



# **AVDC Core Strategy Evidence Paper**

**North East Aylesbury Vale Strategic  
Development Area (SDA)**

**March 2009**

#### **4. ALTERNATIVE PROPOSALS FOR MEETING THE SEP REQUIREMENT**

##### **Land Use Implications of the SEP Panel Report**

- 4.1 Following the SEP Panel Report AVDC, BCC, Bedfordshire County Council, Mid-Bedfordshire District Council, Milton Keynes Council and Milton Keynes Partnership jointly commissioned a report to provide advice on the land-use implications of the Panel's recommendations. The consultant's report<sup>9</sup> outlines the potential amount of land needed for housing, employment, open space, schools and other facilities in the two SDAs to the south east and south west of Milton Keynes (north-east Aylesbury Vale).
- 4.2 The study area for the North-East Aylesbury Vale SDA covered a broad area between Bletchley and Newton Longville, immediately south of Snellshall West and west of Far Bletchley. Although the SEP Panel did not define the boundary of the SDA, they stressed the importance of integration into the urban framework of the city. For this reason, the existing A421/B4034 road and the housing off Wincanton Hill and Chepstow Drive in Far Bletchley were assumed to represent a logical boundary to the north. To the south, the Panel noted the importance of landscape buffers around existing settlements, such as Newton Longville, and therefore this boundary is less definitive.
- 4.3 The consultants divided the area into four separate parcels divided by the disused railway line (north east to south west) and Whaddon Road (north west to south east). In assessing the potential of each quadrant the following key principles, based on the SEP Panel Report and advice from the Client Group, guided the proposed spatial distribution of development within the North-East Aylesbury Vale SDA: integrating development with the urban framework of the City; maintaining the integrity of the existing settlement of Newton Longville; identifying long term defensible boundaries for development; encouraging the use of public transport through maximising development in close proximity to public transport nodes and routes, particularly the proposed railway station and bus rapid transit route; providing a Park and Ride facility to serve the A421 corridor; extending the Loughton Brook Linear Park to serve the development and maintaining the Weasels Lane/Sustrans Route as a 'green corridor'; maintaining key landscape features, including important field boundaries; locating a central 'hub' of retail, community, health and leisure uses to serve residents of the SDA; and, providing a strategic employment area with good transport connections.
- 4.4 Although the assessment was a desk-based exercise which represented only a theoretical 'testing' of possibilities, it provided general guidance on the area of land likely to be required for the SDA and the opportunities and constraints within the study area. The consultants' report concludes that the detailed masterplanning stage will provide an opportunity to re-assess the land requirements and assess the potential of other options and the constraints and opportunities identified by the consultants have been taken into account in identifying the boundaries of the SDA in the Core Strategy.

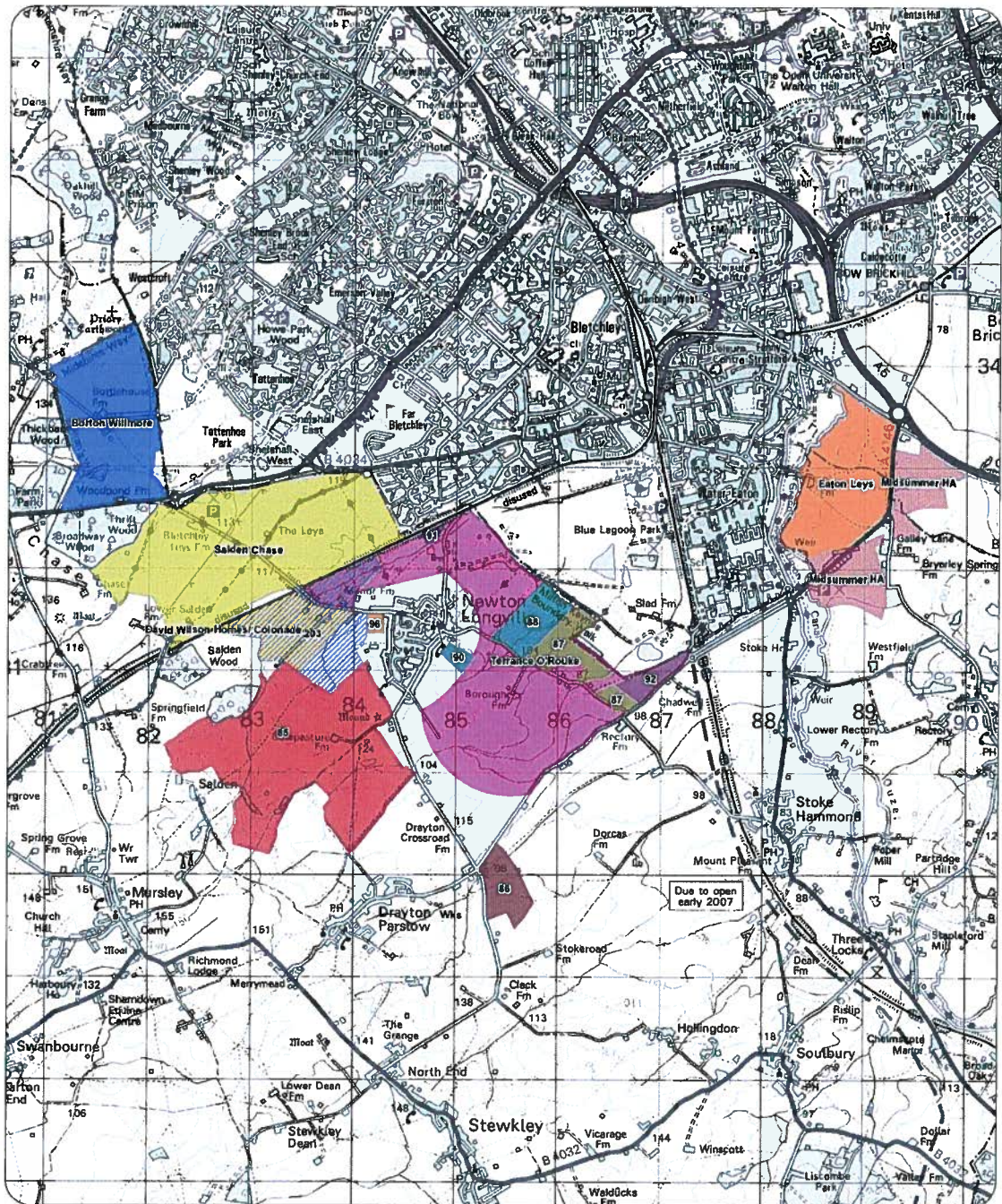
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<sup>9</sup> Review of the Proposed Milton Keynes Strategic Development Areas in light of the Panel Report into the draft South East Plan,' Grimley GVA, February 2008

#### **The Sites Identified for Evaluation**

- 4.5 In October, 2006, AVDC invited prospective developers to submit details of sites they wished to be considered for allocation for development in the Local Development Framework (LDF). Unsurprisingly in the context of the MKSM SRS and the emerging SEP, a number of submissions related to land to the north-east of Aylesbury Vale. The sites that have been submitted to the Council are shown in figure 4.1 In addition to notifying AVDC of their interests, some developers also made representations to the SEP EiP.
- 4.6 From these submissions, three areas were identified for further evaluation as illustrated in Figure 4.2 and these are broadly described in this section. It will be noted that the defined areas cover a wider area than that adopted by consultants for the study referred to in the previous paragraphs, in that it also includes land to the north of the A421 (Site A) and land to the south and east of Newton Longville (included in Site C). It does not include, however, land to the west of Newton Longville (the 'southern quadrant' in the GVA Grimley Report) which was only promoted for development as an extension to Site B. Nor are sites to the south and west of Newton Longville which were also submitted for consideration in the LDF included as their development would not constitute extensions of Milton Keynes. Those not connected to or directly related to the existing or planned Milton Keynes development were excluded on the basis of national, regional and local planning policy. Those to the south and around the A4146 were excluded due to the refinement of policy in the South East Plan.
- 4.7 It is also pointed out that Site A, shown in Figure 4.2, lies outside of the area proposed for growth in MK2031.

**Figure 4.1: Sites Submitted to the North East of Aylesbury Vale in response to the Local Development Framework**



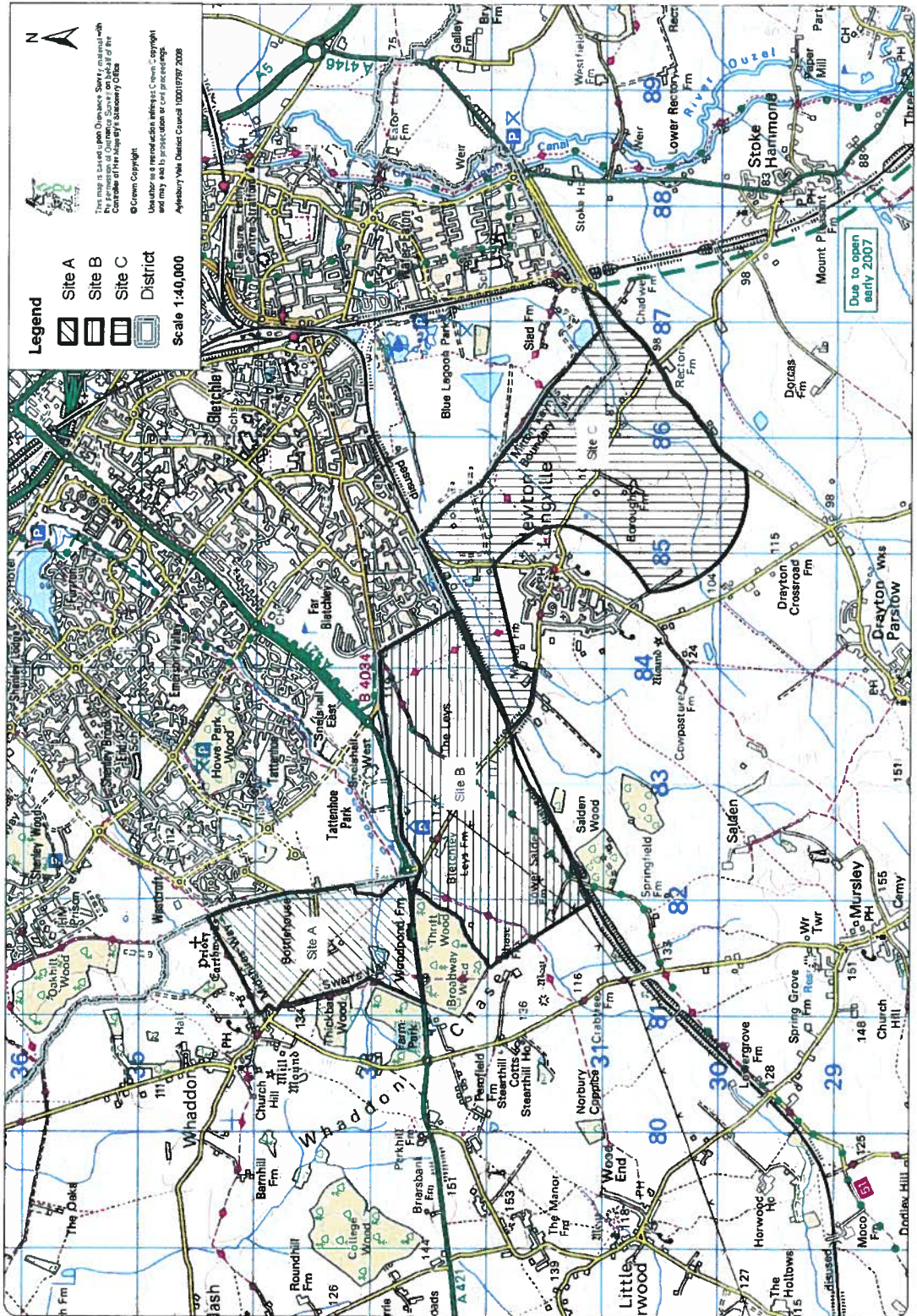
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- |                      |                      |                          |                              |              |
|----------------------|----------------------|--------------------------|------------------------------|--------------|
| 203 BPTW Partnership | 87 Strutt and Parker | 91 National Grid         | 96 George Wimpey             | Eaton Leys   |
| 85 Cow Pastures Farm | 88 Gerald Eve        | 92 Newton Leys Extension | Borton Willmore              | Midsummer HA |
| 86 Cow Pastures Farm | 90 Hives Planning    | 92 Terrance O'Rourke     | David Wilson Homes/ Colonade | Salden Chase |

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**Figure 4.2: Areas Evaluated: Site A, Site B and Site C**



- Site A: North of the A421**
- 4.8 Site A covers an area of agricultural land of approximately 140 hectares to the north of the A421, centred on Bottlehouse Farm. It lies immediately to the west of the Milton Keynes grid square of Tattenhoe Park which is allocated for development for housing together with local shops and services, open space and a primary school. The southern boundary is marked by the A421 Buckingham to Milton Keynes road and the western boundary by woodland (Thickbare Wood and Coddinmore Hill Wood). Immediately to the north of the site is the historic remnant parkland of Whaddon Park.
- 4.9 Shenley Road bisects the site west to east. To the north of this road the land gently slopes down and northwards towards Whaddon Park and the Briary Plantation. To the south the land slopes more steeply down towards the A421, with the lowest point in the southeastern corner adjoining the Bottle Dump Roundabout.
- 4.10 Area A is smaller than that promoted to AVDC in 2006 which was also the subject of submissions to the SEP EiP. This encompassed an area of approximately 600 hectares to the north of the A421, extending to the north and east of Whaddon Village, and broadly corresponded to the western area of search identified in the MKSM SRS (see para 2.11, above). At the time, the proposals sought to deliver a significant part of the 15,200 dwellings proposed to be located in Aylesbury Vale in the MKP Strategy for Growth to 2031 (see para 2.14, above).
- 4.11 The site is owned by three landowners - Realmoak Properties Ltd., Corran (Wakefield) and the Weatherby family – who have, through their agents, submitted a 'Vision Statement' to AVDC<sup>10</sup> promoting an urban extension of up to 3,000 dwellings together with two local centres, employment, education, health and community facilities in Area A. As part of the proposals a 100 hectare community park is proposed between Whaddon and Oxley Park to the north of the proposed development area.
- 4.12 It is suggested in the Vision Brochure that an additional 2,700 dwellings should be completed south of the A421 at Salden Chase (Site B, below) to provide a total of 5,400 dwellings to meet the SEP requirement.
- 4.13 The land budget set out in the Vision Brochure is set out in Table 4.1 below.

**Table 4.1: Indicative Land Budget for Area A and Proposed Community Park**

<b>Land Use</b>	<b>Site Area (ha)</b>
Residential	64
Local Centres including employment and residential uses	8
Employment Area	6
Education (2 primary schools)	4
City Street / Primary Road Infrastructure	5
Park and Ride Site	5
Formal and Informal Open Space	49
Community Park	112
<b>Total</b>	<b>253</b>

Source: Vision Brochure, MK South West Growth Area, Barton Willmore, October 2008

<sup>10</sup> Vision Brochure and Masterplan, Barton Willmore, October 2008

**Site B: Salden Chase**

- 4.14 Site B, referred to as Salden Chase, lies within the area proposed for the North-East Aylesbury Vale SDA in MK2031. It covers an area of agricultural land of approximately 279 hectares which broadly corresponds to the northern and western quadrants of the GVA Grimley report referred to in the previous section. It lies immediately to the west of existing housing off Wincanton Hill and Chepstow Drive in Far Bletchley and its northern boundary is formed by the A421. The southern boundary is marked by the disused railway line. The western boundary is less definitive but is broadly along a line between Thrift and Broadway Wood to the north west and Salden Wood to the south west corners of the site.
- 4.15 The site is primarily arable and pasture agricultural land and is broadly subdivided into two segments by the dedicated byway Weasel Lane, also part of the National Cycle Network, running along a ridge. These segments are in turn split by the north west by south east alignment of Whaddon Road which results in a site of four quarters. Each of the four quarters is typified by gently undulating fields of differing sizes the majority of which are delineated by hedgerows and isolated trees.
- 4.16 All of the agricultural land of the site is under the control of a consortium of developers comprising Hallam Land Management, William Davis Limited, Taylor Wimpey, Bellcross Homes Limited, Gleeson, & Connolly Homes. It was promoted to AVDC in 2006 and was also the subject of submissions to the SEP EiP, although it was pointed out that the area had been the subject of studies over a number of preceding years.
- 4.17 A draft illustrative master plan is included in an Environmental Impact Assessment (EIA) Scoping Report prepared by David Lock Associates on behalf of the consortium and sent to the Council in June 2008 following a screening opinion that an EIA would be required. Further work on the land budget has been undertaken by David Lock Associates in December 2008. It identifies approximately 5,390 mixed tenure dwellings with: structural public open space and sports pitches; four primary schools; a secondary school; a central square and two local centres containing community and retail uses, a reserve site for a railway station, small scale office accommodation, health facilities and leisure facilities; new employment facilities comprising offices and warehousing; and leisure facilities. A land use budget is set out in Table 4.2, below.

**Table 4.2: Indicative Land Budget for Area B**

<b>Land Use</b>	<b>Hectares</b>	<b>Average Density</b>	<b>Number of Homes</b>	<b>Indicative Floorspace</b>
Higher density residential adjacent to public transport routes	50.5ha	44dph	2,198	N/A
Medium density Residential	84.1 ha	30dph	2,523	N/A
Mixed use areas (Salden Station Square plus two local high streets)	11.0ha	60dph	669	40,000m <sup>2</sup>
Employment (B1 a, B1 b, B1c & 138)	9.1 ha	N/A	N/A	45,000m <sup>2</sup>

Education (4 primary schools and a secondary school with an ancillary leisure centre)	17.5ha	N/A	N/A	N/A
Primary and secondary highway infrastructure	42.0ha	N/A	N/A	N/A
Strategic green infrastructure (formal and informal open space, attenuation lakes, ecological mitigation, playing fields and allotments)	115.3ha	N/A	N/A	N/A
<b>Total</b>	<b>279</b>		<b>5,390</b>	<b>85,000m<sup>2</sup></b>

Source: Salden Chase North East Aylesbury Vale, Environmental Impact Scoping Report (David Lock Associates et al, June 2008)

#### **Site C: West of Newton Leys**

- 4.18 Site C covers an area of predominantly agricultural land of approximately 374 hectares to the north, east and south of Newton Longville village. It lies immediately to the south west of the site of the former Newton Longville brickworks for which a planning brief was jointly approved by AVDC, Milton Keynes Council and BCC in 1995. The brief provides for development for housing, employment, local shopping, recreation and community uses within the Milton Keynes city area, and employment use of that part of the footprint of former brickwork buildings in Aylesbury Vale district. An access road and a small amount of residential development at the southern corner of the site, now referred to as Newton Leys, has commenced.
- 4.19 The southern eastern boundary is marked by a minor road linking Drayton Parslow to the northern end of the Stoke Hammond bypass (A4146). There is no clear boundary to the west but essentially the site wraps around Newton Longville leaving a buffer of open land between the village and the potential development site. The north western and northern boundaries are defined by Whaddon Road, linking Newton Longville to the A421, and the disused railway. The site therefore includes the eastern quadrant defined in the GVA Grimley report referred to in the previous section.
- 4.20 The area is crossed by two roads, Bletchley Road leading north from Newton Longville to Far Bletchley and Stoke Road leading south east from the village.
- 4.21 The site is in a number of ownerships. It is understood that Twigden Homes and National Grid Properties Ltd own land to the north of Newton Longville and parcels of land to the east of the village are owned by O & H Properties Ltd., Shanks Waste Management Ltd. and another (un-named) landowner, all of whom requested that their sites be considered for allocation for development in the LDF. In addition to notifying AVDC of their interests, both Twigden Homes and O & H Properties made representations to the SEP EiP.
- 4.22 A Framework Plan for the site was submitted by Terence O'Rourke on behalf of O & H Properties in July 2006, although the plan also included both Newton Leys and land to the north of the railway included in Site B (the northern quadrant in the GVA Grimley report). The Framework Plan provided for 7,500 dwellings and the indicative land budget is set out in Table 4.3.



**Table 4.3: Indicative Land Budget for Area C, Newton Leys and Land of the Railway (the Northern Quadrant)**

<b>Land Use</b>	<b>Site Area (ha)</b>
High Density Residential	53.63
Medium Density Residential	148.78
Low Density Residential	21.1
Mixed Use	20.87
Employment Area	33.33
Education (2 primary schools and Secondary School)	19.79
Public Open Space	32.00
<b>Total</b>	<b>329.50*</b>

\*The submitted plan included a figure of 321.22 ha. which appears to be an error.

Source: Framework Plan, South Bletchley Growth Area, Terence O'Rourke, May 2006

- 4.23 It is also relevant to note that parts of the area to the north of Newton Longville have been included in other proposals submitted to the Council. A small strip of land adjoining the railway was included in a Framework Plan prepared by Urban Initiatives on behalf of David Wilson Homes in 2006 and a subsequent Landscape Strategy for the same client.<sup>11</sup> This proposal includes land in all four quadrants examined in the GVA Grimley report.
- 4.24 The Council has also received a Vision Statement prepared for National Grid Properties Ltd proposing development between Newton Longville and the railway together with land to the north of the railway identified as the northern quadrant in the GVA Grimley report.<sup>12</sup>

<sup>11</sup> Milton Keynes Landscape Strategy, Neil Tully Associates, January 2008

<sup>12</sup> (A Vision for Land to the South West of Milton Keynes, LDA Design, November 2008).