

SALDEN CHASE
OUTLINE PLANNING APPLICATION

Chapter 2: Project Description

2.0 APPLICATION SITE AND PROJECT DESCRIPTION

The Application Site Context

- 2.01 Salden Chase is situated within the Parish of Newton Longville and to a lesser extent Mursley both of which are wholly in the District of Aylesbury Vale.
- 2.02 The southern boundary of the site is defined by the existing East / West railway line. The western extremity of the site is defined by Lower Salden Farm with its ancillary access road and the blocks of woodland that about the Parish of Mursley in Aylesbury Vale. The northern boundary is delineated by the former Buckingham Road together with the recently dualled A421 in the Parish of Shenley Brook End, Milton Keynes. The eastern boundary is defined by the previously built up edge of Far Bletchley in the Parish of West Bletchley, Milton Keynes.
- 2.03 Land to immediate north of Salden Chase is currently being developed by the Homes and Communities Agency (HCA) commercial development partners for a series of high bay warehouses and related employment uses on land at Snelshall East and West. Abutting this, the opportunity has been taken by both HCA and Milton Keynes Partnerships (MKP) to deliver the linking advanced infrastructure to the Tattenhoe Park neighbourhood, once complete this infrastructure will provide new links to the sites northern hinterland and wider connections to Bletchley and Central Milton Keynes.
- 2.04 The site context is illustrated on Figure 2.1

2.05 The scheme to which this sustainable urban extension relates encompasses land within the jurisdiction of the development plan powers of Aylesbury Vale District Council. Consequently, any application will need to comply with policy guidance prepared by Aylesbury Vale District Council. However, since the site is immediately adjacent to the borough of Milton Keynes, the proposal also needs to give due weight to the policy context guidance provided by Milton Keynes Council and as such the ES team has defined a cross border study area.

The Salden Chase Site

2.06 The site's broader context is provided by the A421 to the north and the village of Newton Longville to the south east. To the north of the site are Tattenhoe Park, Snelshall West and Snelshall East in Milton Keynes. Further to the south west is the development area Newton Leys. To the west of Salden Chase is the Vale of Aylesbury with its gently undulating agricultural land and limited areas of defined woodland.

2.07 The application site is shown in Figure 2.3 and is primarily undulating agricultural land either side of the Weasel Lane ridge. Areas of woodland to the north west, west and south west of the site are the vestiges of Whaddon Chase - a once imparked Elizabethan hunting area.

2.08 The topography of the site varies from the Weasel Lane ridge at 120 AOD to areas on the northern boundary at 105 AOD and an area in the south eastern corner at 95 AOD.

- 2.09 The application site is actively farmed with the primarily used being for arable and pasture. Within the general vicinity of the site are a number of currently isolated homes, the Bletchley Leys converted farm complex and a commercial recycling plant.
- 2.10 The current A421 and the Buckingham Road define the site's boundary to the north. Two roads cross the site in a south west to north east and south east to north west direction. Whaddon Road, links the village of Newton Longville to the A421. Weasel Lane, an unmetalled lane, links the village of Mursley to the A421. These two roads intersect in the centre of the centre of Salden Chase.
- 2.11 Within the site, but along the southern edge of the dense A421 landscaping strip, is the retained alignment of the original continuation of the Buckingham Road.
- 2.12 Three public footpaths transect the site. The first, the Milton Keynes Borough Walk is located on the eastern third of Salden Chase, and links Newton Longville with the north east corner of the Salden Chase Site. The second, Swan's Way and third, Midshire Way are located on the western side of the site, and both link surrounding agricultural land and Whaddon Chase woodland to the A421.

Outline of the Development Proposal

Development Context

- 2.13 Milton Keynes was designated within Buckinghamshire as a New Town in 1967 and during the subsequent 35 years has become the fastest growing 'city' in Europe.
- 2.14 The area considered by this document as part of Salden Chase was identified as an emerging area of growth within the Draft Designation Order for Milton Keynes in the late 1960's. More recently, the pedigree of the site has been established through a number of strategic studies including:

1. Llewelyn Davies (1992, 1996 & 1998) studies into MK growth;
2. Roger Tym & Partners Final Report (2003);
3. Faber Maunsell & Partners Transport Study (2003);
4. Milton Keynes & South Midlands Sub Regional Strategy (March 2005);
5. Milton Keynes Partnership 'Strategy for Growth 2031' (June 2006);
6. Review of the Proposed Milton Keynes Strategic Development Areas in the light of the Panel Report with the Draft South East Plan (April 2008); and more recently ;
7. The South East Plan, (May 2009) (Regional Spatial Strategy (RSS) 9).

2.15 Salden Chase, a defined area, has an unparalleled planning policy pedigree of some 40 years of examination and re-examination all of which have led to the RSS Panel's support for the broad direction of growth that was envisaged in Milton Keynes Partnerships 'Strategy for Growth 2031' and its embodiment in the South East Plan.

Elements of the Salden Chase Proposal

2.16 Planning consent is sought for development comprising the elements itemised below:

Outline planning application with all matters reserved except for access for a mixed-use sustainable urban extension for up to 5,311 mixed tenure homes (C3) to the south west of Milton Keynes, with the following:

- **an employment area of 7.4ha including:**
 - **up to 31,200m² of employment floorspace (Classes B1a, B1b, B1c and B2);**
 - **utilities and renewable energy infrastructure (sui generis);**
 - **the relocation of a commercial recycling centre on a site of up to 1 ha (sui generis); and**
 - **a site for a household recycling centre on a site of up to 1 ha (sui generis);**
- **a neighbourhood centre of 5.25 ha including:**
 - **a reserve site for a railway station (sui generis);**
 - **up to a 5,500m² food retailing supermarket (Class A1);**
 - **up to 2,000m² (A1 retail, A2 financial and professional services, A3 restaurants / cafes, A4 drinking establishments and A5 hot food take aways);**
 - **up to 2,000m² small scale commercial (B1a and B1b) uses;**
 - **up to 274 of the mixed tenure residential units (C3);**
 - **utilities and renewable energy infrastructure (sui generis);**
 - **up to a 220m² Thames Valley Police one stop facility (sui generis); and**

- **up to 11,250m² a community library (D1), private crèche (D1), community / religious worship / instruction facility (D1) and health (D1), leisure (D2);**
- **two local centres and a small mixed use centre on a total of 1.78 ha including:**
 - **up to 2,435m² (A1 retail, A2 financial and professional services, A3 restaurants / cafes, A4 drinking establishments and A5 hot food take aways);**
 - **up to 2,420m² community facilities (D1), private crèches (D1) and health (D1), leisure (D2), an emergency / ambulance call point (sui generis);**
 - **utilities and renewable energy infrastructure (sui generis);**
 - **up to 90 of the mixed tenure residential units (C3);**
 - **up to 2,000m² small scale commercial (B1a and B1b) uses; and**
 - **up to 700m² veterinary practice (sui generis);**
- **provision of 19 ha of land to provide education facilities (sites for four primary schools with ancillary early years provision and one secondary school with a post 16 facility);**
- **ground remodelling;**
- **94.41 ha of multi functional green infrastructure including: parkland, sports and recreational facilities; play areas, wildlife areas, a range of strategic open spaces including new landscaping, a wildlife area,**

woodland, allotments; foul and surface water drainage networks (including SUDS and lakes);

- **associated highway infrastructure (including two spur roads, primary streets, residential streets, pedestrian footpaths and cycle routes); and**
- **public transport infrastructure (including a community reserve site of up to 2 ha for a Park and Ride site for up to 500 vehicles) and car parking for all uses.**

2.17 To assist with the consideration of this element of the proposal a set of drawings accompany the Development Framework Plan- the Parameter Plans. These include the following:

Figure 2.5: Parameter Plans;

Parameter Plan SWMK01/PP/02 Rev B - Primary Movement Network;

Parameter Plan SWMK01/PP/03 Rev B - Public Transport Movement Network;

Parameter Plan SWMK01/PP/04 Rev B - Dedicated Pedestrian and Cycle Routes;

Parameter Plan SWMK01/PP/05 Rev B - Density;

Parameter Plan SWMK01/PP/06 Rev B - Building Heights;

Parameter Plan SWMK01/PP/07 Rev A- Open Space Provision; and

Parameter Plan SWMK01/PP/08 Rev A- Landscape Framework