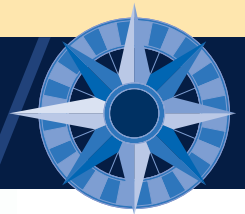


# WELCOME



## Welcome to the second exhibition of Gallagher Estates' plans for MK West, the Western Expansion Area.

The exhibition is an update on the progress made in MK West since the public exhibition in May. As the plans for the new community start to take shape, Gallagher Estates would like to keep local people up to date as the development evolves.

The feedback received from the first public exhibition in May is very valuable to Gallagher Estates Architects and Designers as work commences on the first Design Codes. The feedback from the public exhibition runs parallel to detailed discussions with Milton Keynes Council, Milton Keynes Partnership and other stakeholders.



### LEGEND

- Site Boundary
- RESIDENTIAL**
  - Residential development
- EDUCATION**
  - Secondary school
  - Primary school
- OTHER USES**
  - Employment
  - High Street/Local Centre
  - Reserve sites for community use/ MK Community Foundation
- OPEN SPACE**
  - Playing Fields
  - Local park
  - Public open space
  - District park
  - Existing vegetation
  - Proposed structural planting
  - Allotments
  - Existing public right of way
  - Diverted public right of way
  - Burial ground
  - Wet balancing pond
  - Dry balancing pond
  - Neighbourhood play area
  - Local play area

# SUMMARY FROM MAY EXHIBITION

“Gallagher Estates has made a commitment, since the purchase of the Western Expansion Area that we would begin, and continue, a programme of extensive community consultation and information sharing. The public exhibitions are our opportunity to engage directly with local residents and provide that information first hand.”

## RESULTS FROM THE PUBLIC EXHIBITION IN MAY

Gallagher Estates is very grateful to all the visitors to the exhibition on 18th and 19th May – 484 in total and to the 131 people who took the time to fill in the comments forms.

All the comments forms were analysed by an independent market researcher with no links to Gallagher Estates. A report has been generated from respondents’ comments, detailing the preferences for design and style of the new homes in MK West.

The report also includes respondents’ opinions about traffic and the development in general.

## HIGHLIGHTS FROM RESPONDENTS COMMENTS ON DESIGN CODES

Of the 131 comments forms received, 100 respondents filled in the Design Codes questions with their thoughts about the style of MK West. The highlights of these responses are:

- The majority (99%) of respondents preferred brick as an exterior finish to the homes
- Nearly half (44%) preferred slate roofing
- Over two thirds (70%) opted for between four to six paned windows
- Almost half (47%) preferred a fence and hedge boundary to the new homes



The plans for MK West in the process of being designed



The public exhibition in May

“Comments and preferences from local residents are an invaluable and important source of information for our Architects and Designers as we move into the preparation of the first Design Codes. They will be used to achieve a new community that has been shaped from input from all parties.”

# ECOLOGY, ARCHAEOLOGY & DRAINAGE

## ECOLOGY

Habitats of protected species including badgers, bats and Great Crested Newts have been identified in MK West. The existing ponds, badger setts and bat roosts will be included and enhanced throughout in the MK West Master plan.



### BADGERS

To protect the population of badgers on the site, all existing setts will be retained in situ. In addition an artificial sett, tunnels and passages will be installed to allow safe passage for badgers through the site.

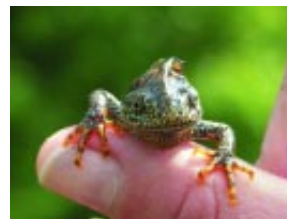


### BATS

Brown Long-eared, common pipistrelle and soprano pipistrelle have been found to inhabit the development. To boost their current habitat bat roosts, bat boxes and 'bat friendly' measures will feature within farm buildings and important 'bat trees', which are to be retained, already on the site.

### GREAT CRESTED NEWTS

There a number of existing ponds in MK West which are inhabited by Great Crested Newts. The ponds will be retained and movement between ponds maintained by the retention of exiting ditches and watercourses, and the introduction of wildlife tunnels. Ponds will also be included in the open spaces throughout the development.



Rich meadow grass will be sown around the landscape areas and native woodland trees and shrubs will be planted in the buffer zone locations to encourage bio-diversity. With the additional planting Gallagher Estates will create ecological corridors to ensure the survival and increased growth of indigenous species.



Masterplan of Area II showing green landscaping

## ARCHAEOLOGY

An initial geophysical and magnetometer archaeological survey has been completed on the whole of the development area, some 342 hectares (845 acres).

Some areas of interest have been highlighted by the team of archaeologists, which will form the basis of the next phase of further investigations, due to take place in the new year.



## SUSTAINABLE DRAINAGE

The drainage strategy for MK West is based upon information provided by:

- Buckinghamshire & River Ouzel Internal Drainage Board
- The Environment Agency
- Anglian Water
- Milton Keynes Council
- The Parks Trust

All existing ditches will be retained within the development and will be enhanced by the introduction of new watercourses. The watercourses will establish a drainage network, discharging into balancing ponds, which are to be created on site.

These ponds and ditches will ensure that all surface water generated within MK West will discharge naturally into the ground, and the Kiln Farm Brook, at rates that will reduce the impact on the existing downstream water flows.

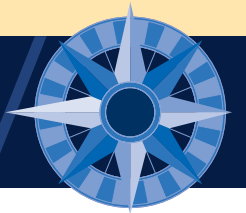
The system has been designed in accordance with the latest guidance from the Environment Agency, including allowance for climate change, and the up to date Government Guidance contained in Planning Policy Statement 25.

# MASTERPLAN AREA 10

Showing schools, open spaces, employment space, high street & city streets

GALLAGHER  
ESTATES

MKWEST



The updated master plan is more detailed and shows in greater depth the layout of Area 10 with the roads, footpaths, parcels of residential land and green spaces marked out.

Gallagher Estates has appointed Paul Drew Architects to design the layout of Area 10. Paul Drew Architects are working on the look and style of buildings and landscaping in Area 10, incorporating feedback received from community and stakeholder comments received at the exhibition in May.

## AREA 10 WILL HAVE:

- Approximately 4,330 homes
- Three primary schools and a secondary school
- High Street in the town centre
- Community and health centre
- Employment area
- District park
- Playing fields and local parks
- Community allotments



Updated masterplan of Area 10



Proposed local park in Area 10

Suggestion for Lady Margery's Gorse



Suggested design for district park including sports fields, cricket pavilion and balancing pond

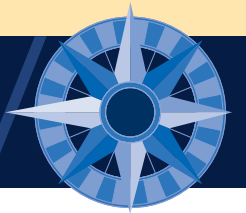
Site Boundary	Playing fields	Existing public right of way
<b>RESIDENTIAL</b>	Local park	Diverted public right of way
Residential development	Public open space	Burial ground
<b>EDUCATION</b>	District park	Wet balancing pond
Secondary school	Existing vegetation	Dry balancing pond
Primary school	Proposed structural planting	Neighbourhood play area
<b>OTHER USES</b>	Allotments	Local play area
Employment		
High street/Local centre		
Reserve sites for community use/ MK Community Foundation		

# MASTERPLAN AREA 11

Showing schools, open spaces, employment space, high street & city streets

GALLAGHER  
ESTATES

MKWEST



The updated master plan is more detailed and shows in greater depth the layout of Area 11 with the roads, footpaths, parcels of residential land and green spaces marked out.

Gallagher Estates has appointed Lovejoy Architects to design the layout of Area 11. Lovejoy Architects is working on the look and style of buildings in Area 11, incorporating feedback received from community and stakeholder comments received at the exhibition in May.

## AREA 11 WILL HAVE:

- Approximately 2,200 homes
- An employment area
- A primary school
- A community building
- Playing fields and local parks
- Community allotments

Updated masterplan of Area 11



Brickfield Square  
"special place"



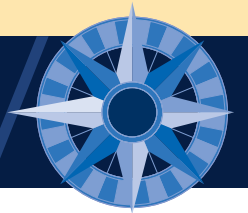
Suggested layout of  
Kilnbrook Crescent



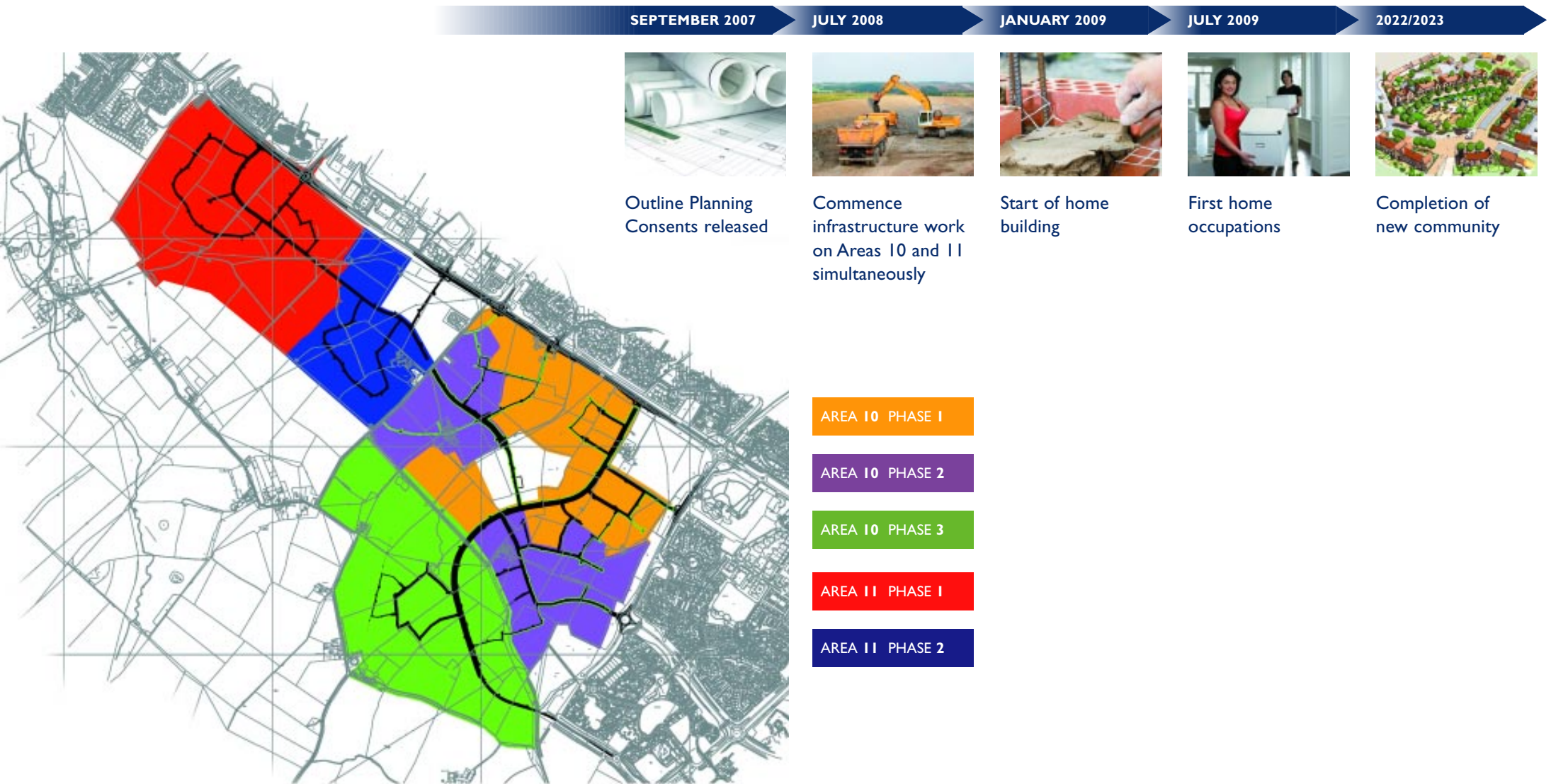
Suggested design of playing fields in Area 11

Site Boundary	Playing fields	Existing public right of way
<b>RESIDENTIAL</b>	Local park	Diverted public right of way
Residential development	Public open space	Burial ground
<b>EDUCATION</b>	District park	Wet balancing pond
Secondary school	Existing vegetation	Dry balancing pond
Primary school	Proposed structural planting	Neighbourhood play area
<b>OTHER USES</b>	Allotments	Local play area
Employment		
High street/Local centre		
Reserve sites for community use/ MK Community Foundation		

# PHASING & TIMESCALE



Phasing of the key dates for the development



# TRAVEL AND MOVEMENT AROUND AREA 10



This Board shows routes for moving around Area 10.

Good networks will be an integral part of MK West and will include ensuring good access to the neighbouring communities and central Milton Keynes.

Pedestrian and cycle routes will be created to encourage the use of alternatives to cars. Existing footpaths and bridleways will be retained and enhanced.

## FOOTPATHS

Footpaths across Area 10 will be created, including links to Area 11, Stony Stratford, Crown Hill and Milton Keynes. The footpaths include the North Buckinghamshire Way, a historic route and an important landscape and wildlife corridor, which will be preserved and enhanced by the site layout.

## CYCLING

Links with the existing Redways will be established for pedestrians and cyclists at road junctions on the V4 and Dansteed Way. The Redways are a crucial part of Milton Keynes and will be fundamental to MK West.

## BUSES

To promote security, bus stops will be located in well lit areas and overlooked by adjacent buildings. Bus stops are conveniently located on either side of the City Streets and within a five minute walk for most MK West residents. Bus movement will be prioritised with a continuous and uninterrupted flow of buses on designated routes to make travelling in, out and around MK West quick and easy.

## CARS

A good and reliable public transport system will reduce the need for private cars in and around MK West. For the motorist, the City Street system will provide links to Area 11, Crownhill and the V4.

## HEAVY GOODS VEHICLES

HGVs will have a quick and easy route from the V4 into the employment areas and to the town centre for deliveries.

The routes will avoid HGVs travelling through residential areas thus reducing traffic noise and improving safety for all.



## REDWAYS

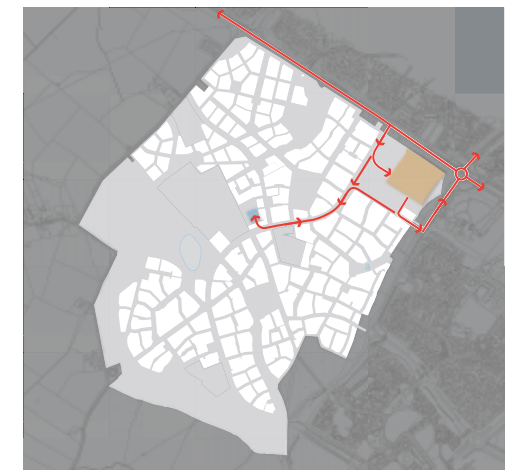


## BUSES



- Bus stop on either side of city street
- 400m walk

## HGV



- HGV access to employment land
- HGV access to town centre deliveries

# TRAVEL AND MOVEMENT AROUND AREA 11



This Board shows routes for moving around Area 11.

Good networks will be an integral part of MK West and will include ensuring good access to the neighbouring communities and central Milton Keynes.

Pedestrian and cycle routes will be created to encourage the use of alternatives to cars. Existing footpaths and bridleways will be retained and enhanced.

## FOOTPATHS

Footpaths across Area 11 will be created, including links to Area 11, Stony Stratford, Calverton and Milton Keynes. The footpaths are intended to encourage people to walk from their homes to school and work, and around the area, reducing car dependency.

## CYCLING

Links with the existing Redways will be established for pedestrians and cyclists at road junctions on Watling Street and Danstead Way. The Redways are a crucial part of Milton Keynes and will be fundamental to MK West.

## BUSES

To promote security, bus stops will be located in well lit areas and overlooked by adjacent buildings. As with Area 10, bus stops are conveniently located on either side of the City Streets and within a five minute walk for most residents. Bus movement will be prioritised with a continuous and uninterrupted flow of buses on designated routes to make travelling in, out and around MK West quick and easy.

## CARS

A good and reliable public transport system will reduce the need for private cars in and around MK West. For the motorist, the City Street system will provide links to Area 10 and the V4.



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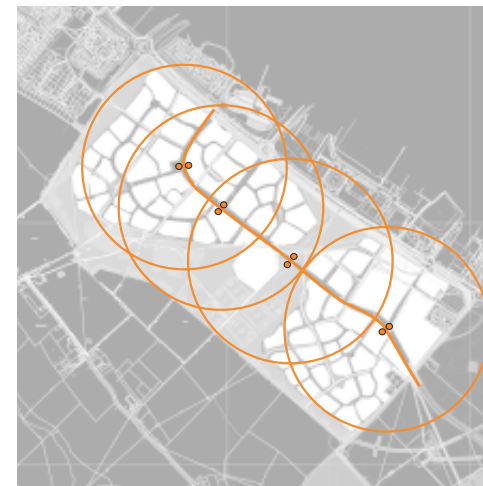
The routes will avoid HGVs travelling through the residential areas thus reducing traffic noise and improving safety for all residents.



## REDWAYS



-  Redway
-  Cycling within the highway network in accordance with Manual for Streets



## BUSES



-  Bus stop on either side of city street
-  400m walk

## HGV



-  HGV access to employment land
-  HGV access to town centre deliveries



# LANDSCAPE AND PUBLIC ART



## LANDSCAPING

The green and open space in MK West will be designed to enhance the environment and create a ‘sense of place and ownership’.

The feedback received so far has indicated that landscaping and the look of MK West is important. Gallagher Estates is now holding monthly meetings with the Parks Trust who are helping to steer the landscape design of the public parks and open spaces. The Parks Trust will ultimately be responsible for the long term care and maintenance of the public parks and open spaces.

Landscaping will be used around the edge of MK West to help screen the development from existing communities, particularly around Two Mile Ash. A ten metre landscape buffer is proposed along the north eastern boundary of MK West.

At the May exhibition the community feedback suggested that new hedges and shrubs should be “in keeping with the area”. Existing and new trees, hedgerows, a brook and other areas of water will be integrated into the wider landscaping designs for MK West, to help realise these aspirations.

## PUBLIC REALM

Quality public spaces will help create distinct and attractive areas for residents.

‘Special Places’ will be created which will be individual areas of character enhancing the sense of place within MK West; these areas could include landscaping with oak, ash, beech and silver birch trees which were all popular choices in the feedback from the May exhibition.

Children’s play facilities for all ages will be provided in locations close to residential areas. In the district park there will be playing fields; there will be neighbourhood play areas in the local parks and in the residential communities there will be local play areas.



Large areas of open space will provide green corridors for informal ball games, exercise and exploring.

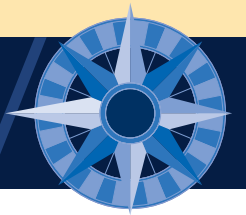
Native trees and shrubs will be extensively planted to provide a unique, stimulating and exciting place for residents to enjoy. Wood and natural stone will be used in the hard landscaping to blend with the rural surroundings. Allotments will be provided so that residents can grow their own fruit, vegetables and herbs



# IMAGES OF PUBLIC ART

GALLAGHER  
ESTATES

MK WEST

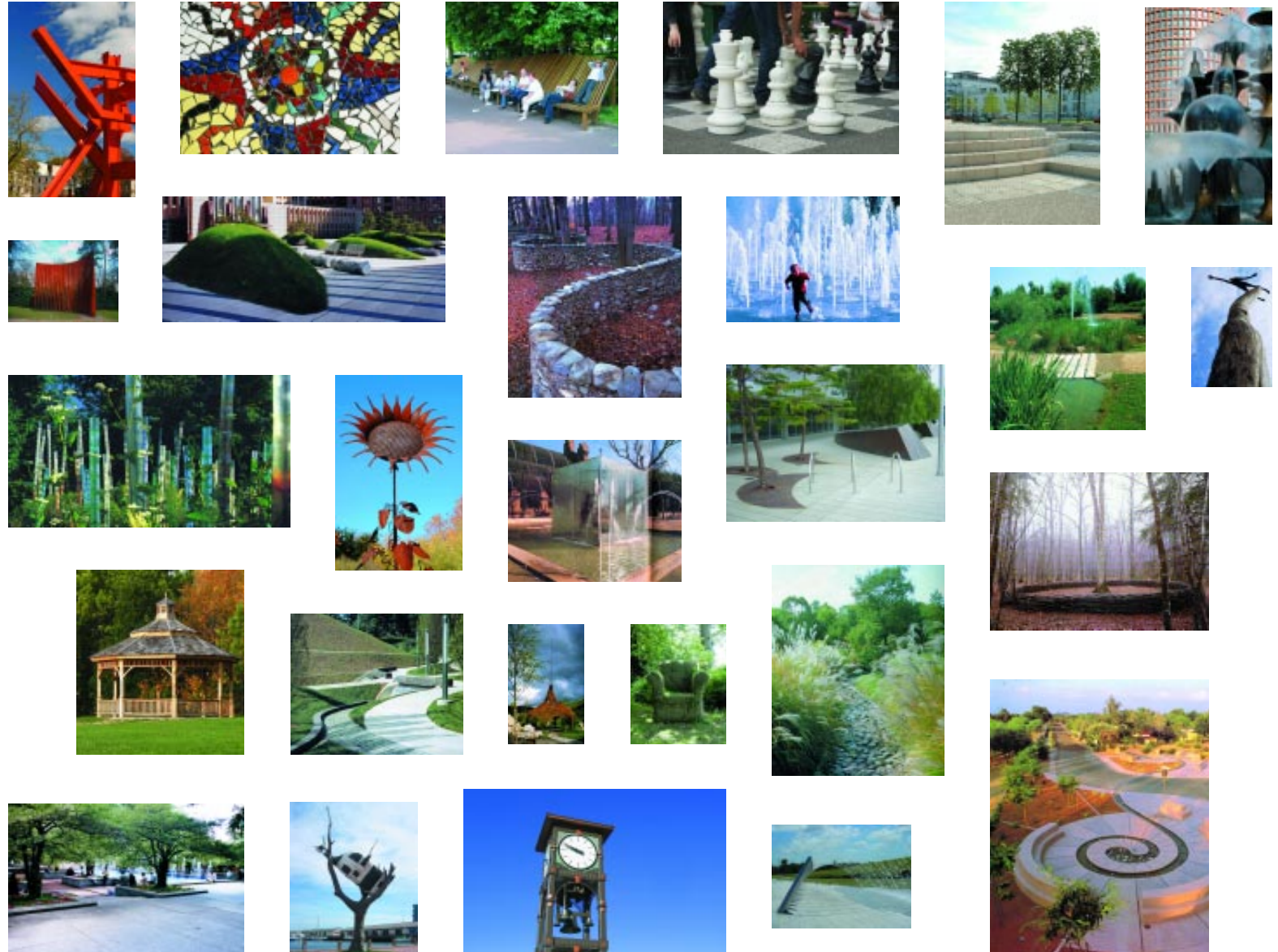


## PUBLIC ART IN MK WEST

At MK West artists will be involved at an early stage in the design process.

Public Art will create a character for MK West. It will also create a sense of ownership, (which can help reduce crime and anti-social behaviour). It can develop cultural identity and pride, encourage new partnerships within communities and contribute to residents' quality of life.

Here are images of public art and public realm items that have created quality surroundings.



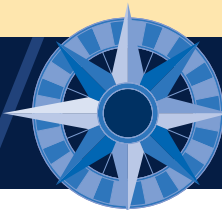
## TYPES AND STYLES OF PUBLIC ART ARE:

- Interactive
- Water based
- Symbolic/historic
- Local artists
- Community involvement – schools
- Materials – stone, metal, wood
- Public entertainment – band stand, open air theatres, speaker's corner
- Land sculptures
- Statues

Please take this opportunity to express your preference for types and styles of public art by placing a sticker next to your preferred images

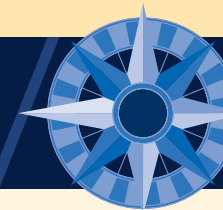
# HAVE YOUR SAY

GALLAGHER  
ESTATES  
**MK WEST**



# FURTHER IDEAS FOR PUBLIC ART

GALLAGHER  
ESTATES  
**MK WEST**



## Opportunity for residents to contribute their views about public art & landscaping

Gallagher Estates would like your help to shape the style and look of MK West.

As part of Milton Keynes Partnership's Tariff for new developments, funds have been set aside specifically for public art in MK West. Gallagher Estates would like you to have a say in what form the public art should take.

Please let us know your views by taking a coloured dot sticker and placing it next to the image or images that appeal to you on the 'Public Art' board.

If there are any ideas for public art that are not included in the exhibition, please take a 'post-it' note and write down your comments, placing them on the poster marked 'Further Ideas for Public Art' situated near this board.

Should you have any further suggestions or would like to comment generally about MK West, please use the comments form, either posting the form in the comments box, or sending it to the freepost address in the envelopes provided, by **Friday 23rd November**.



Thank you for attending the exhibition