

SWMK

SOUTH WEST MILTON KEYNES

—
*A Strategic
Opportunity*

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 AONB, and is not subject to any other constraints. **Growth is now already planned and coming forward in this location.**

The first phases of this growth will be **delivered through Salden Chase** 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 3,500 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 Chase, 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 area 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.

SWMK represents an opportunity to provide **approx. 1,500** new high quality and energy efficient homes

including affordable homes of different tenures, a community hub, extended strategic green infrastructure, and new public transport infrastructure.

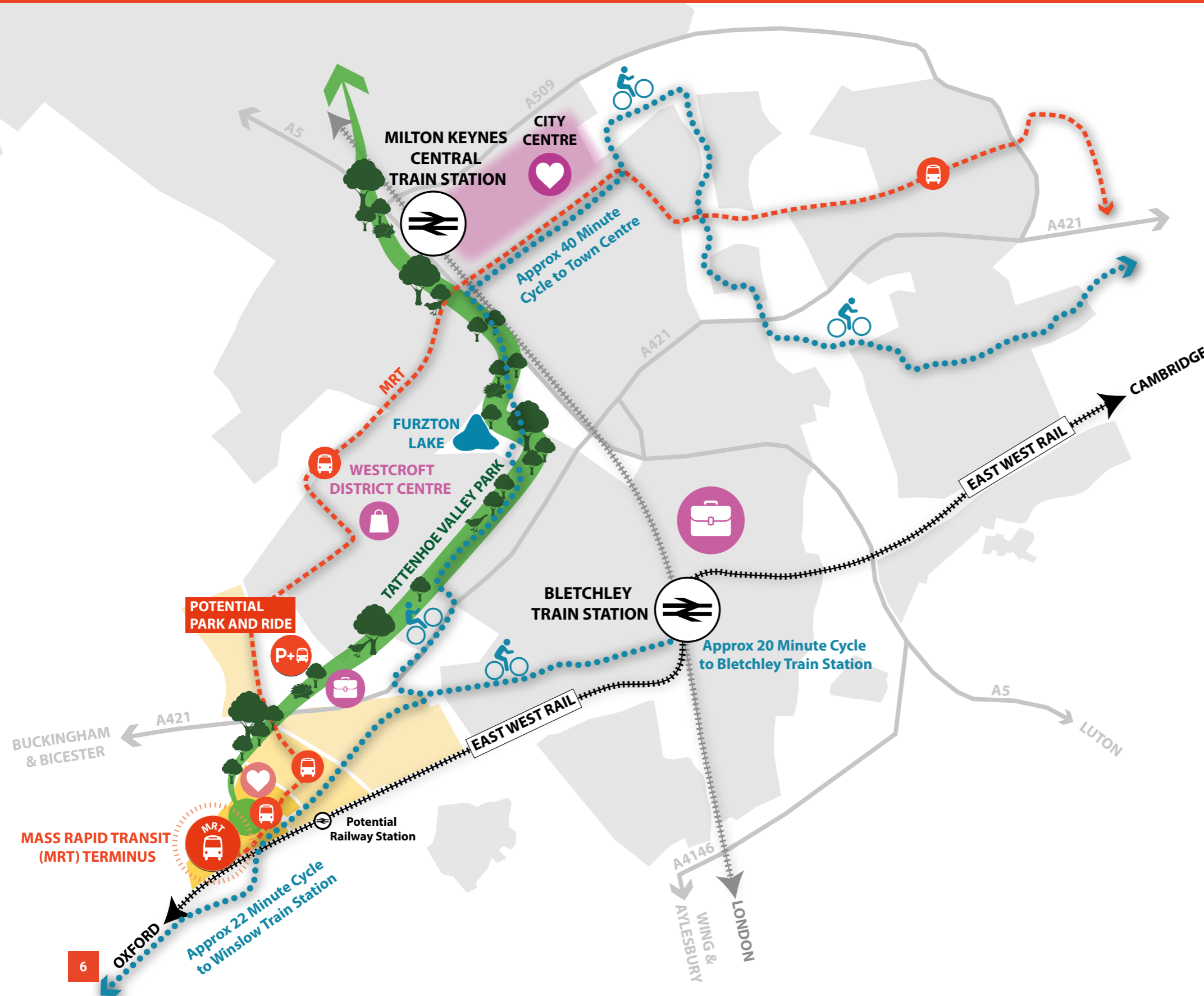


People will choose to **walk or cycle** to access local services, facilities, jobs and recreation.



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

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
- Potential Park & Ride within walking distance



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

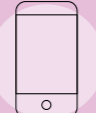
The proposed neighbourhoods will be served by extending the proposed Mass Rapid Transport (MRT) network and Cycle Redway network, alongside the potential new East-West Railway Station.

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



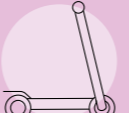
DEMAND RESPONSIVE TRANSPORT (DRT)

Providing shared transport to users who specify their desired location and time of pick-up and drop-off



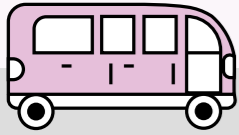
MAAS MOBILITY APP

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

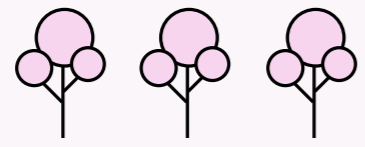
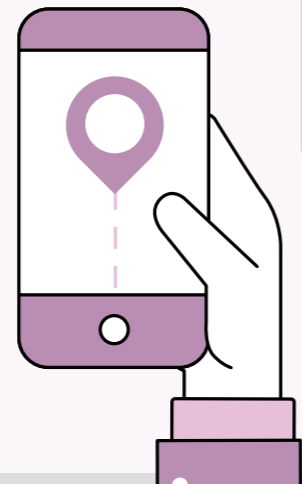



OTHER FACILITIES

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



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

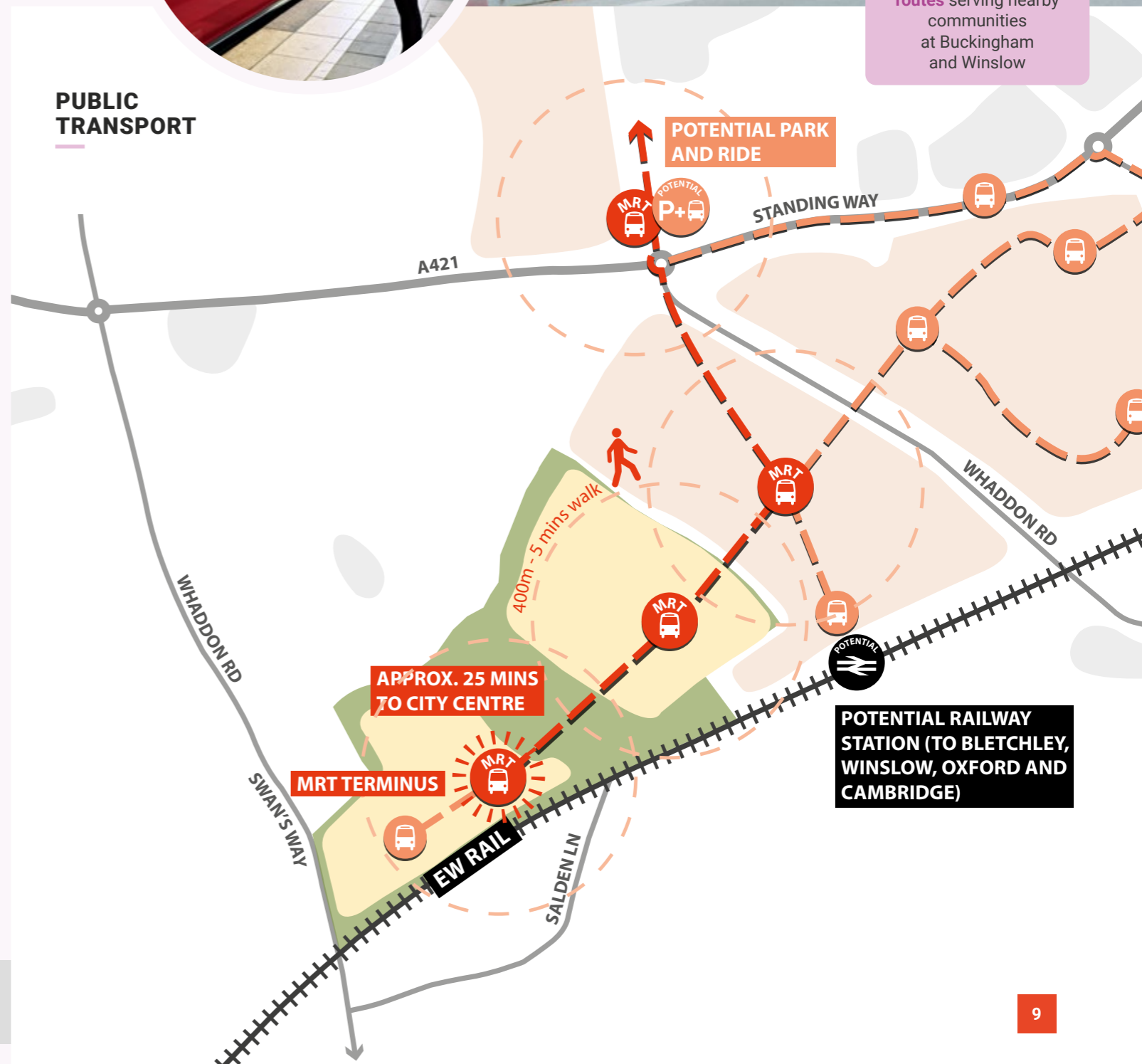




Centrally located MRT terminus featuring a Smart & Sustainable Mobility Hub

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



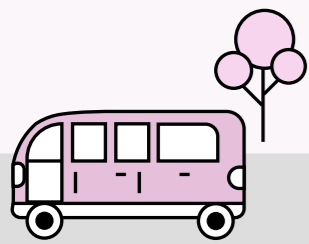
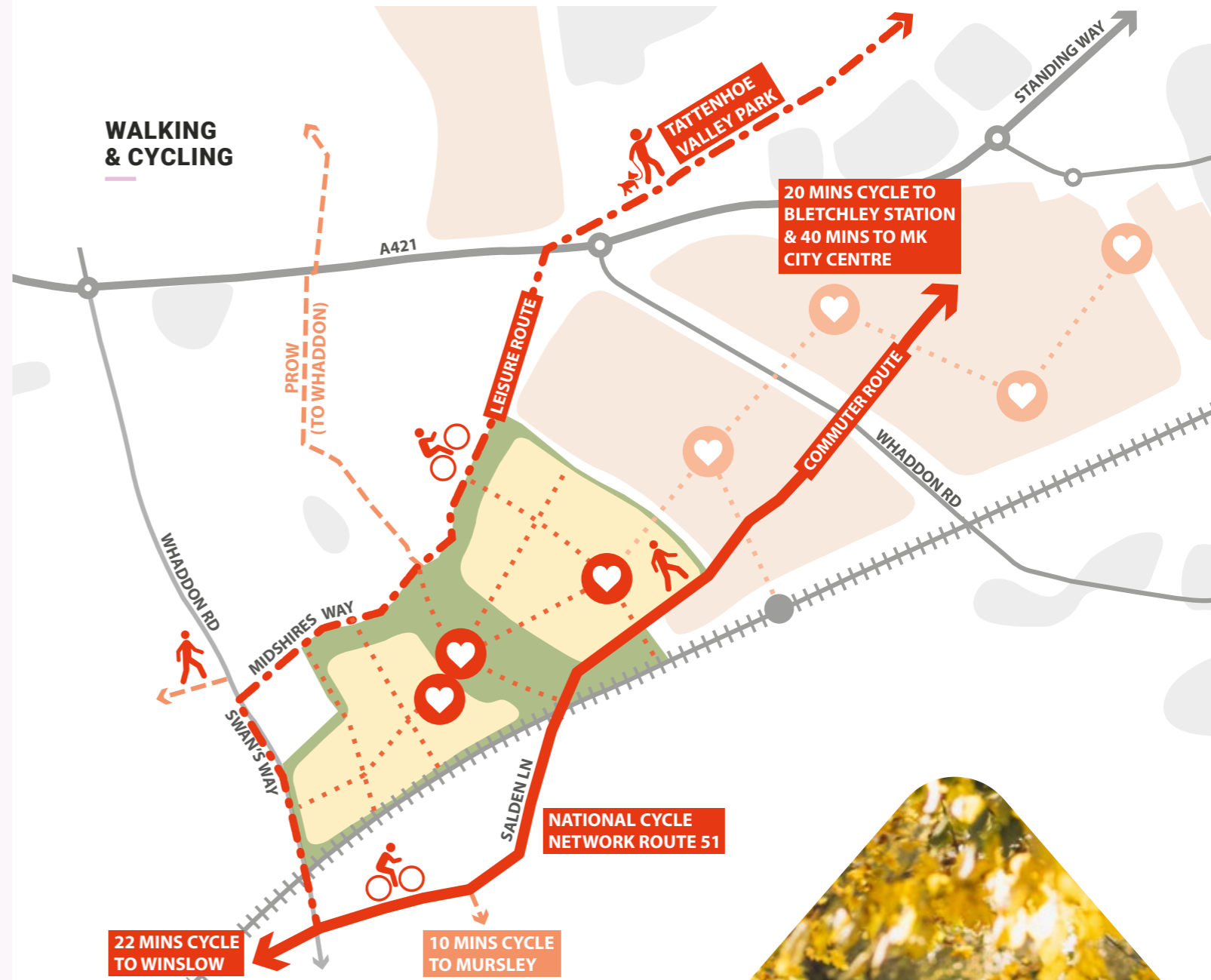
Creating Walkable Neighbourhoods

Development at SWMK provides the opportunity to deliver **WALKABLE NEIGHBOURHOODS** and contribute to Milton Keynes' strategic movement network.

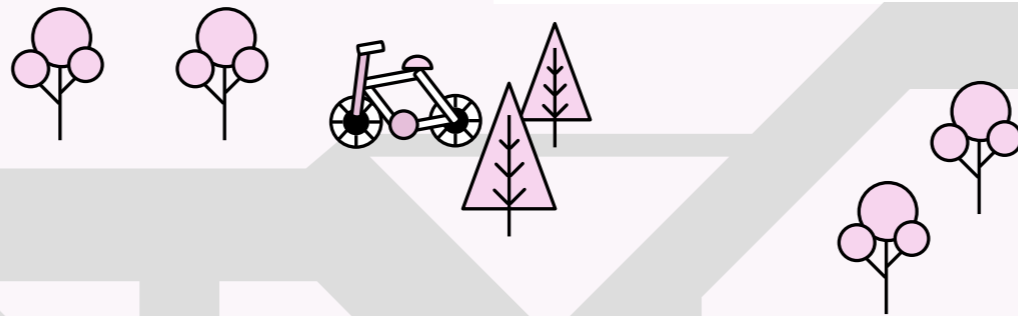
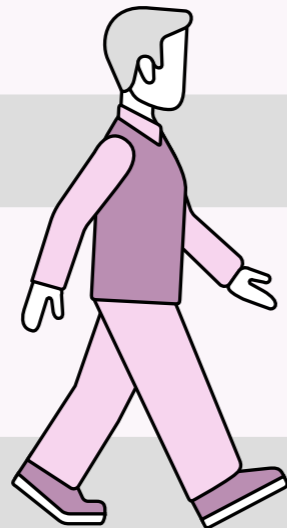
Swan's Way / Midshires Way to form a Leisure Route connecting the Site to Tattenhoe Valley Park

Within the Site, pedestrian links along existing hedges and green corridors connecting MRT nodes 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



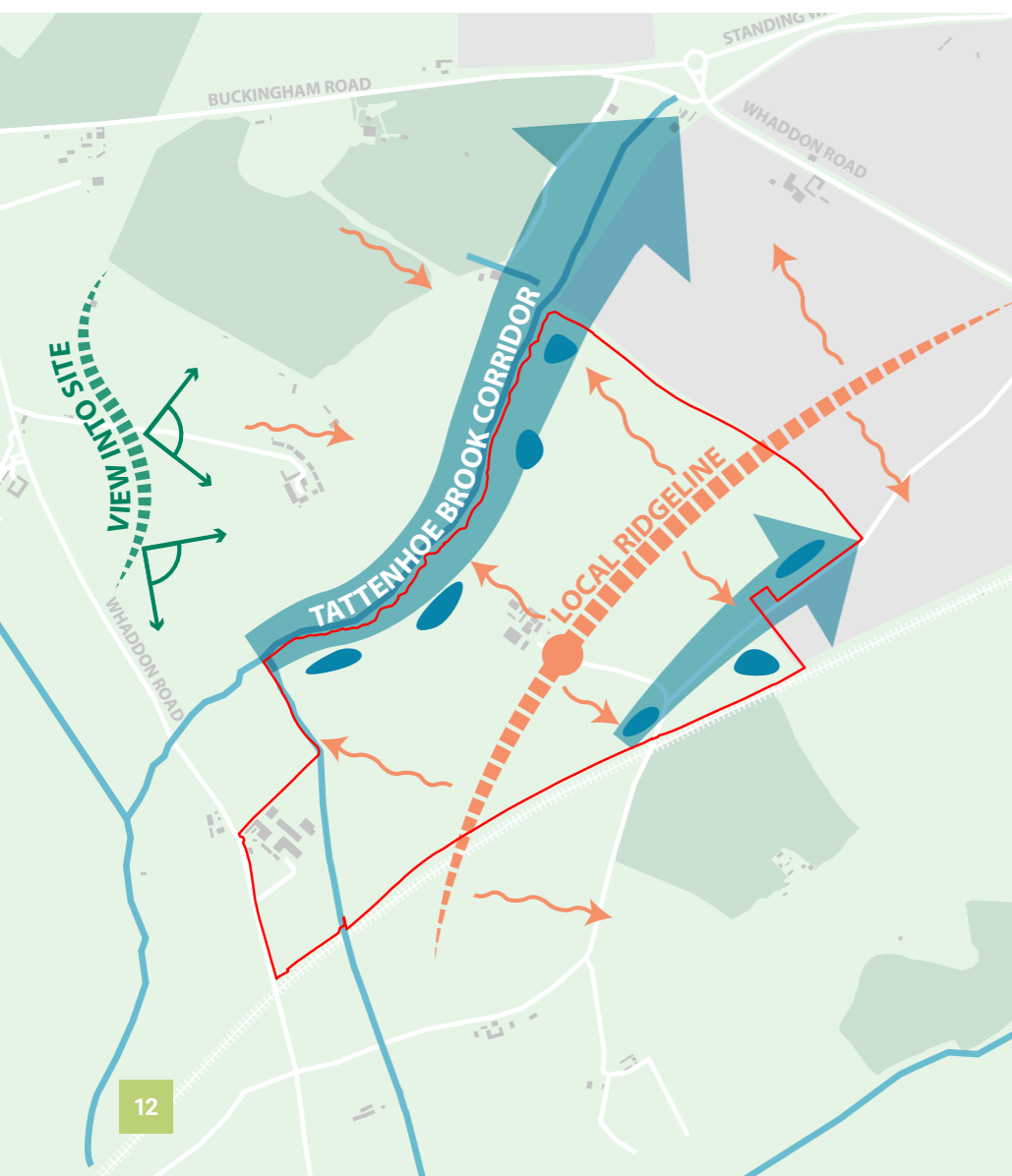
Lots of Opportunities *few Constraints*

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

TOPOGRAPHY AND BLUE INFRASTRUCTURE

The site features a gentle ridge with a high point approximately at Lower Salden Farm and SWMK will naturally drain to the north and south boundaries with attenuation features creating 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 improve the current flooding strategy for the area.



Strong Green Infrastructure Framework

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



LANDSCAPE ASSETS AND CHARACTER

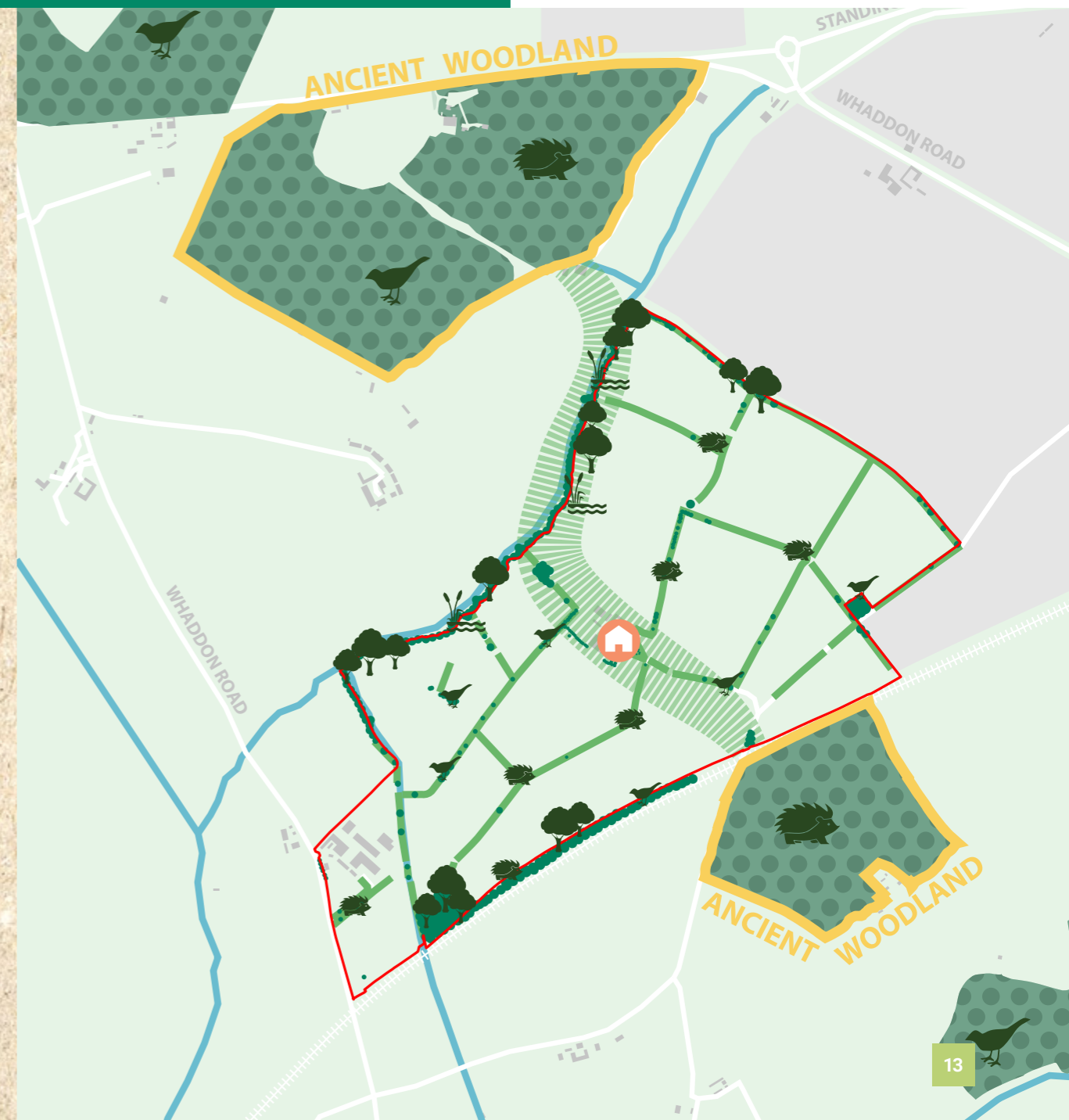
Ancient woodlands and Tattenhoe Brook near the site offer potential for a north-south green link enhancing biodiversity connectivity through the site.

The Grade II listed Lower Salden Farm is located at the centre of the Site and a central open space will preserve its green setting.



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.



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.
- 1,500 homes including Affordable 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.



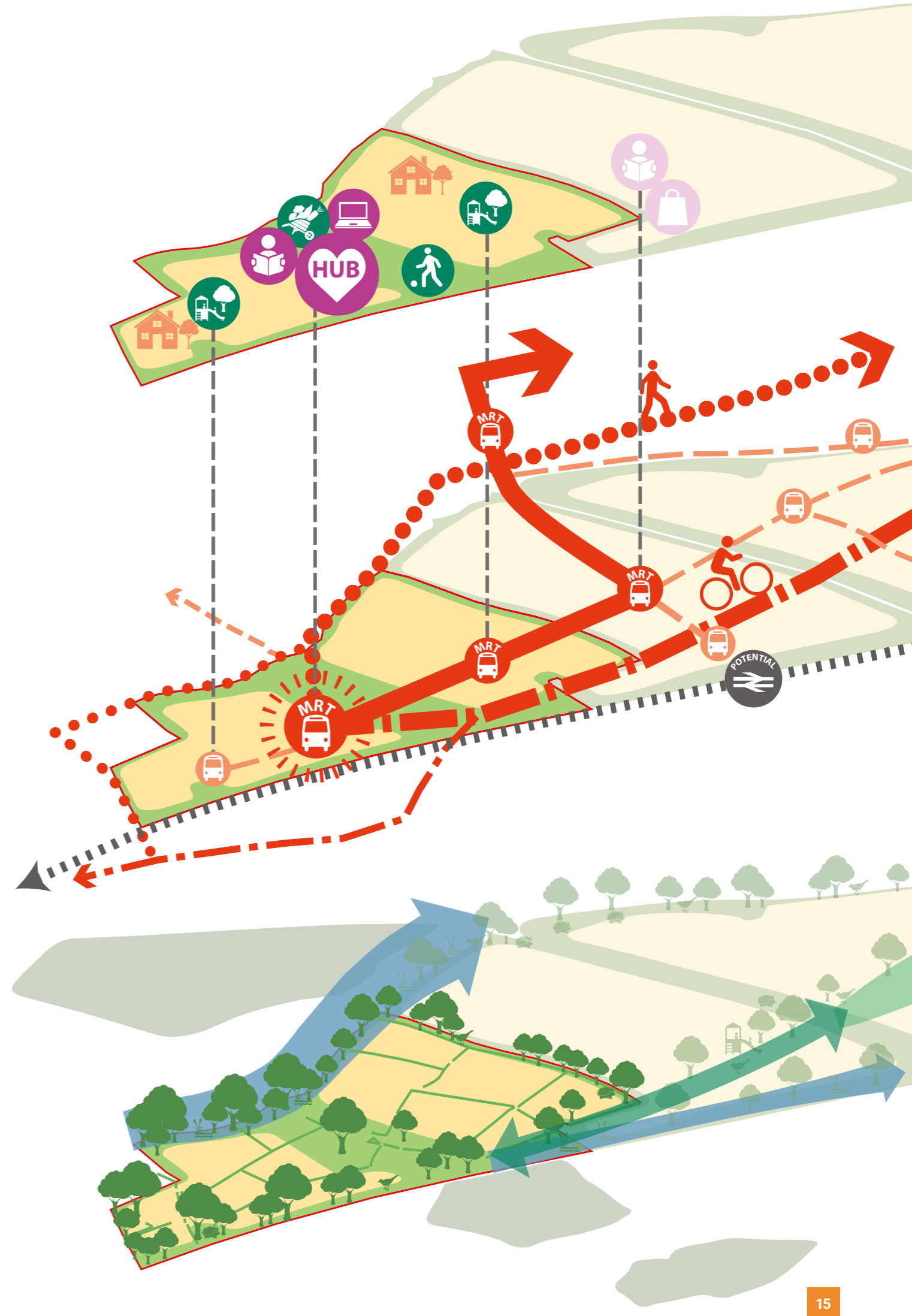
MRT / ACTIVE TRAVEL CONNECTIVITY

- 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 Winslow future East - West Railway Station and nearby villages to the south and west.



GREEN & BLUE STRATEGY

- Existing landscape features, including 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 features.



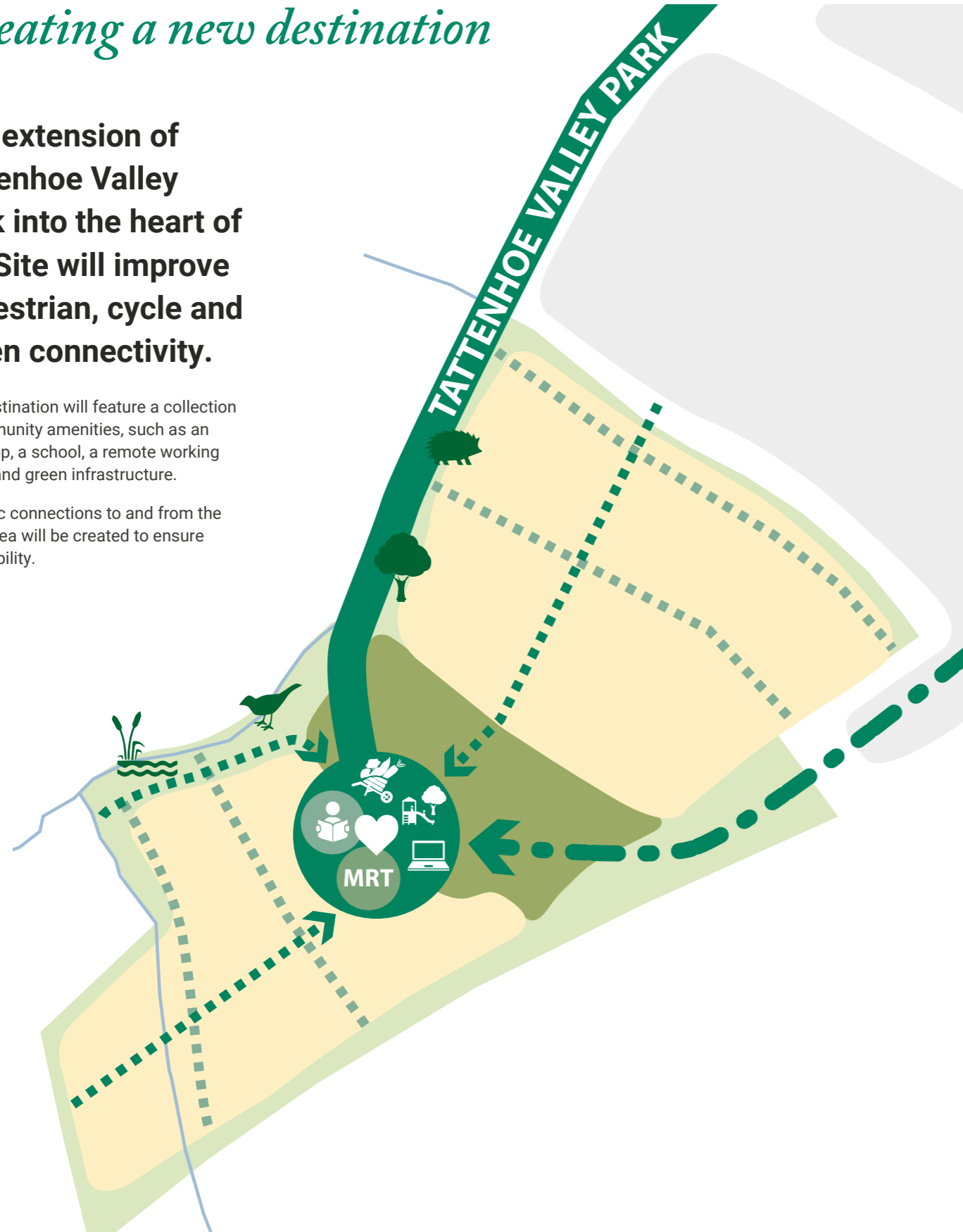
Extending Tattenhoe Valley Park

Creating a new destination

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

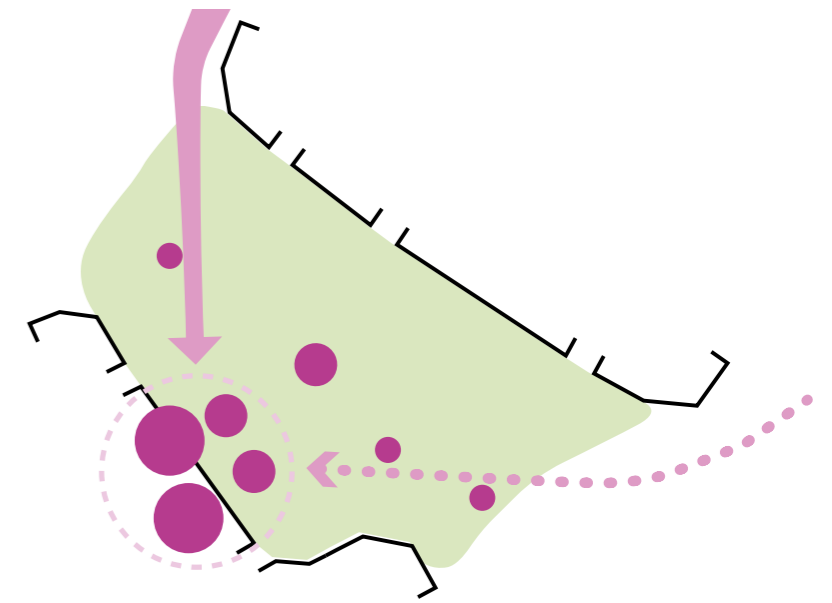
This destination will feature a collection of community amenities, such as an MRT stop, a school, a remote working facility and green infrastructure.

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.



Parkland Activities and tree planting

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.

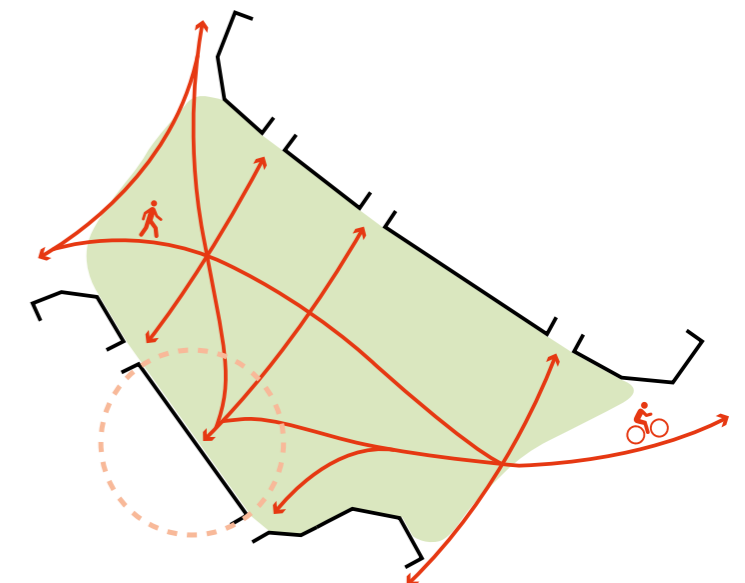
Pedestrian and cycle links improve accessibility to the central green space.



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.



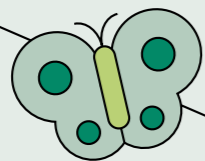
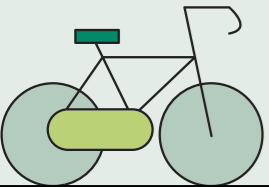
Responding *Positively* to the Climate Emergency

6 KEY SUSTAINABILITY TARGETS

1

Incorporation of **SUSTAINABLE TRANSPORT** measures

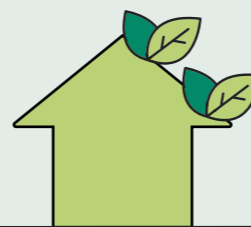
see Exceptional Connectivity, Connecting the Last-Mile sections on page 6.



3


Creating a **DISTINCTIVE & INCLUSIVE** community

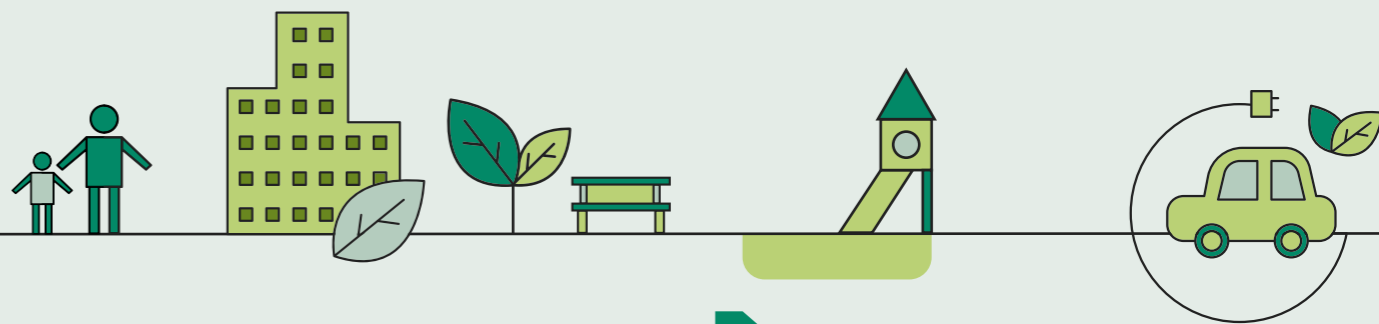
- Much needed **AFFORDABLE HOMES**
- Distinctive, beautiful landscape and built form character to be enhanced by **SELF-BUILD** plots



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



2

Delivering **BIODIVERSITY NET GAIN**

- Wider GI woodland connectivity through **PROPOSED TREE PLANTING**
- Creation of central **BIODIVERSITY CORRIDOR** and permeable green links through the development
- Creation of **STRATEGIC SUDS CORRIDORS**
- Potential provision of **GREEN ROOFS** to community facilities

4

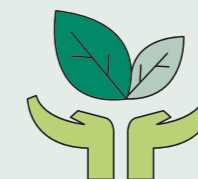
CO-LOCATION OF FACILITIES with Mobility Hub / MRT Stops

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

6

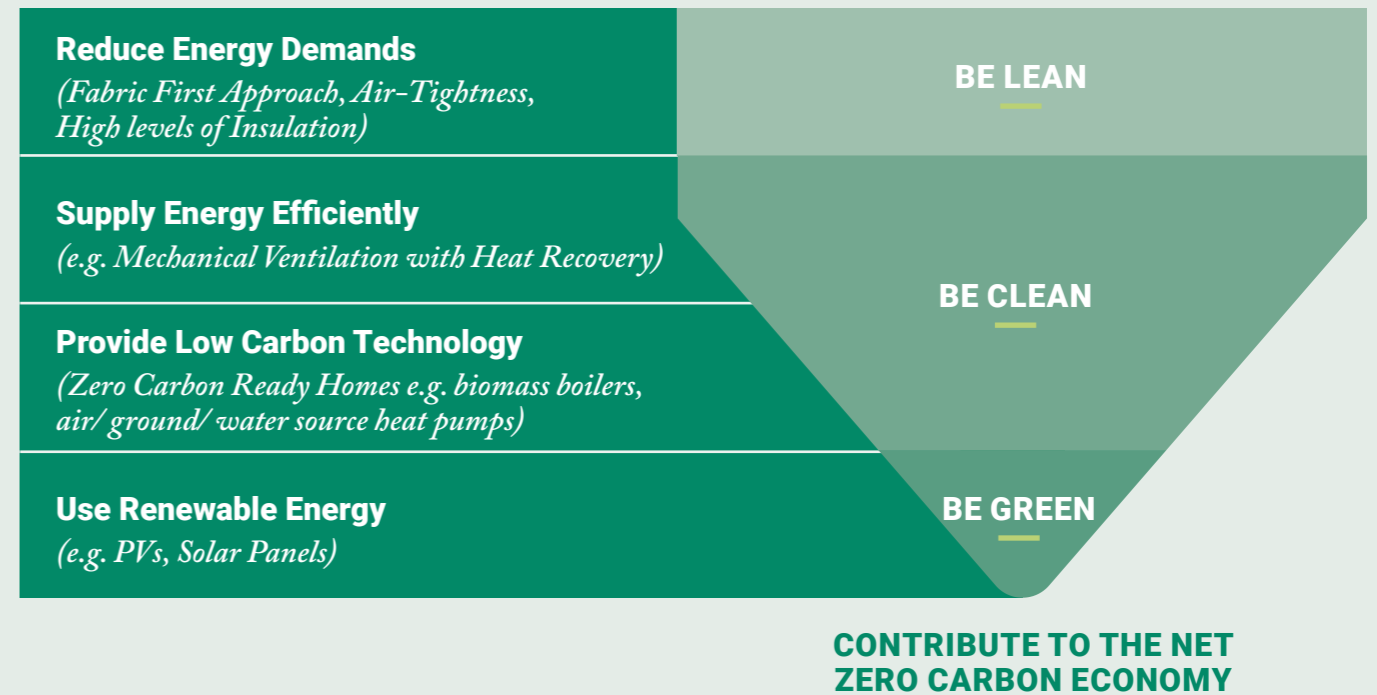
Promoting **HEALTH & WELLBEING**

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

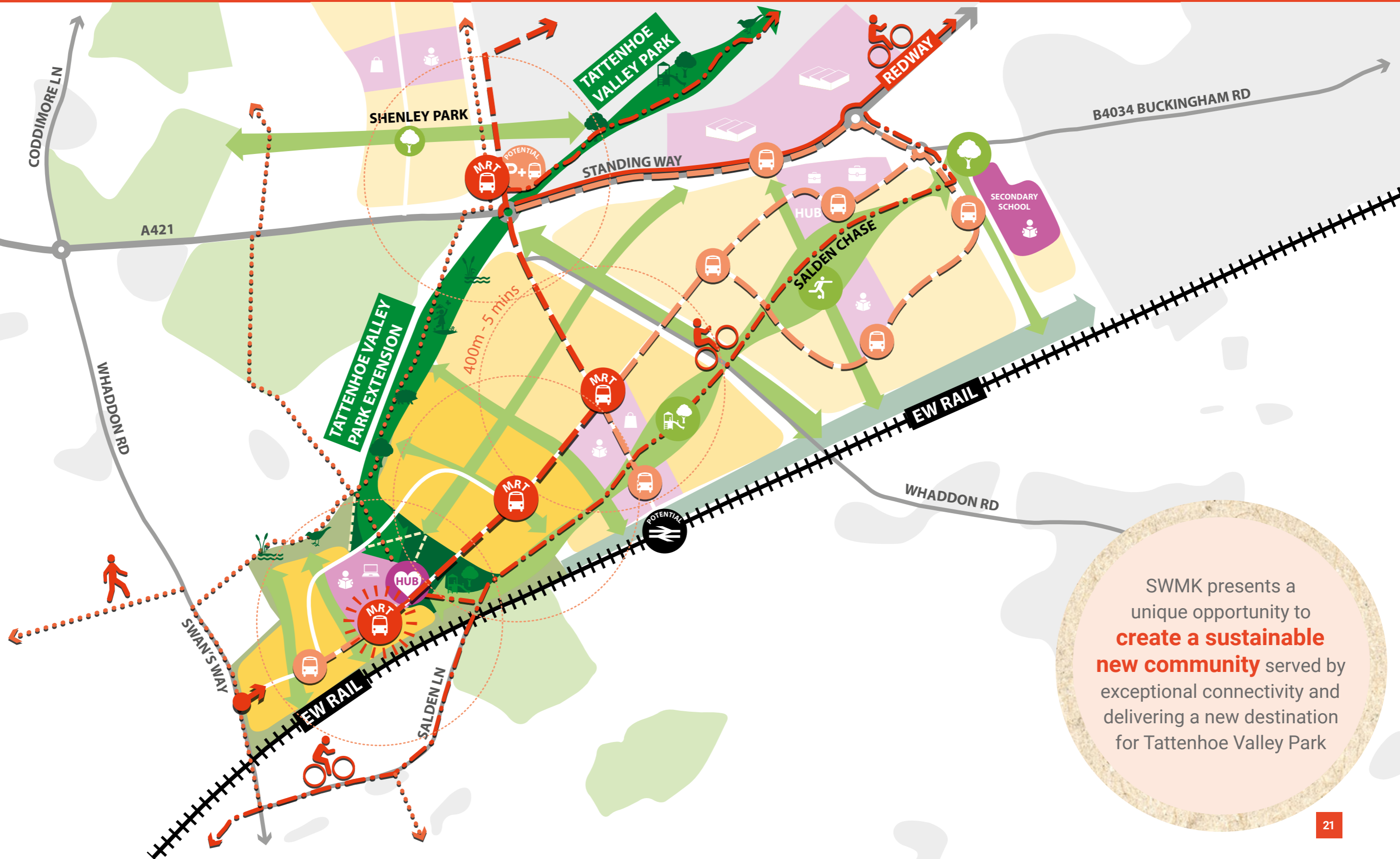


ENERGY HIERARCHY

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

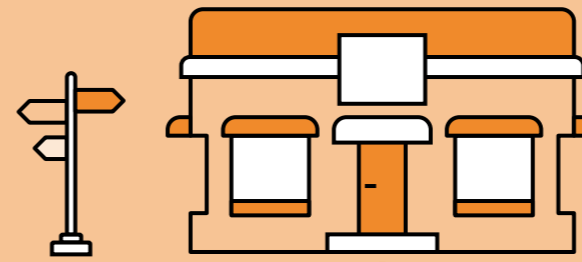


Realising SWMK's Full Potential



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

Delivering Benefits



Co-Location of Facilities



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

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



- Creation of a **New Destination** at the heart of the Site
- **Improved connections and access** to the central green park
- Contribution to **positive health and wellbeing** through enhanced landscape



Green Infrastructure Framework



- North-south biodiversity connectivity through the Site and **Sustainable Drainage Blue Corridor** along Tattenhoe Brook
- Preservation of Lower Salden Farm's green setting through **central open space**



Responding Positively to the Climate Emergency



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



SWMK

SOUTH WEST MILTON KEYNES

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LAND