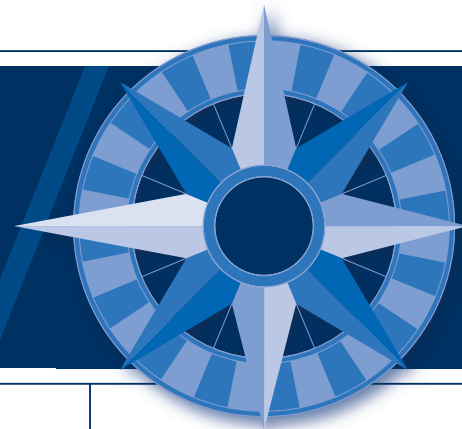


GALLAGHER
ESTATES

MK WEST



COMMUNITY CONSULTATION UPDATE

Progress continues on MK West...

Following the public consultation exhibition in May and an extensive programme of contact with local groups and stakeholders, Gallagher Estates has begun to add greater depth to the design of the new community at MK West.

Darren Farmer, Gallagher Estates Project Director for MK West said, "We are delighted with the responses received from visitors at the exhibition and from our meetings with community groups. I am very grateful to all those people who have taken the time to pass their thoughts and comments to the project team about MK West.

Engaging with existing communities around MK West is very important to Gallagher Estates; opening up a dialogue with residents and community groups will mean we can deliver a community that is shaped by the people who know Milton Keynes best – the residents."

Gallagher Estates will be holding a second public exhibition in November so visitors can see how MK West is developing.



The second public exhibition is an opportunity to view Gallagher Estates enhanced designs for MK West. Visitors will also have the opportunity to pass on their ideas about the style of open spaces, play areas, landscaping and public art in the new community.

More details inside...



Public Exhibition to view MK West progress

The public exhibition will take place on:

Friday, 9 November
from 2pm to 7pm

Stony Stratford Library
5-7 Church Street,
Stony Stratford MK11 1DB

Saturday, 10 November
from 10am to 3pm

Two Mile Ash Community Annex
High Street,
Two Mile Ash,
Milton Keynes MK8 8LH

The project team will be available to answer questions and visitors will be encouraged to fill in a comments form asking for their ideas on landscaping, play areas and public art in the new community.



The public exhibition in May 2007 at Two Mile Ash Community Annex



Aerial photograph showing location on MK West in relation to existing communities – Areas 10.1-10.3 outlined in blue, Area 11 outlined in red

The neighbourhood of MK West will have:

Around 6,550 homes

Four primary schools and a secondary school

Commercial, retail and business opportunities

A High Street shopping area and local town centre

Community buildings such as health and day centres

Equipped parks, formal playing fields and public open spaces

Community allotments

Progress made since May 2007 Public Exhibition

WHAT YOU TOLD US AT THE PUBLIC EXHIBITION

Gallagher Estates held the first public exhibition on Friday, 18th and Saturday, 19th of May 2007. Over the two-day exhibition 484 visitors came to look at the master plans and see the revised proposals for the Western Expansion Area.

A comments form was available for people to fill in, asking visitors their opinion on the look and style of MK West. In total 131 forms were received, with 100 people choosing to pass on their comments about the look and style of the new community.

The comments form gave respondents a series of options for external wall finishes, roofing material, window style and property boundaries.

The responses have been collated into a report and passed to the architects to help them understand your views on the overall appearance and style of MK West.

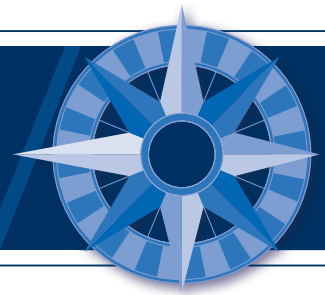
Some highlights from the analysis of visitor's comments:

- The majority (99%) of respondents preferred brick as an exterior finish instead of render or painted brickwork
- Nearly half of the respondents (44%) preferred slate roofing to pantiles or roof tiles
- Over two thirds of respondents (70%) opted for between four to six paned windows in the new homes
- Almost half (47%) of respondents preferred a fence and hedge boundary around the new houses

The comments in the report are now being used by Gallagher Estates' architects to shape the look of MK West and they will be used in the preparation of the Design Codes which set out the style of the new homes.



Green walkways will run through the development



The existing trees and hedgerow will be retained and increased



A bus route will link MK West to neighbouring areas and the city centre

Ecology & archaeology

Extensive ecology surveys throughout the site have taken place and are continuing. Bats, badgers and great crested newts have been found to inhabit the development area.

Ponds, badger setts and bat roosts will be protected, retained and improved to conserve the existing wildlife habitat, all in accordance with Natural England's (formerly English Nature) requirements.



Broughton Square housing terrace, a Gallagher Estates development in Milton Keynes

The Vision for MK West

Green spaces and landscaping

One third of the Western Expansion Area development will be green open space, much of it landscaped. The revised plans detail what shape the green space will have. As well as five parks, there will be 11 smaller local play areas and five neighbourhood play areas. The existing trees, hedgerows and shrubs will be maintained and increased planting will take place.

MK West will be designed to enhance the environment and create a 'sense of place and ownership'.

From the feedback received at the public exhibition in May, visitors indicated that landscaping and the look of MK West was very important. Gallagher Estates is now holding monthly meetings with The Parks Trust who are helping to steer the design of landscaping, public parks and open spaces. It is likely that The Parks Trust will ultimately be responsible for the long term maintenance of green spaces in MK West.

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

At the May exhibition you also advised us 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.

Out and about

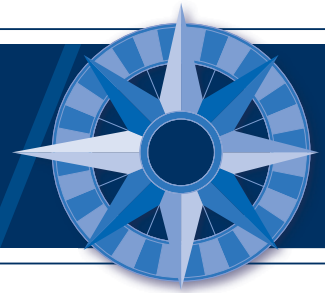
Redways and footpaths will run through MK West, linking the existing communities to the new development. Footpaths will link to the open spaces to create a pathway away from vehicles. Pedestrians and cyclists will be able to walk and ride along streets on 'formal' footpaths and through green pathways on more 'informal' paths. The security of walkers and cyclists is paramount and footpaths will be overlooked by public places and buildings.

Traffic, access and parking

The main roads through the development will link to the V4 Watling Street on the north of the development and east to Danstead Way. Bus stops linking MK West to Stony Stratford and Central Milton Keynes will be located throughout the development. Most of the homes in MK West will be no more than a five minute, 400 metre walk to a bus stop.

Car parking will be provided to meet central and local government policies. A range of car parking options will need to be considered including on-plot, courtyard and on-street parking. Overspill and visitor parking will also be incorporated within the development.





How to get involved in shaping the future of MK West

Gallagher Estates is very grateful to visitors who attended the public exhibition in May and to those who completed the comments form.

Gallagher Estates is keen to continue to build relationships with the communities, local groups and businesses around the new development. As part of this, your comments about the evolving proposals are important. We hope you are able to attend the forthcoming public exhibition at:

■ **Stony Stratford Library**
5-7 Church Street,
Stony Stratford MK11 1DB
Friday, 9 November 2007
from 2pm to 7pm

■ **Two Mile Ash Community Annex**
High Street,
Two Mile Ash,
Milton Keynes MK8 8LH
Saturday, 10 November 2007
from 10am to 3pm



Alternatively, please visit the website www.MKWest.com, and fill in the online comments form with your suggestions and ideas. The comments form will be accessible on Friday, 9 November to coincide with the next public exhibition.

If you have any comments or questions about MK West, or would like to register your contact details to receive further information, please either visit the website or contact us at:

MKWest
FREEPOST LON10503
London SW1W 0BR

Alternatively call the information line on:

0845 262 9647

Calls will be recorded and returned Monday to Friday, 9am to 5.30pm.



GALLAGHER ESTATES

Gallagher Estates is one of the largest developers in the UK, promoting and developing residential and mixed use schemes. Gallagher Estates is not a house builder – it undertakes key aspects of a site's development; from site assembly, master planning and promotion, to construction of strategic infrastructure.

Uniquely, Gallagher Estates retains responsibility for the delivery of all planning obligations such as community facilities, schools, healthcare facilities, landscaping and affordable housing.

Gallagher Estates has a track record of working in Milton Keynes as owners of the Broughton Gate development east of the city and in neighbouring Bedfordshire, with Wixams, one of the largest new communities being built in the UK at the present time.

