INTRODUCTION

This consultation brochure provides an introduction to the proposed new neighbourhood in the rural north of Milton Keynes, east of the M1 motorway, ahead of an Outline planning application for the housing and employment and a Detailed planning application for new highways infrastructure in Spring 2021. Consultation will remain open for comment until September 2021, with further consultation ahead of each and every phase in the coming years.

The site (red line) is adjacent to Newport Pagnell, Moulsoe, Willen, Pineham and bound to the west by the M1 motorway.

In Plan:MK the development area is known as Milton Keynes East Strategic Urban Extension (MKESUE), and was allocated within Milton Keynes Council’s Local Plan ‘Plan:MK’ (adopted March 2019) for provision of approximately 5,000 new homes, 105 hectares (259 acres) of employment land, estimated to be capable of providing at least 5,000 new job opportunities, together with essential infrastructure and strategic open space.

The new neighbourhood will be a thriving community where people want to live, work and spend time. It will be a sustainable place that is fit and flexible for the 21st century. It will be a place that actively supports health and wellbeing, connects people and nature, encourages community spirit and a strong sense of belonging, building on the qualities that make Milton Keynes a special and unique place already.
BERKELEY GROUP AND ST JAMES GROUP

The Berkeley Group builds homes and neighbourhoods across London, Birmingham and the South of England, creating welcoming, sustainable and nature-rich places where communities thrive and where people of all ages and backgrounds enjoy a great quality of life. Over the last 5 years Berkeley Group have delivered more than 19,200 mixed tenure homes.

St James Group, a member of the Berkeley Group, are bringing forward proposals to create a new neighbourhood in the rural north of Milton Keynes, east of the M1 motorway, which builds upon and strengthens the qualities that have made Milton Keynes the special and unique place that it is today. St James will be the principal developer for approximately 80 percent of the land allocated for development east of the M1 in Plan:MK. With Bloor Homes, Milton Keynes Council and Newlands delivering the balance. Split proportionately it is envisaged that St James will deliver approximately 4,000 new mixed-tenure homes and 85 hectares of land for employment, with capacity for at least 4,000 new job opportunities.

St James are committed to Milton Keynes for the long term. We are still in the early stages of the journey and are conscious that there are many conversations to be had with all of the interested parties about the detail along the way and look forward to working in partnership and engaging with the local community collaboratively on all aspects of the plans.

St James are not a volume homebuilder. St James are passionate about design quality and believe good placemaking and placekeeping is fundamental to creating well-designed, high quality, safe and sustainable places which will be thriving communities long into the future. St James are really excited about creating a new neighbourhood for Milton Keynes and are passionate about:

• Creating places and spaces that are landscape led, and connect people and nature;
• Doing so in a sustainable manner which leads our industry in our approach to climate change action;
• Delivering the community heart and infrastructure early to create the place from day one; and
• Facilitating thriving communities where people want to live, work and spend time, which are flexible, healthy and fit for the 21 Century.
HOUSING INFRASTRUCTURE FUNDING

The Housing Infrastructure Fund (HIF) is a £5.5 billion fund allocated by Central Government to support infrastructure projects that will unlock the delivery of up to 650,000 homes nationally.

In partnership with St James, Milton Keynes Council bid for £94.6 million of Housing Infrastructure Funding, which was successful in March 2020. The proposals, subject to planning permission being granted, will utilise Central Government Housing Infrastructure Funding to deliver essential early improvements to local infrastructure to facilitate the development.

These will include a community health hub, the first new primary school and a dual carriageway over the M1 motorway to improve access to Central Milton Keynes and alleviate pressure on the existing highways network. Subject to securing a planning permission, construction of the enabling infrastructure will commence in summer 2022 with the housing and employment commencing in summer 2024.

DELIVERING THE LOCAL PLAN ALLOCATION

Milton Keynes East was allocated within Plan:MK, upon its adoption in March 2019. The new neighbourhood will deliver new homes, employment opportunities, significant early improvements to local infrastructure, including a community health hub, four new primary schools and a large new secondary school, a dual carriageway bridge over the M1 motorway, strategic open space including a new linear park and sports and recreational provision in line with the site allocation within Plan:MK.

Under the planning policy in Plan:MK, development can come forward once funding for the necessary enabling infrastructure is in place and this is being delivered. The Housing Infrastructure Funding provides an opportunity to facilitate early delivery of this infrastructure and expedite the delivery of new homes and new jobs within Milton Keynes.

Milton Keynes Council and other stakeholders will deliver the remaining 1,000 new homes and 20 hectares of employment land. It is anticipated that Bloor Homes will deliver new homes, one primary school alongside additional sports and recreational provision. Council owned land will deliver new housing and a Park and Ride and Newlands will deliver approximately 20 hectares of employment land.

St James will enter into a collaboration agreement with the other parties to ensure the site allocation comes forward in a coordinated and comprehensive manner. In accordance with the principles of infrastructure before expansion, Bloor Homes are due to submit a planning application once St James have submitted a planning application for the necessary highways infrastructure in spring 2021.
Milton Keynes Council established the MKE Local Stakeholder Group to enable the local community representatives to inform the preparation of the Development Framework. The Local Stakeholder Group ran from July 2018 to March 2019 and influenced the fundamental principles established in the Development Framework.

In March 2020, the Milton Keynes East Development Framework Supplementary Planning Document was adopted by Milton Keynes Council. This established the vision, disposition of the land uses, development principles and infrastructure requirements to ensure delivery of a comprehensive new neighbourhood. The Development Framework has helped shape the fundamental principles of the masterplan.
OUR VISION FOR MILTON KEYNES EAST

CREATING A DISTINCT PLACE, CONNECTED TO ITS NEIGHBOURS: A new neighbourhood of a sufficient scale to be a place in its own right, that does not compete with existing communities and with strong connections to its neighbours.

FACILITATING A THRIVING COMMUNITY: Putting the community heart and hub in at an early stage to create the sense of place from day one.

CREATING HOMES AND JOBS FOR ALL: Building individually designed homes for people at all stages of their lives and creating job opportunities for people of all ages and backgrounds.

PLACEMAKING FOR HEALTH & WELLBEING: A sustainable, walkable neighbourhood with access to nature and diverse landscapes forming part of every day life.

EVOLVING THE GRID: Providing two new grid roads as well as weaving a landscape grid lattice along existing rivers, streams and hedgerows to encourage walking and cycling as the natural choice.

TACKLING CLIMATE CHANGE: Being sustainable in all aspects of our business to lead the UK homebuilding industry.

LOOKING TO THE FUTURE: Creating a flexible, dementia friendly masterplan fit for the 21 century which can respond to changing future trends in how we live and work.
POST-PANDEMIC

The Covid-19 pandemic has had a huge impact on all aspects of life and highlighted the importance of healthy placemaking.

The masterplan will incorporate a number of fundamental principles that have been brought to the forefront during the COVID-19 pandemic.

Exposure to nature reduces risk of serious depressive disorders by more than: People who live in highly green areas or with easy access to nature are:

5% 3x

more likely to be physically active

LEARNING FROM THE PANDEMIC - SPACE TO BREATH

Safe Transport
Support walking and cycling with alternative sustainable modes of public and demand responsive transport to serve the new community

The right uses in the right places
Clustering mixed uses in the right places to ensure neighbourhoods are walkable and cycle friendly, connected by accessible and safe routes for ease of movement

Adaptable homes for future living
Provide homes that can adapt to changing needs of owners over time, providing flexible spaces within an energy efficient envelope. Support homes with alternative flexible spaces for working.

Carbon Footprint Conscious
Make cycling and walking the natural choice for travel, whilst also providing essential amenities and facilities within the new neighbourhood to reduce longer journeys. Improve self-awareness of the impact every day activities have on the environment.

Access to open space
Provide a rich variety of landscapes close to homes, that are connected, to allow people to move freely within the landscape. A contrast of wide, wild open spaces to small, intimate and calm spaces.

Protecting people’s wellbeing
In addition to access to open spaces, provide opportunities to socialise safely and feel part of a community, and a sense of belonging. Provide space and facilities for exercise as part of every day activity.
LANDSCAPE AND BIODIVERSITY LED MASTERPLAN

St James are firm believers in connecting people and nature and the health and wellbeing benefits that it brings. The proposals will be truly landscape led, delivering over 90 hectares (222 acres) of new publically accessible open space, including a new 45 hectares (111 acres) District Park.

The inclusion of new wetland habitats, species rich planting and a significant new woodland on the edge of Moulsoe will ensure that the new neighbourhood achieves a net biodiversity gain.

The proposals will weave a landscape lattice through the new neighbourhood resulting in over 13km of nature enriched spaces on peoples doorsteps, including over 3km of retained hedgerows and 3km of retained rivers and streams.

The proposals will include a district scale children’s play space and visitor centre, playing fields for sports, areas for recreational activities and a new community orchard and allotments.

St James take a long term view on the future management and stewardship of all its neighbourhoods. St James are engaging with Milton Keynes Park Trust about the future management of the new linear park and publically accessible open space.
EVOLVING THE GRID FOR PEOPLE AND NATURE

The city of Milton Keynes is identifiable by its network of beautiful green spaces, parks and lakes and the connectivity of its grid roads and redways. Whilst the masterplan provides two new grid road corridors and redway networks, the masterplan is also organised around the concept of a landscape lattice, which is a series of interconnected green corridors. The landscape lattice will encourage east west connectivity and integrate the new and existing communities with the new Linear Park to the west and countryside to the east.

The structure of these green corridors has been informed by existing field patterns so that the hedgerows, trees belts and other existing landscape features can be embedded into the design, where feasible, for the benefit of both people and nature.

This lattice also provides green cycle and walking routes across the neighbourhood, connecting the schools, play spaces and other social amenities.

The proposals will connect the site into the wider green wildlife network and provide green routes to the surrounding communities in Moulsoe, Willen and Newport Pagnell, linking in to existing bridle ways and public rights of ways on the eastern perimeter of the neighbourhood. The landscape lattice will also provide additional connectivity for ramblers, mountain bikers and horse riders.

KEY

- Linear park
- Primary corridor
- Secondary corridor
- Tertiary corridor
- Grid road corridor
- Green buffer
- Village Green
- Local play
- Play
- Woodland
- Ecological buffer

Landscape Lattice Diagram
New Homes for All

The new neighbourhood will deliver a mix of approximately 4,000 individually designed homes (including market and affordable) which are tenure blind for people at all stages of their lives. Milton Keynes East will provide a mix of homes for people of all ages and backgrounds to enjoy a great quality of life. The proposals will be predominantly housing led, with the potential for other housing typologies, including apartments and urban houses along the new linear park and around the public transport nodes and community hub. There is also the potential for intergenerational housing typologies, along with the provision of housing for older and vulnerable people.

Subject to securing a planning permission, the first St James homes will be occupied in 2025.
BUILD A THRIVING COMMUNITY; WITH A COMMUNITY HUB AT ITS HEART

The proposals will deliver a comprehensively planned new neighbourhood with a community hub at its heart, running alongside the Moulsoe stream and existing woodland. The community hub will be a hive of activity centred around a primary and secondary school, a community health hub, a sports pavilion and playing fields and a transport hub which could accommodate a Mass Rapid Transit Pick Up in the future. St James recognise the importance of culture and the arts and will work with local stakeholders to integrate a cultural strategy into the new neighbourhood.

The essential early infrastructure, including the new community health hub and new primary school will be delivered ahead of the homes and employment space. St James are exploring with stakeholders whether an all-through school, with the primary school and secondary school linked by the community health and civic space, would be beneficial for the local community.

The proposals will also include an appropriately scaled mix of everyday uses, such as a convenience store, a café, a gym and an early years nursery. The uses will be appropriately sized to support the new neighbourhood, with easy and convenient walking and cycling routes, whilst not competing with the vitality of neighbouring local centres, such as Newport Pagnell.

The proposals will be for a sustainable 15 minute neighbourhood where walking and cycling is the natural choice. The new neighbourhood will be a place that actively supports health and wellbeing, encourages community spirit and a strong sense of belonging.
CONNECTING PEOPLE AND NATURE

St James are passionate about creating places and spaces that are landscape led. We are firm believers in connecting people and nature and the health and wellbeing benefits that it brings.

In 2017 Berkeley Group became the first UK homebuilder to commit to enhancing nature on every site, irrespective of the land’s previous use. We work in partnership with local Wildlife Trusts to create nature-rich places and engage local communities in their growth and stewardship.

The proposals will deliver a net gain for biodiversity, through the enhancement of riparian habitats and creation of new meadow grasslands, woodlands, shrubs and wetlands. The proposals will also include new ponds, swales, tree belts and new habitats alongside spaces for people to relax and dwell.

Opportunities will be provided within the neighbourhood to encourage day-to-day interaction between the public and wildlife. In addition, the above measures will provide new habitats of high wildlife value in their own right that will also benefit local populations of notable species including bats, reptiles, great crested newts and invertebrates.

The proposals will be environmentally resilient to climate change, incorporating SuDS and wetlands to mitigate flooding, whilst also protecting native species and habitats.
CLIMATE CHANGE ACTION

The Berkeley Group aspire to be at the forefront of tackling climate change in the UK homebuilding industry. In December 2020, Berkeley adopted a science based approach for reducing our greenhouse gas emissions over the coming decades to ensure we play our part in limiting global warming to 1.5°C above pre-industrial levels. Berkeley are one of 553 companies worldwide to be 1.5°C aligned (in accordance with the Paris Agreement 2016) showing our continued leadership in sustainable homebuilding. Berkeley Group are committed to working with Milton Keynes Council to support them on their strategy of becoming carbon neutral by 2030.

Berkeley Group’s climate action targets consist of:

1. Reducing emissions from our direct operations by 50% between 2019 and 2030;
2. Reducing the carbon impact of the materials and services we use by 40% between 2019 and 2030; and
3. Reducing the in-use emissions of the homes we build by 40% between 2019 and 2030.

Berkeley Group’s strategy is to tackle Climate Change through the way we build our homes and the way our customers live in our homes. Berkeley Group are committed to creating low carbon and resilient homes. Berkeley’s aim is to build a responsible and constructive supply chain; one that is productive, practical, sustainable, ethical and dependable. One of Berkeley’s key goals is to use Modern Methods of Construction, advanced manufacturing and digital technology to achieve higher standards of quality, safety and sustainability. Berkeley Group have opened a modular factory in Northfleet, Kent to meet this ambition.

FLOOD RESILIENCE

Milton Keynes has experienced extreme weather conditions in recent years, including flood episodes from the River Great Ouse and River Ouzel in winter 2020. The proposals will not increase flooding downstream at neighbouring communities and have been designed to withstand a once in 100 year climate change event in line with national guidance. To ensure maximum resilience for the community and its neighbours in the future, the proposals have been further designed to allow for an additional layer of flood contingency above national policy. The proposals for each phase of housing will be further assessed in the future against the latest information on extreme weather events at that time to ensure maximum resilience.
MAJOR HIGHWAY IMPROVEMENTS

St James are expanding the grid road network east of the M1 motorway with two new grid roads and redways. The A509 will now split into two new grid roads, increasing transport capacity and resilience.

St James are building a new bridge over the M1 motorway, which will provide a fast, direct route into Central Milton Keynes, taking traffic away from Junction 14 at peak times. The new M1 bridge will be over 30 metres in width allowing it to accommodate a future Mass Rapid Transit system. The proposals also include dualling the carriageway along Tongwell Street to Pineham roundabout. A new Carlton Gate roundabout will allow Willen residents convenient access to the highway into and out of Central Milton Keynes. These works need to be commenced in 2022 and completed in 2024 in order to utilise the Central Government HIF funding.

St James will prepare a construction environmental management plan prior to commencing any works, that will include a provision to stop heavy construction vehicles driving through small villages such as Moulsoe to the east of the site. St James are also exploring measures to dissuade any rat running through Willen, should this arise.

The proposals will be flexible to accommodate the transport systems of today and the future. The proposals assume an appropriate level of car parking for the housing and employment without Mass Rapid Transit. However, St James are developing a public transport strategy for the homes and employment zone to encourage reduced reliance on the car, so cars can be left at home. Providing short, convenient, green walking and cycling routes to the transport hub (in the community health hub) will further facilitate this.

St James have futureproofed a future Cranfield bypass to the edge of the development parcel which could loop around the village of Moulsoe, so that it could be delivered in the future should the Highways Authorities require it.

The proposals will include:

- 6.5km of new highways infrastructure including two new grid road;
- Three new bridges including M1 overbridge, River Ouzel and Tongwell Street;
- New A509 bypass grid road;
- New connection from A509 to Willen Road;
- St James have futureproofed an access into the Milton Keynes Council land in the north east corner of the site;
- Futureproofed future Cranfield bypass;
- Dualling of Tongwell Street and Tongwell Bridge;
- Re-routing of A509 between the Holiday Inn and Junction 14;
- Re-routing of Newport Road to Junction 14;
- Repurposing the northern section of Tongwell Street, allowing additional greening of Tongwell Street; and
- Infrastructure futureproofed in width for future mass rapid transit.

New Highways and Sustainable Transport will include:

- Car Clubs;
- Future proofing for mass rapid transit system;
- New redways for fast cycle connections;
- Grade separated crossings, including overpasses and underpasses, to new grid road to provide safe pedestrian and cycle connections;
- New green corridor routes for recreational walking and cycling; and
- New grade separated crossings over the A509 / A422 to provide safe pedestrian and cycle connections to Newport Pagnell to the north.
Consultation Brochure
February 2021

Proposed Infrastructure Plan

**KEY**

- Re-routed Roads
- Proposed Infrastructure

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**Notes**

1. Circa 6.5km of new highway infrastructure including redways alongside Grid Roads
2. Grade separated pedestrian / cycle crossings of new infrastructure
3. Infrastructure Future-Proofed for Mass Rapid Transit
ILLUSTRATIVE MASTERPLAN

For Berkeley Group, building homes and neighbourhoods is all about people. We believe working in partnership helps create locally inspired places and builds thriving communities.

The proposals will deliver a comprehensively planned new neighbourhood with a community hub at its heart and of a scale that is sufficient to support the delivery of a wide mix of homes to meet the needs of a diverse and growing community. A series of characterful neighbourhoods will be planned, with density and mixed uses in the right places to support the sustainable public transport system. The character areas will all promote the integration of streets designed for people before cars. Streets that are safe and encourage activity, social interaction and neighbourliness.

The masterplan will deliver a mix of uses to support the new and existing communities. The new homes and community heart will be set within a substantial landscape lattice, providing the new and existing communities with convenient walking and cycling routes to the community hub, district park, new schools and recreational facilities. The character areas will respond to their proximity to the community hub and the existing and proposed diverse landscape within which they sit, respecting sensitive edges and the wider context.

The new neighbourhood will be a place which evolves over time and contributes positively to the growth of Milton Keynes, delivering the community hub and highways infrastructure from the outset to create a place from day one.

The proposals will pilot Milton Keynes’ first dementia friendly masterplan. The new neighbourhood will be a dementia friendly place with a legible, distinct and familiar environment that is safe, accessible and comfortable to be in, helping people living with dementia to stay active and live well for longer.
EMPOYMENT AND JOBS

Around Junction 14 there will be a new employment zone of approximately 4 million ft², with capacity for at least 4,000 new job opportunities (as a minimum) in logistics, manufacturing, technology and start-ups, equating to at least one job opportunity per home.

St James are exploring partnership opportunities with local industries and higher educational institutions, including the Open University, Cranfield University and Milton Keynes University.

St James believe the employment zone represents a good opportunity to further solidify Milton Keynes’ strategic positioning at the epicentre of the Oxford Cambridge Arc.

CONSTRUCTION AND TRAINING

All St James Group sites are registered with the Considerate Constructors Scheme. As a result, our developments are monitored by an experienced industry professional to assess their performance against the Code of Considerate Practice.

St James adopt a collaborative and transparent approach to engagement with the local community throughout the whole construction process.

St James will support training, apprenticeships and employment opportunities for local people to develop an exemplar skills base within the construction industry as the new neighbourhood grows. St James are exploring the opportunity of developing a construction skills academy that will provide local young people with employment and training opportunities.

5 percent of the Berkeley Group workforce, both direct employees and our supply chain, are on a structured apprenticeship programme. St James are also exploring partnership opportunities with local educational institutions such as Milton Keynes College.
PROGRAMME AND NEXT STEPS

Subject to planning permission being granted, St James propose the construction of the infrastructure to commence in summer 2022, with the construction of the first homes and employment spaces commencing in 2024. It is envisaged that the first homes and employment space on the St James neighbourhood will be occupied in 2025. A more detailed programme is provided below:

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Date</th>
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<tbody>
<tr>
<td>Submission of Planning Application</td>
<td>Spring 2021</td>
</tr>
<tr>
<td>Planning Permission Granted</td>
<td>Autumn / Winter 2021</td>
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<tr>
<td>Highway and Social Infrastructure Works Commence</td>
<td>Summer 2022</td>
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<tr>
<td>Consultation on the Designs for the First Phases of Housing and Employment</td>
<td>Spring / Summer 2023</td>
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<tr>
<td>Employment and Residential Build Commences</td>
<td>Summer 2024</td>
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<tr>
<td>First Homes and Employment Space Complete</td>
<td>Summer 2025</td>
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CONTACT US

Please get involved and share your views as part of the conversations.

Please visit the Milton Keynes East Conversations consultation website at: www.miltonkeyneseast.co.uk

To contact us with any questions or send feedback please use the details below:

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Phone: 020 3675 1502

In the current restrictions we are happy to meet all interested parties virtually to discuss the proposals or in person once the current COVID-19 restrictions are lifted.

Consultation will remain open until September 2021.
Proud to be a member of the Berkeley Group of companies