



South West Milton Keynes

Design & Access Statement Addendum

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AUGUST 2016

This Updated Design and Access Statement has been prepared to explain and illustrate the amendments proposed to duplicate applications **15/00314/AOP (AVDC)** and **15/00619/AOP (MKC)** for the mixed use development of **South West Milton Keynes (SWMK)**, submitted in January 2015 on behalf of South West Milton Keynes Consortium.

The amendments are submitted to respond to feedback received during the consultation process, to include responses from Aylesbury Vale District Council, Milton Keynes Council, consultees and representors. The amendments now proposed primarily relate to minor changes in land uses, revisions to the access strategy for the site; and a number of more detailed masterplan refinements.

The Design and Access Statement is not reproduced in its entirety. This update presents the following:

- » Amended text to confirm changes and updates. The text is appropriately referenced to correspond to the original sections in the submitted Design and Access Statement;
- » Amended Illustrations/ Figures which are presented in the Table of Figures on page 3.

This updated document should therefore be read in conjunction with the submitted Design and Access Statement dated December 2014. Cross reference to the chapter numbers, section numbers and figure numbers should be made. Where no reference is made to the original document, it remains valid for the purposes of the planning applications.

South West Milton Keynes Proposal Summary

The development proposals seek outline planning permission with all matters reserved except for access for a mixed-use sustainable urban extension on 144.46 Ha of land to the south west of Milton Keynes, to provide for the following:

- » up to 1,855 mixed tenure dwellings (C3) on 54.70 Ha of land;
- » an employment area (B1) on 2.07 Ha of land including provision for a 6 GP practice;
- » a neighbourhood centre on 0.67 Ha of land accommodating retail (A1/A2/A3/A4/A5), community (D1/D2) and residential (C3) uses;
- » provision of a primary school on 3.0 Ha of land;
- » provision of a secondary school on 5.12 Ha of land and additional open space associated with the secondary school site 1.69ha;
- » allotment space on 1.18 Ha of land;
- » ground remodelling;
- » 53.67 Ha of multi-functional green open space including: parkland, sports and recreational facilities with pavilion/changing facilities; play areas, wildlife areas, a range of strategic open spaces including a community orchard and new landscaping;
- » a Sustainable Drainage Scheme including 5.08 Ha 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 7.28 Ha;
- » highway improvements on 5.21 Ha;
- » public transport infrastructure, car and cycle parking for all uses; and
- » undergrounding of 132Kv overhead power lines.

Location

Details in relation to location of the development as set out in the Design and Access Statement (December 2014), remain applicable. There has been a minor revision to the application site boundary, solely to reflect changes made to the access proposals in response to consultations with the local highway authorities.

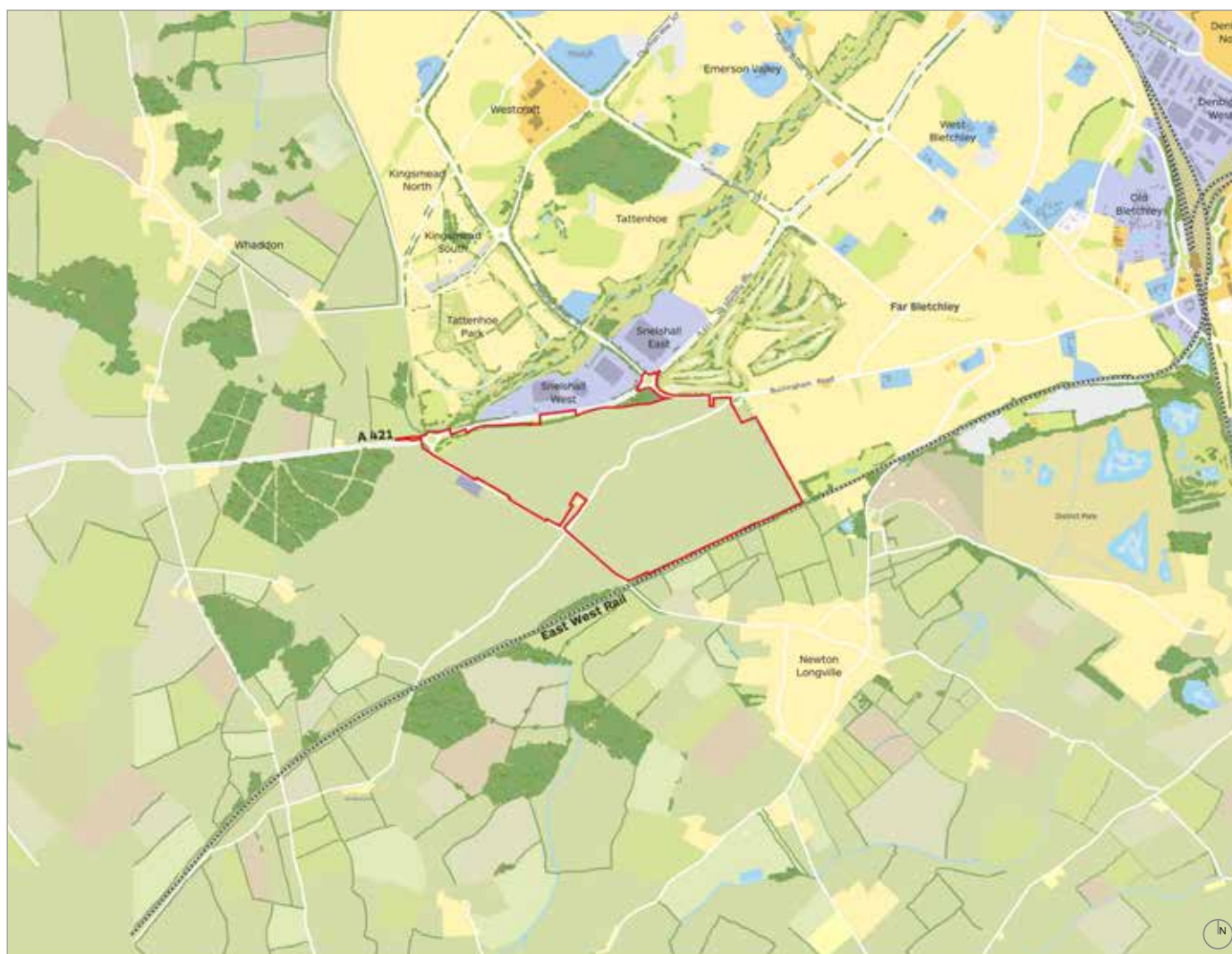


Figure 2.1: Revised Location Plan



Land Use and Quantum

The Land Use table is hereby updated to reflect the changes to the application proposals, and the amount of development proposed. The spatial parameters of the development are set out in both the Development Framework Plan and Land Use Parameter Plans.

Details in relation to residential, retail and open space development as set out in the Design and Access Statement (December 2014), remain applicable.

EMPLOYMENT

Details in relation to employment uses as set out in the Design and Access Statement (December 2014), remain applicable, however the proposals now include provision for a 6 GP surgery, if requested, to be sited within the employment area and close to the neighbourhood centre.

COMMUNITY

Details in relation to community uses as set out in the Design and Access Statement (December 2014), remain applicable, with the exception of the additional provision of 1.69 ha of open space to be provided within the secondary school site, in addition to the 5.2 ha secondary school site.

Land Use	(Ha)
Allotments	1.18
Employment	2.07
Green Open Space	53.67
Grid Road Reserve	7.28
Infrastructure	4.78
Local Centre	0.67
Primary School	3.00
Secondary School	5.12
Secondary School GI	1.69
Water Attenuation	5.08
Residential	54.70
SUB-TOTAL	139.26
Highway Improvements	5.21
TOTAL	144.46



Development Phasing

Details in relation to development phasing as set out in the Design and Access Statement (December 2014), remain applicable.

Form and Layout

Details in relation to the key principles that govern the form and layout of the development as set out in the Design and Access Statement (December 2014), remain applicable. The primary road grid structure, pedestrian and cycle connections and accessible neighbourhood centres and walkable neighbourhoods are principles that are retained as part of the revised proposals.

Parameters for Development

A revised Land Use Parameters Plan SWMK03/074 Rev O has been prepared and reflects the amendments sought to the proposals. It provides the parameters for the proposed development, to include the type and disposition of land uses; primary movement network to include an area of land reserved for a future grid road and secondary connecting streets between parcels, together with main access points into the site from the highway.

The revised Land Use Parameters Plan provides the same detail as that shown in the submission version of the Plan.

Access

The access arrangements are shown on the revised Land Use Parameter Plan Figure 2.4. Some elements of the access strategy have been revised following consultation with the highway authorities, the changes are described in section 6 of this document, in more detail.



- Planning Application Boundary
- Primary route - 15m Corridor
- Secondary Route
- Highways Improvements
- Secondary Street Connection Between Parcels
- Grid Road Reserve
- Proposed Access Point
- Employment Area
Building height: up to 12m
- Residential Development Area
Building height: up to 10m
(2 - 2.5 Storey Dwellings)
- Residential Development Area
Building Height: up to 11m
(3 Storey Dwellings)
- Primary School
Hatched area indicates the part of the site in which the School Building(s) will be located; Up to 10m
- Secondary School
Hatched area indicates the part of the site in which the School Building(s) will be located; Up to 12m
- Open Space included as part of Secondary School Site
- Neighbourhood Centre
Building height: up to 13m
- Potential Site for a GGP Practice within Employment Area (Up to 0.2ha)
- Allotments
- Existing Hedgerows to be Retained
- Existing Woodlands to be Retained
- Indicative Location of Changing Pavilion - up to 5.5m
- Indicative Location of Skate Park
- Indicative Location of Local Equipped Area for Play (LEAP)
- Indicative Location of Neighbourhood Equipped Area for Play (NEAP)
- Indicative Location of MUGA
- Existing Footway (Milton Keynes Boundary Walk)
- Existing Bridleway & Sustrans Route (Weasel Lane)
- Proposed SUDs Basin
- Existing Pedestrian Underbridge Beneath Railway
- Oil Pipeline
- Indicative Green Space Within Residential Parcels

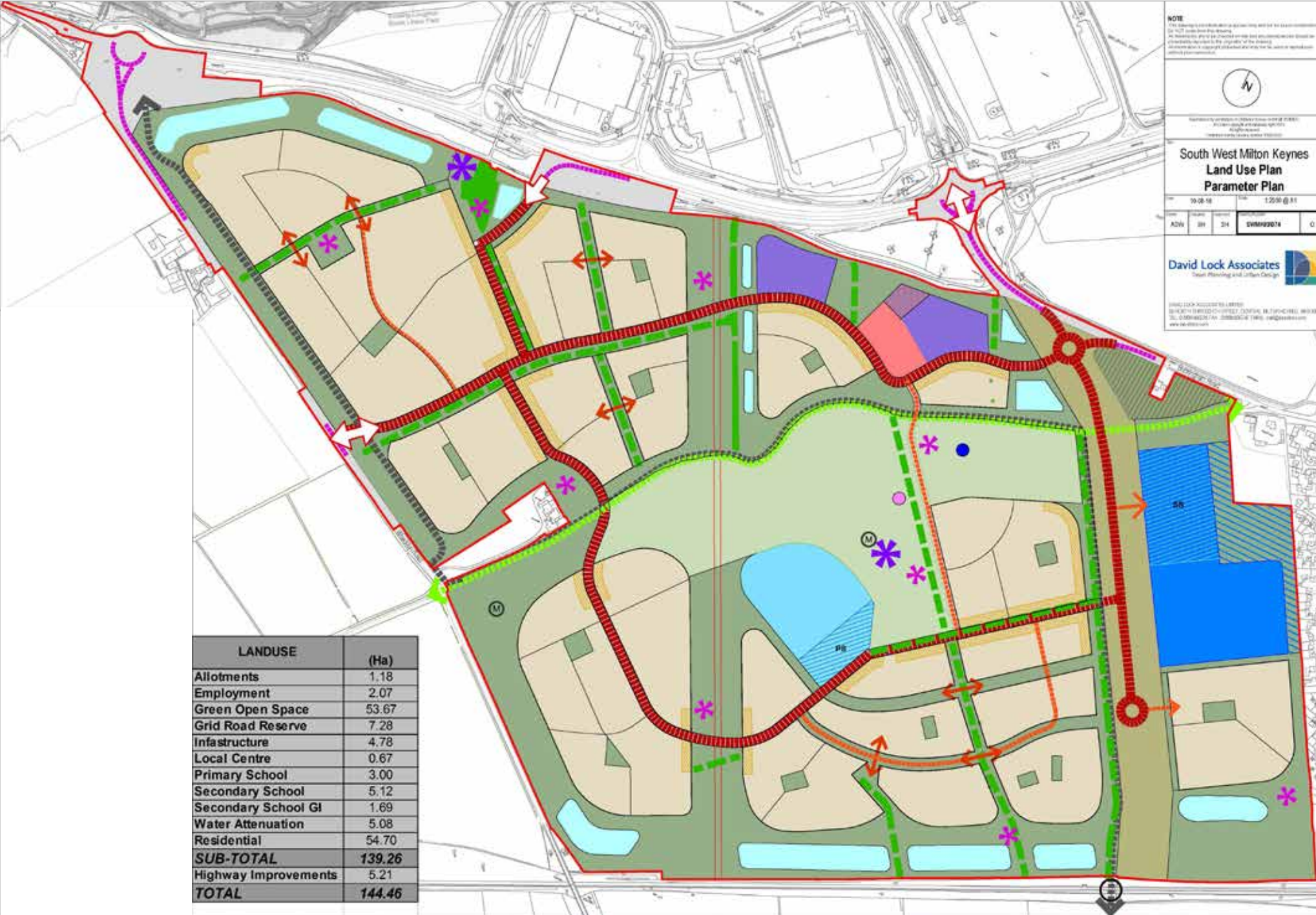


Figure 2.4: Revised Land Use Parameter Plan

The context appraisal insofar as describing the physical, social, economic contexts that have influenced the design proposals as set out in the Design and Access Statement (December 2014), remain applicable.

The relevant planning policy context has not changed significantly since submission of the applications. Further detail in respect of the changes to the planning policy context is provided in the package of application revisions.

Planning Policy Context

Details in relation to National Planning Policy and Design Guidance as set out in the Design and Access Statement (December 2014), remain applicable. Since submission of the applications, Aylesbury Vale District Council are preparing a new Development Plan Document. The Vale of Aylesbury Consultation Draft Local Plan (Summer 2016) provides the policy framework to deliver sustainable growth in AVDC to 2033. The draft document proposes an allocation of the application site as a strategic development site adjoining Milton Keynes to deliver 1,885 dwellings.

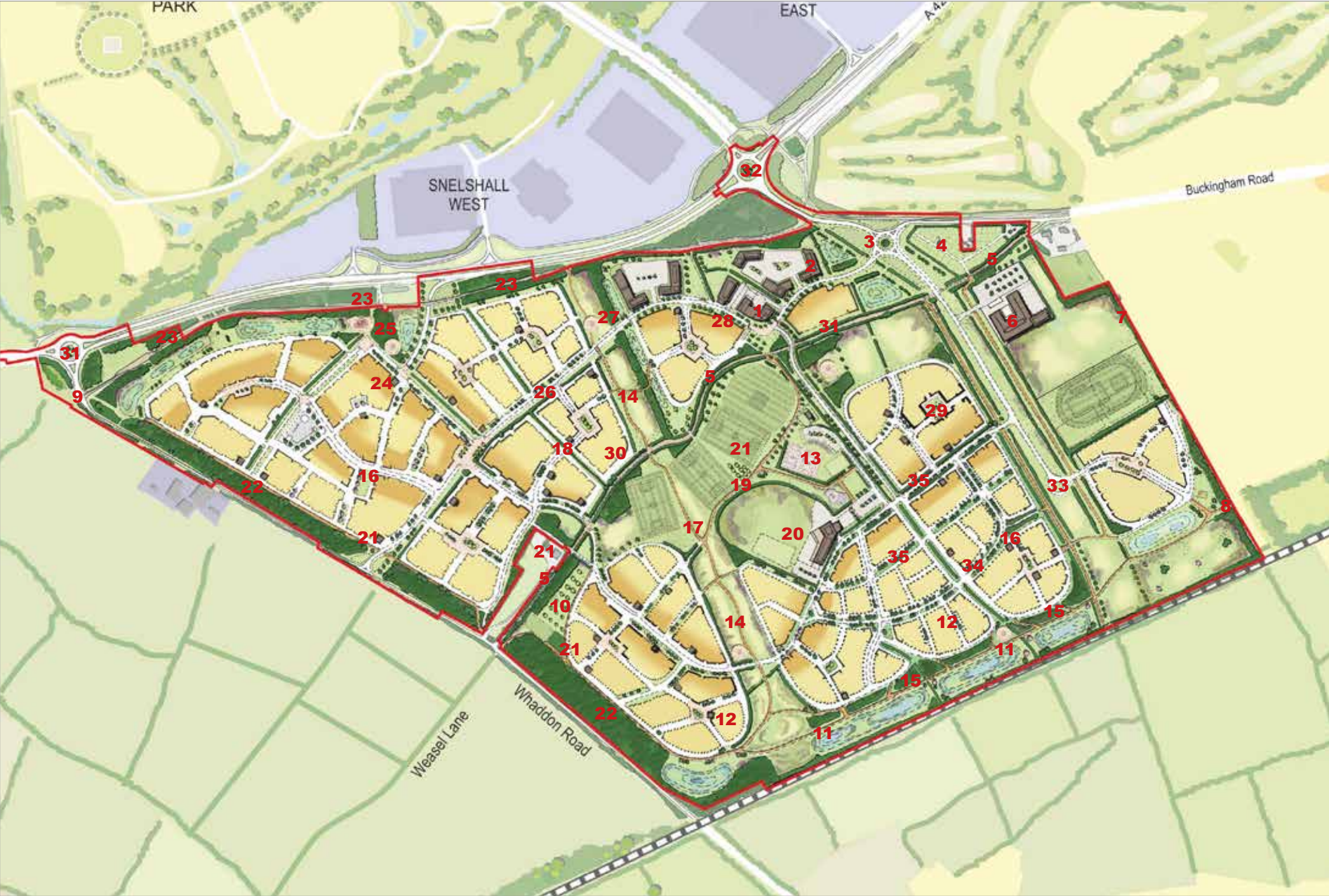
There have been no fundamental changes to the Policy Context for Milton Keynes Borough.

Responses received from MKC and AVDC Council officers, consultees and representors in respect of the applications have been reviewed and considered, this process has helped to inform the amendments now sought to the application.

Revised Illustrative Master Plan

The illustrative master plan has been amended to reflect the changes to the application proposals, these include:

- » Revisions to the proposed site access arrangements
 - Improvements to the Bottledump Roundabout, including an equestrian crossing and links to Redway routes to the north of the A421 and within the site;
 - Design of the proposed junction with the A421 amended to a 'left in' only arrangement and consequential amendments to the disposition of land uses immediately adjacent to the junction; and
 - Design of the proposed junction with Buckingham Road amended from a cross roads to a roundabout junction.
- » The incorporation of a green infrastructure corridor between the proposed satellite secondary school and housing at Far Bletchley to be included as part of the open space green infrastructure to be provided within the boundary of school site;
- » Widening of the landscape corridor along the western boundary of the site adjacent to Whaddon Road; removal of the proposed bunding and associated increase in extent of planting, which incorporates a section of the Milton Keynes Boundary Walk;
- » Amendments to the landscape corridor adjacent to the southern boundary of the site which comprise the relocation of the woodland planting to the northern edge of the proposed SUDs features;
- » Introduction of new east-west green links within the south-eastern residential parcels and consequential changes to the illustrative design concept and layout for these development parcels;
- » Provision of additional LEAP's to provide a total of 9 across the development site, furthermore, the sizes of LEAP's have increased to meet enhanced standards;
- » Identification of a parcel of land (up to 0.2 Ha) within the proposed neighbourhood centre to be used either for employment purposes (B1) or to accommodate a 6GP practice (D1) to be developed over two floors with associated car parking.



16 Figure 4.8: Revised Illustrative Master Plan

Elements highlighted in the text below denote the specific changes made to the illustrative masterplan to reflect the amendments sought to the application proposals.

- 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 junction to Buckingham Road.**
- 4 New allotments contribute to the green swathe running through the site along the Weasel Lane ridge line.
- 5 Weasel Lane and Sustrans route 51 retained as an important route through the new development.
- 6 Secondary school campus with a prominent new building facing onto primary street.
- 7 **Green infrastructure provides a buffer between new development and Far Bletchley.**
- 8 Potential for pedestrian and cycle links from Hamilton Lane to new development.
- 9 **Equestrian / cycle / pedestrian crossing of Whaddon Road.**
- 10 New linear orchard provides community and ecological benefit.
- 11 **New linear park, to southern edge of site provides an acoustic set back from the railway but also acts as an extension to the existing Chepstow Park incorporating sustainable drainage features [swales and ponds], new landscape planting and trees, footpaths and cycle ways.**
- 12 Lower density homes to southern boundary to create a more informal edge response.
- 13 Surface car park located off primary street provides access to main community sport and recreational space as well as serving the adjoining primary school.
- 14 Alignment of oil pipeline reserve provides the basis for a new N-S linear open space linking a new perimeter walkway with the former Buckingham Road.
- 15 **Woodland Planting to northern edge of landscape corridor.**
- 16 Varied order of streets utilised within development help establish character and aid orientation within the development.
- 17 Strong linear walks and routes through central green space helps residents move across the space and between different neighbourhoods.
- 18 Built form organised around existing landscape feature provides a more formal and higher density response to the north of Weasel Lane.
- 19 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.
- 20 Centrally located primary school fronting onto main street, overlooking main sports provision and set alongside new homes. School playing fields also contributes to a greener heart for the new development.
- 21 New development offset from existing property with landscaping planting to help screen development.
- 22 **New linear park incorporating new landscape planting, trees, footpaths and cycleway to improve north western section of the MK Boundary Walk.**
- 23 Green open space and formal landscaping to provide new and safer links between new homes and the old Buckingham Road.
- 24 Higher density homes located at main northern gateway.
- 25 Existing area of woodland retained and reinforced to contribute to new northern gateway overlooked by higher density homes, swales and play provision.
- 26 Existing landscape features retained and incorporated into new development to provide variety and interest and help establish differing characters within the development.
- 27 Existing woodland strip and hedgerows retained and incorporated into new N-S linear open space.
- 28 Tighter, higher density urban form around the Neighbourhood Centre.
- 29 Development from lower to higher density development as new homes approach the grid road reserve.
- 30 New homes to be set back from Weasel Lane and existing landscape features but orientated to provide overlooking onto public routes.
- 31 **New highway improvements to Bottledump roundabout.**
- 32 New improvements to Tattenhoe roundabout.
- 33 New roundabout terminates southern end of primary street.
- 34 **Introduction of new east-west green links to break up massing of the south-eastern development parcels.**

Parameter Plans have been prepared in order to “fix” key design elements of the scheme. Following revisions to the master plan as described in section 4, the Parameter Plans have been revised to accord with the changes sought to the application proposals. An updated list of the plan reference numbers is provided below.

- » Land Use parameter plan (SWMK03/074/O);
- » Landscape, Open Space and Recreation parameter plan Open Space Plan (SWMK03/076/J);
- » Ground Re modelling parameter plan (SWMK03/048/C)
- » Maximum Building Heights parameter plan (SWMK03/049/E)
- » Residential Density parameter plan (SWMK03/082/F)

Amount

The quantum of development now proposed for each land use is set out in Section 2 of the DAS update and is broadly similar to that previously.

RESIDENTIAL, EMPLOYMENT AND RETAIL

The residential component of the application proposals remain as submitted and seeks to provide up to 1,855 new dwellings. The amount of employment also remains as submitted. The proposals identified potential for a range of retail, community and health uses to be provided as part of the development of the neighbourhood centre. The revised proposals now identify specific provision of a site of up to 0.2 ha within the employment land, to provide for a 6 GP practice if so required.

EDUCATION

Education land and provision remains as submitted, however an additional 1.69ha of land is provided within the secondary school site to deliver additional green infrastructure and open space resource. The removal of the footpath and this area of open space from the public realm to bring within the secondary school site is considered to provide a more satisfactory design response to the rear gardens of existing dwellings that define the western edge of the site.

OPEN SPACE

The disposition of informal open space and green infrastructure across the site together with the provision of formal play provision has been revised.

An additional LEAP is provided, and as such a total of 9 LEAPS are to be provided across the development site, supported by an additional 2 NEAPs which each include a Multi Use Games Area.

The sizes of LEAPs have increased to provide an activity area of 500sqm to accord with RoSPA guidance and their disposition across the application site provides increased coverage and ensures suitable accessibility to meet the standards set out in Fields in Trust guidance.

There are minor changes in location of the LEAPs within the development, generally to reflect revisions to the design layout, generated by comments received during consultation on the submitted proposals. A more significant change to the play provision is the relocation of a LEAP from a location adjacent to the central sports pitches, to the eastern side of the grid road reserve, co-located with the skate park, to create an accessible location for older play adjacent to the secondary school.

There are no changes to the form, quantum nor location of formal sport provision.

The amendments to the formal and informal open space provision are reflected in the revised Landscape, Open Space and Recreation parameter plan SWMK03/076/J.



Figure 5.1: Revised Open Space












Layout

The amendments to the application proposals as illustrated in the Illustrative Master Plan are described in section 4.

The amendments proposed are limited in nature and generally seek to make appropriate refinements to the design and layout of the development to respond as appropriate to consultation responses. The key structuring elements as set out in the original Design and Access Statement (December 2014) are still largely relevant to the revised proposals, however as part of the master plan review, the design principles have been revisited and revised.

Below is a set of revised key elements which structure the layout and which will be fixed through the outline permission.

See figure 5.2: Revised Key Structuring Elements

- | | |
|---|--|
|  | 1 location and alignment of the primary route which provides a vehicular connection for the individual residential parcels; |
|  | 2 location and scope of the grid road reserve; |
|  | 3 new green links within development parcels; |
|  | 4 location of employment uses to the north and west of the Neighbourhood Centre, adjacent to existing employment uses at Snelshall, with potential for a 6 GP practice; |
|  | 5 location of the Neighbourhood Centre, at a highly accessible location at a node where a number of key pedestrian and cycle routes converge; |
|  | 6 location and scope of residential development parcels and the location of taller buildings within these parcels; |
|  | 7 location of retained hedgerows and areas of woodland; |
|  | 8 location of retained pedestrian and cycle routes (MK Boundary Walk, Sustrans Route 51 / Weasel Lane bridleway); |
|  | 9 location of principle access points. Three key access points are proposed a new access via a 'left in' junction onto Standing Way, an all movement priority junction will provided from Whaddon road and from a new junction at Buckingham Road; and |
|  | 10 improvements to Bottledump roundabout. |
|  | 11 linear parks to western and southern edges. |

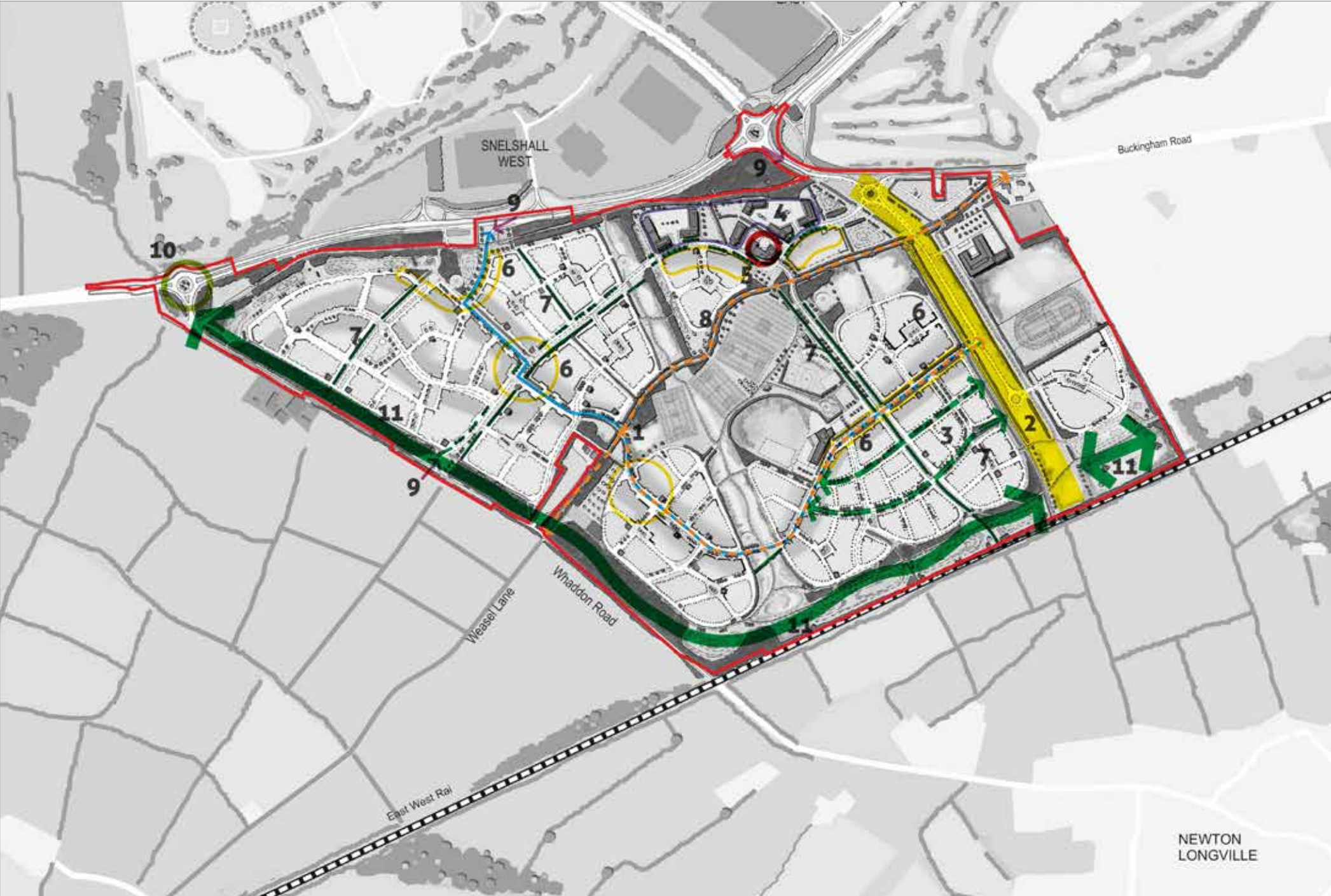


Figure 5.2: Revised Key Structuring Elements

Scale

Details in relation to the scale of development as set out in the Design and Access Statement (December 2014), remain applicable. The Residential Density Plan has been revised to reflect changes to the master plan. Plan SWMK03/082/F sets out the broad density ranges for the development.

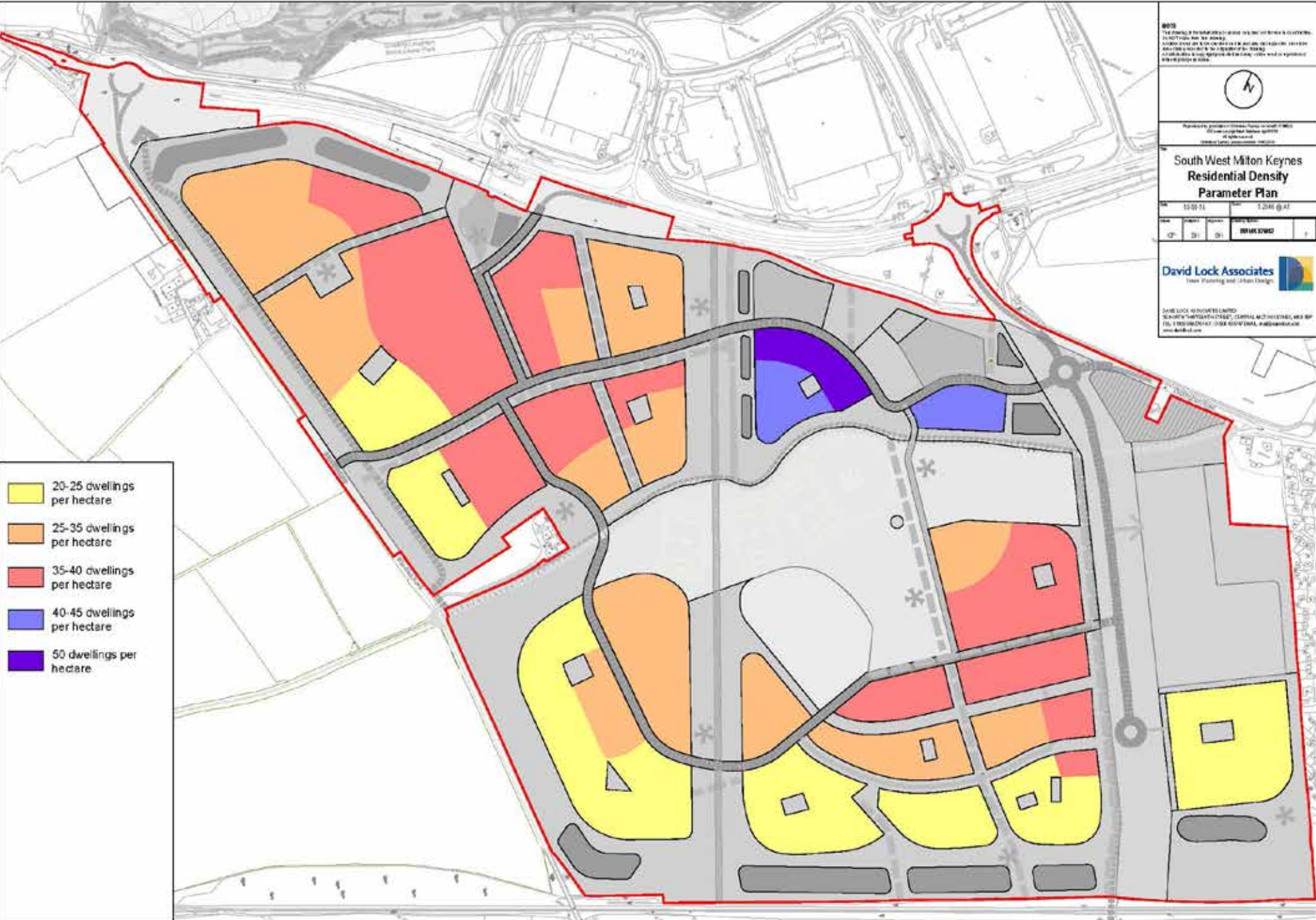


Figure 5.3: Revised Residential Density Plan

Height

Details in relation to building heights as set out in the Design and Access Statement (December 2014), remain applicable. The Proposed Building Heights Plan has been revised to reflect changes to the master plan. Plan SWMK03/149/E sets out the upper limits of the building heights



Landscape, Open Space and Recreation

The amendments to the landscape framework are shown on the Landscape, Open Space and Recreation parameter plan SWMK03/076/J. A revised Illustrative Green Infrastructure Plan is provided at Figure 5.8 which shows the opportunities created by the comprehensive network of multi-functional open spaces and green corridors throughout the SWMK development establishing new ecology habitats, public access, and informal and formal recreation. The spaces and corridors also form part of a sustainable drainage system.

Amendments illustrated by the revised Green Infrastructure Plan show how Weasel Lane and the Milton Keynes Boundary Walk are safeguard and utilised as principal recreational routes, and incorporated within broad corridors of greenspace and new planting within a wide corridor of contiguous greenspace around 40-60m in depth along Whaddon Road.

Additional green corridors also created to 'break up' the view of the built form on the site's south facing slopes for receptors within Newton Longville by creating a series of overlapping east-west corridors of greenspace and tree planting. This includes a wide (c80m) area of greenspace and planting near the railway line, new east-west corridors of tree planting along the proposed Secondary Streets, and a substantial area of greenspace and planting on the more visible higher slopes of the site near Weasel Lane.

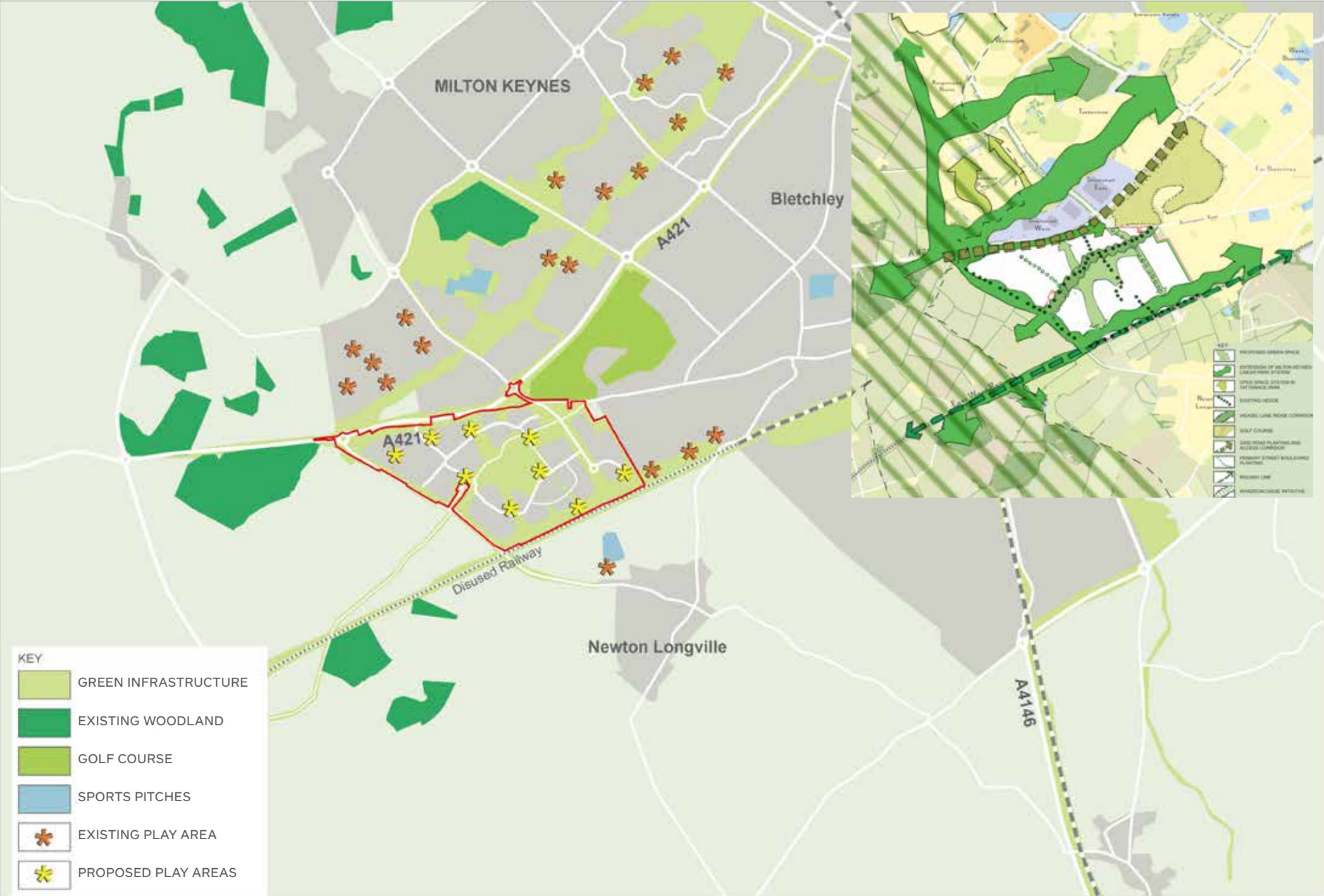


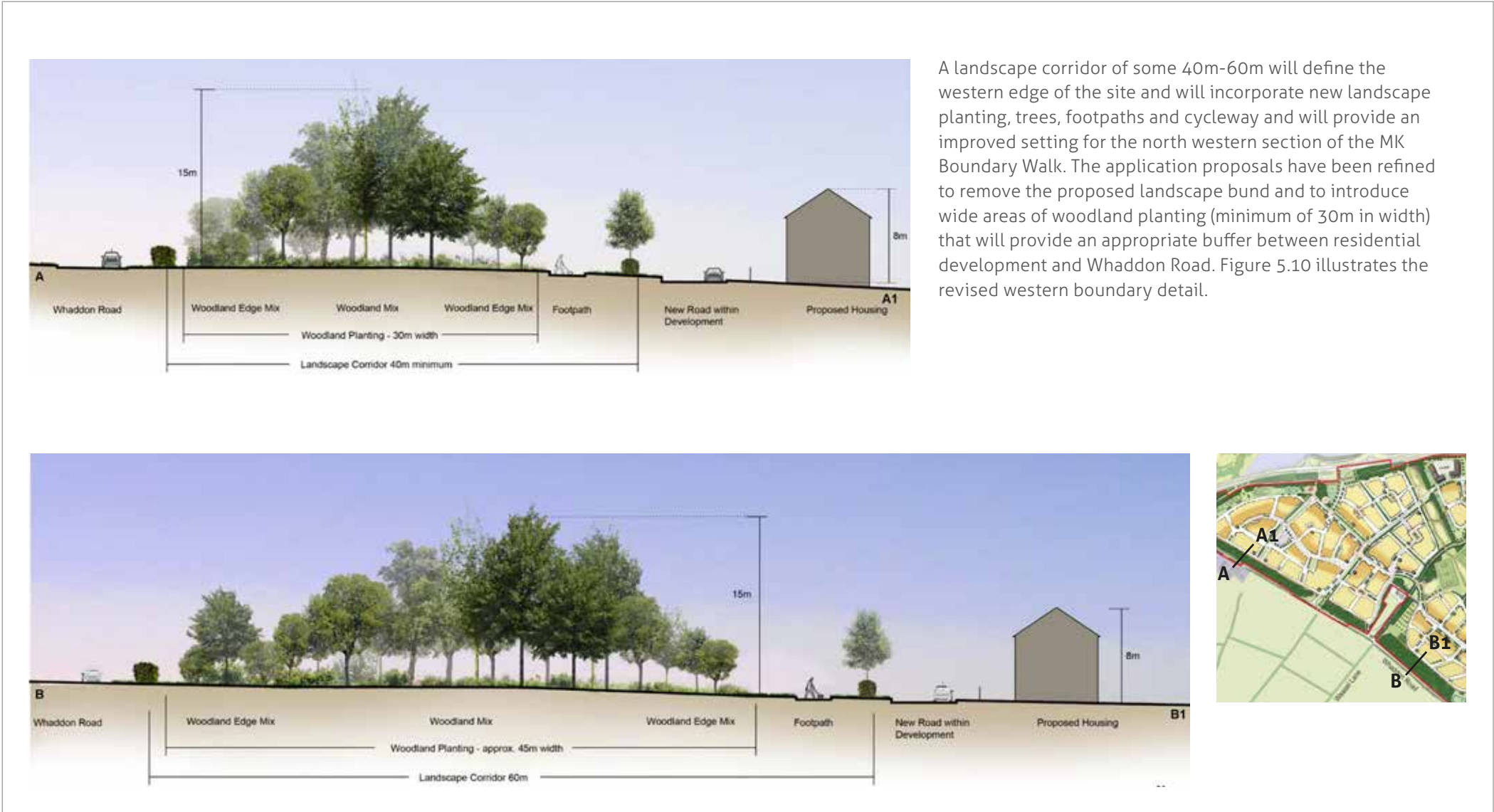
Figure 5.6: Revised Proposed Green Infrastructure



30 Figure 5.7: Revised Landscape Character Areas



Figure 5.8: Revised Illustrative Green Infrastructure Plan



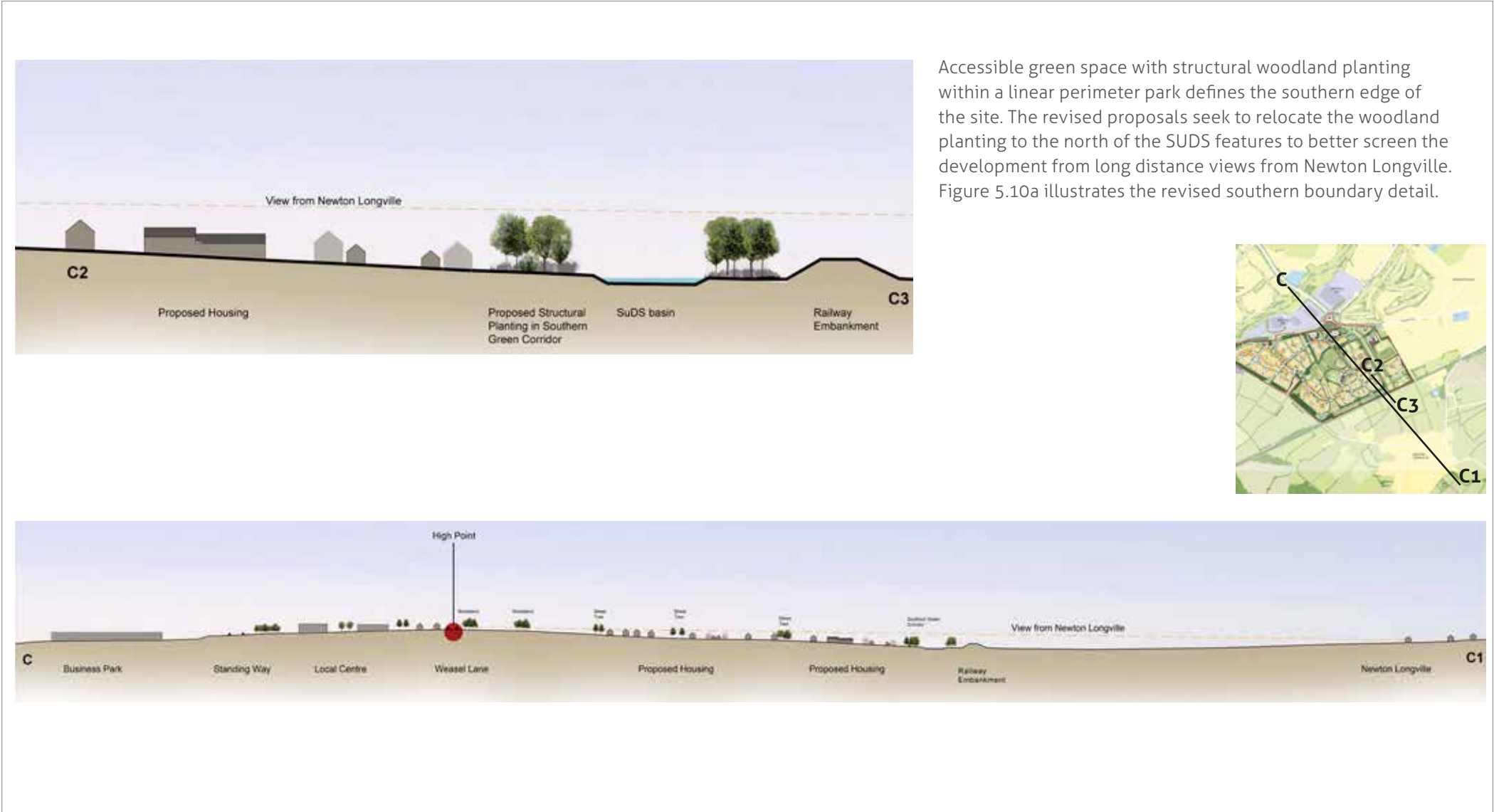
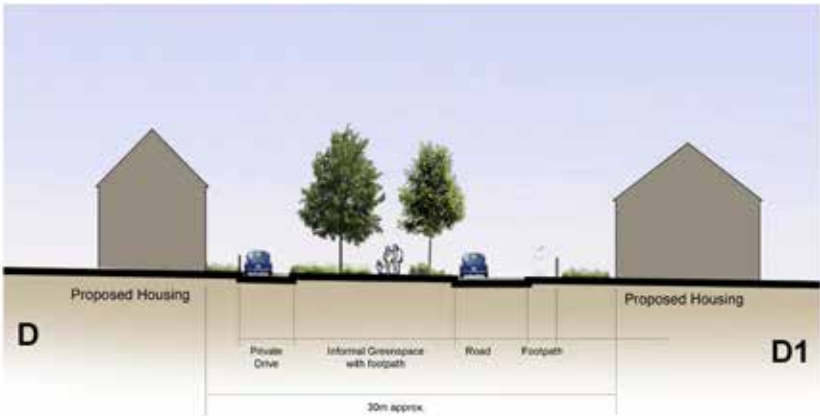
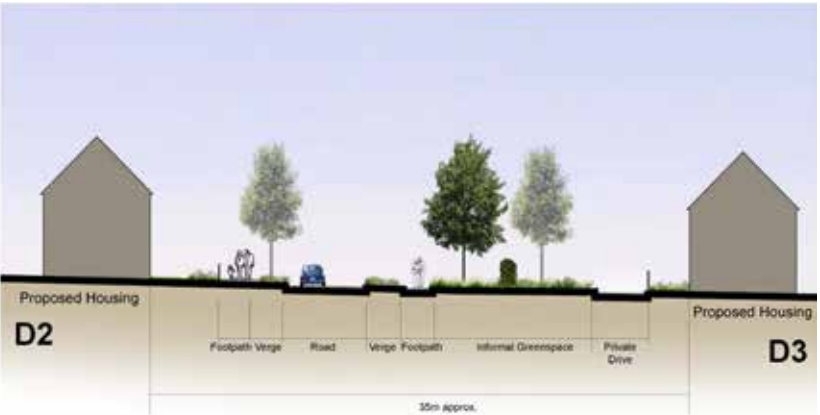


Figure 5.10a: Southern Boundary Detail



Proposed Narrower Street cross-section



Proposed Wider Street cross-section

The development parcels south of Weasel Lane have been restructured around the inclusion of east-west green corridors that create continuous green links within the development parcels. Figure 5.10b illustrates the introduction of informal green spaces between development blocks as part of the street sections.

Figure 5.10c illustrates the proposed amendments to the landscape structure both along the southern edge of the site and within development parcels, and demonstrates how the development parcels have been structured to create physical and visual green linkages that are integrated within the layout of the built form.





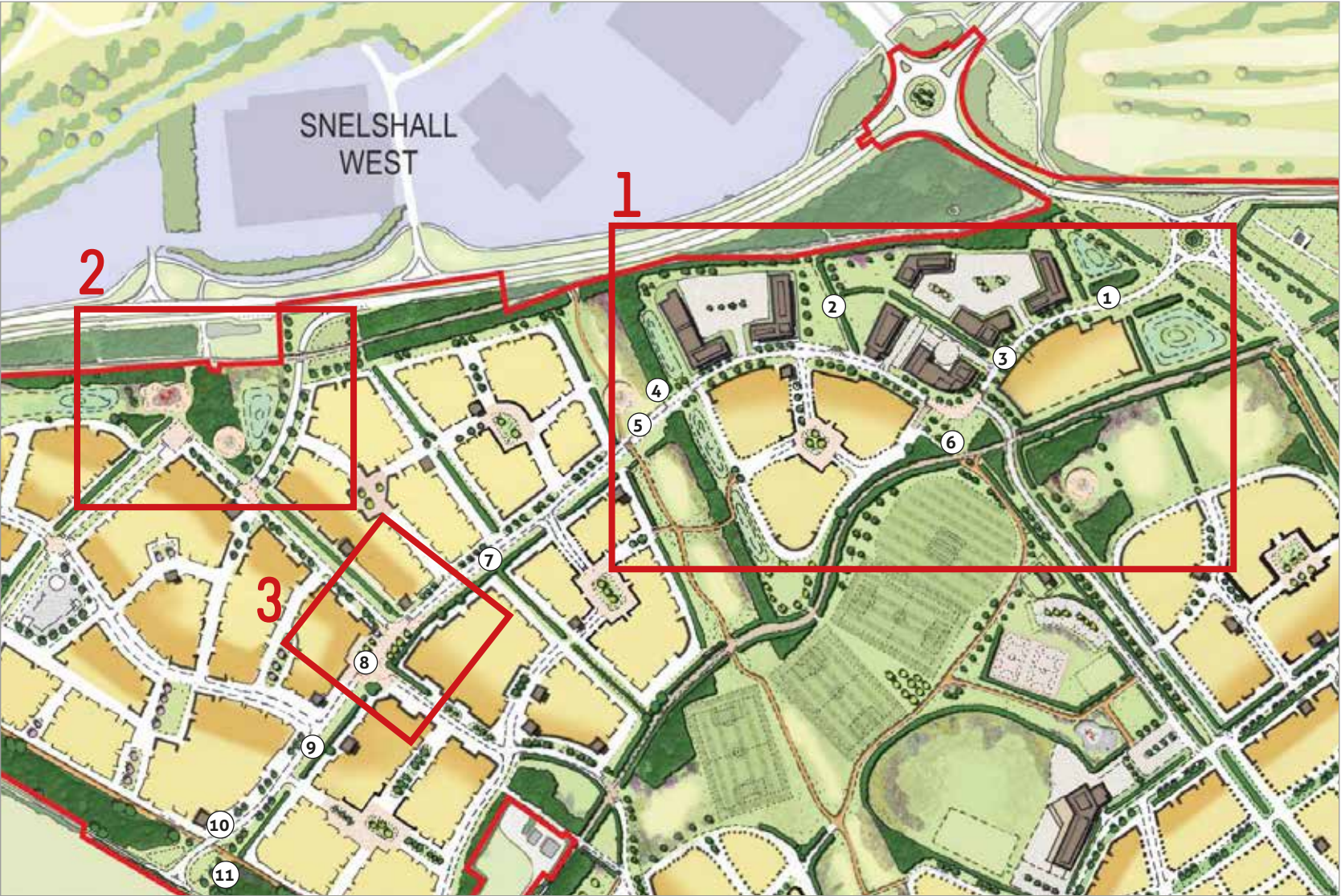
Figure 5.10c: Development Parcels South of Weasel Lane - study area (indicative)

Appearance

Details in relation to the overarching design principles that will help to inform the visual appearance of the proposed development as set out in the Design and Access Statement (December 2014), remain applicable.

However, as part of the master plan review, the key spatial elements have been revised to reflect changes to the master plan.

These are presented in Figure 5.13.



- 1 New Gateway into the development with new landscaping and water features.
- 2 New open space overlooked by community buildings, offices and houses.
- 3 Retail and community uses located on main street.
- 4 Threshold between neighbourhood centre and northern residential area.
- 5 Linear park straddles primary new street.
- 6 New open space and neighbourhood centre overlooking central park.
- 7 Existing hedgerow retained within new street scape.
- 8 New urban square created at junction of primary street network.
- 9 Existing hedgerow retained within new street scape.
- 10 New entrance off Whaddon Road defined by new park edge and high quality homes.
- 11 Linear park creates new edge to the development.

36 Figure 5.13: Revised Key Spatial Elements

For the purposes of presenting the key spatial elements Insets 1 and 3 (Figures 5.14 and 5.15) remain as presented in the DAS (December 2014). Inset 2 - Figure 5.16 is hereby updated to reflect amendments to the A421 Junction.



2

- 1 Existing woodland retained and enhanced to create new landscape feature at new gateway
- 2 Sustainable urban drainage basins
- 3 New play areas
- 4 Old alignment of Buckingham Road, used now as a pedestrian and cycle route
- 5 Existing planting alongside A421
- 6 A421
- 7 Existing subway
- 8 New left in junction on to A421
- 9 New potential planting to create gateway entrance
- 10 Existing hedgerow retained
- 11 Feature building

Figure 5.16: Revised A421 Gateway

INDICATIVE LAYOUT PRIMARY SCHOOL

Details in relation to the overarching design principles that will help to inform the layout of the proposed primary school as set out in the Design and Access (December 2014), remain applicable.

INDICATIVE LAYOUT SECONDARY SCHOOL

Details in relation to the overarching design principles that will help to inform the layout of the proposed secondary school campus as set out in the Design and Access (December 2014), remain largely applicable, with the exception of the removal of the pedestrian route along the western boundary of the school. This land will now form part of an enlarged school site and will provide additional open space green infrastructure provision to support the school.

- 1 Drop off
- 2 Primary parking
- 3 Hard play area
- 4 2 storey secondary building
- 5 Sports hall (4 court)
- 6 Green Infrastructure to provide a biodiversity/ ecological habitat
- 7 All weather pitch
- 8 Play courts (tennis)
- 9 Sports athletics field
- 10 Archaeological area

LEGEND

- PLANNING APPLICATION BOUNDARY
- WEASEL LANE AND SUSTRANS 51
- BUS ROUTE AND STOP
- CYCLE WAYS
- PRIMARY PEDESTRIAN ROUTES



Figure 5.19: Revised Secondary school campus

Sustainability

Details in relation to sustainability as set out in the Design and Access Statement (December 2014), remain applicable.



Utilities Diversion of Overhead Powerlines

Details in relation to utilities as set out in the Design and Access Statement (December 2014), remain applicable.



Design Approach

Details in relation to the design approach that govern the key streets and spaces as set out in the Design and Access (December 2014), remain largely applicable. Figure 6.2 shows the proposed street hierarchy and is updated to reflect the changes to the access proposals.

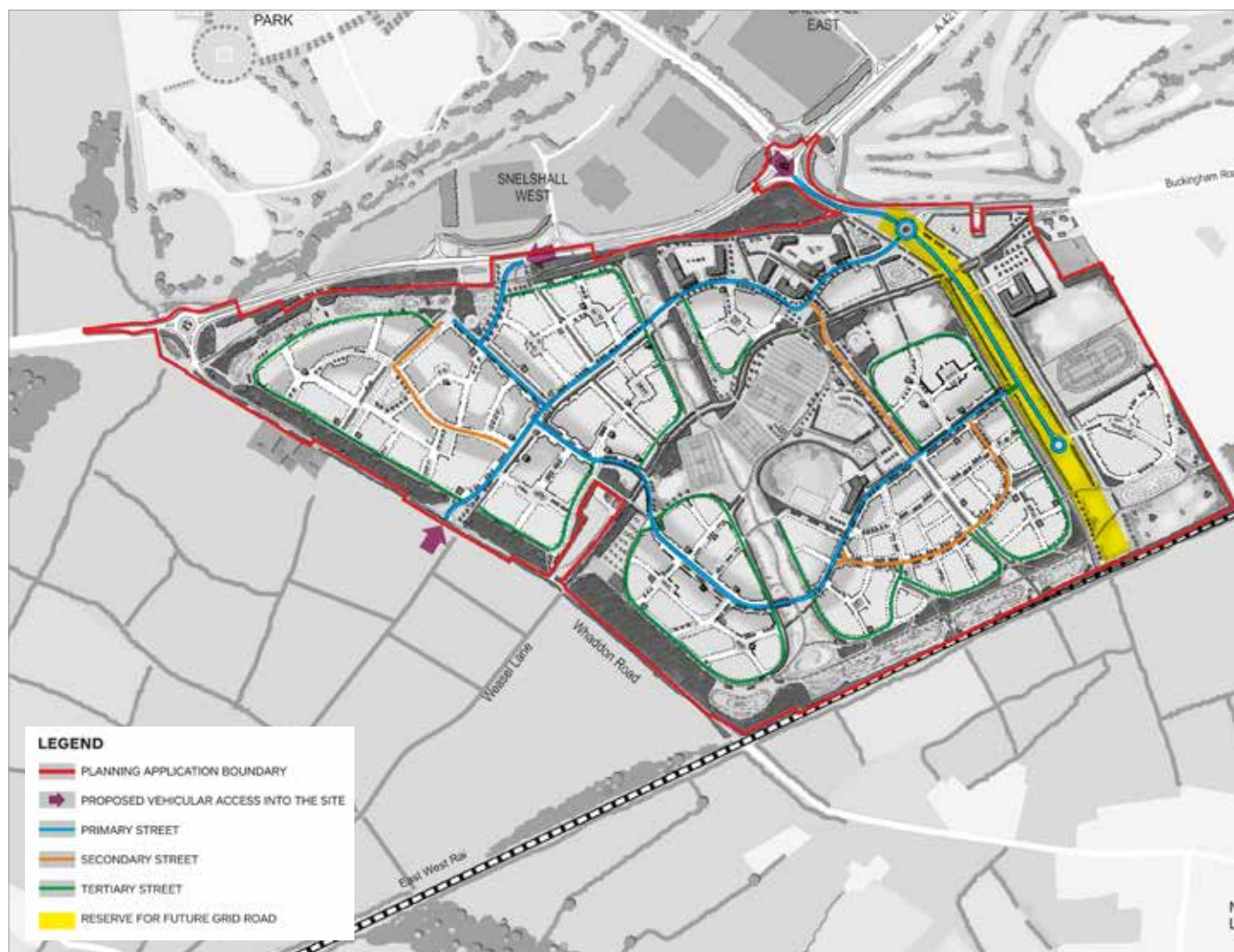


Figure 6.2: Revised Proposed Street Hierarchy

Public Transport

Details in relation to the public transport strategy as set out in the Design and Access (December 2014), remain largely applicable, Figure 6.4 has been updated to reflect the change to the location of the access from the A421.

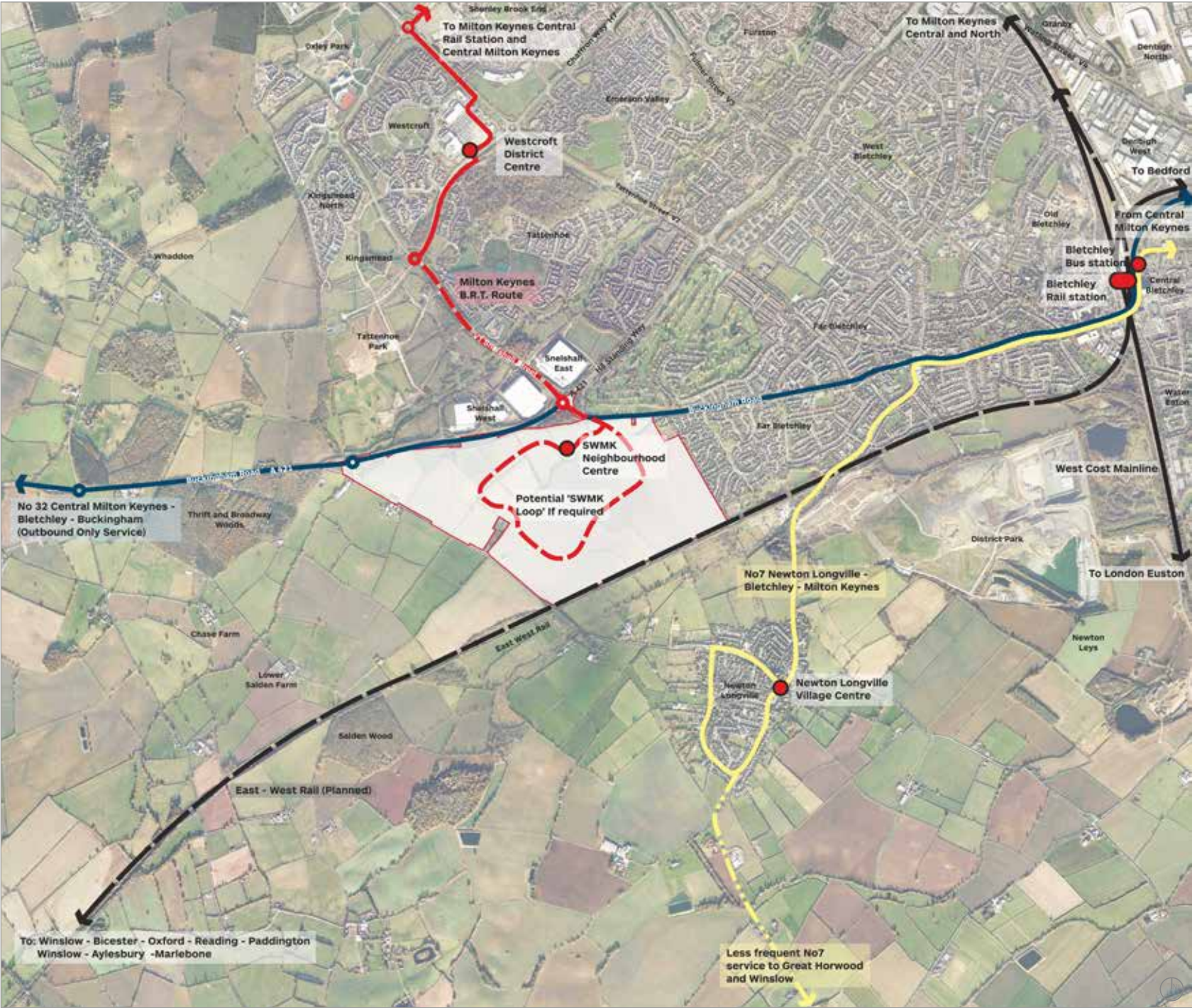


Figure 6.3: Revised Public Transport connectivity to local train stations



Figure 6.4: Revised Public Transport

Primary, Secondary and Tertiary Streets and Grid Road Reserve

Details in relation to street hierarchy and design as set out in the Design and Access (December 2014), remain relevant. Figure 6.5, 6.6 and 6.7 have been updated to reflect the changes to the access proposals and wider master plan refinements.

The revised proposals retain provision for the possible future extension of Snelshall Street (V1) southwards, under the East West railway and then on to the A4146 Stoke Hammond By-pass.

Until there is a need for this route to be constructed, the development proposals reserve sufficient land for a third party to complete the route at a later date. In the meantime, a primary street will be aligned within this highway corridor and will be terminated by a roundabout junction.

The DAS illustrates the design of the primary street within the grid road corridor as a single carriageway as proposed through this application. The DAS also illustrates, for information purposes only, how a dualled carriageway could also be accommodated within the land reserved.

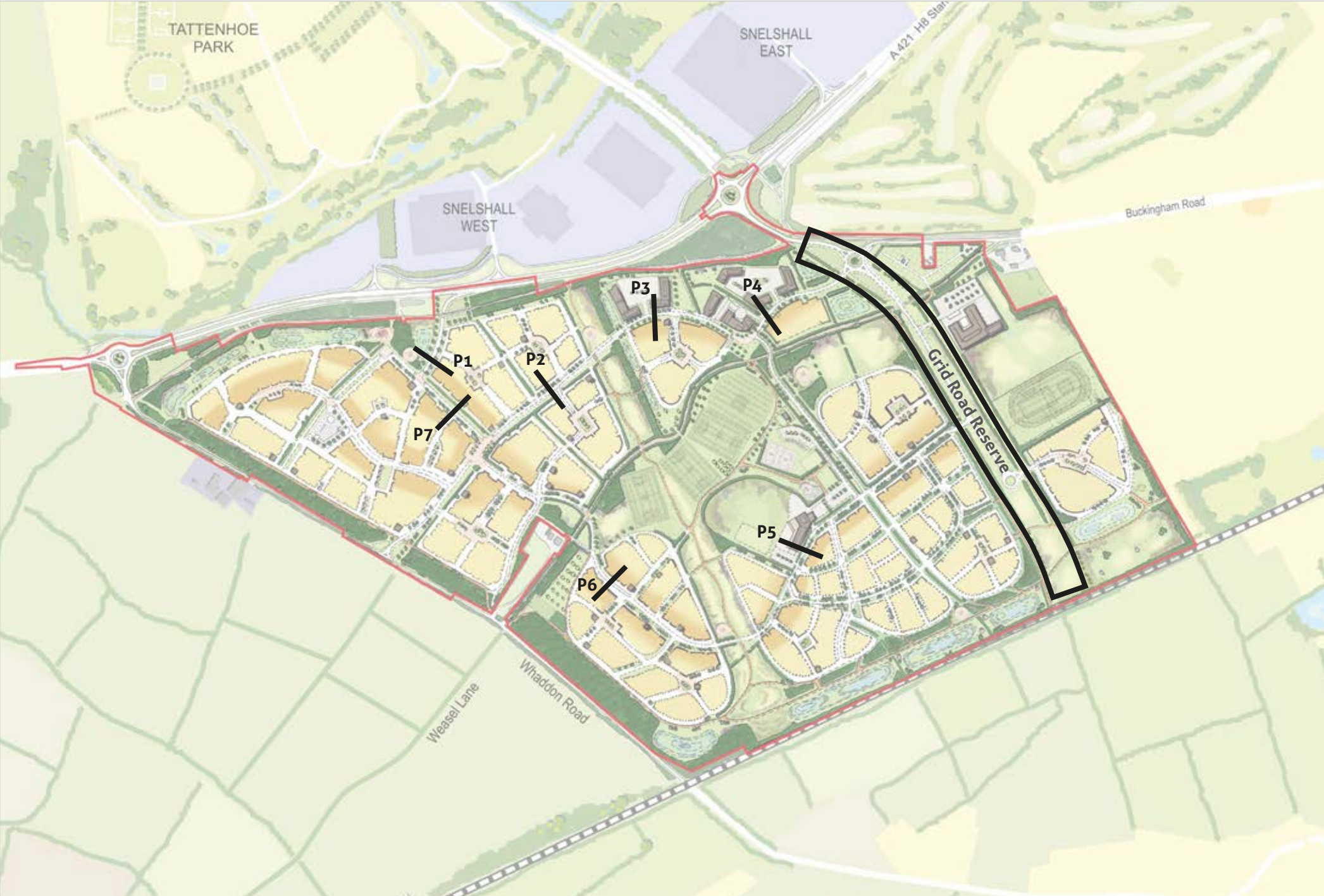


Figure 6.5: Revised Primary Street Section Locations and Grid Road Reserve

Grid Road: Primary Street (Single Carriageway Version)



- 1 Highway improvements to Tattenhoe roundabout.

2 Existing redway.

3 Left-in turning to Buckingham Road.

4 New roundabout.

5 Give way junction.

6 New alignment for Buckingham Road.

7 Primary Street leading into new development.

8 Existing access onto Weasel Lane / Sustrans Route.

9 Level crossing of Weasel Lane permitted.

10 Indicative location for vehicular access into secondary school site.

11 Margin reserved for future addition 7.3m wide carriageway.

12 Existing alignment of MK Boundary Walk.

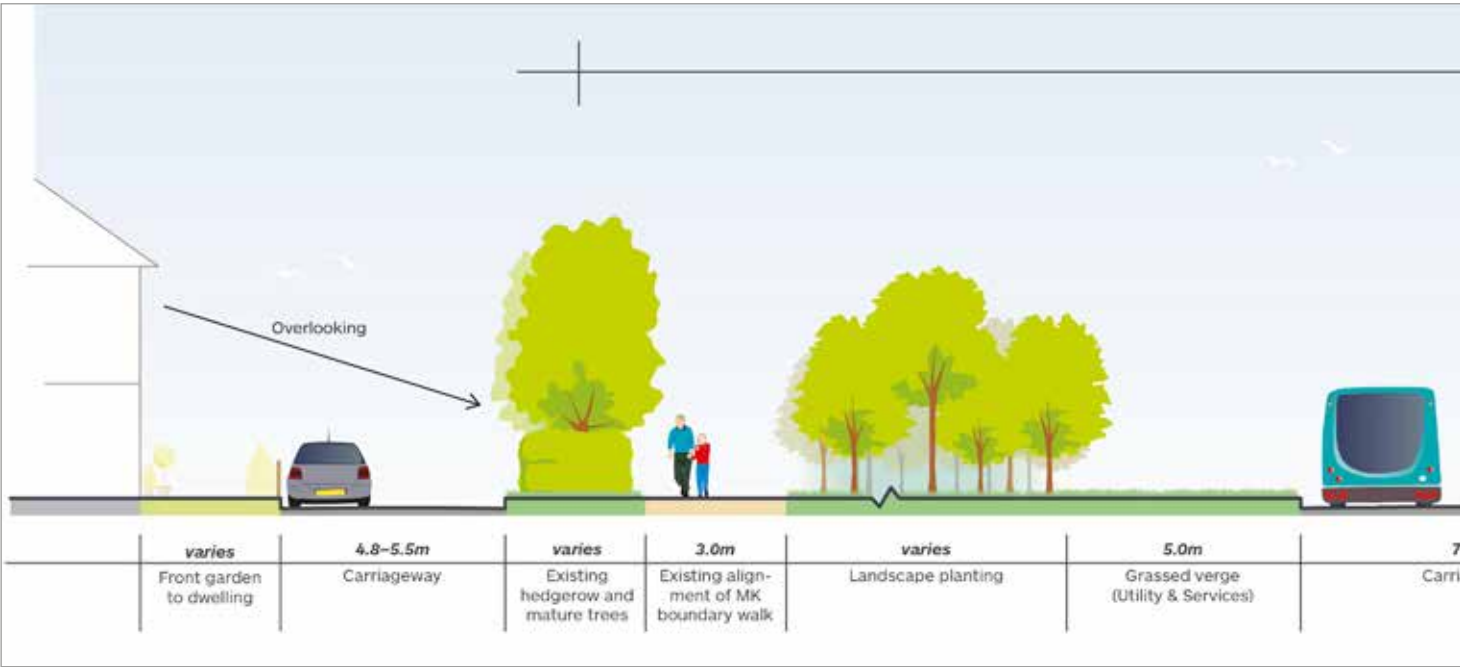
13 7.3m carriageway.

14 New redway.

15 Existing hedgerow.

16 New hedgerow to boundary of secondary school.

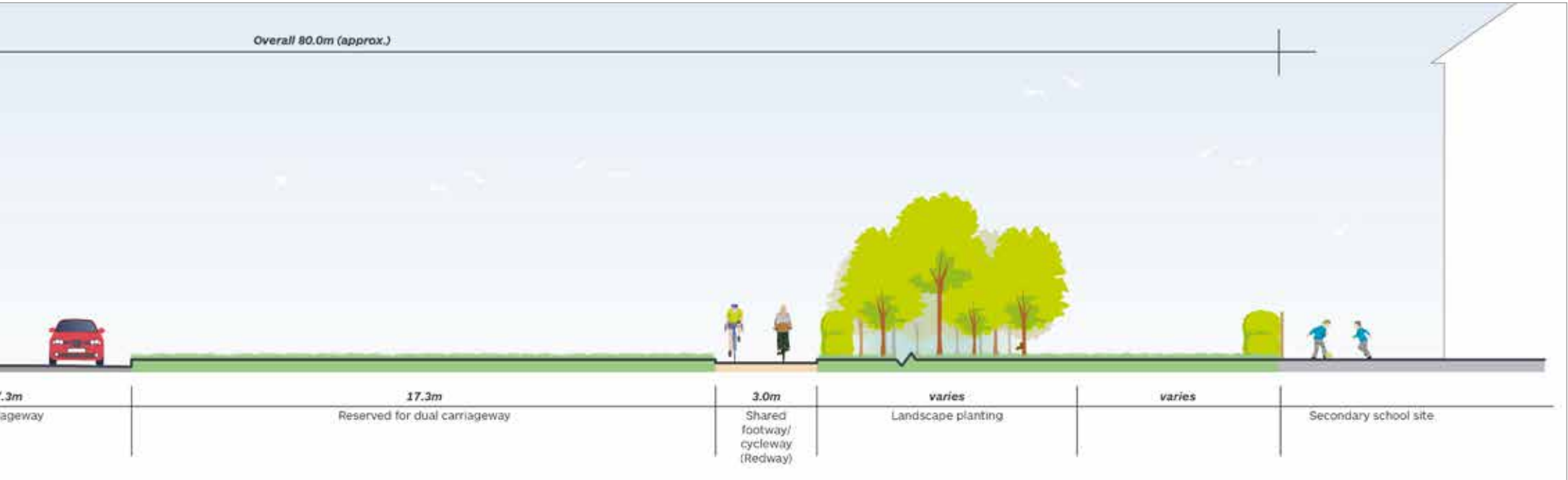
17 Existing hedgerow.



46 Figure 6.6: Revised Single Carriageway Plan

Figure 6.7: Revised Single Carriageway Section - G1

- 18 New primary street junction.
- 19 Right turn lane.
- 20 Indicative location for access road to serve new residential development.
- 21 New roundabout to terminate primary street.
- 22 Open space and parkland.
- 23 Pedestrian link.
- 24 Continuation of southern linear park.
- 25 Future east - west railway line.
- 26 Existing pedestrian bridge beneath railway retained.



Grid Road: Primary Street (Dual Carriageway Version)



Note: This illustration of the Grid Road (dual carriageway) version is shown for information only and is not submitted as part of the formal planning application documents.

- 1 Highway improvements to Tattenhoe roundabout.

2 Existing redway.

3 Former Buckingham Road alignment.

4 New grid road roundabout.

5 New alignment for Buckingham Road.

6 Primary street leading into new development.

7 Crossing of Weasel Lane stopped up.

8 Access onto Weasel Lane / Sustrans route.

9 New underpass to serve Weasel Lane.
- 10 Indicative location for vehicular access into secondary school site.

11 Existing alignment of MK Boundary Walk to be retained.

12 New redway.

13 New hedgerow.

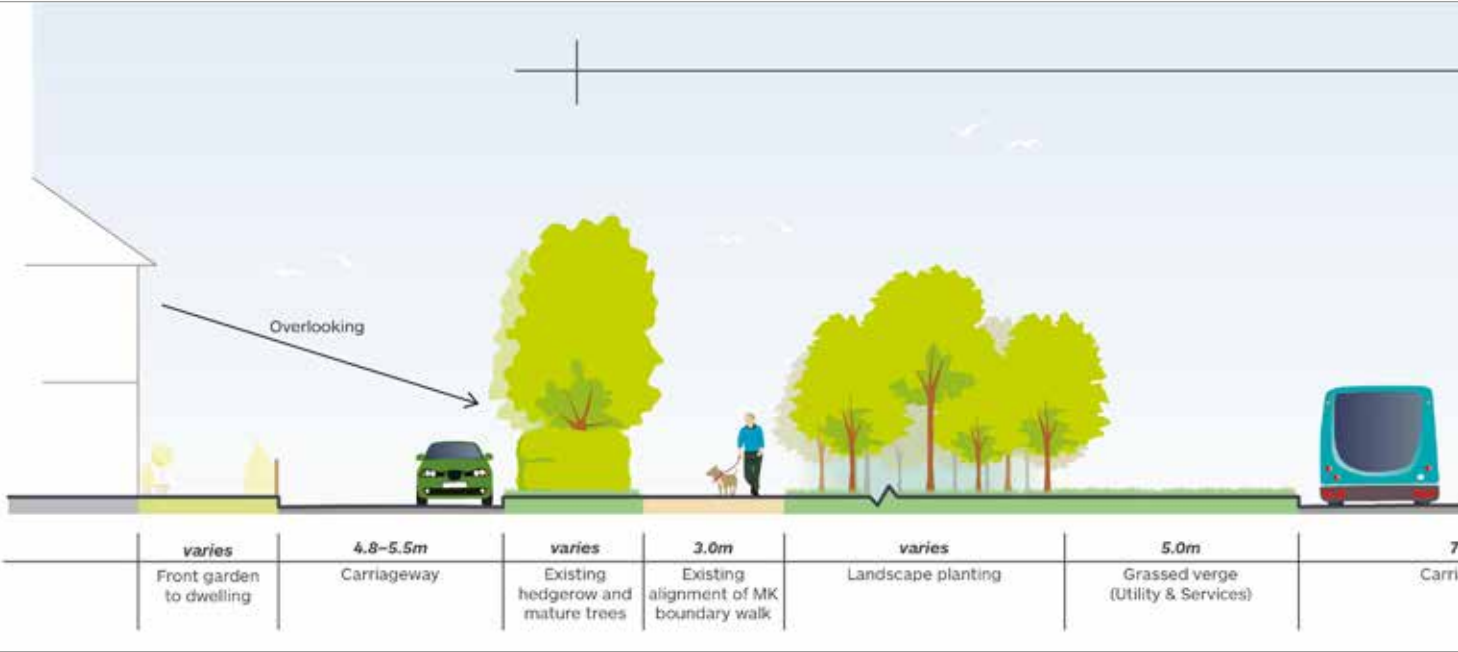
14 Existing hedgerow.

15 New primary street.

16 Right turn lane.

17 New underpass.

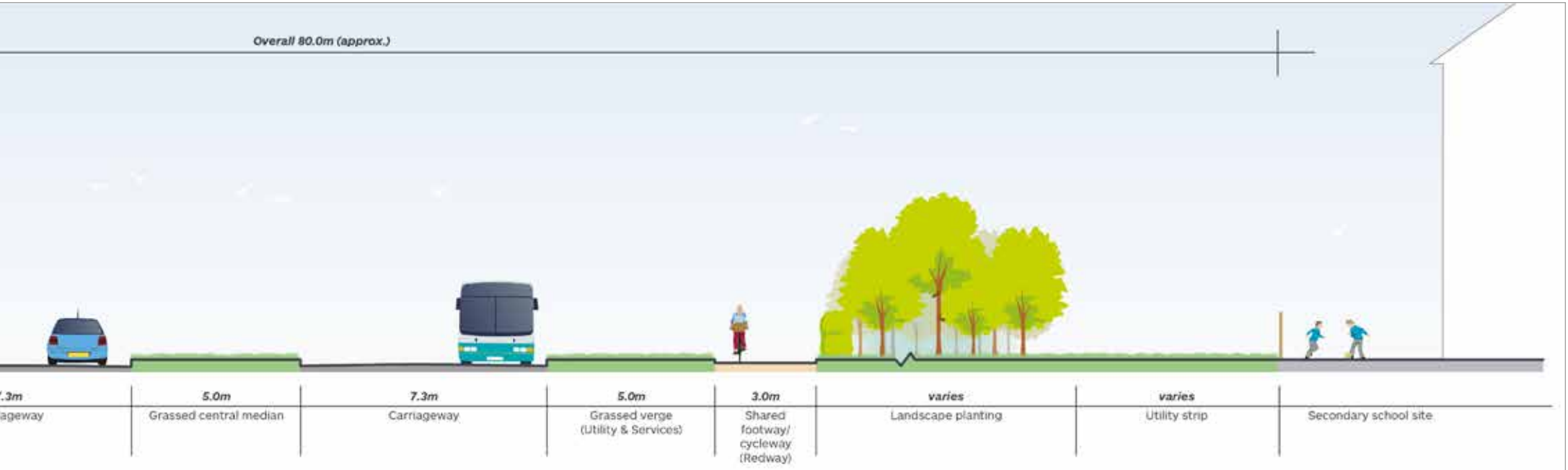
18 New hedgerow boundary to secondary school.



48 Figure 6.8: Revised Dual Carriageway Plan

Figure 6.9: Revised Dual Carriageway Section - G1

- 19 7.3m wide dual carriageway with 5.0m central median.
- 20 Indicative location for access road to the new residential development.
- 21 Existing hedgerow.
- 22 New underpass to provide connection to southern linear park.
- 23 New earthworks to facilitate grid road passing beneath railway line.
- 24 Existing pedestrian bridge to remain.
- 25 New vehicular under-bridge beneath railway.



Pedestrian and Cycle Routes

Pedestrian access to the site remains as set out in the Design and Access (December 2014), these accesses will also be available for use by cyclists, with the exception of the recreational footpaths. Figure 6.22 illustrates how the development integrates with the existing foot/cycle network and where alternative networks could be accommodated.

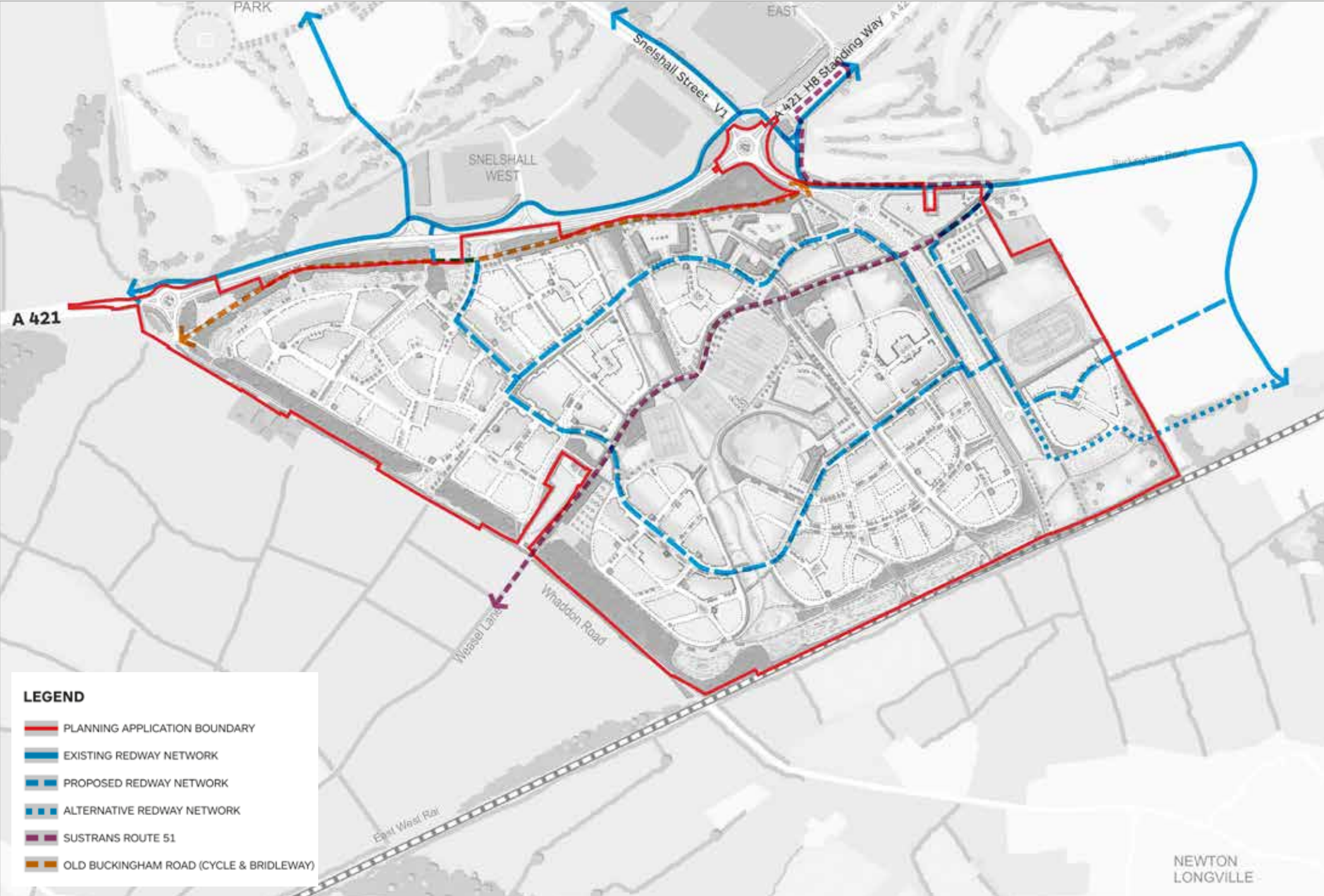


Figure 6.22: Revised Footway / cycle routes plan

Development Accesses

The access proposals have been amended following consultation with the local highway authorities. The amendments to the access strategy are reflected in the application drawings and assessed through the revised TA.

The three vehicular accesses to the development as originally proposed are still to be provided (see Figure 6.23), however amendments are now sought to the design.

These access to the site and the amendments sought to those access proposals are summarised below are:

- 1 - from Whaddon Road. Minor amendments to the design of the carriageway to ensure appropriate visibility splays;
- 2 - from the westbound carriageway of the A421. The position of the access from the A421 has been revised and now enters the site at a point slightly further east along the A421. The revised access is a left in only; there will be no egress from the site in this location;
- 3 - from Buckingham Road. The signalised crossroads as originally proposed are to be replaced with a roundabout junction. A new toucan crossing will be provided to connect to Weasel Lane.

The development also proposes associated improvements to the Tattenhoe (4) roundabout, and Bottledump (5) roundabout, a Pegasus equestrian crossing is proposed at Bottledump Roundabout.

Each of these proposed alterations to the public highway will be on a combination of highway and land under control of the consortium and as such does not involve the use of third party land.



Figure 6.23: Revised Vehicular Access Points and Pedestrian Access

Linkages: Proposed Crossing Points

Previously two underpasses were shown in the location of Weasel Lane and further south adjacent to the school. In consultation with the local highways authorities, amendments are proposed to these crossing points as follows:

1 - A toucan crossing is proposed to connect to Weasel Lane in this location.

2- A surface crossing will provide safe and convenient access to the secondary school.

The original DAS illustrates at Figure 6.8 the provision of underpasses in these two locations should a dualled carriageway grid road be constructed, however the underpasses do not form part of this application.



Figure 6.24: Revised Proposed Crossing Points

