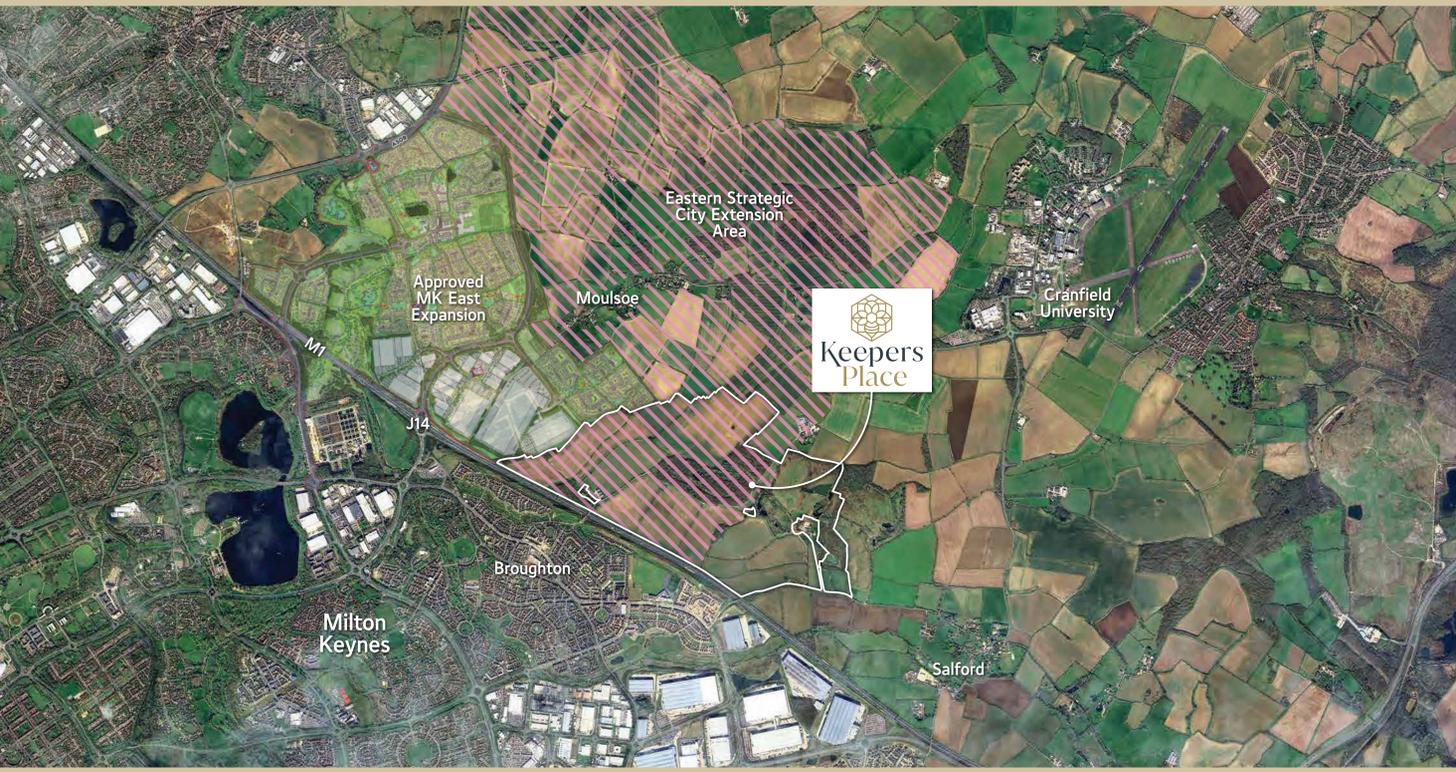


Welcome to Our Keepers Place Exhibition

Welcome to Hallam Land's exhibition on the emerging proposals for Keepers Place.

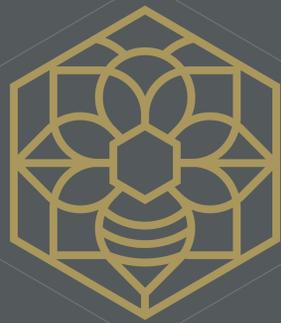
Identified as a Recommended Growth Location in the Milton Keynes 2050 Strategy, Keepers Place now forms part of the southern extent of a preferred allocation for around 16,000 new homes known as the Eastern Strategic City Extension in the draft MK City Plan 2050. Our proposals include land in Central Bedfordshire.



Our proposals intend to bring forward development under a comprehensive scheme, respecting the character and policy requirements of both Milton Keynes City Council and Central Bedfordshire Council.

Our proposals for Keepers Place presented in this exhibition focus on the highlighted Hallam Land area. We are keen to share our proposals and interested to hear your thoughts. The feedback we receive will play an important role in shaping the proposals as they are developed further, ready for a planning application to be made later this year.

“This project is at very early stages and we are keen to hear your thoughts to help shape the proposals for Keepers Place.”



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Understanding Site Context, Features & Opportunities

The Site

Located directly North of Broughton and the M1, comprising 231 hectares, the site is a critical part of the first phase of the Eastern Strategic City Extension preferred allocation in the emerging MK City Plan 2050. The site spans both Milton Keynes and Central Bedfordshire.

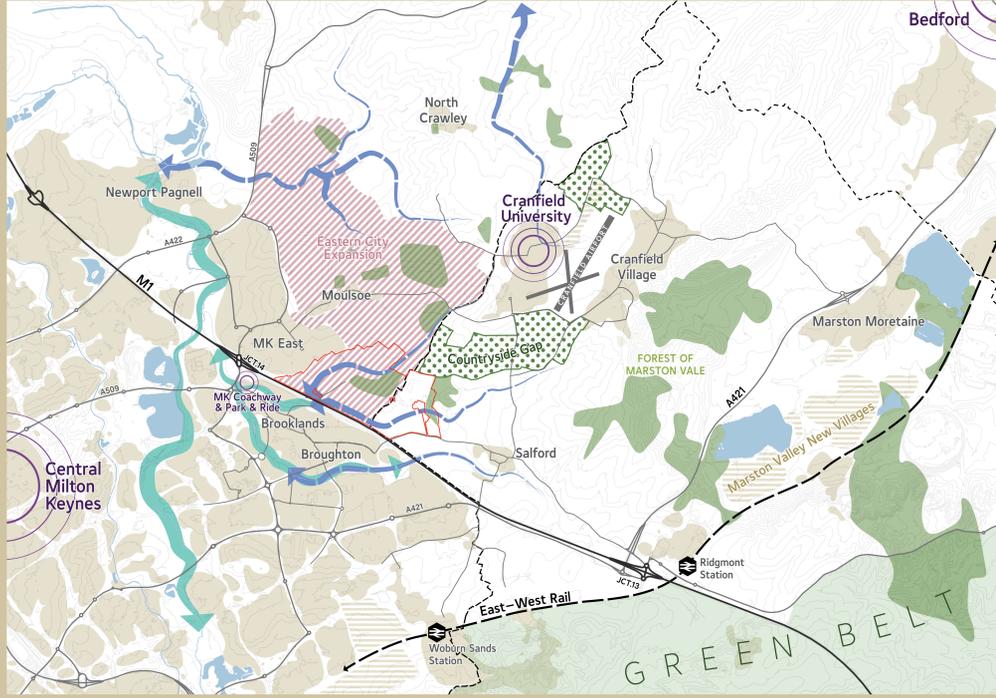
The site is sustainably located and is free from any significant environmental designations or constraints.

The project is currently at a very early stage in the planning process with productive discussions taking place with both local authorities, community stakeholders, alongside this consultation.

Why is development proposed at this site?

The land has been identified as a preferred allocation for sustainable growth beyond the built-up area of the city in the emerging MK City Plan 2050. The part of the site in Central Bedfordshire are also being promoted for housing in its emerging Local Plan.

The site is capable of delivering a significant number and mix of new homes, meeting local aspirations for sustainable growth by providing new affordable homes, community facilities, strategic infrastructure and public open spaces.



“Keepers Place is capable of delivering a mix of new homes, community facilities, strategic infrastructure and public open spaces.”

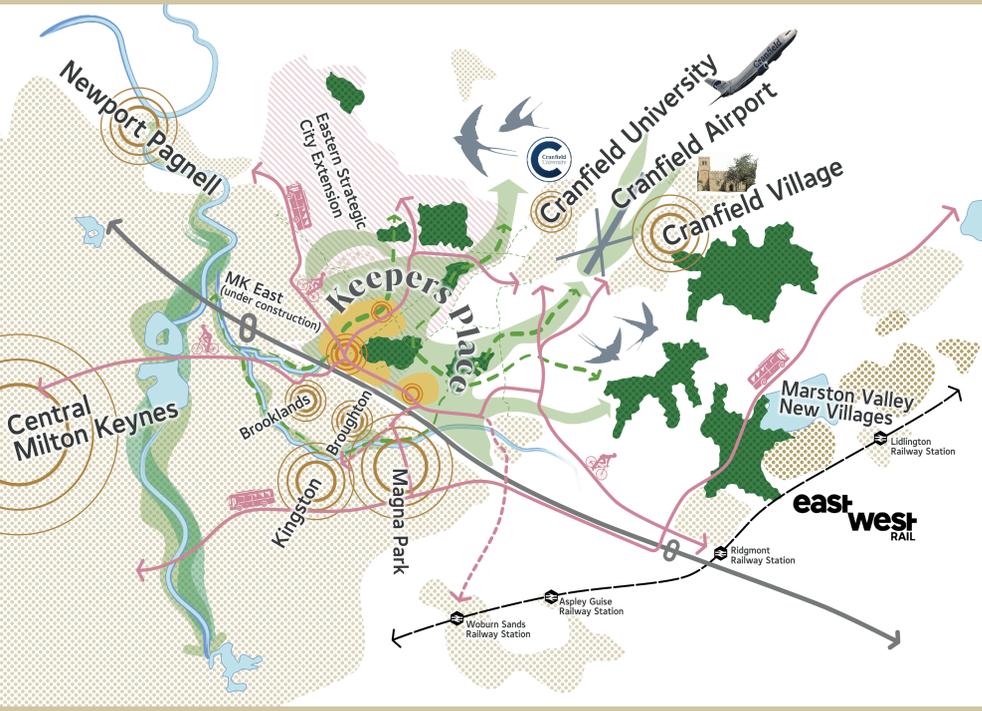


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What is Keepers Place?

Keepers Place is a proposed mixed-use community creating up to 3,500 new homes including a range of market and affordable housing, alongside strategic infrastructure, community facilities, employment opportunities with sustainable drainage solutions, extensive public open space and landscaping. This will support the future health and prosperity of Milton Keynes and Central Bedfordshire and meet the growing needs of the region.



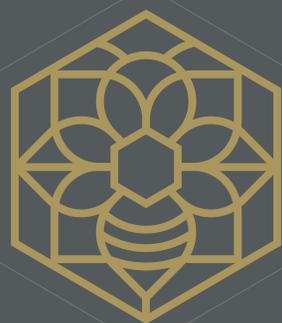
Keepers Place is an important part of the preferred Eastern Strategic City Expansion allocation area, enabling new and improved connections to be made across the M1 to the existing city neighbourhoods

The site is ideally located next to the UK's most successful new town and now city—Milton Keynes—it is also within the Oxford–Cambridge arc, the UK's fastest growing region.

Bus, Mass Rapid Transit, National Rail and East–West Rail services, as well as the national highway network, provide excellent, sustainable connectivity at all scales in close proximity to the site.

The richly varied built context of historic towns and villages, together with the proposed Marston Valley New Villages and Milton Keynes, present a unique opportunity to shape the distinct identity of the new communities of Keepers Place.

Equally, the landscape and green infrastructure context of the MK Linear Parks and the Forest of Marston Vale provide a network of exemplar spaces from which Keepers Place can take inspiration and forge new connections with, as part of a regional public landscape and habitat network.



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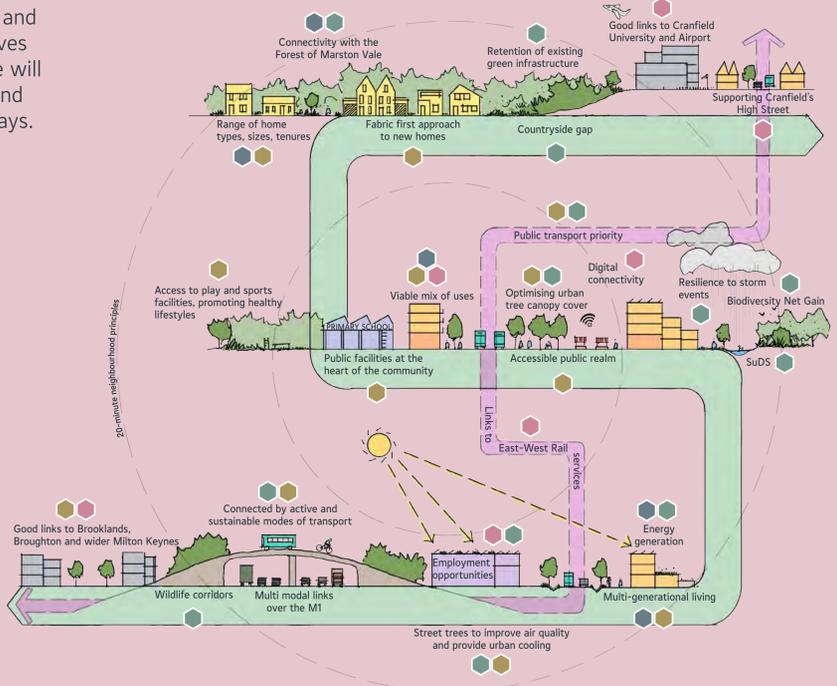
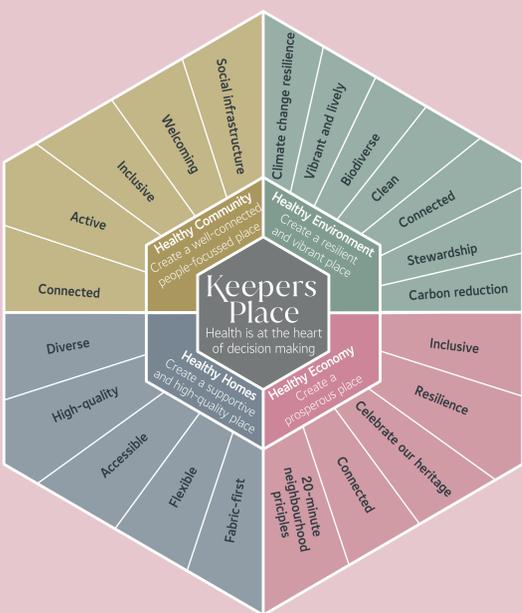
Building a Sustainable & Healthy Future

Sustainability and health are key priorities underpinning our proposals and aspirations. Our goal is for sustainable and healthy living to be the easy choice for people living and working in and around Keepers Place.

Reflecting Central Bedfordshire and Milton Keynes vision and growth plans, we have developed four key design objectives which have shaped the emerging design proposals. These will play a positive role in how people live, work, learn, play and move around Keepers Place in sustainable and healthy ways.

These are:

- **Healthy Community**
Create a well-connected, people-focused place
- **Healthy Environment**
Create a resilient and vibrant place
- **Healthy Homes**
Create a supportive and high quality place
- **Healthy Economy**
Create a prosperous place



The illustration above shows how a holistic approach to sustainability will be applied to Keepers Place. Sustainability will sit at the heart of decision making and influence:

- the layout, composition and distribution of development;
- the design and fabric of buildings;
- connectivity, both physically and digitally, within the immediate neighbourhoods and beyond;
- the prioritisation of walking, cycling and public transport;
- habitat creation and connectivity;
- open space and green infrastructure;
- environmental resilience;
- water treatment and quality improvements; and
- stormwater attenuation and discharge.



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Fostering a New Community

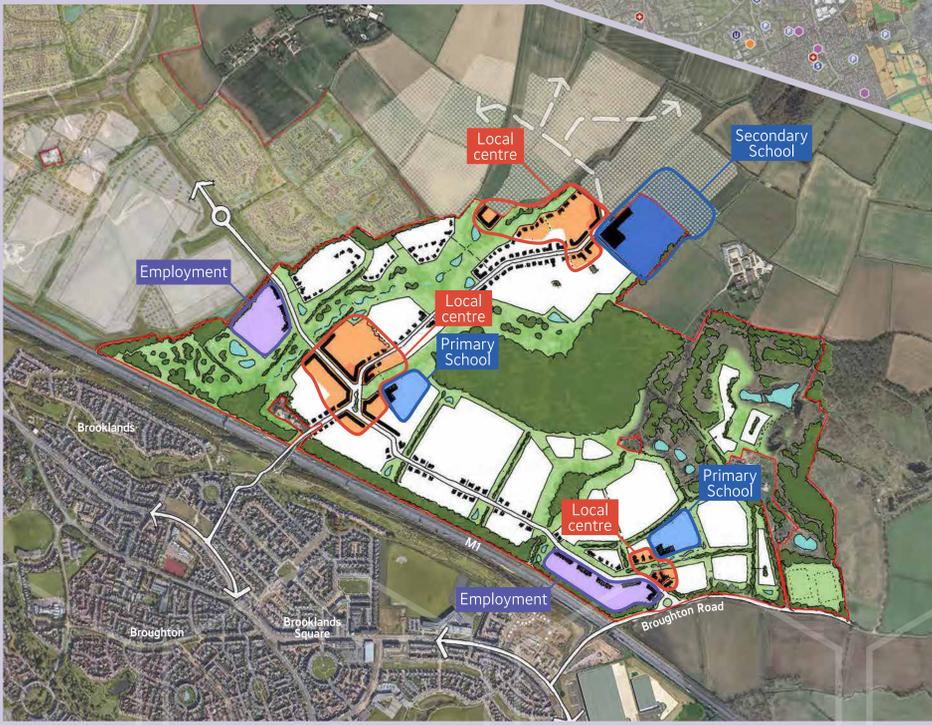
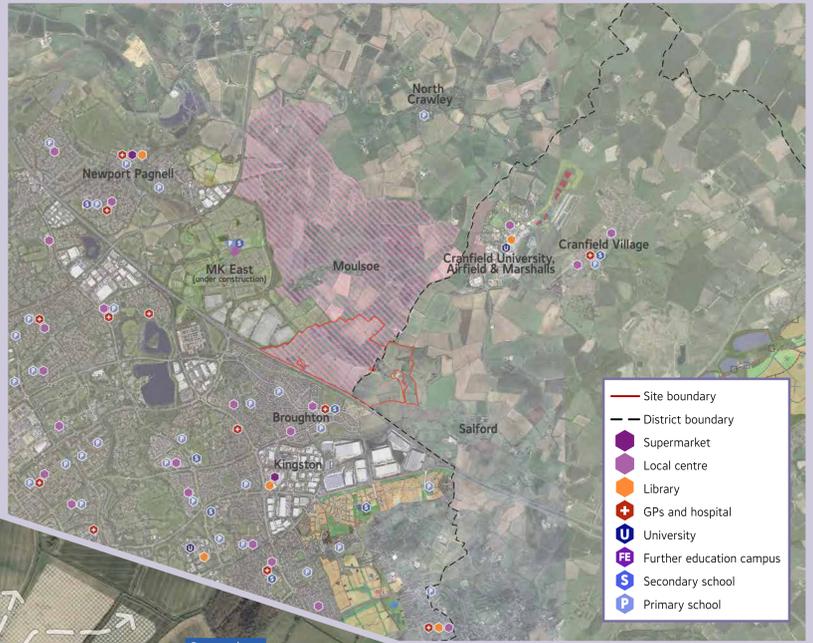
Alongside new homes, a range of new community facilities, infrastructure and jobs will be provided benefitting new and existing residents from the surrounding areas.

Healthy and prosperous communities and places

Keepers Place will comprise a series of connected and interdependent villages, set within the landscape incorporating the character of existing Milton Keynes and Central Bedfordshire settlements.

Keepers Place will support the vibrant local and regional economies, playing an important role in the ongoing success of the knowledge cluster and spin-offs from Cranfield University—a central component along the Oxford to Cambridge Arc.

A range of high quality, sustainable new homes will be delivered supporting the needs of first-time buyers, families and later living. Affordable and custom/self-build homes will also be included as part of a diverse housing mix, as required by local people which underpins Policy.



Keepers Place will be designed to provide easy access to essential services and amenities, with most daily needs reachable within a 20-minute walk, cycle or bus ride.

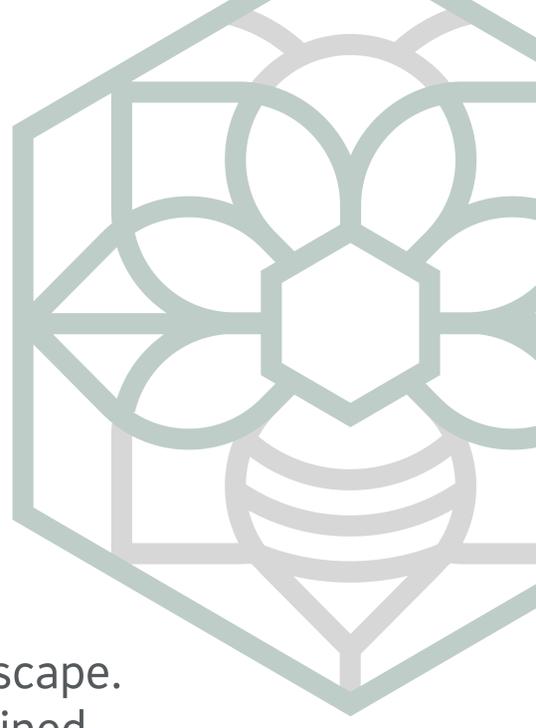
These will include:

- doctors and healthcare
- primary and secondary schools
- local centres supporting a range of services such as:
 - a range of shops
 - community spaces
 - jobs
 - flexible workspace
- public open space
- sports facilities



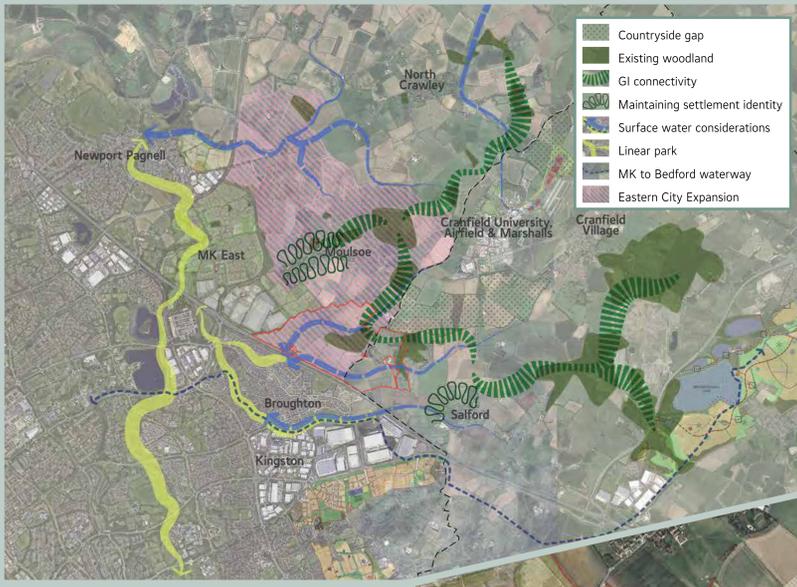
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A Green & Healthy Place

Keepers Place will be shaped by the landscape. Existing hedgerows and trees will be retained, protected and enhanced where possible, supplemented with new planting.



A living and breathing framework

The open spaces will create a living legacy which residents of Keepers Place and the surrounding areas can enjoy and be proud of.

Part of a bigger network

Keepers Place will bring together the exemplar open space networks of Milton Keynes' linear parks and the Forest of Marston Vale to create extensive new areas of public open space.

The existing landscape and open space the site sits within provides exciting opportunities for more strategic connectivity of habitats and access between Central Bedfordshire and Milton Keynes.

Local opportunities

New homes and infrastructure will be designed together with the open spaces and existing hedgerows to ensure they are seamlessly integrated with one another in terms of layout, appearance and function.

The open spaces will perform many functions benefitting people, nature and the environment.

They will provide spaces for a host of roles and activities including walking, running, cycling and wheeling, food production, wildlife watching, play and sport, as well as noise mitigation.

They will provide valuable new habitats benefitting a variety of animals, birds, insects and plants, contributing to an overall biodiversity net gain.

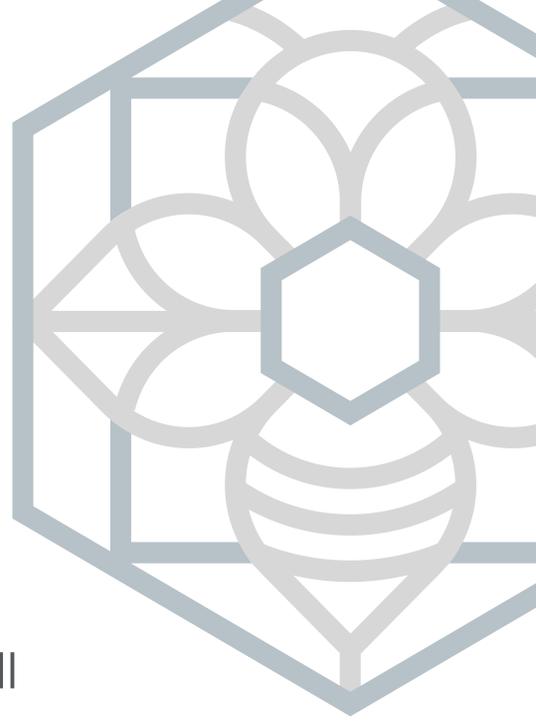
And they will provide protection against flooding, filtering and cleaning storm water, improving air quality and helping to reduce the heat island effect.



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Sustainably Connected Communities



The new community of Keepers Place will benefit from excellent connectivity with the surrounding places, neighbourhoods and networks.

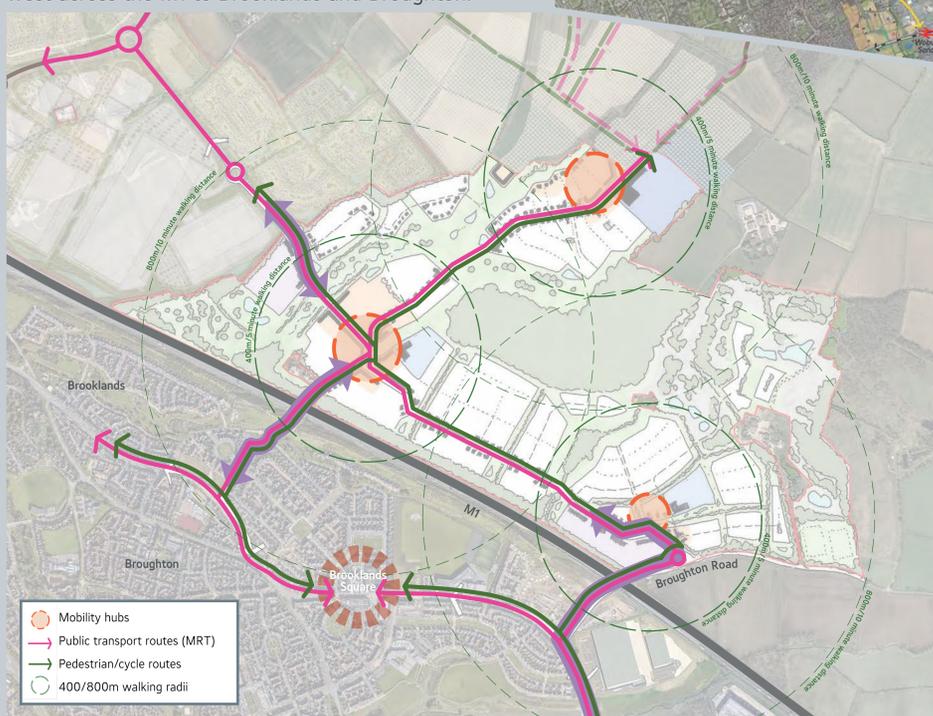
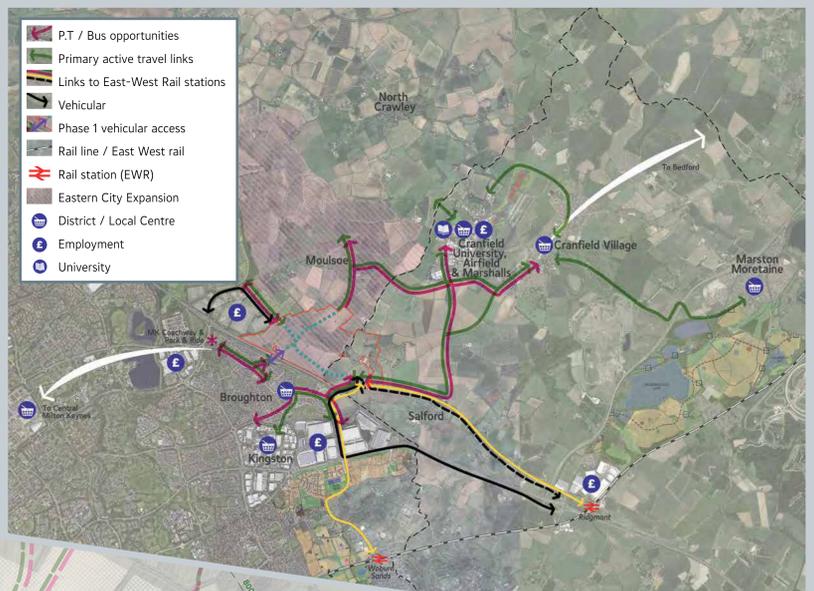
Part of a bigger network

Sitting at the heart of the Oxford to Cambridge corridor, Milton Keynes will contribute significantly to the success of the wider region. New investment and infrastructure, such as the East West Rail (EWR) line, will help support this growth.

Keepers Place is well located for efficient access to the proposed EWR and mainline rail services, the national road network via the M1 and A421, and the range of jobs and services available across Milton Keynes and at Cranfield airport and university.

Located close to existing neighbourhoods of Brooklands and Broughton and within easy reach of the national rail and road networks, Keepers Place benefits from excellent connectivity with its surrounding context.

Keepers Place will also benefit from direct connectivity west across the M1 to Brooklands and Broughton.



Local opportunities

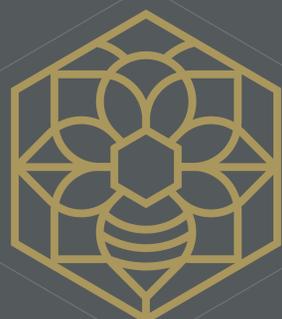
Keepers Place will provide extensive networks of paths and redways, including the retention of existing public rights of way, for walking, wheeling and cycling to connect communities, supported by high-quality public transport for longer trips, offering residents a genuine choice of sustainable ways to travel.

A network of mobility hubs will make travel more convenient by bringing together key services such as bus stops, cycle parking, scooter hire and car clubs to support a well-connected community.

The potential extension of the proposed Mass Rapid Transit (MRT) system through Keepers Place will further enhance the quality and range of travel options available to and from the new community.

Our ongoing technical work will assess potential traffic impacts on local communities in order that appropriate mitigation can be provided.

The open spaces, acting as an extension to the MK Linear Park system will provide further opportunities for recreational paths and bridleways, providing more choice for how people move to, from and through Keepers Place.



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Our Emerging Vision for Keepers Place

Overarching design ethos

- Context-led masterplan responding to the surrounding landscape, connectivity, heritage and land uses
- Sensitive design response to protect the integrity and distinctiveness of existing villages
- A series of walkable 'villages' set within the landscape and wider Eastern Strategic City Extension growth area
- Excellent connectivity provided by comprehensive active travel and public transport infrastructure
- Sustainability prioritised at every stage of the design and delivery process
- Provision of homes and jobs to support the future health and prosperity of the region

- Primary access with active travel and bus / MRT provision
- Residential development
- Mixed use local centres
- Employment development
- Potential for primary school provision
- Potential for secondary school provision
- Public open space including SuDS, sports pitches and habitat creation
- Eastern Strategic City Extension growth area



High-quality public open spaces including sports pitches, meadows, woodland, community orchards & allotments, SuDS and wildlife habitats.

Active travel and public transport infrastructure, with connections across the M1.

New community hubs and mixed-use centres meeting day-to-day needs

New primary and secondary schools to meet the needs of the development

Up to 3,500 new homes, including affordable homes, to meet local needs

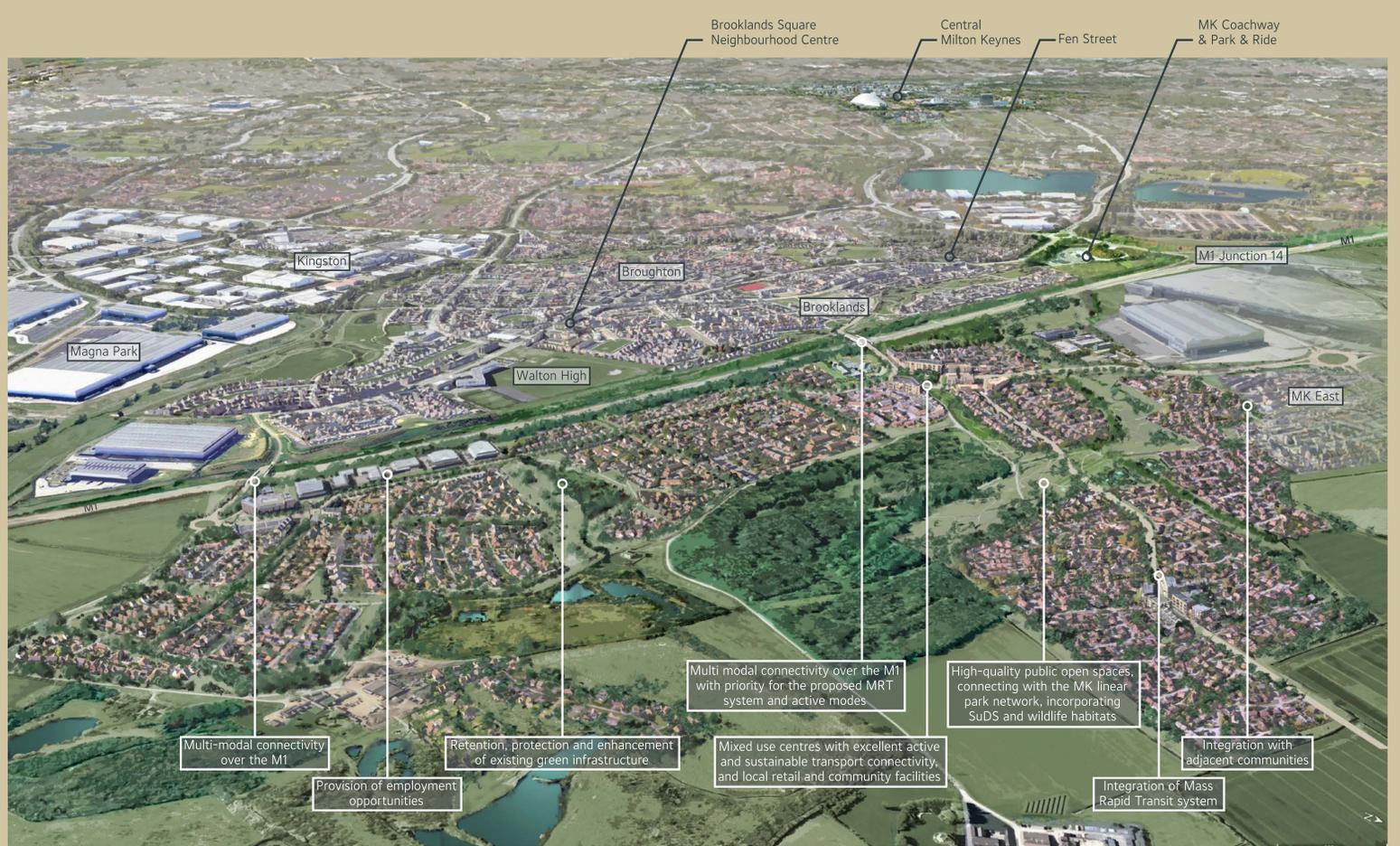
Employment land capable of delivering in excess of 380,000sqft of floorspace



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Our Emerging Vision for Keepers Place



Thank you

Thank you for attending our public consultation event. We hope you have found the information useful and would encourage you to leave your feedback form using the forms provided or the project website.

Following the public consultation process, we will review feedback and update our proposals before the submission of a planning application later in the year. We will keep you updated on how your feedback has influenced the proposals.



You can have your say by:

- visiting keepersplace.co.uk (scan the QR code to go straight to the website);
- writing to us at **FREEPOST – CRATUS COMMUNICATIONS** (no further address details or stamps required);
- emailing info@keepersplace.co.uk; or
- calling us on **0203 026 3143**

Next steps

As part of this process to support the MK New City Plan 2050 and to guide the formulation of a planning application, Hallam Land has submitted a Scoping Opinion request to both Milton Keynes City Council and Central Bedfordshire Council.

Alongside this, a comprehensive period of public consultation and engagement with the local community is currently taking place.

“Keepers Place will provide spaces for a host of activities including walking, running, cycling and wheeling, food production, wildlife watching, play and sport.”



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About Hallam Land

Hallam Land has over 35 years of experience in land promotion and has helped to deliver over 55,000 new homes. We take a collaborative approach to site delivery, forming close relationships with local authorities and communities. We carefully balance the need for new homes, alongside the need for infrastructure and the changes development brings to local communities and the environment.

Locally, we are proud to have enabled the delivery of Brooklands, a sustainable extension to the east of Milton Keynes containing 2,500 new homes, a secondary school and two primary schools. The site was sold to and built by Places for People and Barratt David Wilson.



At Pickford Gate to the west of Coventry, Hallam has worked alongside Coventry City Council to a plan for a sustainable extension which will deliver 2,400 new homes and as well as 37 acres of employment land and community infrastructure.

Hallam was responsible for securing Homes Infrastructure Funding to deliver a new bridge over the A45 which is now built. The site will be built on a phase by phase basis by our housebuilder partners including Vistry Group and Barratt David Wilson.

To find out more, visit hallamland.co.uk



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