

SWMK

SOUTH WEST MILTON KEYNES

—
*A Strategic
Opportunity*

BARWOOD
LAND

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Stantec
The Blade,
Abbey Square,
Reading
Berkshire
RG1 3BE

T: 0118 943 0000

E: BWReading.Support@stantec.com

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BARWOOD
LAND

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Realising the *Full Potential* of SWMK

South West Milton Keynes has a long history of being identified as a suitable strategic direction of growth. Located on the northern edge of Buckinghamshire, it is unconstrained by Green Belt or National Landscape, and is not subject to any other significant constraints. **Growth is now already planned and coming forward in this location.**

The first phases of this growth will be **delivered through Salden Place** and is expected to be supplemented through the delivery of Shenley Park to the north of the A421.

These two areas are expected to **deliver approximately 3,200 new homes**, primary and secondary schools, local centres, other community infrastructure, new public transport provision and strategic green infrastructure.

The land to the west of Salden Place, which includes land controlled and promoted by Barwood Land, **represents an opportunity to realise the full potential of SWMK.**

This additional growth will **support the viability and overall deliverability of planned infrastructure** serving the planned growth already coming forward.

We therefore present this site as SWMK as it will **complete the original vision and ambition** for a sustainable new community in this location.

BARWOOD LAND

Committed to
**delivering high
quality placemaking**
at SWMK.

We are seeking to work collaboratively with Buckinghamshire Council, and in consultation with Milton Keynes City Council as appropriate, to secure a wide range of significant benefits through SWMK.



SWMK will be a **healthy and successful place**, founded upon the principles of a 20 minute neighbourhood with the facilities available within the wider South West Milton Keynes growth area.



Good pedestrian and cycle routes will provide viable alternatives to access local employment hubs, education facilities, healthcare and leisure facilities.



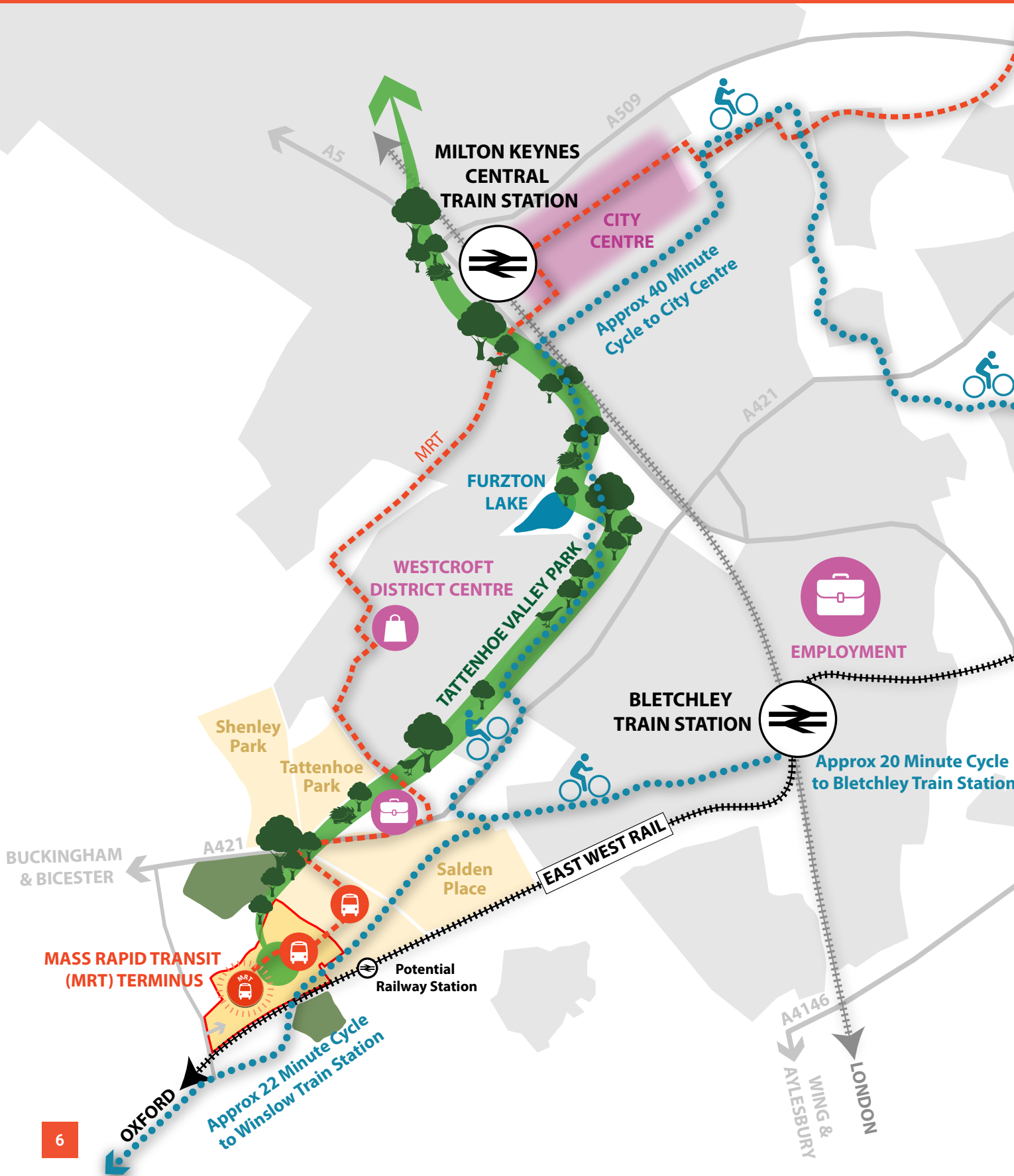
Public transport will provide connectivity to Bletchley, Central Milton Keynes and to surrounding settlements including Winslow.

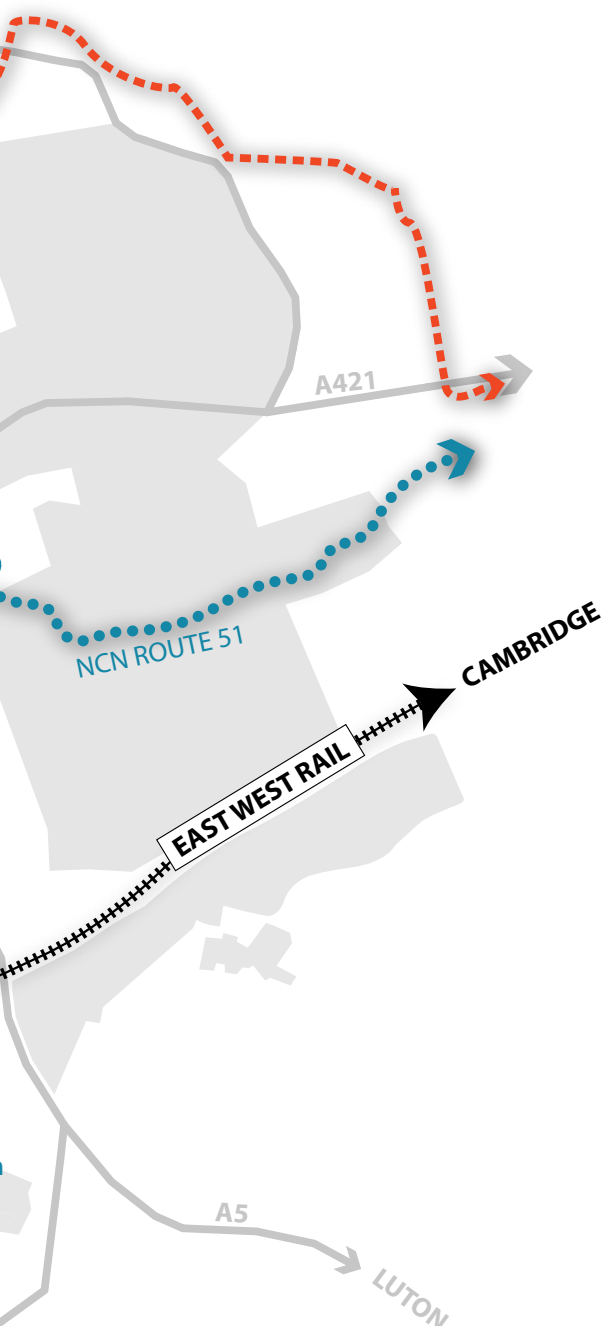
SWMK represents an opportunity to provide **up to 1,500**

new high quality and energy efficient homes

including affordable homes of different tenures, a community hub, extended strategic green infrastructure, a mix of other potential land uses to reduce the need to travel, and new public transport infrastructure.

Exceptional Connectivity





SWMK will benefit from exceptional sustainable connectivity to existing and future employment opportunities and facilities within Milton Keynes and further afield in London, Oxford and Cambridge:



MASS RAPID TRANSIT (MRT)

- 'Easy' Extension of the MRT Network
- Approx. 25 mins to Milton Keynes City Centre



CYCLE CONNECTIVITY

- Extending the Redway Network
- Approx. 20 mins to Employment Opportunities in Bletchley
- Approx. 40 mins to Milton Keynes City Centre via Tattenhoe Valley Park
- Approx. 22 mins to Winslow East-West Railway Station



RAIL CONNECTIVITY

- Potential new East-West Railway Station
- Fast train connections to London via Milton Keynes Central Station
- Direct train connections to Oxford and Cambridge via Bletchley and Winslow Railway Stations

Delivering Smart & Sustainable Mobility

The proposed neighbourhoods will be served by extending the proposed Mass Rapid Transport (MRT) network and Cycle Redway network, alongside a potential new East-West Railway Station.

A state-of-the-art MRT Terminus with a **SMART AND SUSTAINABLE MOBILITY HUB** will provide first and last mile connectivity, including:



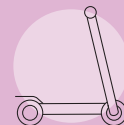
SUPPORTING MK CONNECT

Extended MRT network providing frequent services every 10 minutes and access to Milton Keynes City Centre in approximately 25 minutes



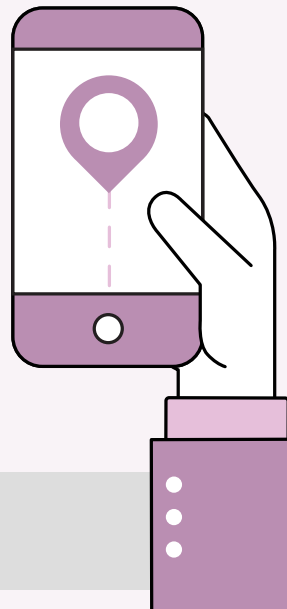
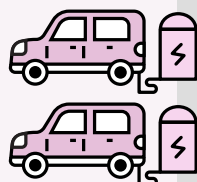
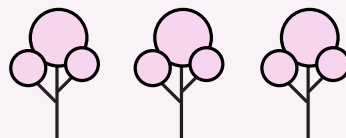
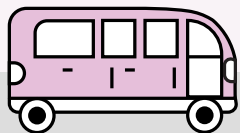
MAAS MOBILITY APP

Integrating modes of transport into a single platform so people can easily plan, book and pay for their transportation needs



OTHER FACILITIES

Bike / Electric Scooter Hire, Autonomous Last Mile Deliveries, Fast EV Charging, Car clubs



Centrally located MRT terminus featuring a Smart & Sustainable Mobility Hub

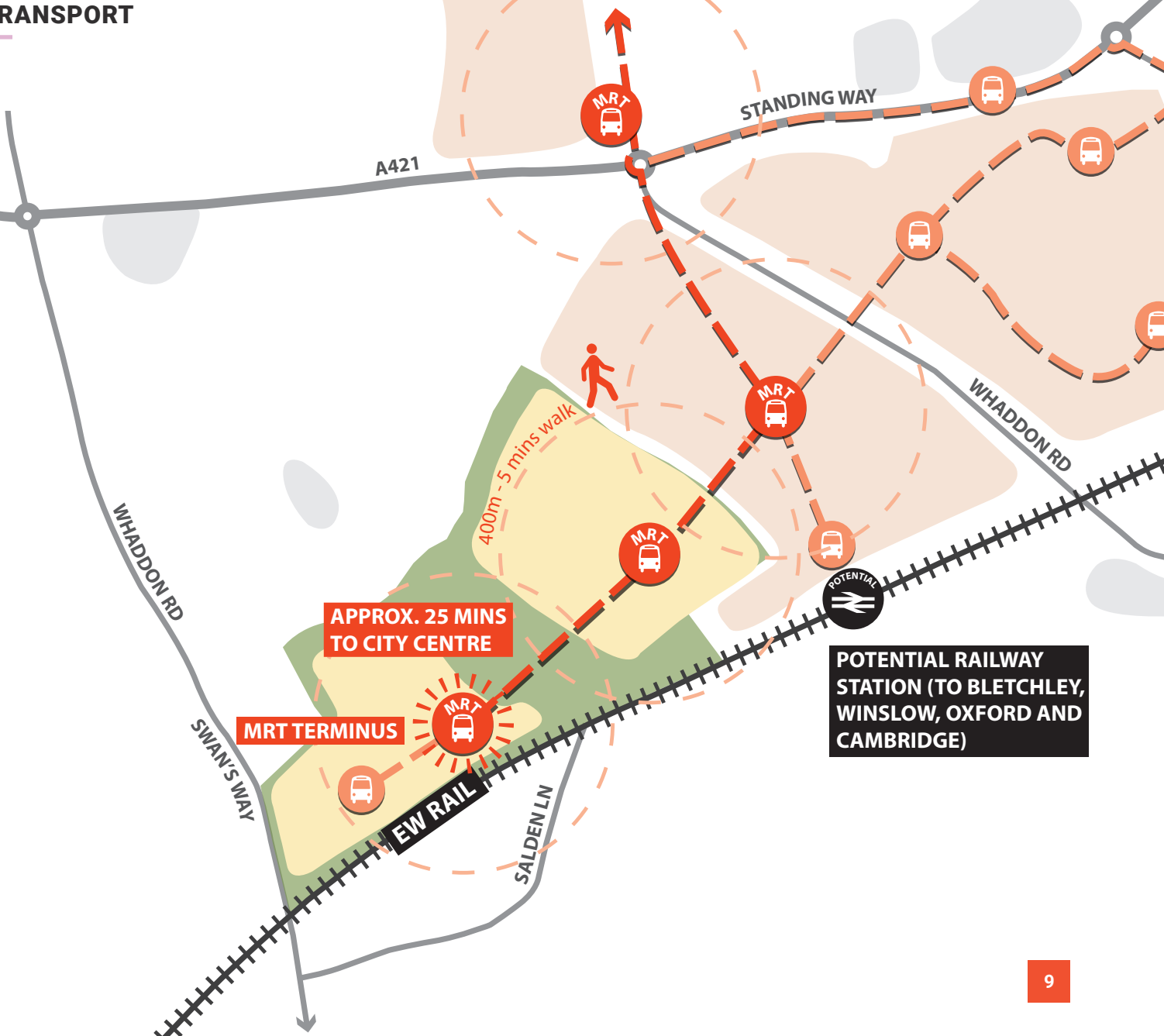


Potential East-West railway station providing direct rail connections to Oxford and Cambridge and to London via Bletchley Station



Bus network complementing the MRT services and potentially enhancing existing public transport routes serving nearby communities at Buckingham and Winslow

PUBLIC TRANSPORT



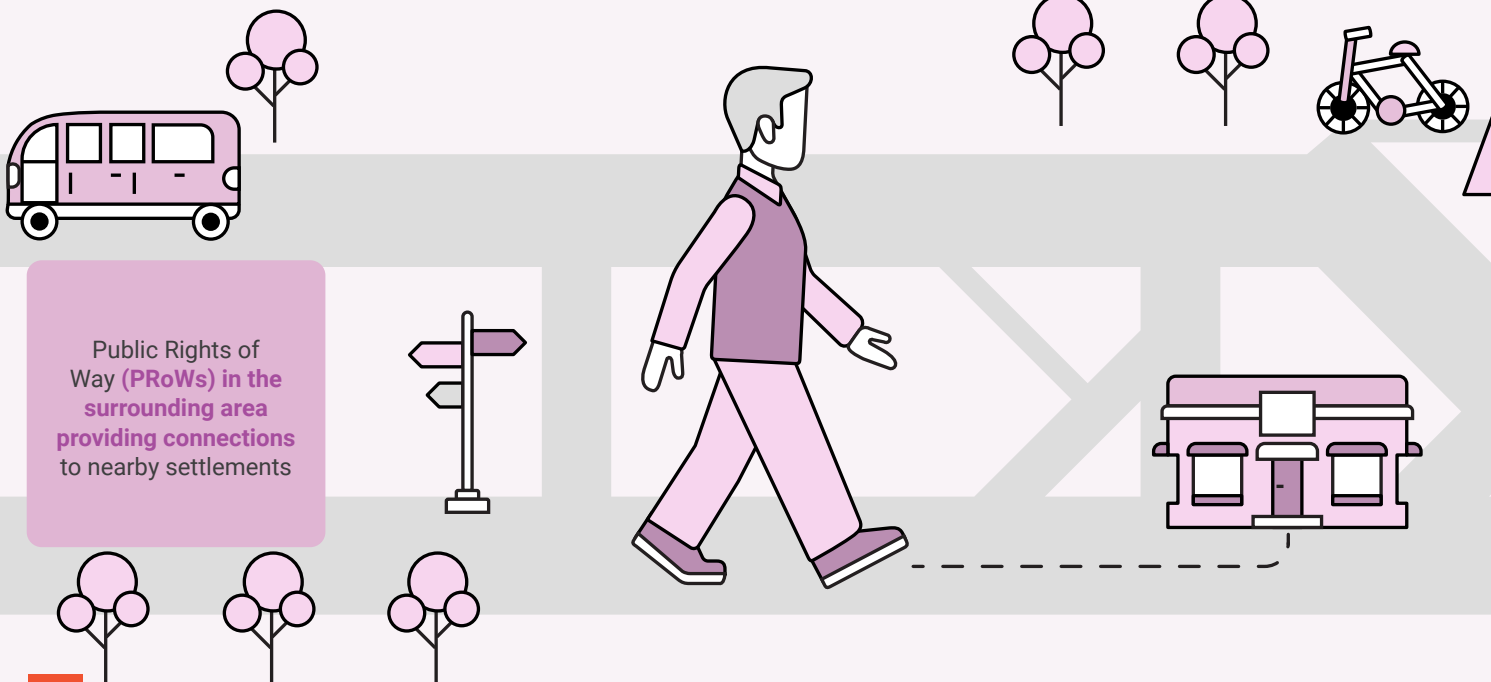
Creating Walkable Neighbourhoods

Development at SWMK provides the opportunity to deliver **WALKABLE NEIGHBOURHOODS** and contribute to Milton Keynes' strategic movement network which will create a people-friendly, healthy and inclusive place to support social interaction and healthier lifestyles.

Swan's Way / Midshires Way to form a Leisure Route connecting the Site to Tattenhoe Valley Park

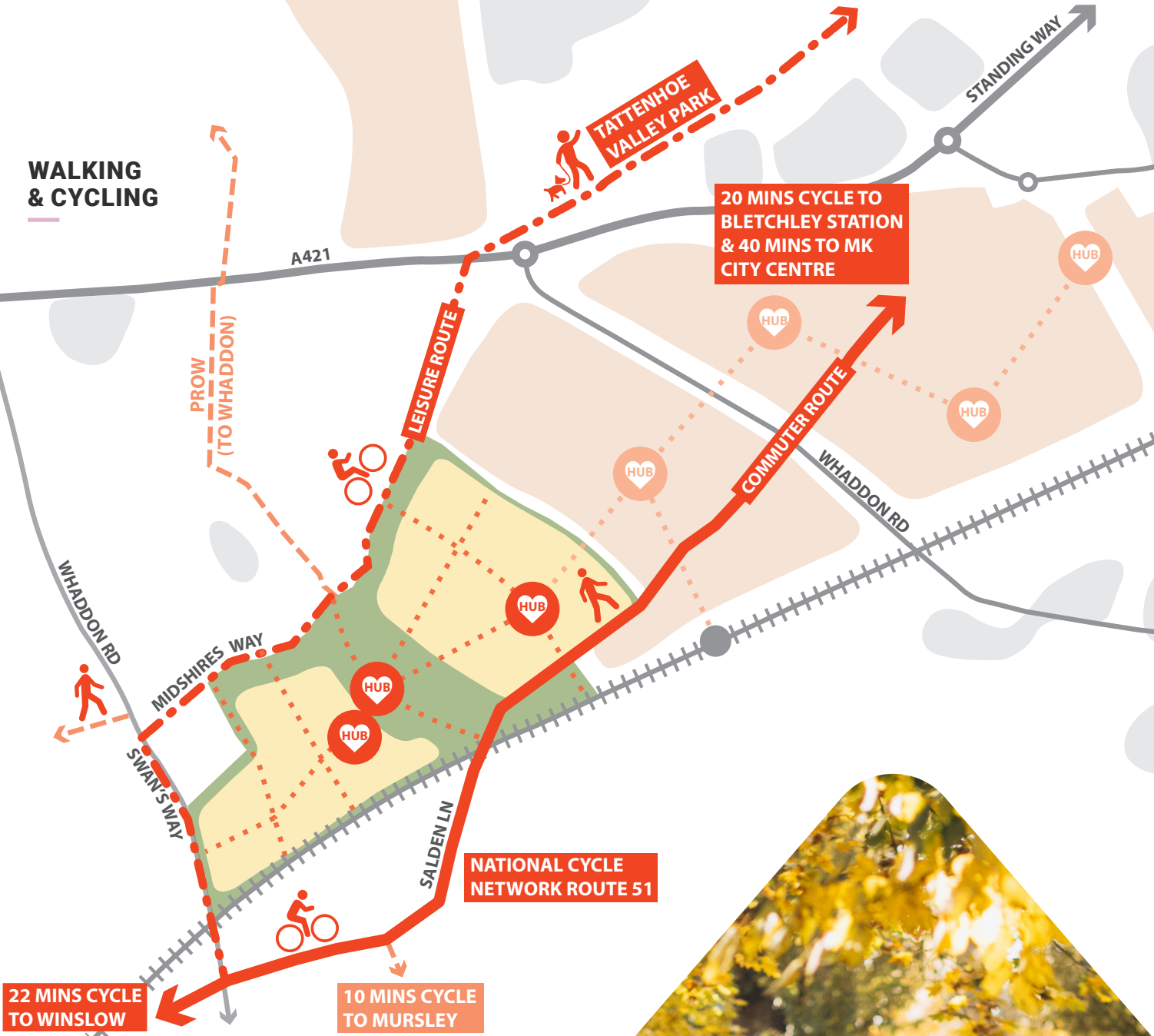
Within the Site, pedestrian links along existing hedges and green corridors connecting MRT nodes and community facilities to create walkable neighbourhoods

National Cycle Network Route 51 to be enhanced to create a direct commuter route to Milton Keynes City Centre and Bletchley Station



Public Rights of Way (PROWs) in the surrounding area providing connections to nearby settlements

**WALKING
& CYCLING**



A *logical direction* for growth

The landscape context of the Site provides a series of **NATURAL PHYSICAL BOUNDARIES** that will allow Milton Keynes to grow to the south west in a positive and controlled way.

TOPOGRAPHY & VIEWS

Views of the Site are contained by areas of higher ground and prominent ridgelines, approximately 2km to the south and north west of the Site. The overall aspect of the Site is oriented towards the existing south western edge of Milton Keynes.

Development in this location would therefore adjoin the existing urban area without threatening the qualities of the more rural areas to the southwest.



View looking north towards the Site



View looking east towards the Site

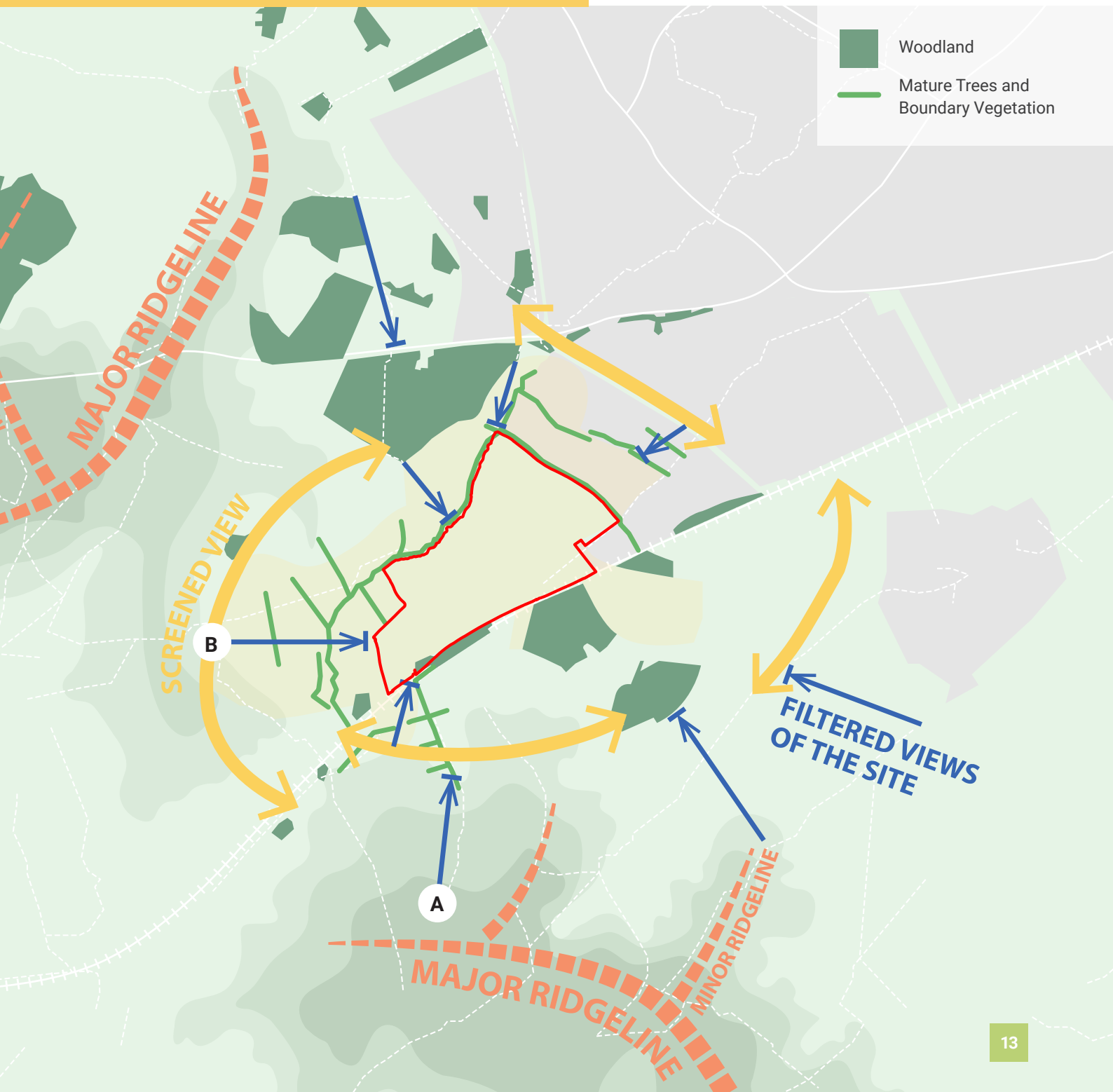
Visual Containment of the Site

Prominent ridgelines that exist to the south and north west provide visual containment of the Site which is further supported by existing woodland, pockets of trees and hedgerows.

LANDSCAPE CHARACTER

Intensive arable land use in the eastern and southern parts of the Site has resulted in limited vegetation cover. Mature trees and hedgerows, field ponds and the rolling topography within the Site provide structure in the local landscape and contribute to the enclosed feel of the landscape to the north.

The central area of the Site lacks complexity and development provides opportunities to restore characteristic landscape elements and enhance the local landscape character and biodiversity.



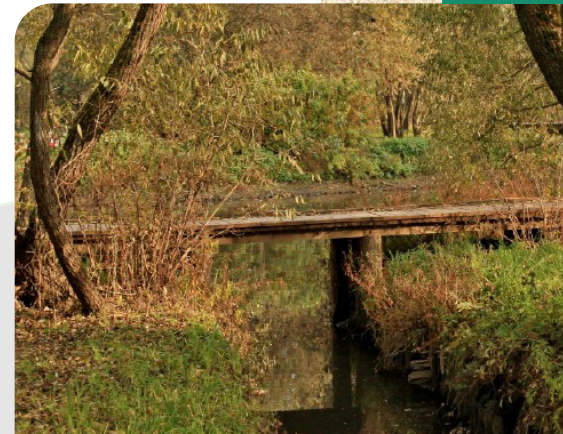
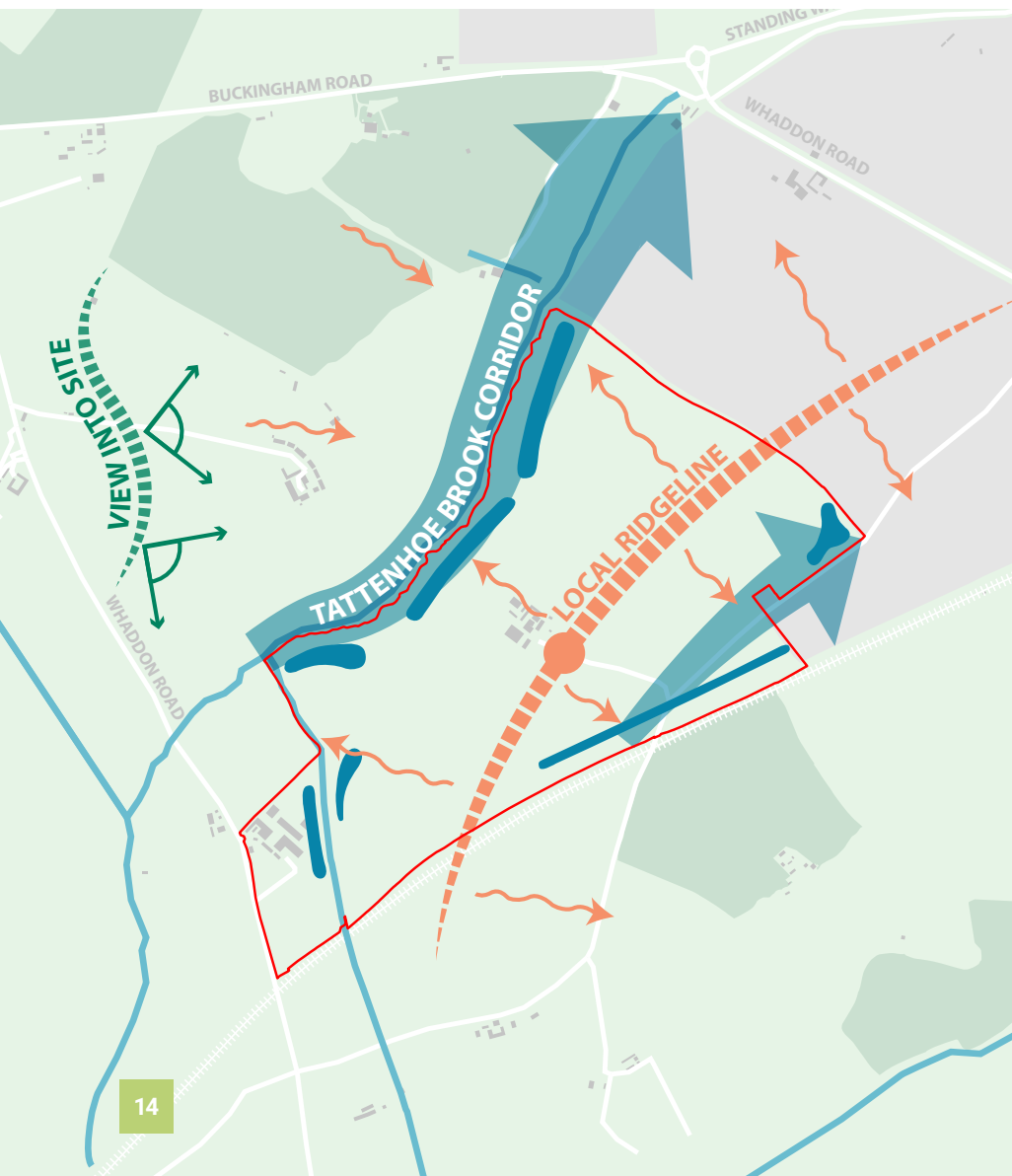
Lots of Opportunities *few Constraints*

The natural features of the site provide opportunities to create an attractive **LANDSCAPE LED DEVELOPMENT**

BLUE INFRASTRUCTURE

The Site features a gentle ridge with a high point approximately at Lower Salden Farm. SWMK will maintain the existing drainage regime by draining to the northern and southern boundaries, with attenuation features integrated into a green edge to the Site.

Flooding does not pose a key risk or impediment. Sustainable drainage features located along the Tattenhoe watercourse and railway corridor will provide betterment by controlling the rate and volume of surface water leaving the Site.

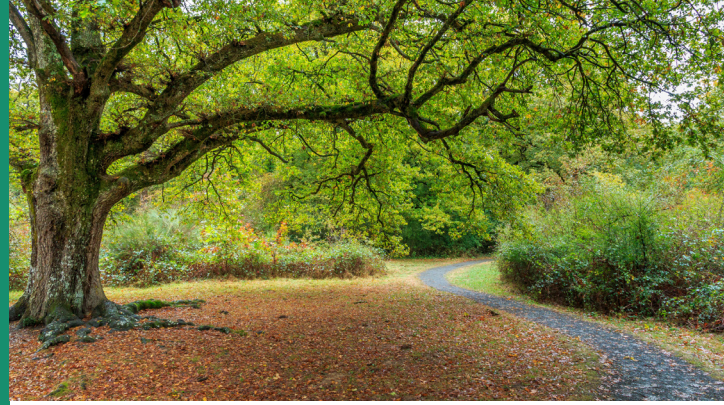


Creating Sustainable Drainage Blue Corridors

Tattenhoe Brook runs along the northern boundary of the Site creating an opportunity for enhancement to support a biodiverse landscape.

A Strong Green Infrastructure Framework

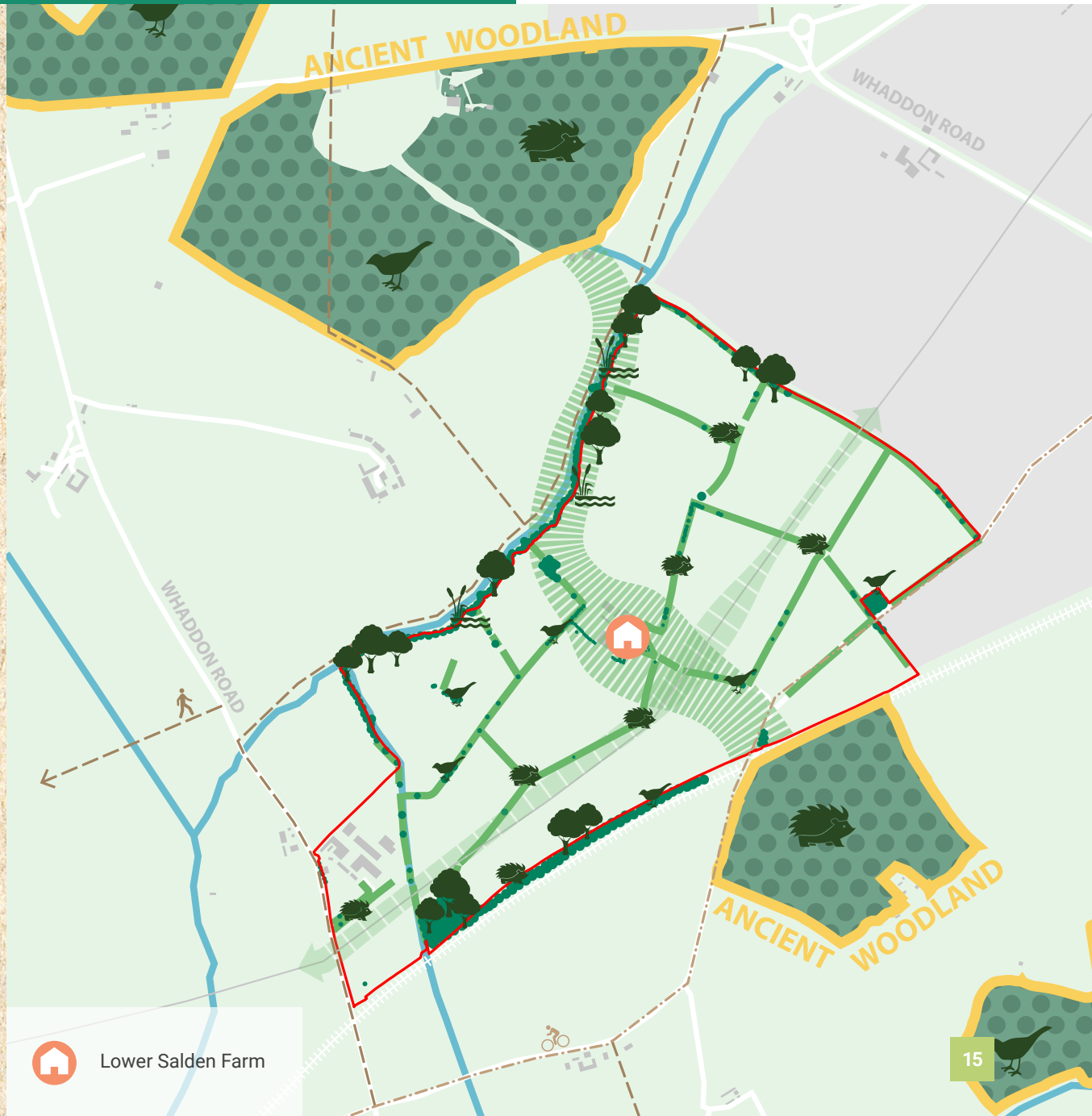
The green framework, made up of hedgerows and trees, provides the opportunity for attractive green pedestrian and cycle friendly streets serving the new community.



LANDSCAPE ASSETS

The Tattenhoe Brook corridor, railway corridor and ancient woodlands to the north and south offer potential for enhanced ecological connectivity within and beyond the Site.

Lower Salden Farm (Grade II listed) provides an opportunity to maintain the landmark historic buildings within open space and provide a unique focal point at the heart of the development.



Maximising the Site's Assets



CO-LOCATION OF FACILITIES

- Key facilities, including a primary school, community centre, a local shop/ café and potential for a remote working hub to support home working and subsidised startup employment units, will be located in proximity to key transport nodes. This will be focussed around the MRT Terminus and associated Mobility Hub to facilitate sustainable walkable neighbourhoods creating a heart for the new community at SWMK.
- Up to 1,500 homes including Affordable, Social Rent and Self Build Units within walking distance of facilities.
- Sports and play facilities will be located within close proximity to these hubs activating the central green space, and within the green pedestrian and cycle network serving the site.



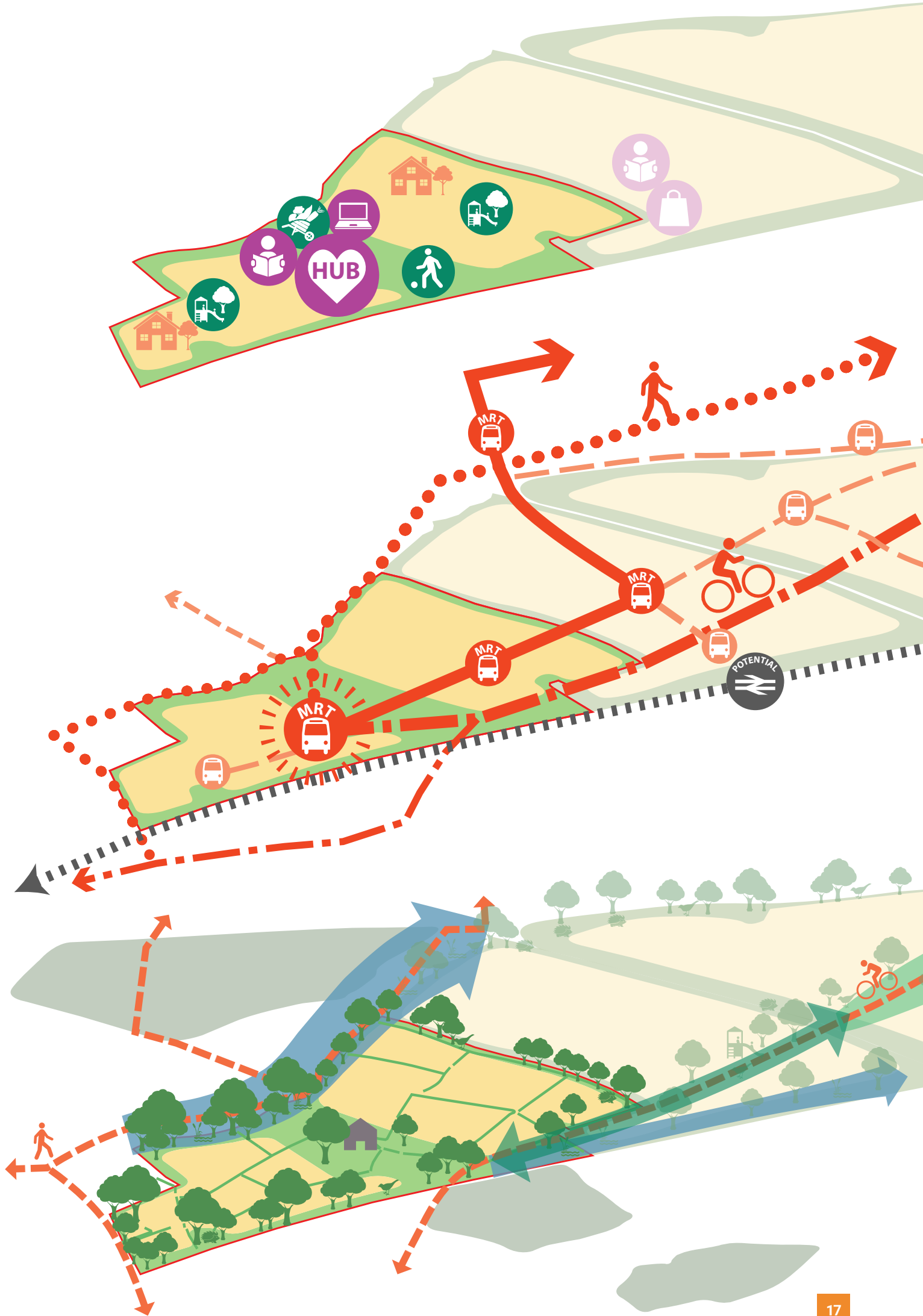
MRT / ACTIVE TRAVEL CONNECTIVITY

- The MRT terminus will be located towards the centre of the Site to maximise accessibility to this important facility.
- A Leisure Route running along the northern boundary of the Site will facilitate pedestrian and cycle movement to Tattenhoe Valley Park and towards the city centre.
- A Commuter Route along the southern boundary will enable pedestrian and cycle connections towards Bletchley. Both strategic routes will converge at the MRT terminus as well as provide connections to the East West Railway Station at Winslow and nearby villages to the south and west.



GREEN & BLUE STRATEGY

- Existing landscape features, including watercourses, hedgerows and trees, will become part of a wider green framework with a focus on a Central Green Space.
- Tattenhoe Brook will be enhanced to create a green and blue corridor, supported by attenuation feature and native species planting.



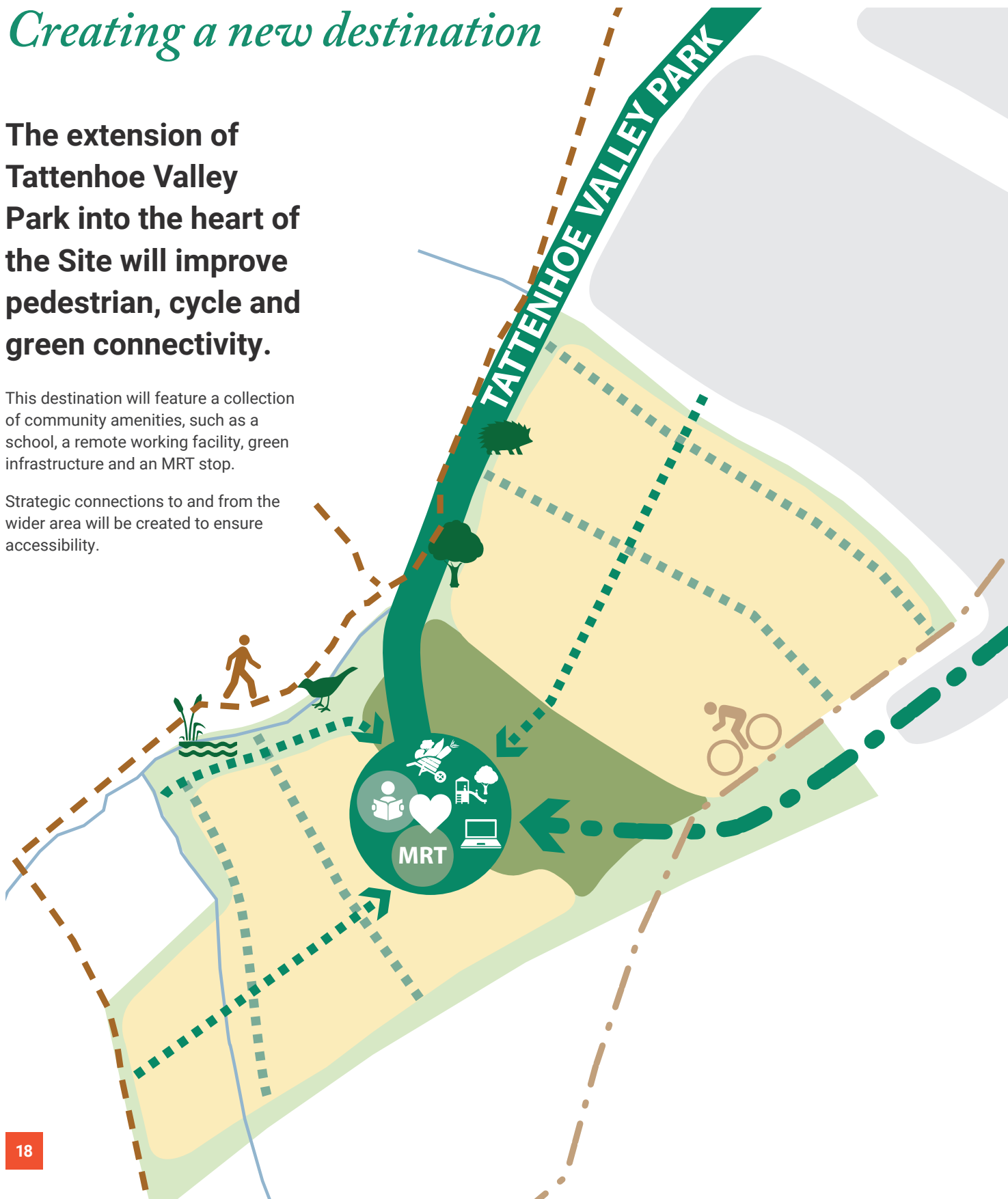
Extending Tattenhoe Valley Park

Creating a new destination

The extension of Tattenhoe Valley Park into the heart of the Site will improve pedestrian, cycle and green connectivity.

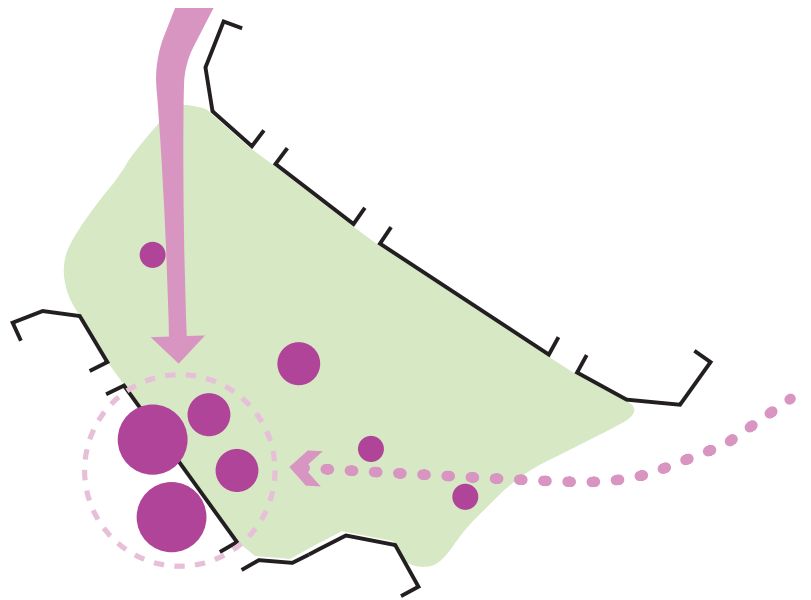
This destination will feature a collection of community amenities, such as a school, a remote working facility, green infrastructure and an MRT stop.

Strategic connections to and from the wider area will be created to ensure accessibility.



A Central Green Space offering a range of facilities

The mix of co-located facilities provided will support the central green space and will attract and serve a range of users, enhancing the quality of life for residents and visitors.



Parkland Activities and new habitats

The central green space will be activated through a mix of facilities.

Enhanced landscaping will create pleasant vistas and visual interest from adjacent built form.

Landscape will promote and contribute to positive health and wellbeing.

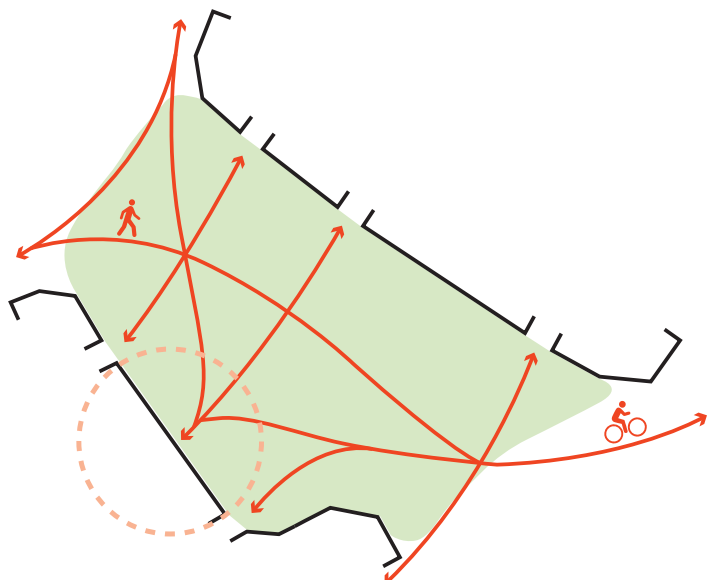
Pedestrian and cycle links improve accessibility to the central green space.



Permeable Open Space bringing together the new community

Pedestrian and cycle links will be provided within the green open space to improve connectivity to the Site and this central space, as well as within the Site.

Creating links with key nodes within the Site and wider development area.



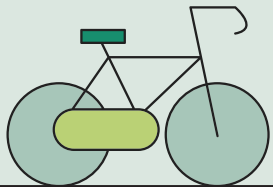
Responding *Positively* to the Climate Emergency

6 KEY SUSTAINABILITY TARGETS

1

An emphasis on **SUSTAINABLE TRANSPORT** measures

see Delivering Smart & Sustainable Mobility on page 8



3

Creating a **DISTINCTIVE & INCLUSIVE** community

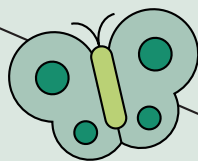
- Much needed **AFFORDABLE HOMES**
- Distinctive, beautiful landscape and built form character to be enhanced by **SELF-BUILD** plots



2

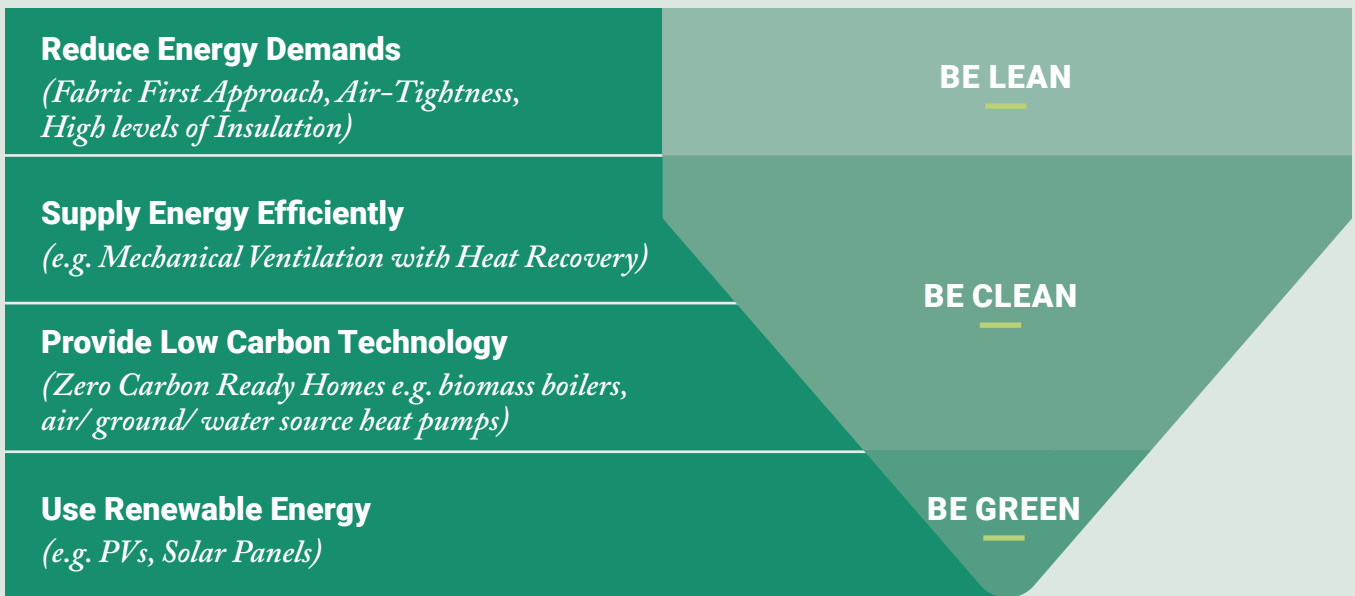
Delivering **BIODIVERSITY NET GAIN**

- **ECOLOGICAL CONNECTIVITY**, focused on Tattenhoe Brook, the railway line (including elements of the Local Wildlife Site) and reinforcing links between areas of local woodland
- **CREATIVE MANAGEMENT** of new and enhanced elements of green infrastructure including grassland, tree/hedgerow networks and wetlands
- **MAXIMISING THE OPPORTUNITY FOR ECOLOGICAL GAIN** through incorporating features such as green roofs and bat boxes across the development



ENERGY HIERARCHY


This will be used to inform the design, construction, and operation of homes and facilities.



CONTRIBUTE TO THE NET ZERO CARBON ECONOMY

5

Development in accordance with the **ENERGY HIERARCHY**

- REDUCE ENERGY DEMANDS 
- PROVIDE LOW CARBON TECHNOLOGIES *(Zero Carbon Ready Homes powered and heated by electricity only)*
- SUPPLY ENERGY EFFICIENTLY
- USE RENEWABLE ENERGY where viable



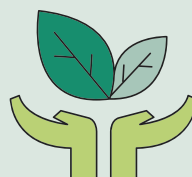
4

CO-LOCATION OF FACILITIES with Mobility Hub / MRT Stops

- Potential **REMOTE WORKING HUB** to support home working trend
- **SUBSIDISED STARTUP EMPLOYMENT UNITS** to encourage new enterprises
- **PRIMARY SCHOOL** and **COMMUNITY FACILITIES**

6

Promoting **HEALTH & WELLBEING**



- Provision for **EXCEPTIONAL ACTIVE TRAVEL CONNECTIVITY**
- **INTERCONNECTED PLAY AREAS & TRIM TRAILS** activating green corridors

Bringing Together the Vision





SWMK presents a unique opportunity to **complete a sustainable new community** served by exceptional connectivity and delivering a new destination for Tattenhoe Valley Park

Delivering Benefits

Exceptional Connectivity



- **Smart Sustainable connections** into the City Centre, Bletchley and wider employment opportunities in London, Oxford and Cambridge
- **MRT network extension** with central terminus in the middle of the Site



Smart & Sustainable Mobility



- **Walkable neighbourhoods** served by an extended MRT network
- **Mobility Hub** catering for all modes of transport

Extending Tattenhoe Valley Park



- Potential for direct **connections to the central network** of public parks within Milton Keynes (Furzton Lake/ The National Bowl)
- Creation of a **New Destination** at the heart of the Site, including a community centre and greenspace
- Contribution to **positive health and wellbeing** through enhanced and connected landscapes

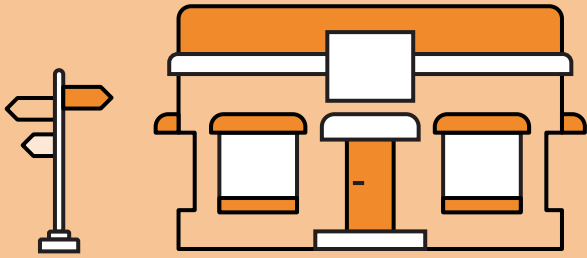


Green Infrastructure Framework



- **Ecological connectivity** north-south through the centre of the Site
- **Sustainable Drainage Blue Corridor** along Tattenhoe Brook
- **Retained open space** around Lower Salden Farm will allow its significance to be readily experienced

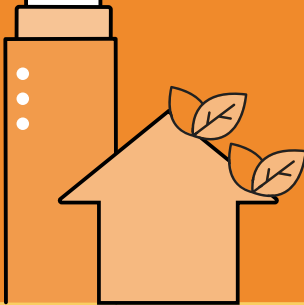




Co-Location of Facilities



- Community facilities located around the MRT terminus and associated Mobility Hub to **maximise accessibility**
- **Up to 1,500 homes** including **Affordable, Social Rent** and **Self Build Units** within walking distance of facilities
- Delivery of a **primary school, local shops, remote working hub** and **start-up employment units**



Responding Positively to the Climate Emergency



- Development in accordance with **Energy Hierarchy**
- Delivery of **Biodiversity Net Gain**
- Incorporation of **Sustainable Transport Measures**
- Provision of **water efficient homes**



SWMK

SOUTH WEST MILTON KEYNES

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LAND