

Vision, strategic objectives and spatial strategy

2.7 Managing Growth Across Boundaries: North-east Aylesbury Vale Strategic Development Area (SDA) (known as Milton Keynes South West SDA in the South East Plan)

2.7.1 The SEP states a requirement for 5,390 dwellings to be accommodated in an area to the north east of Aylesbury Vale adjacent to Milton Keynes, but provided solely within Aylesbury Vale district. This policy makes the appropriate allocation to provide for this development and outlines the principles under which development can and should occur. This is being taken forward through joint working with the agencies for growth across Aylesbury Vale and Milton Keynes.

Explanatory Text

- 2.7.2 This development will take place on an Aylesbury Vale greenfield site north west of Newton Longville and adjacent to Milton Keynes, situated south west of the city. Background studies and work undertaken as part of the Milton Keynes South Midland Sub Regional Strategy, MK 2031 Study and the SEP examination, further technical work and joint policy development on specific sites has identified this area as the most suitable location for development. A paper on the North East Aylesbury Vale SDA outlines the findings of this evidence³². This site will protect the rural nature of Newton Longville, Whaddon and Mursley, and the individuality of existing areas of Milton Keynes, and will provide key infrastructure both on and off site.
- 2.7.3 Joint working arrangements between Aylesbury Vale District Council, Buckinghamshire County Council, Aylesbury Vale Advantage, Milton Keynes Council, and Milton Keynes Partnership are already well established through member and officer reference groups. These groups have enabled the development of good working relationships between the relevant organisations, and provide a forum for open discussion, with the aim of leading to a consensus of opinion. However, it is recognised by all that decisions on Local Development Frameworks and Development Plan Documents rests with the respective Council/s.
- 2.7.4 Development to the North East of Aylesbury Vale should contain the following:
- a) Housing: A minimum of 5,390 dwellings to include affordable housing and a mix of tenures.
 - b) Employment: Employment provision to serve local employment needs and reduce the need to travel.

³² Evidence Paper: North East Aylesbury Vale SDA

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- c) Local infrastructure and services: Provision of education, police, fire and ambulance services, social care and medical facilities.
- d) Local facilities: Provision of retail within local centres, crèche and care facilities, recycling and community facilities within the site.
- e) Transport infrastructure: Local highway infrastructure (including foot, car and private powered) and public transport infrastructure (including bus) linking the development with nearby centres (Buckingham/Bletchley) and to Central Milton Keynes. The site will provide a park and ride site as well as a reserve site for a station and a financial contribution to East West Rail should this scheme go ahead. The form of the development on the site should not preclude a future A421 and A4146 link road being constructed.
- f) Green Infrastructure: Provision of strategic multifunctional green infrastructure in the form of formal and informal open space, playing fields, and new wildlife habitats. Provision of allotments and parks linking to the linear parks within Milton Keynes and to Whaddon Chase north of the site.
- g) Flood mitigation measures, including Sustainable Drainage Systems (SUDS) and linking to existing flood management and protection within and surrounding the area.

2.7.5 The development will meet the requirements in paragraph 2.7.4 and the following place-shaping principles; the details of these principles are set out in the evidence paper on the SDA³³:

- 1) Provide a long term defensible boundary to the western edge of Milton Keynes.
- 2) Recognise that, whilst being located totally within Aylesbury Vale, the development will use some facilities in Milton Keynes, given its proximity.
- 3) Ensure the long term retention of Newton Longville as a separate community with a unique identity, and protect Newton Longville and other neighbouring communities (in particular Whaddon, Mursley and Far Bletchley) from direct and indirect negative impacts generated by the development.
- 4) Be deliverable so as to maximise speed of delivery, enable faster delivery of key infrastructure whilst minimising disruption and delay.
- 5) We will encourage developers to meet the expectation that minimum national / regional sustainable construction standards will be exceeded for residential and non-residential buildings.
- 6) Provide a sustainable and strategic approach to flood mitigation and urban drainage, linked to multifunctional green infrastructure, to control surface water flows and flooding (as set

³³ Evidence Paper: North East Aylesbury Vale SDA

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out in the Milton Keynes Strategic Flood Risk Assessment³⁴ and Water Cycle Study³⁵).

Infrastructure

- 2.7.6 Infrastructure to support housing and employment development is essential to the creation of sustainable communities. Infrastructure will include the provision of things such as cycle routes, schools, social care, water provision and treatment, electricity and green spaces (both local and strategic). This infrastructure will need to be provided and phased alongside development, the details of which will be agreed through developer contribution agreements.
- 2.7.7 Rather than including site specific detail which can date quickly, the Core Strategy does not contain detailed information about infrastructure requirements for the North East Aylesbury Vale SDA. As part of the infrastructure planning for the Core Strategy, infrastructure requirements for this area are set out in background evidence³⁶.
- 2.7.8 Additional detail about the North East Aylesbury Vale SDA allocation will be provided in an accompanying North East Aylesbury Vale Growth Area Master Plan and Delivery Supplementary Planning Document (SPD). This will refine the infrastructure information in the evidence paper and will include detailed information about the infrastructure to be provided as part of this development. More information about what the SPD will contain is in CS4.

Allocating the site

- 2.7.9 The proposal map indicates the area for the allocation of 5,390 dwellings and is also shown in the strategic diagram for the site. This site adjoins the western edge of Bletchley and is bounded by the disused railway line to the south and the A421 to the north. The evidence base shows that, when compared with other options, this site meets the above place shaping principles and the issues in 2.7.4³⁷. Allocating the site in the Core Strategy enables the debate to move forward and allows prompt delivery of the growth in this area. Following the submission of the Core Strategy, an SPD will be produced to set out a master plan for the site with key stakeholders and partners. The SPD will reflect and where appropriate incorporate design codes and standards, so as to secure high quality sustainable development, and outline the required infrastructure on and of site (both within Aylesbury Vale and Milton Keynes). Planning applications

³⁴ Milton Keynes Strategic Flood Risk Assessment (Halcrow Group Limited, July 2008)

³⁵ Milton Keynes Water Cycle Study: Outline Strategy (Scott Wilson, December 2008)

³⁶ Evidence Paper: North East Aylesbury Vale SDA

³⁷ Evidence Paper: North East Aylesbury Vale SDA

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should be accompanied by design statements, which will need to demonstrate an understanding of the local natural and built environment and embrace sustainable urban design principles, including flood and landscape mitigation measures. Design principles will show how the development will relate to its surroundings and integrate with existing neighbourhoods and communities.

CS4 North East Aylesbury Vale SDA

- I. Provision is made for a strategic allocation for 5,390 dwellings and necessary services, infrastructure and facilities, as indicated on the Key Diagram/Proposals Map (see Appendix 6), to the north west of Newton Longville and south-west of Milton Keynes.

- II. The North East Aylesbury Vale SDA should be developed in accordance with a Master Plan and Delivery SPD produced by the Council. The Master Plan and Delivery SPD for the site will need to address the issues set out in paragraphs 2.7.4 and 2.7.5, by considering:
 - a) how the rural settlements of Newton Longville, Mursley, and Whaddon will be protected from the negative impacts of development and take the opportunity to maximise the positive;
 - b) how this development within Aylesbury Vale will relate to neighbouring Milton Keynes;
 - c) how the transport challenges for the site can be addressed (including the need to not preclude a future A421 and A4146 link road) in accordance with the Aylesbury Vale Rest of District Transport Strategy (BCC, 2009);
 - d) the necessary infrastructure; and
 - e) a detailed consideration as to further master planning requirements.

Monitoring

2.7.10 The indicators which will be used for monitoring the North East Aylesbury Vale SDA are shown below.

CS4 Monitoring indicators and targets	
Indicator	Target
Progress with preparation of the North East Aylesbury Vale SDA Master Plan	To meet the production milestones set out in the Local Development Scheme (August 2008).

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CS4 Monitoring indicators and targets	
Indicator	Target
Dwelling completions in the North East Aylesbury Vale SDA	Total of 5,390 dwellings. Phasing to be determined through the master planning process.
Amount of floorspace developed for employment in the North East Aylesbury Vale SDA	To be determined through the master planning process.
Provision of key infrastructure in the North East Aylesbury Vale SDA	To be determined through the master planning process.

2.7.11 Detailed indicators and targets will be set out in the North East Aylesbury Vale SDA Master Plan.

Implementation / Delivery

2.7.12 The main implementation/delivery mechanisms for this policy are:

- Site allocations in this document;
- Master Plan and Delivery SPD;
- General Policies DPD and development management process; and
- Close working with other organisations such as Buckinghamshire County Council, Aylesbury Vale Advantage, Milton Keynes Council, Milton Keynes Partnership and Parish/Town Councils.

Relevant Strategic Objectives

2.7.13 This policy addresses strategic objectives 1, 2, 4, 5, 8, 9, 10 and 11 (as set out in section 2.2).

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