

Proposal for land off Newport Road, Woburn Sands

Swan Hill HOMES

Part of the Raven Property Group

JUNE 2020

Introduction

Swan Hill Homes is looking to bring forward a planning application for around 130 new homes on land off Newport Road, Woburn Sands.

This follows an 18-month period of pre-application consultation with Milton Keynes Council during which we have developed a draft layout of the site which is acceptable to the Council.

We are now keen to engage with the local community and obtain your views on the proposal. In particular, we would like to find

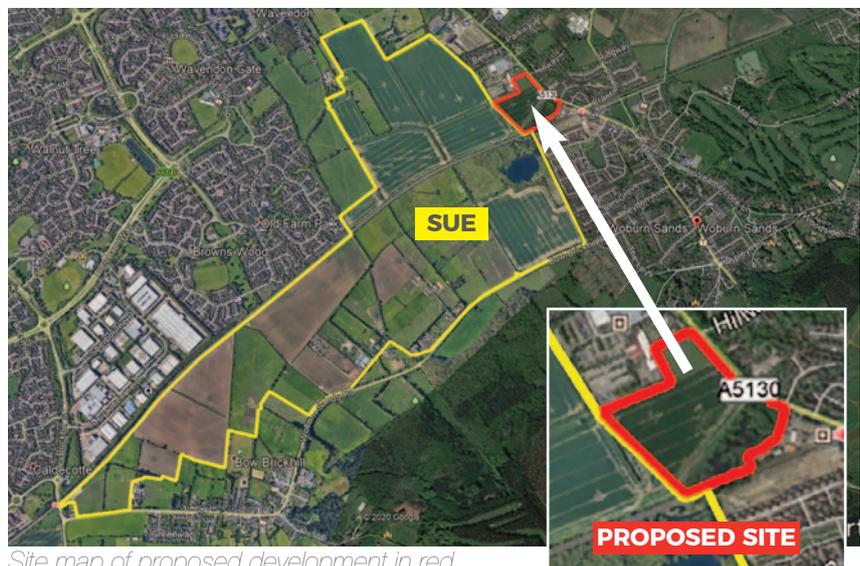
out what is important to the people of Woburn Sands so that where possible we can address these points before we finalise our plans and submit a planning application.

This newsletter provides details about the proposed development and explores the issues which we think might be important to you. It also explains how you can provide your feedback and includes information about a webinar which is being held about the proposal and how you can sign-up for it.

Proposed site

The site is allocated for residential development in the Milton Keynes Local Plan (Plan:MK) as part of the South East Milton Keynes Sustainable Urban Extension (SEMK SUE). Swan Hill Homes is part of the project group working with Milton Keynes Council on producing a development framework that guides the development of the SUE and our proposal for the site.

It is expected that our planning application for the Newport Road site will run alongside the final stages of drafting the Development Framework document.



Site map of proposed development in red

While the site forms part of the allocated SUE area, its scale and position on the very edge of the SUE means that it naturally relates more to Woburn Sands than the main development area. It has independent access and a strong visual connection to

Newport Road, is in a sustainable location, close to the railway station and other public transport, and is also within walking distance of existing facilities and services.

The site is highlighted in red on the map above, with the SUE area marked in yellow.

Key considerations

● DESIGN

The relationship of the site to Woburn Sands and the wider proposed SUE needs to be carefully considered to ensure the character and identity of Woburn Sands as a settlement in its own right is respected and protected going forward. Buffer features are proposed to the rear of the site as part of the wider SUE, and existing features – notably the wetland area to the southern part of the site – are proposed to be retained.

● PUBLIC ACCESS

Although used on an informal basis, it is evident that the Newport Road site is an important link to the wider public footpath network for walkers and locals walking their dogs. We have taken this into account within the design and pattern of streets and the proposed draft layout will continue to maintain these links and the existing network.

● AMENITY

While the wetland area is an important local feature, it currently makes little contribution to the amenity of the area. Our proposal is to establish a proper management plan as part of the development so the wetland area can be better enjoyed by local residents and passing walkers alike, while respecting important ecology values.

● TRANSPORT AND INFRASTRUCTURE

Capacity and impact on existing transport and local schooling will be fully assessed as part of the application. New schools and community facilities are to be provided on the wider SUE in line with a phased approach to the future development. This site will make a financial contribution towards this. A green travel plan will be provided to help maximise transport choice and minimise future residents' reliance on travelling by private car.

● LOCAL HOUSING NEED

The wider SUE forms part of the Council's five year housing land supply. The proposed development will kick start housing delivery and help Milton Keynes Council achieve its new housing requirements at a time when there is justified concern about ensuring delivery of the amount of housing required by Plan:MK. Uncertainty around the route of the Oxford – Cambridge Expressway, including whether it is to be provided at all, coupled with historic under-delivery of housing in recent years, and the impact of the Coronavirus pandemic, is all likely to impact the timing of housing delivery in the borough, including on the South East Milton Keynes SUE.



Artist's impression



Draft layout

Current proposal

The draft layout includes:

- Around 130 high-quality new homes, including approximately 39 affordable homes
- An appropriate mix of housing types and sizes
- Open space for residents to enjoy, including a children's play area
- Retained and enhanced vegetation, including management of the mixed-native hedgerow along the site frontage as well as tree and shrub planting across the site. There will also be a landscape buffer which separates the site from the rest of the SUE, helping to establish the development's own identity and character
- Retention of the pond to the south of the site, with enhanced maintenance
- A new vehicle access via Newport Road
- Safe pedestrian, cycle, public transport and emergency service links with the wider SUE as well as the potential to upgrade to a full link road if required in the future
- Sustainable drainage to manage surface water run-off and prevent drainage and flooding becoming an issue elsewhere
- Appropriate development along the western site boundary facing the proposed open space buffer to the wider SUE

A larger version of the draft layout is available on our webpage –

www.athene-communications.co.uk/woburnsands



Webinar – 25th June 2020 at 6pm

We will be holding a webinar about our proposal where you can hear from the project team and ask questions. The webinar will be held using Zoom, an online video-conference system.

The webinar is due to take place on **25th June at 6pm**. Please sign-up via email, Freephone or Freepost as soon as possible if you would like to take part. Full contact details are given below.

Your feedback

We would be grateful if you would take a few moments to provide your feedback on the proposal. You can do this by:



Completing the survey on our webpage

www.athene-communications.co.uk/woburnsands



Calling our Freephone number

0800 470 1079



Emailing

consultation@swanhill-woburnsands.co.uk



Writing to:

FREEPOST - SWAN HILL HOMES

Please let us know if you would like us to send you a paper copy of the survey to complete.

The closing date for feedback is 6 July 2020.

Next steps

All feedback will be considered very carefully before the plans are finalised and a planning application is submitted. There will also be a further opportunity to comment on the plans as part of Milton Keynes Council's statutory consultation.



RAVEN PROPERTY GROUP

