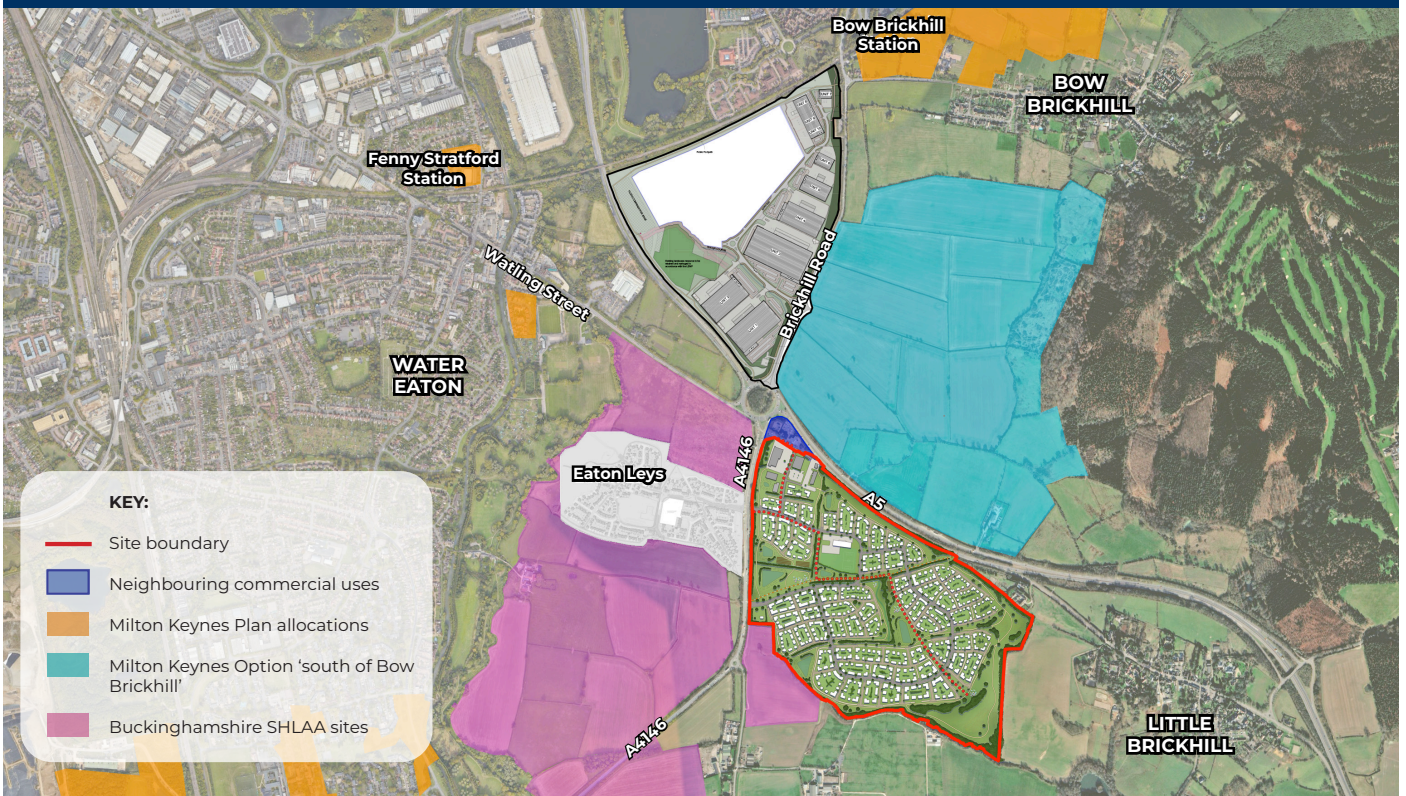


Land at Levante Gate

MILTON KEYNES



THE VISION

“To deliver a distinguishable, high quality and landscape-led development, providing around 1,250 new homes, well-connected by low carbon modes of travel into existing communities of the city.”

This leaflet sets out our vision for a strategic development opportunity on land at Levante Gate and its capacity to deliver a new neighbourhood in Milton Keynes. The proposals demonstrate how a sustainable extension to Milton Keynes can deliver new homes of mixed sizes and tenures, including affordable housing, as well as an enhanced local centre and commercial hub. This includes the consolidation of the existing commercial area in the northwest of the site to provide a range of uses, including a food store, drive thru coffee shop, hotel and retained farm shop to provide access to local and healthy foods.

This Site is controlled by Gallagher Developments, a master developer who have a proven track record dating back over 60 years of both obtaining deliverable planning consents and also delivering infrastructure on sites, such as strategic public open space, schools, local centres, distributor roads and drainage. Gallagher Developments' ability to act as a master developer promotes accelerated delivery as it enables a range of house builders to build and sell new homes simultaneously.

Land at Levante Gate, Milton Keynes

The Site is known as Levante Gate and measures 70.5ha. It is located directly to the east of Eaton Leys, south of the A5 and east of the A4146. To the east of the Site is the village of Little Brickhill.

Our emerging proposals comprise the development of up to 1,250 homes, with distinctive character areas set within high-quality landscaping and open spaces, alongside community spaces for existing and prospective residents. The proposals will demonstrate strong urban design and placemaking principles, delivering desirable homes as well as creating spaces for informal recreation with safe and liveable streets. Homes will be well-connected to encourage walking and cycling, promoting a healthy way of life. This will be achieved through the consideration of the nearby upcoming developments and the existing built form, landscapes and connections.

Key features of our masterplan include:

-  Circa 1,250 high quality family homes with 40% affordable homes with a mix of sizes and tenures.
-  A mobility hub to provide varied modes of sustainable transport to local amenities that could include e-bikes, electric car share and RTPi (real time passenger information) boards for buses and trains.
-  A new primary school.
-  Amenities and services ready for the Zero-Carbon future, including provisions for electric vehicle charging points.
-  New children's play areas and natural play trails, promoting outdoor activity.
-  New footpaths and cycle routes including an extension to the cycle Redways connecting into the existing Public Rights of Way network.
-  New multi-functional open spaces, areas for food production and enhanced woodland and boundary planting to provide a biodiversity net gain of at least 10%.
-  New landscape buffers and sustainable surface water management including swales and attenuation basins with wildlife friendly features.
-  Commitment to carbon reduction with the implementation of a zero gas communal heat facility.

The proposals are a great opportunity to create a legacy to support the growth of eastern Milton Keynes at complements existing proposals in the area. The scheme will bring forward much needed new housing but also deliver a significant level of new publicly accessible open space.



- KEY:**
- Site boundary
 - 1 Primary street
 - 2 Allotments and/or orchards
 - 3 Attenuation basins
 - 4 Play spaces
 - 5 Communal heat network compound
 - 6 Foul water pumping station
 - 7 Pocket parks
 - 8 Landscaped noise buffer
 - 9 Enhanced local centre
 - 10 Swale
 - 11 Mobility hub
 - 12 Bridleway
 - 13 Proposed vehicular access points
 - 14 Proposed recreational walking/cycling routes
 - 15 Primary school
 - 16 Cycle Redway
 - 17 Landscaped edge

DEVELOPMENT BENEFITS

In line with our vision for Levante Gate, the development benefits of the site correlate with our green and blue infrastructure strategy in order to deliver a sustainable development. The Illustrative Masterplan is designed with sustainability as a core principle, recognising Milton Keynes Council's Climate Emergency Declaration.

We seek to deliver these development benefits through the following aspects:

ECONOMICS



Combined Heat Strategy

- The Site will include a communal network to provide hot water. Heat is generated in a central plant room and distributed across the site within an underground pipe network.



Site Location

- The Site is located in a highly sustainable location, with convenient access to facilities which will be further enhanced with a commercial hub and provision of a mobility hub promoting sustainable transport and active travel.



Buildings

- High standards of energy efficiency will be achieved with the orientation of streets, buildings and roof pitch designed to maximise solar energy, passive heating and cooling and natural ventilation.



Recycling & Sustainable Construction

- Sustainable and intelligent construction techniques will be adopted whilst applying the circular economy principle and waste management hierarchy.

SOCIAL



Sustainable Communities

- A mix of dwelling sizes will allow for a sustainable community, including family homes, provision for home working and homes suitable for the elderly.
- Provision of a primary school at the centre of the community.
- Communal food production areas provide opportunities to grow food and foster community cohesion.
- Overlooked play areas that benefit from the natural surveillance of nearby dwellings.



Layout

- The Site layout makes efficient use of land whilst the framework incorporates an active travel strategy with a strong network of existing PRow's and bridleway and the extension through the site to the cycle Redway.

ENVIRONMENTAL



Green infrastructure

- The landscape-led masterplan translates its strategy by incorporating existing green infrastructure and delivering a new landscape that responds to climate resilience.
- Enhancement of green spaces and green corridors through orchards, pocket parks and attenuation basins.
- Multi-functional green spaces provide recreational opportunities to the residents and surrounding communities.



Sustainable Drainage

- From managing surface water runoff to promoting biodiversity, the proposal incorporates sustainable drainage through attractive ponds and swales.
- New SuDS features contributing to the Site's 10% biodiversity net gain and providing opportunities for a range of habitats for wildlife.

The development proposals set out to align with the **"Seven Big Ambitions for Milton Keynes" (Milton Keynes Strategy for 2050)**:

- Ensure everyone has their own decent home to rent or buy;
- Make it easier for everyone to travel on foot, by bike and with better public transport;
- Strengthen those qualities that make Milton Keynes special;
- Make Milton Keynes a leading green and cultural city (by global standards);
- Build safe communities that support health and well-being;
- Provide jobs for everyone by supporting our businesses and attracting new ones; and
- Offer better opportunities for everyone to learn and develop their skills.

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