



## Land South West of Milton Keynes

- 1.1 This Design and Access Statement (DAS) accompanies an outline planning application for a mixed-use sustainable urban extension to the south west of Milton Keynes. The outline application is submitted on behalf of the South West Milton Keynes Consortium by a project team comprising Januarys (town planning), David Lock Associates (master planning), Pell Frischmann (transportation, infrastructure, hydrology and ground conditions), FPCR Environment & Design (landscape and ecology), CgMs (archaeology and historic environment), Jones Lang LaSalle (Employment and Retail), and Athene (public relations). Further consultants include Kernon Countryside Consultants (Agriculture and soil resources). The project team has actively engaged with key stakeholders, in the development of this project in particular both Aylesbury Vale and Milton Keynes Councils.
- 1.2 The resulting proposals set out a robust scheme for a sustainable urban extension that responds to the currently un-met housing need within Aylesbury Vale and reflects a strong commitment by the applicants to the delivery of a high quality environment, informed by the character of the area.

## South West Milton Keynes: Proposal Summary

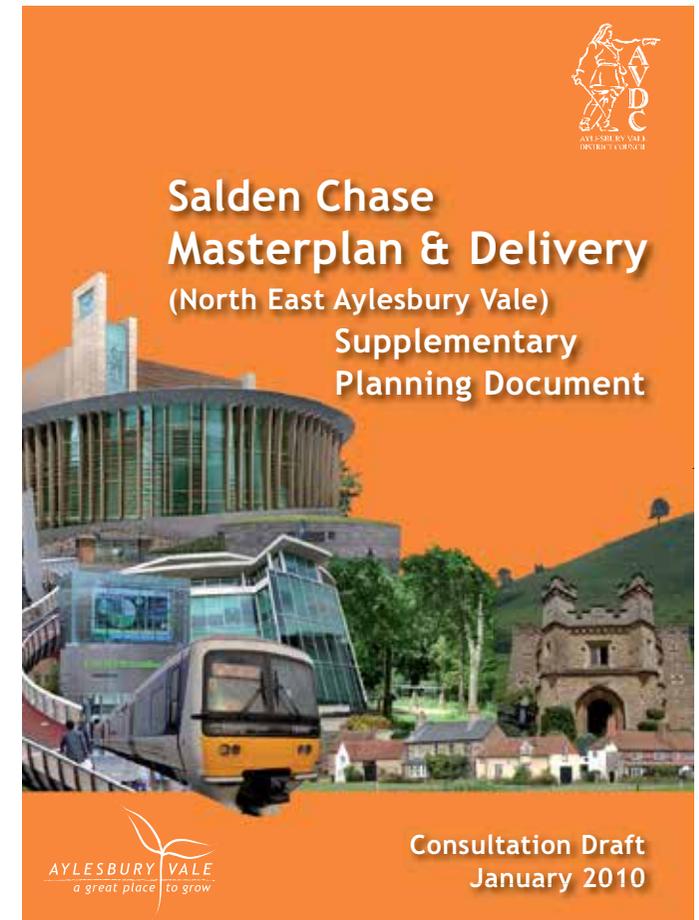
- 1.3 The principle of a sustainable urban extension to the south-west of Milton Keynes is supported by a number of studies which identify the area as a suitable location for future growth. Studies include the original proposal for the Designation of Milton Keynes in 1967 through to MKSM Sub-Regional Strategy, MK2031 study and the South East Plan examination, which culminated in the provision of a Strategic Development Area for 5,390 dwellings, to the south west of Milton Keynes in Aylesbury Vale District.
- 1.4 The proposals respond to this identified direction of growth, proposing a quantum of development that is informed by the existing capacity of the highway network to ensure timely delivery of development can occur without the need for significant and costly improvements to the existing highway infrastructure.
- 1.5 Outline planning application with all matters reserved except for access for a mixed-use sustainable urban extension on 144.77 Ha of land to the south west of Milton Keynes, to provide for the following:
- » up to 1,855 mixed tenure dwellings (C3) on 54.16 Ha of land;
  - » an employment area (B1) on 2.07 Ha of land;
  - » 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 5.2 Ha of land;
  - » allotment space on 1.22 Ha of land;
  - » ground remodelling;
  - » 55.75 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 5.05 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 7.24 Ha;
  - » highway improvements on 5.56 Ha;
  - » public transport infrastructure, car and cycle parking for all uses; and
  - » undergrounding of 132Kv overhead power lines.
- 1.6 The outline planning application seeks detailed approval for the means of access to the development. All other matters are reserved. The application includes a Development Framework Plan, a series of Parameter Plans and an Illustrative Master Plan to demonstrate the nature of the development proposed.

## Role of the Design and Access Statement (DAS)

- 1.7 The Design and Access Statement 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).
- 1.8 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 South West Milton Keynes (SWMK).
- 1.9 The document 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 has been evaluated and how this has informed the development of design principles for the proposals and the development of the application proposals themselves. It articulates how the various issues and aspirations for the site, including those expressed in consultations, have been addressed.
- 1.10 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.
- 1.11 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 proposal and will inform the more detailed elements to be developed as part of the reserved matters application.
- 1.12 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.

## Timing of the Application

- 1.13 The outline application is submitted in the context of the National Planning Policy Framework, and its key presumption in favour of sustainable development. The Framework requires Local Planning Authorities to 'boost significantly' the supply of housing and stresses the importance of delivering a wide choice of high quality homes which meets local needs, delivered through high quality and inclusive design.
- 1.14 This outline planning application for SWMK is submitted to Aylesbury Vale District Council (AVDC), and Milton Keynes Council (MKC), in both cases where up to date development plans for the district are still lacking, and importantly housing need continues to be unmet.
- 1.15 The principle of a strategic development area to the south west of Milton Keynes was actively supported by AVDC and supported by policy CS4 (North East Aylesbury Vale SDA) within the Draft Aylesbury Vale Core Strategy (June 2009) and a draft SPD for the Master Planning & Delivery North East Aylesbury Vale SDA (January 2010). It was within this encouraging policy framework that outline application 10/00891/AOP for a mixed use sustainable urban extension for up to 5,311 dwellings and ancillary infrastructure to the south west of Milton Keynes was prepared and submitted. Following a decision to withdraw the Core Strategy from examination in October 2010, together with the draft Master Planning & Delivery North East Aylesbury Vale SDA, AVDC requested that the planning application be withdrawn.



- 1.16 AVDC then began to prepare a new local plan in the form of 'The Vale of Aylesbury Plan'. This document had Aylesbury as the focus of the document and was taken to an Examination in Public during 2013. In December 2013, AVDC took the decision to withdraw the 'The Vale of Aylesbury Plan', the Inspector citing major concerns regarding the lack of cooperation between neighbouring authorities, most notably a lack of consideration of the housing needs arising from Milton Keynes.
- 1.17 In light of the considerable delay in the preparation of the AVDC local development plan and the increasing demand for housing that continues to be unmet, the Consortium are resolved to submit a new application for an urban extension in the south west of Milton Keynes, at a scale that is considerably reduced from the previous application.
- 1.18 The development will respond to the Milton Keynes grid system and will connect at the north of the site to A421 (Grid Road H8 Standing Way), Buckingham Road, and Tattenhoe and Bottledump Roundabouts which fall within Milton Keynes Council's (MKC) administrative boundary.
- 1.19 The form and layout of the design is strongly influenced by principles that have governed the planned expansion of Milton Keynes. The primary road grid structure, local routes to include pedestrian/cycle route connections, provision of a local centre at a prominent east-west junction of the main connecting route to create lively, well used streets and walkable neighbourhoods which encourage linked trips and foster community cohesion.
- 1.20 The character and fine grain detailing reflects a contemporary response to development, defined by a strong landscape structure and opportunities for good quality architecture.