Key Facts

We intend to apply for planning permission for a new development of 206 homes plus a retail unit at Kingsmead South.

Our new scheme will include 145 private homes and 61 affordable houses and apartments.

Our proposals have been updated as a result of comments received during our previous consultation in July 2014.

The proposed retail unit could comprise a convenience store or smaller retail/commercial units, plus forecourt parking.
Our revised development layout plan for Kingsmead South

The plan pictured below shows our updated layout for the proposed development at Kingsmead South. We have amended the layout, property mix, access arrangements and pedestrian links following comments received during the July 2014 consultation. We welcome your feedback on the revised layout.

Key facts

<table>
<thead>
<tr>
<th>Revised layout and housing mix.</th>
<th>New link to Goodrich Green play area.</th>
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<tbody>
<tr>
<td>Revised internal road layout and access arrangements.</td>
<td>Pedestrian links to neighbouring facilities and central area of woodland.</td>
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</tbody>
</table>
Our revised property designs for Kingsmead South

The images shown on this board and the following board illustrate our updated property designs for Kingsmead South. These have been developed in response to the comments received during the July 2014 consultation.

All new homes will be traditional and style and are designed to be in keeping with the character of the surrounding area – particularly existing homes at Kingsmead North.

Architectural features will include bay windows, pitched dormer windows and chimneys to selected plots. Houses will be a mixture of 2 and 2.5 storeys (2 storeys with rooms in the roof), while the apartment buildings will be 3 and 4 storeys.

We welcome your comments on our updated designs.

These street scenes illustrate our proposed property designs viewed from Whaddon Road.

Key facts

| Traditional design in keeping with the character of the surrounding area. | Design will be particularly influenced by existing homes at Kingsmead North. |
| Houses fronting Whaddon Road will be a mixture of 2 and 2.5 storeys. | Architectural features to include bay windows, pitched dormer windows and chimneys to selected plots. |
Our revised property designs for Kingsmead South

These street scenes illustrate our proposed property designs viewed from Whaddon Road, Snelshall Street and Park View.

Key facts

- Traditional design in keeping with the character of the surrounding area.
- Design will be particularly influenced by existing homes at Kingsmead North.
- Houses fronting Whaddon Road will be a mixture of 2 and 2.5 storeys.
- Apartment buildings fronting Snelshall Street and Park View will be a mixture of 3 and 4 storeys.
Access proposals for Kingsmead South

Access to the proposed development will be from Guildford Avenue, King Street and Whaddon Road, making use of existing access points in these locations.

Our scheme includes proposals to carry out improvements to Whaddon Road. These proposals include improvements to the road surface and the introduction of appropriate traffic calming measures to ensure that Whaddon Road retains its predominantly rural appearance. Our proposed access arrangements for Whaddon Road are illustrated in the plan pictured above.

One of the traffic calming measures will be designed to allow safe access across the Whaddon Road carriageway from the existing development to the west, promoting pedestrian use and linkage to the open spaces within the Kingsmead development area, which will offer attractive routes for walking.

The internal estate road will be designed to comply with the requirements of Milton Keynes Council in terms of its width, alignment and by providing suitable turning facilities for use by service vehicles, such as refuse collection vehicles.

We will also be providing a new pedestrian link from Kingsmead South through to the existing Goodrich Green play area at Kingsmead North.

Key Facts

| Access from Guildford Avenue, King Street and Whaddon Road. | Road surface improvements and traffic calming measures proposed for Whaddon Road. |
| Safe access across Whaddon Road from existing development to the west and pedestrian link to Goodrich Green. | Internal roads to comply with Milton Keynes Council requirements in terms of width, alignment and turning facilities. |
Flood risk and drainage

The proposed development site is located in Flood Zone 1, which means it is at the lowest possible risk of flooding from rivers and other watercourses. Both the Environment Agency and Anglian Water have confirmed that they are satisfied with the drainage proposals for the proposed development.

The drainage proposals for the site make use of existing sustainable storm water facilities to the south and east of the site where possible.

The on-site sewer network will be adopted by Anglian Water and foul flows will be directed to the existing public sewer system, which has the capacity available to serve a development of the size proposed.

The sustainable drainage facilities comprise large attenuation basins towards the south and east of the site which will serve homes with the Parcel 2 area of the site, reducing discharge to the downstream sewers to rates that are equivalent to the run-off levels of an undeveloped greenfield site.

Drainage from the area towards the eastern edge of the site, which comprises Parcel 1, will drain directly to the existing sewers to the south east. These sewers have sufficient capacity to serve the proposed homes.

Ecology

Detailed ecological surveys have previously been carried out on the site and an updated habitat survey has also been completed. The findings of the latest survey will be used to produce a detailed strategy to protect specific habitats and wildlife on the site.

Sustainability

All of the new homes will be built to achieve Code for Sustainable Homes Level 4, while the proposed retail unit will achieve a BREEAM rating of “Very Good”.

Community contributions

We will be making a number of contributions to the local community as part of our development. Some of the areas which these contributions could fund include education, public open space and recreation.

Key Facts

| Environment Agency and Anglian Water have confirmed they are satisfied with our drainage proposals for Kingsmead South. | Ecological surveys will help us produce a strategy to protect existing wildlife habitats. |
| All homes built to Code for Sustainable Homes Level 4 and the retail unit to BREEAM “Very Good” standard. | Contributions towards improving local community facilities may include funding for education, public open space and recreation. |
Below is an image of our masterplan which focuses on the landscaping at Kingsmead South and indicates where additional planting will be located.

A survey has been carried out to assess the condition and value of the existing trees on the site.

Landscape and Visual Impact Assessments have also been carried out and appropriate measures have been incorporated into the landscape masterplan to mitigate the visual effect on the landscape of the proposed development.

**Key Facts**

| Existing trees and hedges to be retained. | New tree and hedgerow planting to create visual barrier at development boundaries. |
| Street trees and ornamental planting beds to create a pleasant, green environment. | Tree planting to selected rear gardens and hedge planting to home frontages. |
Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We are able to draw upon experience and best practice gathered over a history dating back to the 19th Century. Today we are one of the largest homebuilders in the UK, completing over 11,000 homes each year.

Planning sustainable communities
We want our developments to be environmentally, socially and economically sustainable. We understand the importance of stimulating strong, vibrant and healthy communities while protecting and improving the natural, built and historic environment.

More than building homes
We build roads and junctions, sewers and utilities that link our developments with the surrounding areas. Where needed we provide community facilities such as schools, doctor’s surgeries, shops and offices, bus stops and even railway stations, as well as much needed affordable homes. Such provision can help meet the day-to-day needs of the people living on, or near, our developments.

Green spaces
We design landscaping and open space to provide an attractive and safe setting for homes, recreational space for residents, and habitats for plants and wildlife. Green spaces could include tree or hedgerow planting, playgrounds or sports pitches.

Energy efficient homes
We look to reduce the energy demand of our homes by improving wall and roof insulation. In some cases we may also fit more complex technologies. This means that residents benefit from energy bill savings while their long term maintenance burden and costs are kept to a minimum.

Engaging with local people
We are committed to working with local people, community groups and local authorities during the planning phase and aim to keep them up to date with our activities and progress during construction. We aim to plan and design developments that balance the demands of our business with providing for the needs of our residents and their communities.

Taylor Wimpey lays the foundations for thriving communities
We completed 11,696 homes in 2013, of which 2,124 (about 18%) were affordable homes. In 2013, through planning obligations, we invested over £225m in the areas in which we built. We provide public transport, road improvements and education facilities on many developments. Landscaping and open space, including play areas and sports pitches, provide the structure to many of our developments.

“Our aim is to be the nation’s leading residential developer for creating value and delivering quality. We are passionate about working with local people, businesses, local authorities and our customers to build aspirational homes”.

For more information, visit: taylorwimpey.co.uk
What we would like from you, and what you can expect from us

Once you have had an opportunity to look at the scheme proposals, if you have any questions or wish to comment please do talk to us or fill in one of the feedback forms.

Your views are important to help us develop our scheme and are very much appreciated. We will review all comments received as we finalise our proposals before submitting a formal planning application to Milton Keynes Council in the near future.

At that time the council will write to local people again, giving details of the application and providing an opportunity for you to make further comments.

Please leave completed feedback forms with a member of the project team today, or post to the following address:

Kingsmead Consultation
Webb Associates Public Relations
22 The Point
Market Harborough
Leicestershire, LE16 7QU

Alternatively, you can submit your comments via email to:
emma.walton@taylorwimpey.com

The information on display at this consultation event is also available to view online at: www.taylorwimpey.co.uk/kingsmead
All feedback should be returned by Tuesday 25th November

Taylor Wimpey has a successful track record of building high-quality new homes in Milton Keynes and Buckinghamshire. The following developments are now open in the local area:

Broad Oakes – Shenley Brook End, MK
Sherwood Grove – Bletchley
Parklands – Woburn Sands
Willow Lake – Newton Leys
Kingston Chase – Broughton, MK

Further information is available at www.taylorwimpey.co.uk