



- 2.1 This section summarises the development proposals. The outline planning application reserves all matters for subsequent determination, 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 Parameter and Development Framework Plans. The application is further supported by an illustrative master plan which elaborates on the design and access principles and spatial parameters set out in both the Development Framework Plan and Parameter Plan and illustrates an approach to how development of SWMK may be taken forward.

## Location

- 2.2 The planning application area comprises a greenfield site, north west of Newton Longville and immediately west of Far Bletchley and south west of the centre of Milton Keynes. The site however, falls within the administrative boundary of Aylesbury Vale District Council (AVDC), 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.

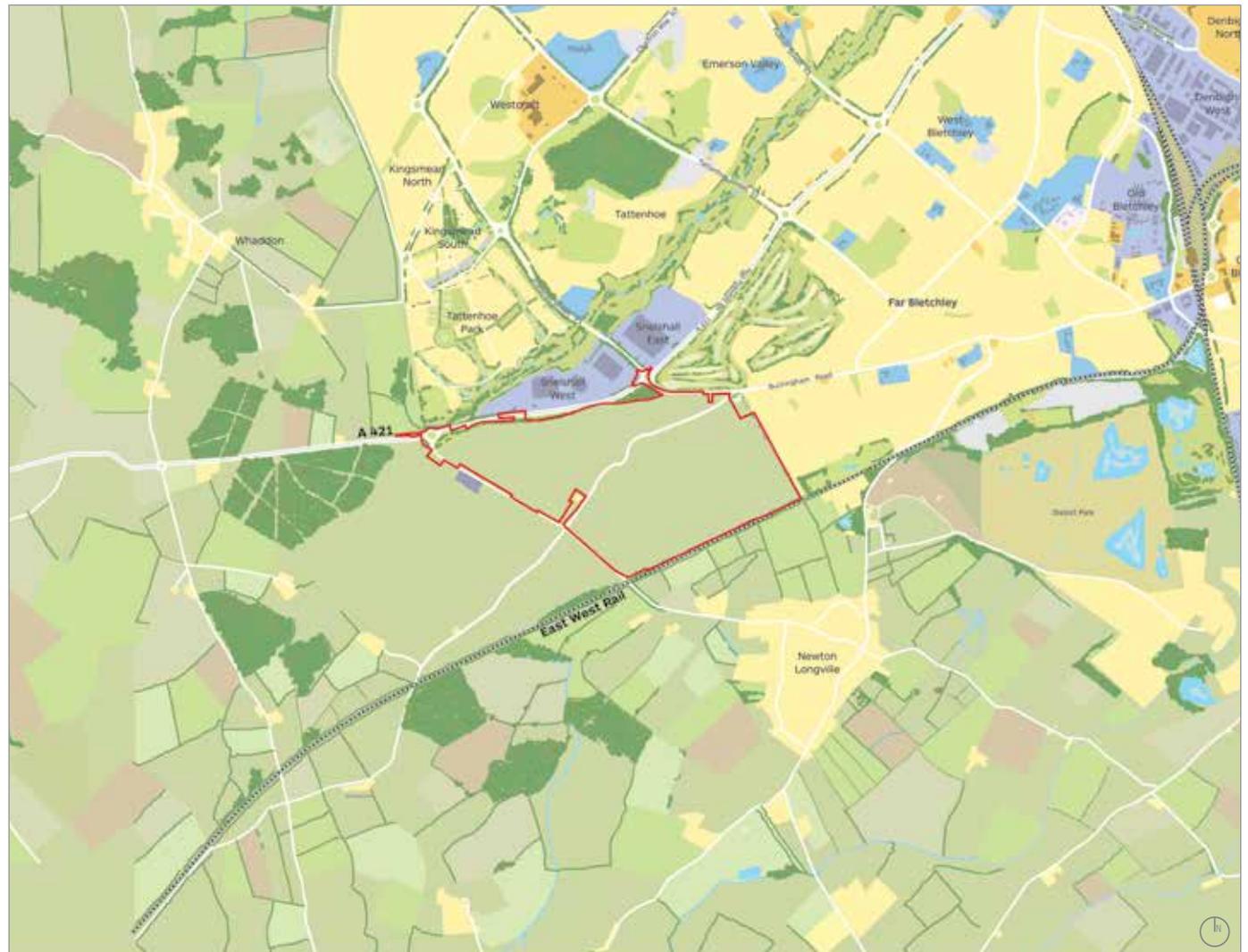


Figure 2.1: Location Plan



14 Figure 2.2: Development Framework Plan

## Land Use and Quantum

2.3 The outline application seeks permission to develop SWMK to create a new sustainable mixed use community to the south west of Milton Keynes. The proposals are accompanied by a land use budget which sets out the amount of development for which permission is sought. The range of land uses comprise of the following.

Land Use	(Ha)
Allotments	1.22
Employment	2.07
Green Open Space	55.75
Grid Road Reserve	7.24
Infrastructure	4.84
Neighbourhood Centre	0.67
Primary School	3.00
Secondary School	5.20
Water Attenuation	5.05
Residential	54.16
<b>SUB-TOTAL</b>	<b>139.21</b>
Highway Improvements	5.56
<b>TOTAL</b>	<b>144.77</b>

### RESIDENTIAL

2.4 The planning application proposes up to 1,855 residential units. Provision will be made for affordable housing as part of the proposals. Residential units will be a mix of types, including flats/apartments, townhouses and family homes to encourage the creation of a balanced population, the precise amount and type will be subject to agreement with Aylesbury Vale District Council. The overall average density for the development is 35 dwellings per hectare (dph).



### EMPLOYMENT

- 2.5 Land for 2.07 Ha of employment is provided from the neighbourhood centre and primary site access adjacent to the Tattenhoe roundabout. The employment area will comprise solely of B1 floor space.
  
- 2.6 The proposed development will also include small scale retail/ community uses within the neighbourhood centre to provide a further element of local employment.



## COMMUNITY

- 2.7 The application allocates 5.2Ha of land for a secondary school campus and a further 3Ha of land for a three form entry primary school with early year provision.
- 2.8 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 schools.
- 2.9 An element of community use will also be provided as part of the neighbourhood centre.
- 2.10 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

- 2.11 0.67Ha of land is allocated for a 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 SWMK and complement existing facilities within the immediate locality.



### OPEN SPACE

- 2.12 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 for SWMK creating visual and functional links with the ridgeline ecological corridor known as Weasel Lane.
- 2.13 The Green Infrastructure Framework provides some 55 Ha (or 38% of the site) of open space accommodating a range of formal and informal recreation, ecology and biodiversity uses within a landscaped setting.
- 2.14 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 designed to ensure convenient accessibility for future residents.
- 2.15 The development framework has been informed by the principles of Sport England's' Active Design Guidance.



### Development Phasing

- 2.16 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 2.2.
- 2.17 Within the four main phases, as shown in Figure 2.2, individual development parcels will be brought forward within the four main phases 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.
- 2.18 A detailed phasing strategy will be prepared once certainty has been established on infrastructure and development considerations through S106 negotiations.

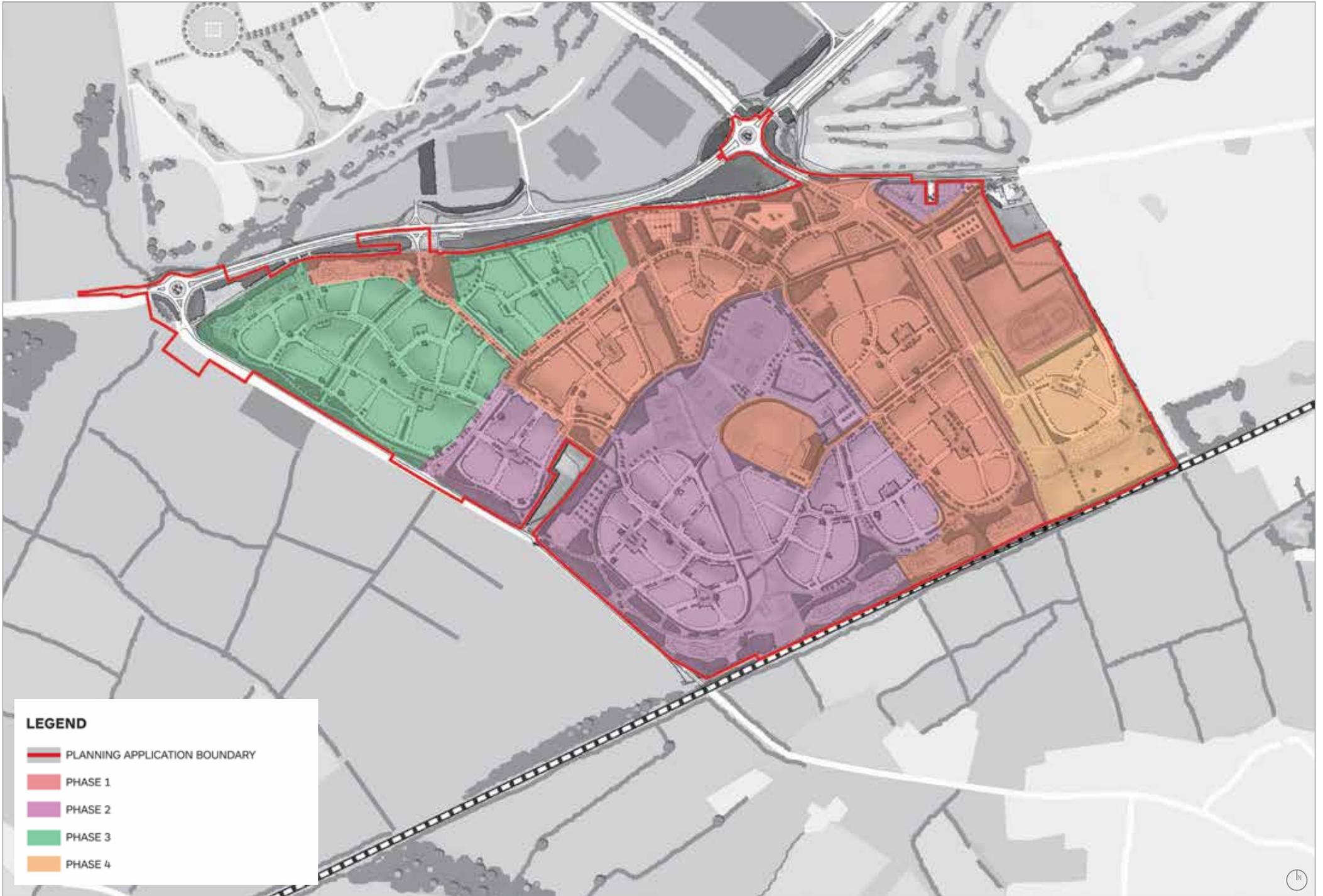


Figure 2.3: Phasing Diagram

## Form and Layout

- 2.19 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 neighbourhood 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.
- 2.20 The approach to development at the rural edges demonstrates a looser knit built form of lower density that responds to the rural character of Vale of Aylesbury Vale villages.
- 2.21 The application is submitted in outline, with all matters reserved with the exception of access. The development will respond to the 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.

## Parameters for Development

- 2.22 The parameters for the proposed development are set out in the Land Use Parameter Plan SWMK03\074 Rev G. The plan fixes the type and disposition of the various land uses proposed within SWMK, 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 to include 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.
- 2.23 This plan shows the maximum building heights for residential, education, local centre and employment areas. The plan includes provision for landmark or gateway buildings at key entrances, intersections or frontages within the site.
- 2.24 The plan outlines the range and character of the open spaces provided within the proposed development, and how existing landscape and topographic 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

- 2.25 Access arrangements are shown on the Land Use Parameter Plan Figure 2.3, and are described more fully in Section 6 of this document.





Figure 2.4: Land Use Parameter Plan