APPENDIX 3.8:

MASTERPLAN AND PARAMETER PLAN REVISED POST SUBMISSION – JUNE 2016

David Lock Associates
Town Planning and Urban Design

N
W
E
S

This drawing is for information purposes only and not for use in construction. **Do NOT scale from this drawing.** All dimensions are to be checked on site and any discrepancies should be immediately reported to the originator of the drawing. All information is copyright protected and may not be used or reproduced without prior permission.

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right. All rights reserved. Ordnance Survey **Licence number 100022533**

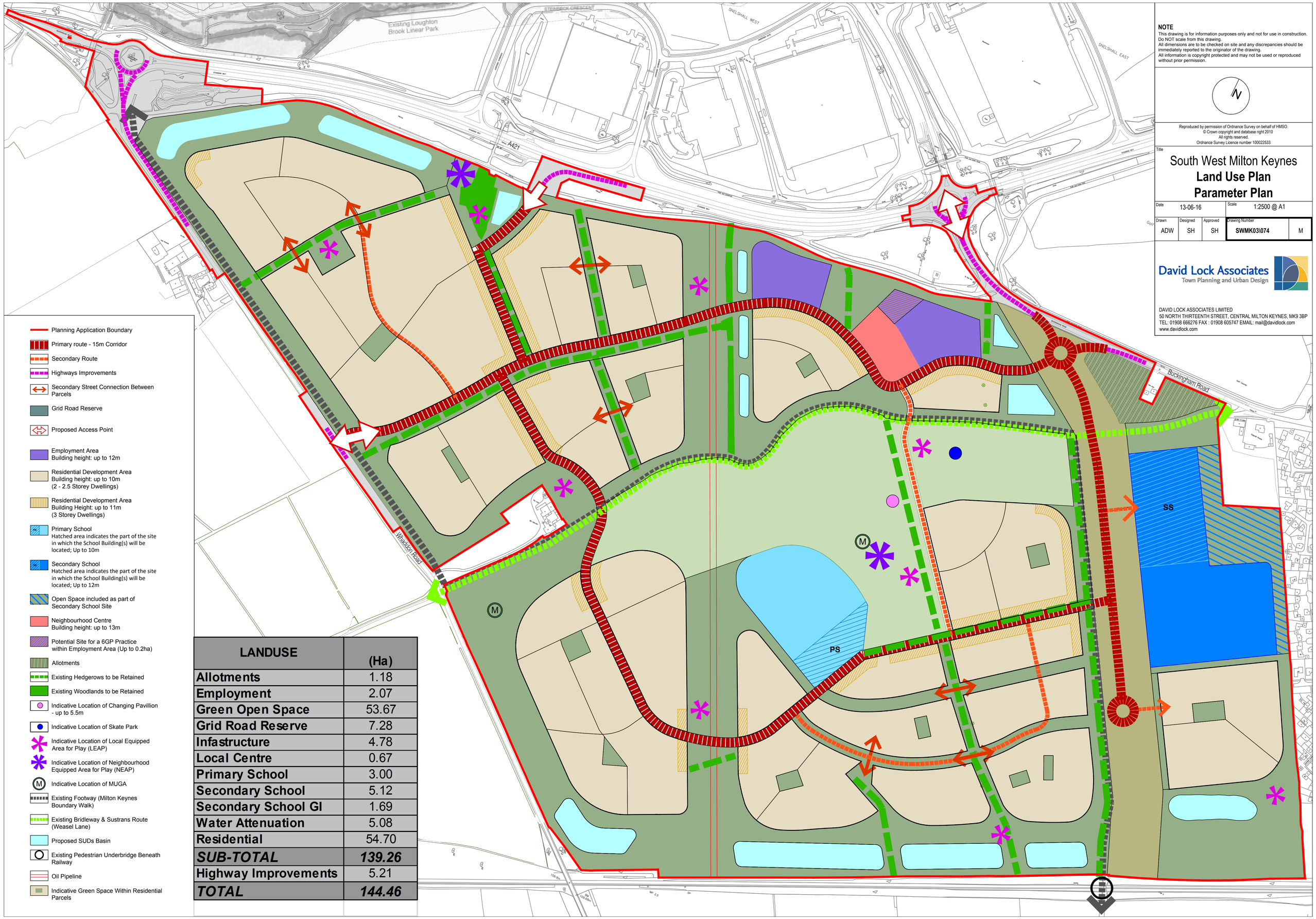
DATE: 15 JUNE 2016

0m 100 200 300 400 500m 1:5000 @ A1

South West, Milton Keynes

Illustrative Master Plan in Context

Dwg SWMK08/001



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 6GP Practice within Employment Area (Up to 0.2ha)

Allotments

Existing Hedgerows to be Retained

Existing Woodlands to be Retained

Indicative Location of Changing Pavillion - 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

LANDUSE	(Ha)
Allotments	1.18
Employment	2.07
Green Open Space	53.67
Grid Road Reserve	7.28
Infastructure	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***

NOTE

This drawing is for information purposes only and not for use in construction.
Do NOT scale from this drawing.
All dimensions are to be checked on site and any discrepancies should be immediately reported to the originator of the drawing.
All information is copyright protected and may not be used or reproduced without prior permission.

Reproduced by permission of Ordnance Survey on behalf of HMSO.
© Crown copyright and database right 2010
All rights reserved.
Ordnance Survey Licence number 100022533

Title

South West Milton Keynes
Land Use Plan
Parameter Plan

Date	Scale
13-06-16	1:2500 @ A1

Drawn	Designed	Approved	Drawing Number	
ADW	SH	SH	SWMK03\074	M

David Lock Associates
Town Planning and Urban Design

DAVID LOCK ASSOCIATES LIMITED
50 NORTH THIRTEENTH STREET, CENTRAL MILTON KEYNES, MK9 3BP
TEL: 01908 666276 FAX : 01908 605747 EMAIL: mail@davidlock.com
www.davidlock.com

APPENDIX 3.9:

MASTERPLAN REVISED VERSION – APRIL 2020

Existing field boundaries to be retained and used to inform the layout, creating small green corridors containing new pedestrian and cycle routes which connect with Weasel Lane and the central area of open space.

Grade II Listed Tattenhoe Hall Farmhouse

Grade II Listed Tattenhoe Bare Farmhouse

Giles Brook Primary School

V1 Snelshall Street north to Westcroft and Kingsmead

Priory Rise Primary School

Windmill Hill Golf Course

V1 SNELSHALL STREET

STANDING WAY (A421)

Snelshall East

Tattenhoe Park

New access roundabout and Grid Road reserve corridor

Left turn only access point from Standing Way (A421)

Snelshall West

Employment Land

Allotments

Buckingham Road east to Bletchley

BUCKINGHAM ROAD

New linear area of open space to include new pedestrian and cycle routes which connect Tattenhoe Valley Park to the various areas of open space within the site, whilst also providing a safer, traffic free route on the Milton Keynes Boundary Walk.

Extra Care Housing

Local Centre G.P. Surgery

Tattenhoe Valley Park

Bletchley

STANDING WAY (A421)

LEAP

LEAP

LEAP

Skatepark

Secondary school

A421 west to Buckingham

Sports pavilion with a changing facility to be centrally located and overlook the sports fields

Pearce Group Recycling

Chepstow Drive Local Park

Thrift Wood

LEAP

NEAP

MUGA

LEAP

NEAP

LEAP

Loughton Brook

Pegasus crossing to facilitate a safe connection for pedestrians, cyclists and equestrian users to the Redway nework accessed via Tattenhoe Valley Park

LEAP

MUGA

LEAP

Existing public footpath to be upgraded

BLETCHLEY ROAD

Vehicular access point to be taken from Whaddon Road

LEAP

Primary school

Traffic calming to be installed along Whaddon Road

Longueville Hall

WHADDON ROAD

Grade II Listed Lower Salden Farmhouse

Newton Longville

WEASEL LANE

0 100 200 metres

N

- Site boundary: **144.85ha**
- Residential developable area (including extra care units): **53.90ha (up to 1,855 dwellings)**
- Proposed new community facilities:
  - Local centre: **0.67ha**
  - Employment land: **2.07ha**
  - 3 Form Entry Primary School: **3ha**
  - Secondary School: **5.12ha**
  - Allotments: **1.18ha**
- Existing public footpath
- Existing bridleway
- Existing Sustrans Route 51
- Proposed recreational routes
- Disused railway line (future route of East/West railway line)
- Existing ditches and watercourses
- Existing vegetation
- Proposed formal and informal recreation areas and green amenity spaces (to include new landscaping and tree planting): **61.71ha**
- Proposed location for sports pitches
- Proposed locations for play facilities for children and young people
- Proposed sustainable drainage features (SuDS features)
- Proposed wildlife ponds
- Listed Buildings

Rev	Date	By	Description
E	21/05/20	SG	Updated to DFPP Rev K
D	04/05/20	SG	Drainage and secondary school updated
C	29/04/20	SG	Drainage and secondary school updated
B	16/04/20	JC	Project title update/ layout amendments to the south eastern development parcel
A	31/03/20	SM	Graphical amendments

CSA environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land at South West Milton Keynes
Title	Illustrative Masterplan
Client	Taylor Wimpey UK Ltd, William Davis Ltd, Hallam Land Management Ltd, Bellcross Homes and Connolly Homes
Scale	1:5000 @ A1
Drawn	SM
Date	March 2020
Checked	RR
Drawing No.	CSA/4857/112
Rev	E

© CSA Landscapes Ltd. Do not scale from this drawing. Refer to figured dimensions only.