

KEY

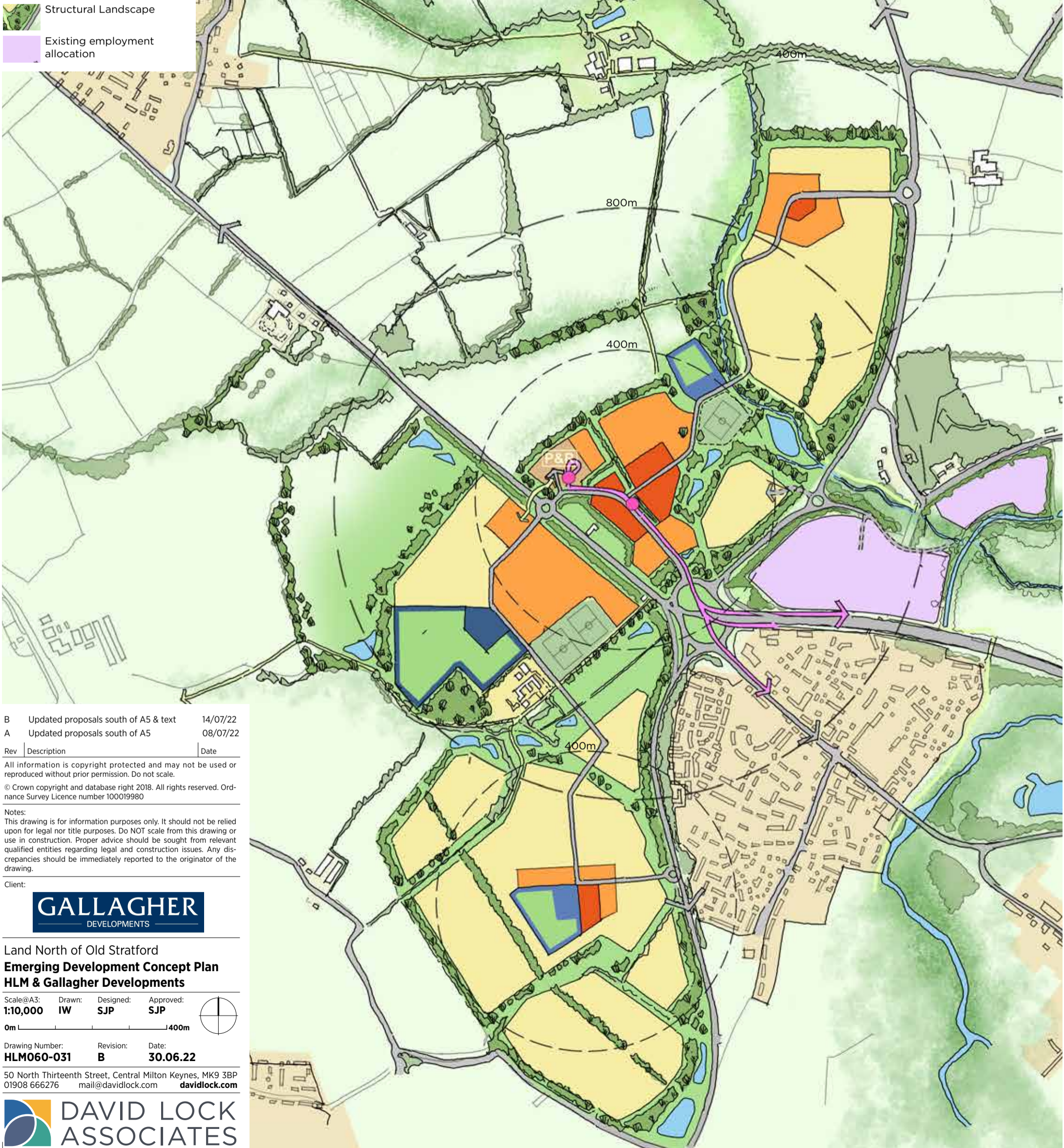
	District and Local Centres (including mobility hub)
	Higher Density Residential
	Medium Density Residential
	Secondary School
	Primary School
	Rapid Transit Route and Hub
	Primary Access
	Park & Ride
	Pedestrian & cycle bridge over A5
	Green and Blue Infrastructure
	Playing Fields
	Structural Landscape
	Existing employment allocation

Overarching Design Ethos:

- A modern compact community brought together by natural green spaces and water
- New active travel bridge link across the A5 corridor creating a cohesive neighbourhood
- Setting the development sensitively into the landscape to safeguard and celebrate the existing features
- Sustainability prioritised at every stage of the design and delivery process
- Excellent active and passenger transport integrated from the outset and throughout
- Respect the character and identity of nearby villages with physical and visual separation
- A connected microcosm: live, work, learn and play all in one community, with sustainable access to the opportunities of the wider region
- Flexible master planning to respond to changes and new opportunities whilst remaining faithful to original design ethos

Key Development Components:

- Around 3,000 new homes of mixed tenure to meet local needs at a variety of densities
- New mixed use High Street and Market Square, with two smaller local centres providing for local commercial, community and employment opportunities
- Potential for integration of a strategic leisure facility and community healthhub
- Potential for integration of Rapid Transit system and P&R facilities
- Innovative upgrade to A5 junction and A5 Watling Street to balance strategic, local and development requirements
- Green and Blue Infrastructure to include amenity and informal open space, sports pitches, woodland, SuDS and a minimum 10% biodiversity net gain
- Primary and Secondary education provision to meet the needs of the development, with potential for future expansion



B	Updated proposals south of A5 & text	14/07/22
A	Updated proposals south of A5	08/07/22
Rev	Description	Date

All information is copyright protected and may not be used or reproduced without prior permission. Do not scale.
 © Crown copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100019980

Notes:
 This drawing is for information purposes only. It should not be relied upon for legal nor title purposes. Do NOT scale from this drawing or use in construction. Proper advice should be sought from relevant qualified entities regarding legal and construction issues. Any discrepancies should be immediately reported to the originator of the drawing.



Land North of Old Stratford
Emerging Development Concept Plan
HLM & Gallagher Developments

Scale@A3:	Drawn:	Designed:	Approved:
1:10,000	IW	SJP	SJP

Drawing Number:	Revision:	Date:
HLM060-031	B	30.06.22

50 North Thirteenth Street, Central Milton Keynes, MK9 3BP
 01908 666276 mail@davidlock.com davidlock.com

