

Welcome

THANK YOU FOR COMING TODAY

Today's event is about the first phase of reserved matters planning applications for the **Salden Park** development.

We are here today to listen to your views and comments on our current proposals.

If you would like to find out a little more please come in, we'll be here from 3pm until 8pm.

THE DEVELOPMENT

TAYLORWIMPEY.CO.UK/SALDEN-PARK-PROPOSED-DEVELOPMENT

Taylor Wimpey

Salden Park lies to the south west of Milton Keynes but within the administrative area of Buckinghamshire Council.



The Vale of Aylesbury Local Plan sets out the planned housing and employment growth for the district until 2033 and was adopted by Buckinghamshire Council in September 2021. Salden Park is allocated for development within the adopted Plan.

The Outline Planning Permission for the development was issued by Buckinghamshire Council in December 2022. Planning permission for the accesses from Buckingham Road and Standing Way (A421) was issued by the Secretary of State in July 2021.



1,795
new homes

30%
affordable
housing


Public
open space


Employment
Land


A local
centre

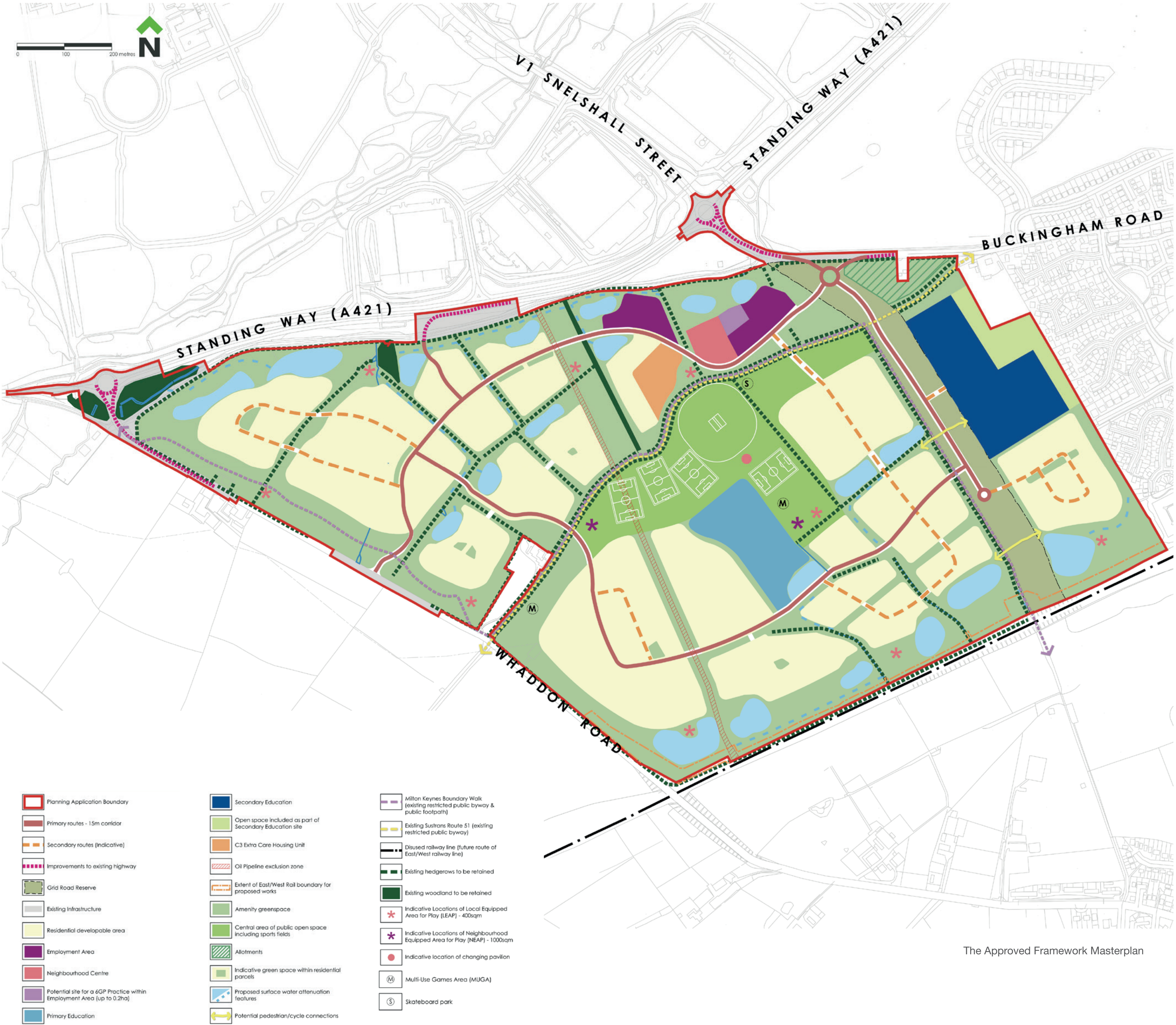

A primary &
secondary
school

FRAMEWORK MASTERPLAN

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Taylor Wimpey

Salden Park will provide 1,795 new homes, including 30% affordable housing as shared ownership and rented tenures.



The Approved Framework Masterplan

Alongside the new homes, there will be employment land, a local centre including retail, health, and community facilities, a primary school, a secondary school and public open space including a range of sports facilities, play spaces and informal recreation areas and wildflower meadows.

INFRASTRUCTURE

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An example of a school recently provided by the Council

Primary School

The Primary School will provide 630 pupil places together with early years provision. A dedicated dropoff and pick-up parking area will be provided adjacent to the school site.

The school will be delivered by Buckinghamshire Council following transfer of the school site and payment of financial contributions totalling over £10.9M. It is expected that the school will be open for the Autumn term following 350 homes being occupied.

Secondary School

The school will be delivered by Buckinghamshire Council who can call for transfer of the school site at any time between the occupation of 150 and 1,200 homes.

Taylor Wimpey will pay financial contributions totalling over £11M towards the cost of delivering the school or to providing alternative secondary education pupil places to serve the development

Health

A small GP surgery is able to be provided as part of the Local Centre. In the event that this is not the NHS Integrated Care Board's preferred solution, the planning permission provides for part of the employment area to be used for a larger health centre facility or for a financial contribution to facilities offsite.

In addition to the above, Taylor Wimpey will pay a financial contribution of £1.99M towards the provision of additional facilities at Milton Keynes General Hospital.

Employment Land

The employment land will comprise a new office park, which is to be marketed for sale to commercial developers following occupation of the 300th home.

Extra Care Housing

The planning permission provides for an extra care facility of 60 homes.

The land for the extra care homes is to be marketed in advance of 120 homes being occupied and provided as serviced land once a legal agreement for the sale of the land has been agreed.



Example of a Local Centre in Milton Keynes

Local centre

The planning permission provides for several small food and retail units, health facilities and a Community Building as part of the Local Centre.

The Local Centre is to be marketed and made available for development prior to occupation of the 600th home, and for the Community Building to be constructed and available for use by the time that 900 homes are occupied.



Example of an Extra Care recently provided in Buckinghamshire

HIGHWAYS

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Buckingham Road Access

A new roundabout will be constructed on the Buckingham Road to the south east of the Tattenhoe Roundabout that will be the principal access into the development.

Whaddon Road Access

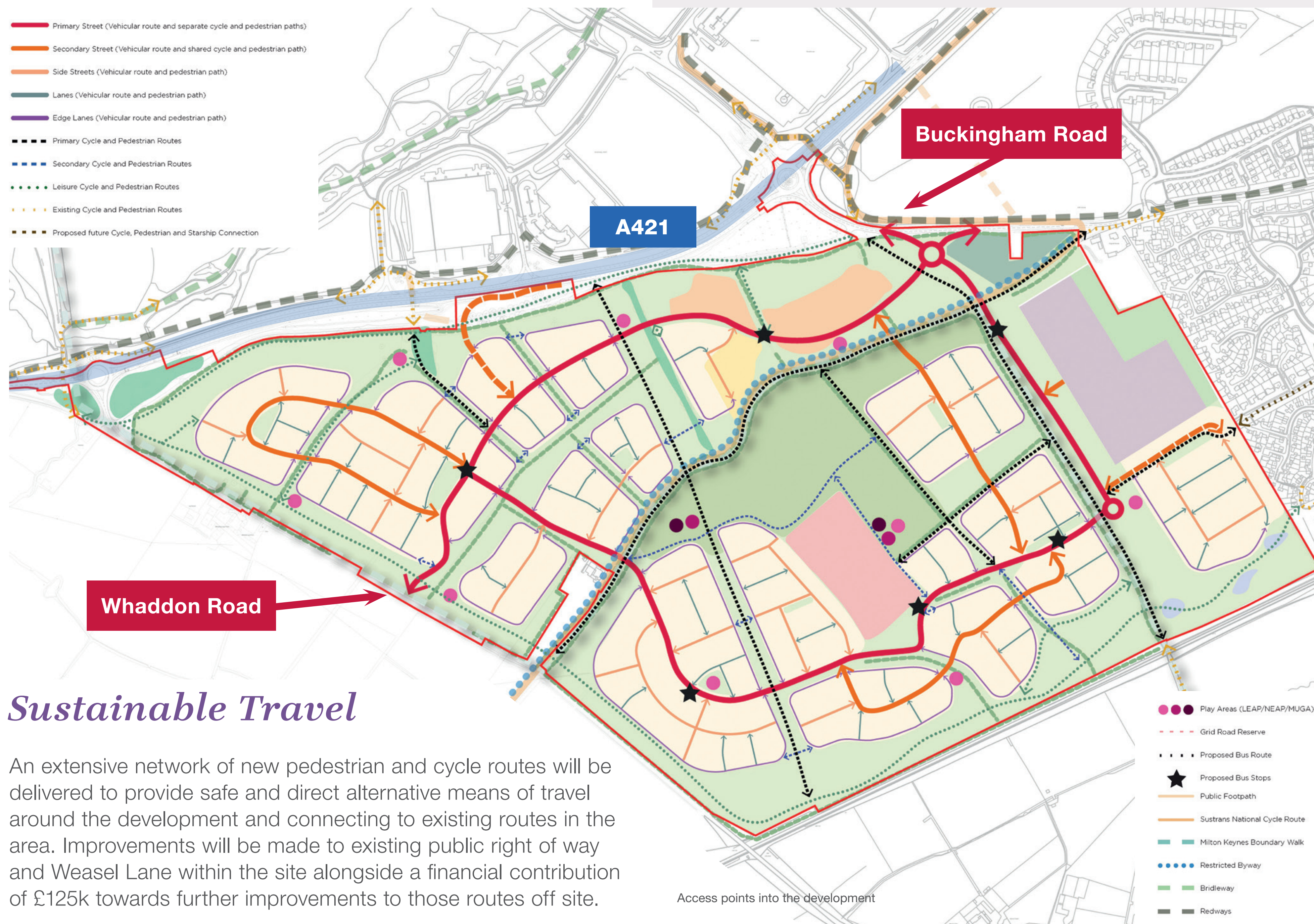
A new T-junction with a right turn lane will be constructed on Whaddon Road providing access to the western part of the development. A tree-lined street will loop through the development connecting the two access junctions.

Traffic calming to nearby villages

A package of traffic calming measures through Newton Longville village were proposed as part of the planning application.

The traffic calming will be delivered by Buckinghamshire Council following further consultation with the Parish Council and local community. Taylor Wimpey will pay a financial contribution of £325k to the Council towards the cost of the traffic calming.

A further financial contribution of £26k is to be paid to Buckinghamshire Council towards providing additional traffic safety measures in Whaddon village.



Sustainable Travel

An extensive network of new pedestrian and cycle routes will be delivered to provide safe and direct alternative means of travel around the development and connecting to existing routes in the area. Improvements will be made to existing public right of way and Weasel Lane within the site alongside a financial contribution of £125k towards further improvements to those routes off site.

A strategy for providing bus services to serve the development was agreed as part of the planning permission. Taylor Wimpey is to enter into a legal agreement with the bus operator to deliver the new service and provide up to £2M towards funding it.

Each new home, together with the users of the employment land and schools will be provided with a travel pack that will include information on sustainable travel services to encourage use of alternative means of travel to the private car.

A421 Access

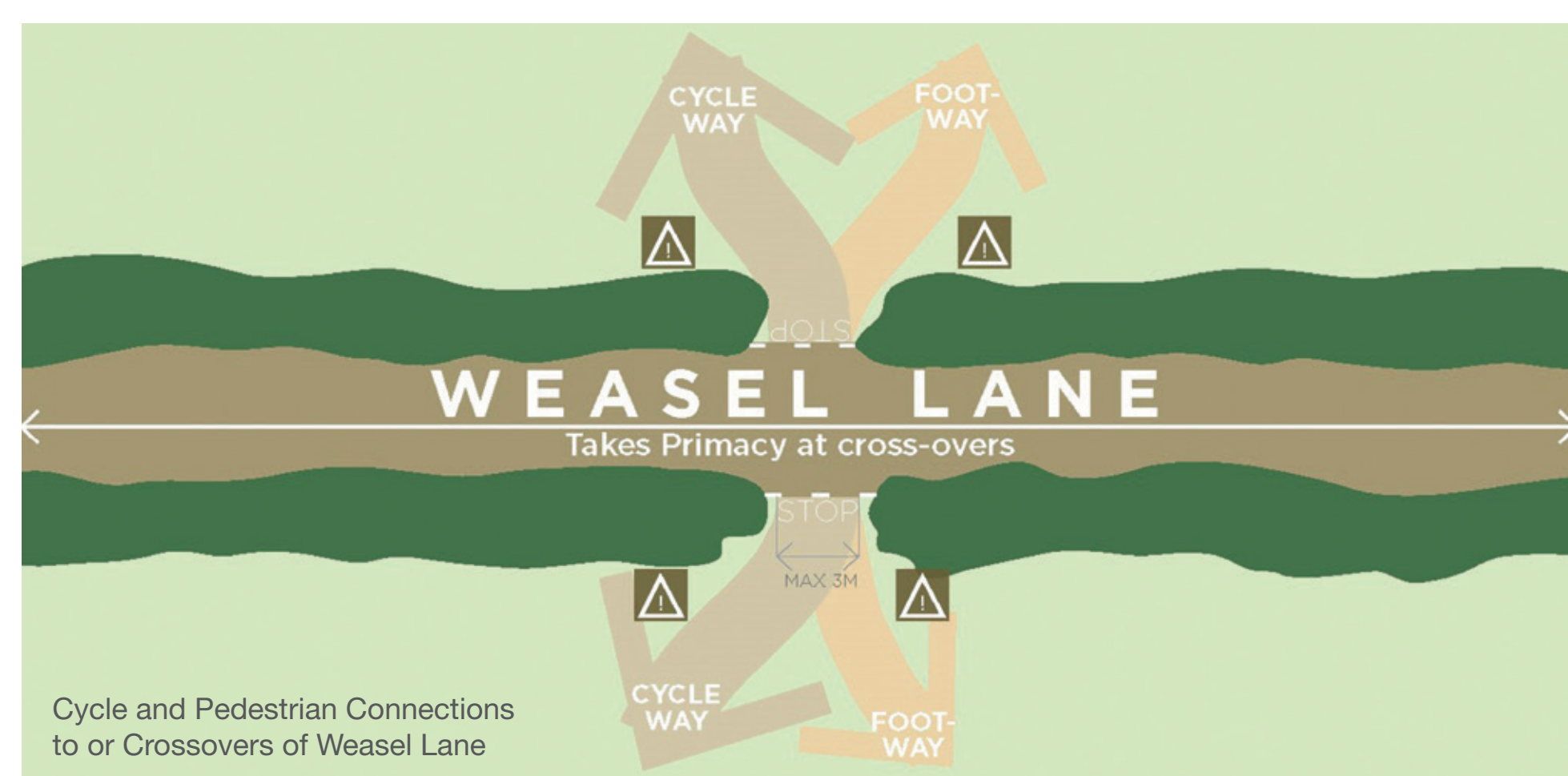
A third point of access will comprise a left-in only junction from the A421 / H8 Standing Way broadly mid-point along the site's northern boundary.

Off-site junction improvements

Improvements to a number of existing junctions along the A421 corridor, both to the west towards Buckingham and to the east through Milton Keynes are required to be delivered under the planning permissions.

The timings for delivering the junction improvements are currently being agreed with both Buckinghamshire and Milton Keynes Councils.

In addition to these improvements, Taylor Wimpey will also pay a financial contribution of £1.6M towards other improvements along the A421 corridor towards Buckingham.



SOFT LANDSCAPING

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Structural landscaping

The existing development at Far Bletchley has two landscape corridors. The larger corridor to the south which includes Chepstow Park and some allotments, successfully screens the southern part of Bletchley and offers green views from Newton Longville. The second corridor is located along Hamilton Drive. The landscaping along this area does provide some screening, however, parts of the context that are located further north and towards the highest part of the site are not screened by the landscape.

The proposed landscape corridors for Salden Park have taken into consideration the location of the existing corridors which are now matured. These corridors are to be planted with larger tree varieties to the southern parts of the site and smaller species to the northern corridors that sit on a higher level.

Additional tree planting along the streets will also provide screening and an extra layer of ‘green relief’ to the views.



Neighbourhood Greens and Pocket Spaces

Neighbourhood Greens and Pocket Spaces are integrated within development parcels and they will also form part of a wider strategy to link open spaces together threading pockets within the development.

These spaces will serve as a focal point within the development, as well as for activity along streets. They encourage people to stay and sit, rather than just moving through streets passively. These are places with purpose. They help create unique characteristics of placemaking and legibility through visual landmarking. Active frontages and surveillance onto these spaces ensure that they are safe and don’t discourage people from using them.

These spaces are categorised depending on their function, size and location and will serve as focal points within the neighbourhoods. Development around these spaces will have specific characteristics depending on their location. The pocket spaces are themed based on their landscape character, so they are unique to each neighbourhood.

- ↔ Weasel Lane
- Existing southern landscape corridor at Far Bletchley
- Existing northern landscape corridor at Far Bletchley
- Proposed southern landscape corridors (Acer campestre, Carpinus betulus, Quercus robur and Tilia cordata)
- Proposed northern landscape corridors (Ailanthus glandulosa, Betula nigra, Corylus avellana, Acer rubrum, Platanus hispanica)
- Additional tree planting (part of secondary street verge planting)

There are key views from the village of Newton Longville towards Milton Keynes to the north. Structural landscape corridors are incorporated running east to west at the southeast of the site to relieve the impact that the proposed development may have and help with retaining green views through the site.

Amenity Play Spaces

Play areas have been positioned to provide good access to facilities for the entire development. The open spaces will all have good surveillance, and each play space will achieve a minimum ROSPA rating of ‘Good’. The open space will provide tree planting and benches at regular intervals.



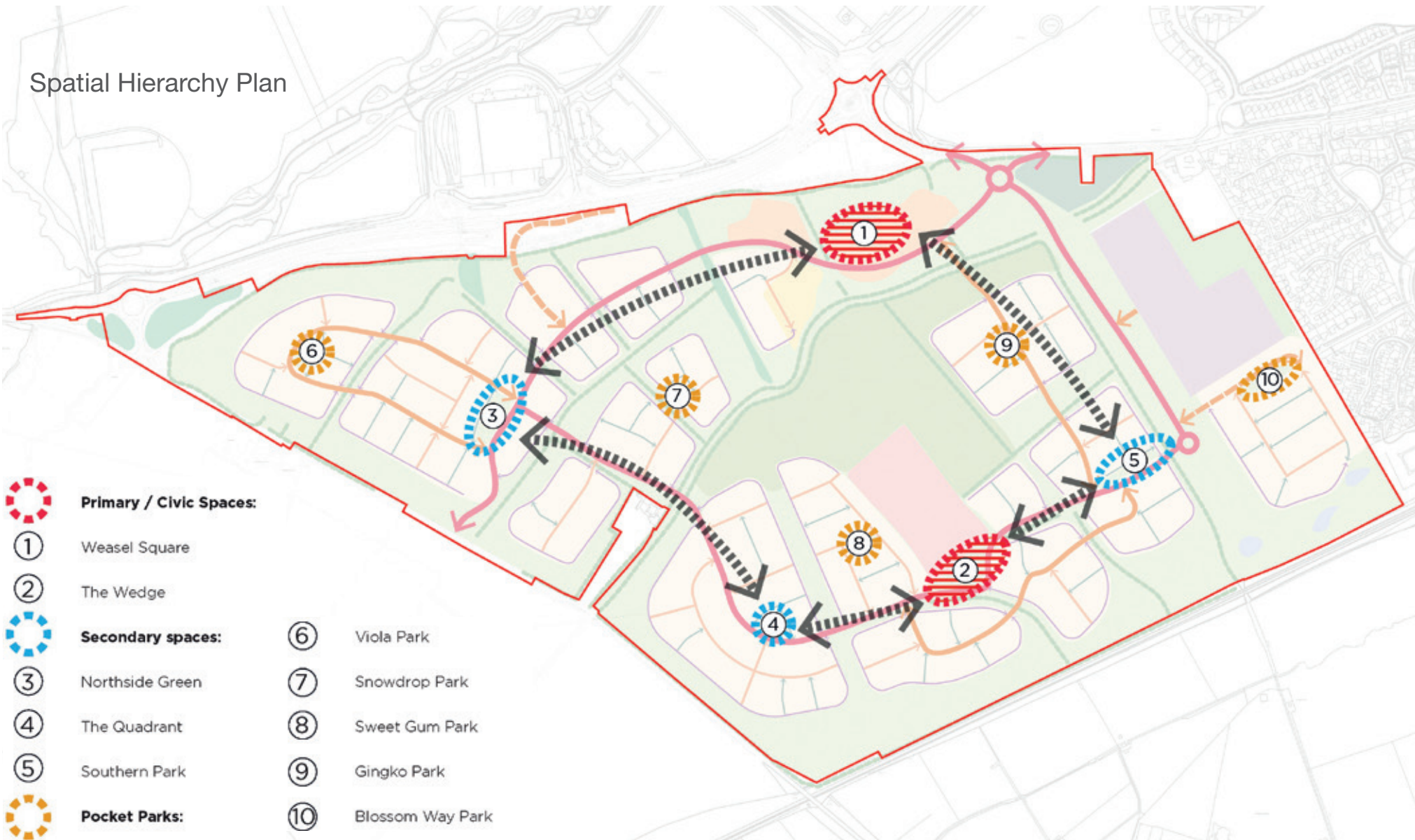
Ecology Ponds

These ponds are to provide focussed and defined human interaction, with minimal tree cover and native planting. The incorporation of dense scrub with marginal and aquatic planting will allow the ponds to become noticeable features.



Allotments

The allotments will provide Salden Park with a location to build the community, looking to further educate and promote the ‘grow your own’ initiative and an ethos of sustainability. The landscape design of a native hedge with a hidden palisade fence provides the amenity space with security. The area will also include edible landscape elements such as nut or fruit bearing trees, shrubs or hedgerows.



SOFT LANDSCAPING (contd.)

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Weasel Square

Weasel Square is centred within the local centre in a pedestrian focused landscape. The use of formal corridors of clear stemmed trees will create strong features drawing people into the space.

The Wedge

The landscape character for this area balances the overriding rural character and the influence of the balancing pond to create a more riparian feel and attractive aesthetic, utilising species such as common alder and silver birch with pockets of willow planting.



Northside Green

The Northside Green will utilise the Turkish hazel as a more formal tree species in conjunction with the primary street trees to define the space.



Southern Park

The Southern Park has a variety of medium to large native deciduous trees integrating with the tree species used on the primary street, as well as large native trees to form a strong dense canopy.



The Quadrant

This space could utilise elm and varieties of birch to create a complimentary blend of colours, whilst delivering structure to reflect the character of the space.



Viola Park

The space has a purple colour theme inspired by a structural landscape of purple leaf plum cherry trees, with an underplanting of purple bulbs, for seasonal effect, with pockets of purple flowering shrubs including butterfly bush.



Snowdrop Park

The space will be defined by the expansive snowdrop bulbs, which form an understorey to the white barked birch and the white blossoming apple trees. A combination of white berrying and flowering shrubs, will maintain a white theme throughout the year.



Sweet Gum Park

This park is defined by the use of sweet gum trees which provide a fantastic red autumn colour. Pockets of planting will accentuate the colour theme throughout the year with red barked, flowering, berrying and leaved plants.



Ginkgo Park

This park will be defined by its use of the Ginkgo tree. This tree creates a wonderful yellow blossom and will be supplemented with other yellow autumn leafed maple trees, with an underplanting of daffodil bulbs. The park will also include yellow flowering shrubs.



Blossom Park Way

This linear space is defined by its blossom trees with an underplanting of swathes of pink crocuses and pockets of pink blooming magnolia and camellia plants.



Benefits for our customers and the local community

We aim to continue to collaborate closely with communities and stakeholders to help ensure Salden Park delivers long term benefits for its residents and the local community.



Opportunities

- Integration of the new development into the existing community and area
- Encouraging the health and wellbeing of the wider community
- Provision of affordable housing
- Providing improved health facilities for the local area
- Financial contributions towards local education and infrastructure investment
- Protecting and enhancing the environment

Our response

- Creation of multi-functional green open spaces, cycle and pedestrian routes to encourage physical activity and opportunities for social interaction.
- Providing access to nature and green spaces adding to the biodiversity of the site.
- 30% of the new homes will be provided as affordable housing with a mix of tenures.
- The development includes a mix of homes designed to meet local needs.



ECONOMIC BENEFITS

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What will our development bring to the area?

Salden Park will deliver 1,795 new homes with a range of house types and sizes with 30% affordable housing. New developments, particularly of this scale, bring several economic benefits to the local area.

Additional local authority income



£336K

Additional Council Tax revenues per year
Estimated additional Council Tax per year based on the proposed number of new homes.



£1.2M

New Homes Bonus payments
A grant paid, over six years, by central government to local councils for increasing the amount of homes in their area.



£1.9m

towards healthcare



£23.3m

Education (Primary and Secondary)



£124k

Bridleway improvements



£2.1m

towards highways improvements



£29k

towards cycle parking



£45k

towards farmland bird mitigation



£1.3m

towards Special Education Needs (SEN)



Natural Environment and Sustainability

Salden Park will contain various ecological enhancements to improve biodiversity, and protect and support existing wildlife, habitats and ecosystems.

Biodiversity Net Gain (BNG)

In accordance with latest Government legislation, new developments must achieve Biodiversity Net Gain (BNG), which means that they must demonstrate a measurable improvement in biodiversity value. Our assessment for Salden Park demonstrates that a BNG can be achieved, and this improvement will continue to be measured and evaluated as the development progresses.

We aim to achieve the required BNG through various methods, including:

- Development confined to areas of low biodiversity value, such as arable farmland
- Retaining and enhancing habitats of moderate biodiversity value
- Creating new habitats, such as a wildflower meadows, ponds and extensive woodland planting
- Providing a net-gain in the quantity of native species hedgerow



A bug hotel at a Taylor Wimpey development

Building Regulations 2025

In accordance with the Building Regulations 2025 and the introduction of the Future Homes Standard, our proposals for Salden Park include the following:

- High energy efficiency through careful building junction design, generous insulation specifications, high build quality and low air leakage.
- High performance triple glazing.
- Our construction specification will keep pace and evolve with any further changes to the Building Regulations.
- Some homes will be constructed using modern timber frame systems, which have a lower carbon footprint than traditional construction methods.
- Low or zero-carbon technologies will feature throughout the development, such as photovoltaic panels installed on roofs of the required orientation. These homes will receive free and zero-carbon electricity, with any excess generation exported to the National Grid.
- Many homes will feature high efficiency air source heat pumps (ASHP) in preparation for the Government's transition to electric heating in new homes and proposed ban of new gas connections to the Gas Grid from 2025. Such homes will be zero carbon ready at the point of first occupation.

Taylor Wimpey is committed to addressing climate change and the move towards Net Zero developments. We have recently published our strategy to achieve net zero emissions in our operations by 2035 and across our value chain by 2045 (5 years earlier than that Government target of 2050).



Bee Bricks, Bug Hotels and Hedgehog Highways

To help to protect and support local wildlife, a proportion of the homes will be fitted with bee bricks, bug hotels and hedgehog highways.

- Bee bricks, which are fitted within the brickwork of a home, provide a safe habitat for masonry bees to shelter and lay eggs without allowing them to enter the cavity wall.
- Bug hotels are built with recycled materials and provide shelter for a variety of insects, including bees, ladybirds and woodlice.
- Hedgehog highways help hedgehogs on their journey to find food, shelter and mates by allowing them to pass through a small hole in the bottom of a garden fence.

Images show: Ecological enhancements from TWUK environmental strategy summary

PHASING PLAN

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Taylor Wimpey

Taylor Wimpey proposes to develop Salden Park in accordance with the phasing plan, which will include eight character areas, locations of each are shown in the strategy plan.

The development will start at phase 1A, which is located in the central eastern parcel with access from the initial Buckingham Road roundabout. Phase 1B will then follow on once the second access from Whaddon Road has been established.

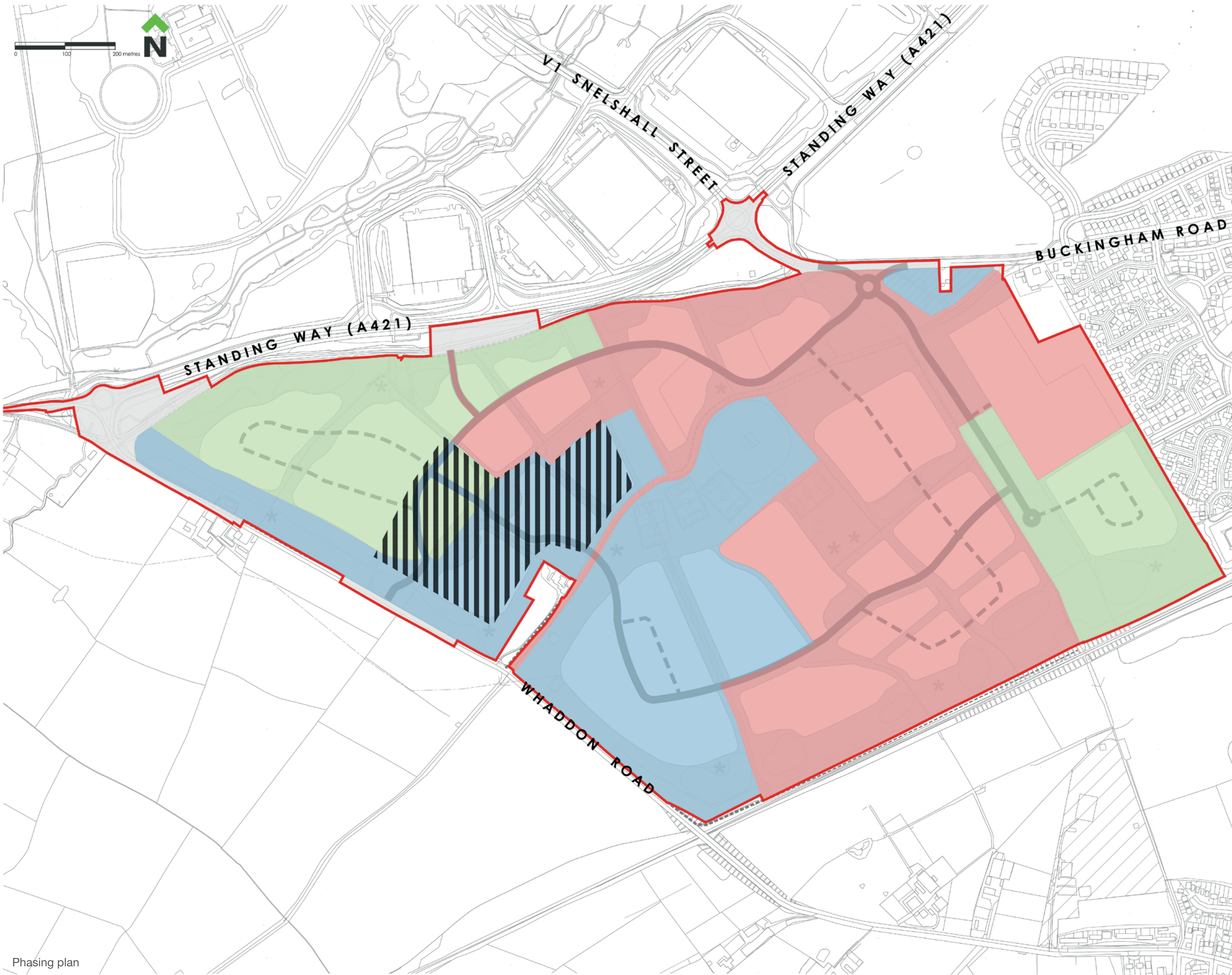
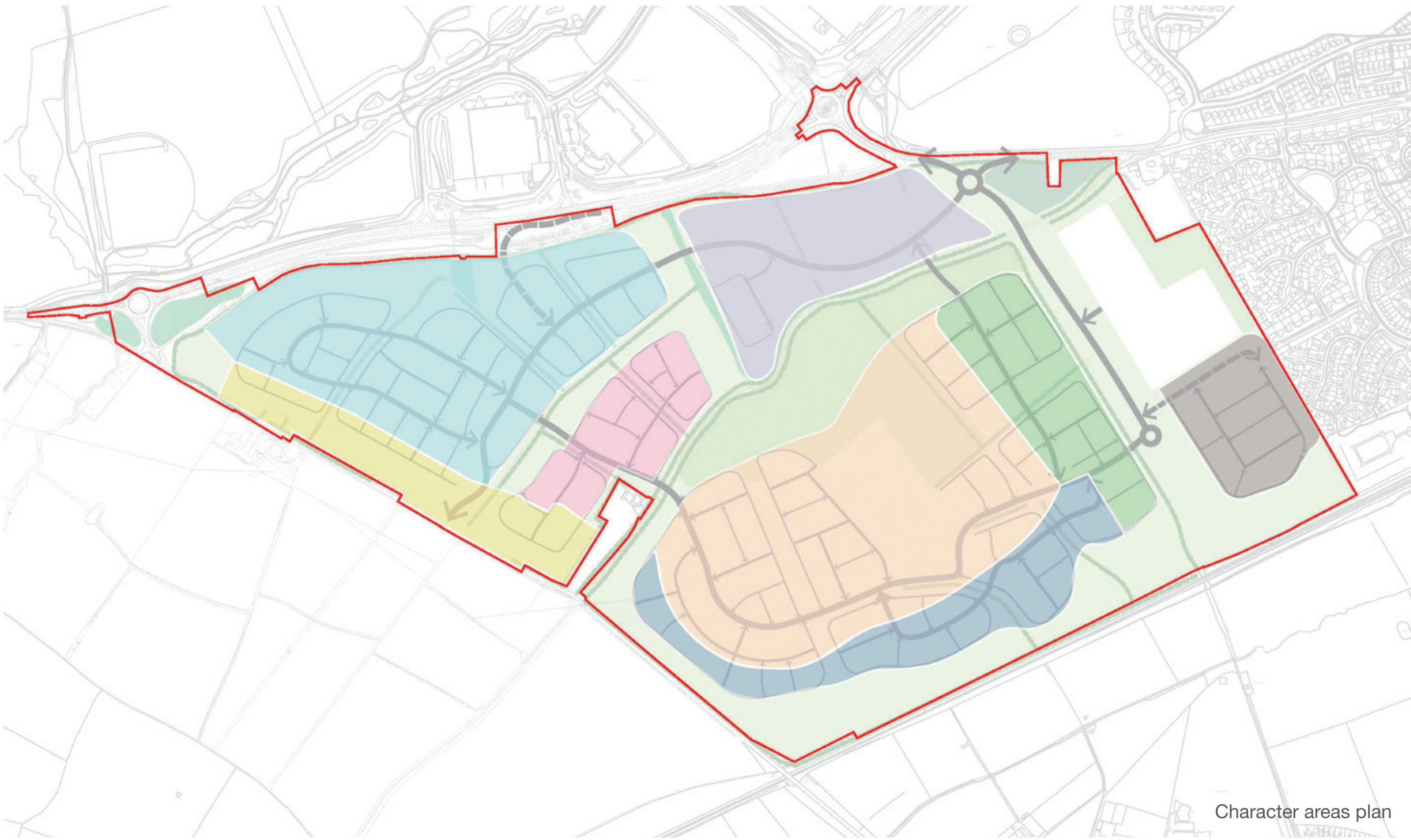
Key

North

- Neighbourhood Hub
- Northside
- Park Edge West
- Park Central North

South

- Park Central South
- Park Edge South
- Eastside
- Far Bletchley Edge



PHASE 1A

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Proposed Phase 1A Layout



Eastside Illustrative Elevations



Park Central South Illustrative Elevations

PHASE 1B

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Taylor Wimpey



Proposed Phase 1B layout



Northside Illustrative Elevations



Park Edge West Illustrative Elevations



Park Central North Illustrative Elevations

ABOUT TAYLOR WIMPEY

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Taylor
Wimpey

Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We have a history dating back to the 19th Century. We are one of the largest homebuilders in the UK, completing over 13,500 homes each year.



*Planning
sustainable
communities*



*More than
building homes*



Green spaces



*Energy efficient
homes*



*We embrace diversity
and inclusion in
our policies and
practices*



*Engaging with
local people*



“Our aim is to be the nation’s leading residential developer for creating value and delivering quality. We are passionate about working with local people, businesses, local authorities and our customers to build aspirational homes”

For more information, visit:
[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)



Taylor Wimpey lays the foundations for thriving communities

13,773

*homes built
in 2022*

£455m

*invested in
areas in which
we built*



*Improvements
to public
transport*



*Landscaping,
sports and
play areas*

TAYLOR WIMPEY IN YOUR AREA

TAYLORWIMPEY.CO.UK/SALDEN-PARK-PROPOSED-DEVELOPMENT

Taylor
Wimpey

We are a national company, working locally across the UK through our 23 regional offices. Each of our regional offices employs people from within its local area.



Our address and some key facts

Taylor Wimpey South Midlands
Newton House
2 Sark Drive
Bletchley
Milton Keynes
MK3 5SD

Contributions made in October to December 2022 through planning agreements for the provision of physical and community infrastructure, facilities and services.

OVER
£7m

Number of staff directly employed including office personnel, site managers, sales executives and various labourers on site.

207

Number of private homes completed in 2022.

692

Number of affordable homes completed in 2022.

168



Taylor Wimpey – a national company and local homebuilder

Taylor Wimpey South Midlands has a reputation for delivering quality new homes in Milton Keynes, including Willow Lake and Vision. We are currently developing the Shenley Park site in Shenley, Milton Keynes.

NEXT STEPS

TAYLORWIMPEY.CO.UK/SALDEN-PARK-PROPOSED-DEVELOPMENT

Taylor
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Your views are important to help us develop our scheme and are very much appreciated. As we finalise our plans, we will review any comments received.



This image shows our development in East Anglia.

Once you have had a look at our scheme proposals, if you have any questions or wish to comment please do talk to us or fill in one of the feedback forms.

Our reserved matters planning application for the advanced infrastructure and first phase of the new homes, open spaces and facilities will be submitted soon.

At that time, the Council will write to neighbours again, providing details of the application and an opportunity for you to make any further comments.

Please complete one of the forms provided or email us at:
salden-park@taylorwimpey-pr.co.uk

Alternatively, you can write to us:

Planning Department
Taylor Wimpey South Midlands
Newton House
2 Sark Drive
Bletchley
Milton Keynes
MK3 5SD



This image shows our development in Stoke Gifford.

Thank you for attending today, your views make a real difference



What is Taylor Wimpey South Midlands already doing in your area?

860

*homes built
in 2022*

207

*staff employed
by TW
Midlands*