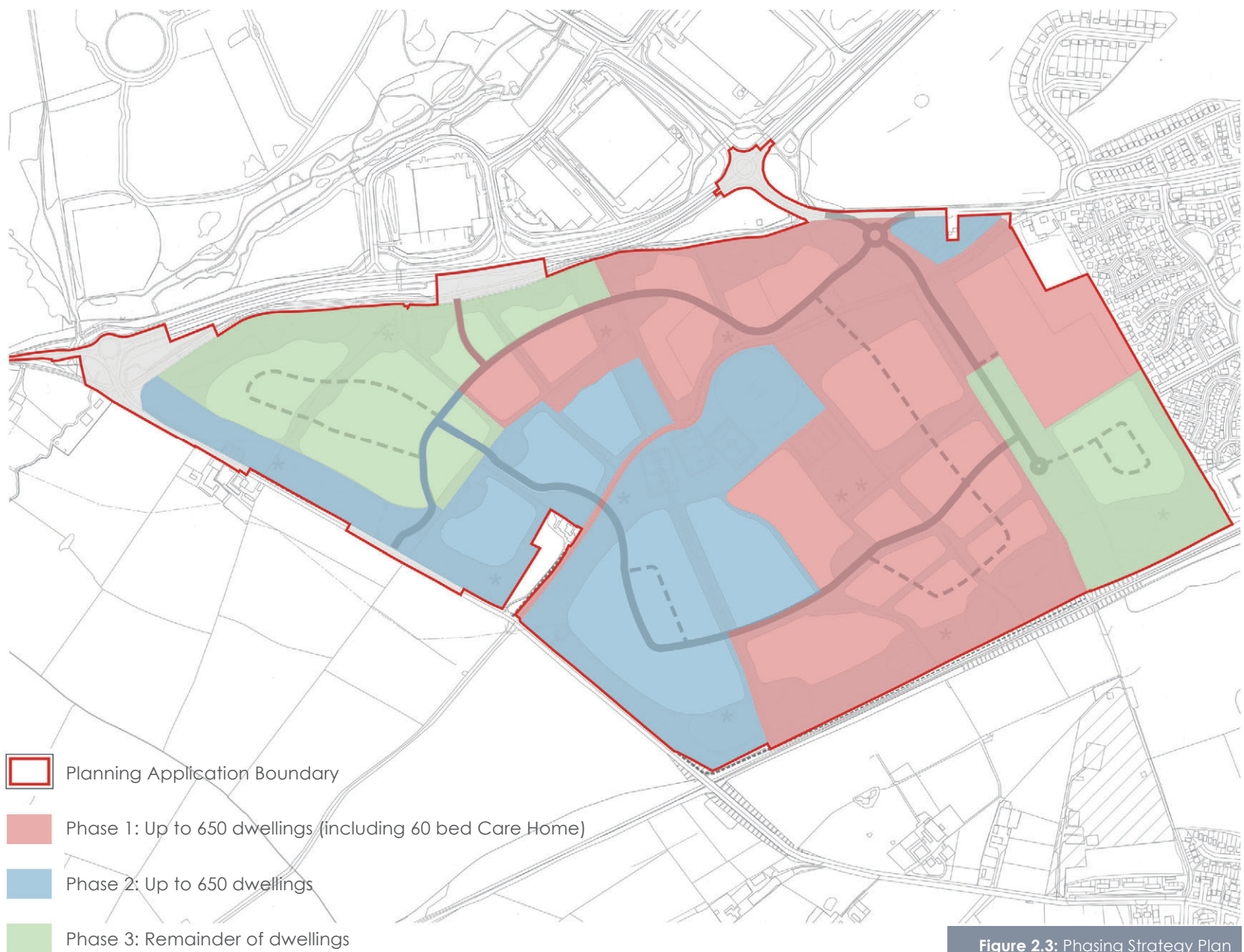


Figure 2.3: Phasing Strategy Plan

2.4 PARAMETERS FOR DEVELOPMENT

The parameters for the proposed development are set out in the Development Framework Parameters Plan (Figure 2.4). The plan fixes the type and disposition of the various land uses proposed within the Site, to include the boundaries between built development and areas of open space and landscape. The plan also determines the primary movement network through the Site, and includes an area of land reserved for a future grid road and secondary street connections between parcels. The plan also shows the main access points into the Site from the surrounding road network.

The plan outlines the range and character of the open spaces provided within the proposed development, and how existing landscape features have been incorporated and enhanced to provide a network of formal and informal spaces. It also serves to demonstrate how the scheme meets the open space requirements generated by the development.

Access

Access arrangements are shown on the Land Use Parameter Plan (Figure 2.4), and are described more in Section 6 of this document.

-  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 Local 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



Figure 2.4: Development Framework Parameters Plan