

PLP MK

MILTON KEYNES, MK17 9FE

ENVIRONMENT, SOCIAL  
& LOCAL AMENITIES



# PLP MK

PLP MK is a market leading business park that will provide a **best in class environment** for our **industrial and logistics customers**.

All the units benefit from **future proofing environmentally conscious design** to meet the **'PLP Standard'** and to deliver our customers **Net Zero Ready** facilities.

**Productivity, enjoyment, health and well being** are all central to PLP MK. The park sets a new benchmark for **direct access to extensive leisure and amenity**.

# SOCIAL

The PLP Standard seeks to deliver an unparalleled environmentally conscious business park:

- **26.3 acres** of **open grassland** and meadows for **leisure use** and **wellness**
- Including **17 acre landscaped leisure space** to be managed by the award winning **Milton Keynes Parks Trust (MKPT)**
- **1.8km of site wide scenic leisure route** directly linked to over **80km of uninterrupted paths** and **11 Parks** all managed by MKPT
- **3.8km** of on site **dedicated pedestrian** and **cycle access**
- On site **cycle path**, known as a **Redway**, provides **fully integrated access** to over **200 miles of traffic free paths**
- **Unrivalled proximity** to the city's **extensive amenities** and **transport network**
- **7 nearby children's nurseries**

# ENVIRONMENT

PLP MK's build environment will provide our customers with market leading specifications to deliver Carbon Net Zero ready occupation:

- The first major **Carbon Net Zero Ready logistics park** in the south east in accordance with the **UK Green Building Council (UKGBC)**
- Minimum **BREEAM 'Very good'** certification
- Targetting **EPC 'A'** rating
- Compliant to Milton Keynes Council's (Plan:MK) **Sustainable Construction Policy SC1**
- **Future proofed smart design** to accommodate flexibility and **enhanced specification** to include **green features**
- Direct financial contributions to **sustainability** and **green design** totalling **£3,498,869**

Click for further information on the following:

 Redways

 Foot Paths

 Bus Stop



 MILTON KEYNES STATION

centre:mk  
MILTON KEYNES

THEATRE DISTRICT

SNOZONE  
SKI • BOARD • EAT • ENJOY

MKODONS

 BLETCHLEY STATION

 FENNY STRATFORD STATION

TESCO

ESTATE LEISURE PARKLAND

CALDECOTTE LAKE MKPT

 BOW BRICKHILL STATION

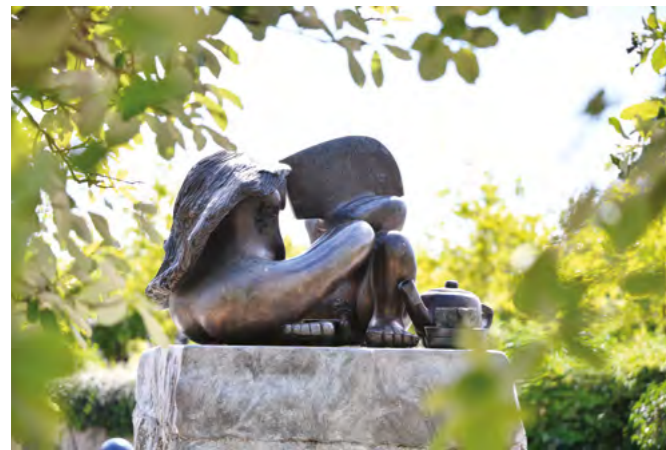
KELLY'S KITCHEN ROUNDABOUT (10 MINS WALK)

dobbies  
garden centres

  FARM SHOP

PHASE 2

PLP MK



- **Nurseries**  
 7 nurseries within 2.5 miles
- **Gyms**  
 5 gyms with a 5 minute drive
- **Leisure and Well-Being**  
 MKPT - Direct link to 11 parks, including 80km of dedicated leisure routes.
  1. Woburn Golf club
  2. Center Parcs Woburn
  3. Xscape/Snozone
  4. Big Rock climbing centre
  5. Wavedon Golf Academy
- **Culture**  
 Milton Keynes is a thriving culture hub with a variety of theatres and galleries.
- **Restaurants and Bars**  
 There are upwards of 350 restaurants.
- **Supermarkets**  
 There are 28 supermarkets within a 10 minute drive.



# THE PLP COMMITMENT TO A BRIGHTER FUTURE

Working with Turley Sustainability and Natural Capital Partners, leading experts in net zero and climate finance, PLP is delighted to announce their commitment to deliver all new speculative developments as carbon net zero in accordance with the UK Green Building Council Net Zero Buildings Framework.

New buildings will be net zero ready through reducing and then offsetting remaining construction carbon via high-quality international projects, 50% Cookstove project Ghana and 50% global renewable energy.

The carbon net zero concept combines carbon net zero construction with carbon net zero design including targeting an EPC A rating and an all-electric building services strategy. PLP also double any solar PV requirement of the local planning authority. This enables tenants to achieve carbon net zero operation by utilising built in renewable energy features and procuring appropriate renewable energy supplies.

To reduce construction carbon, PLP utilise smart materials such as 100% recyclable cladding systems plus low carbon concrete and steel. Remaining carbon emissions are addressed via the purchase of high quality carbon offsets to achieve carbon net zero construction at practical completion in accordance with the UKGBC Framework.



£1.2 MILLION

Bio-diversity offsetting contribution - habitats in accordance with the Milton Keynes Biodiversity Offsetting Scheme



**17 ACRES**

The creation of 17 acres of lowland meadows and investment in public open spaces across the town

£1.66 MILLION

Carbon offset contribution in accordance with the council's sustainable Contribution Supplementary Planning Document (2007)



Pedestrian and cycle access, with integration into the Milton Keynes Red Way cycle network through the estate spine road and through the informal public space, plus a contribution to improvements to the pedestrian route to Bow Brickhill Station

**3.8 KM**

On-site bus stop plus investment in improvements to local bus routes



Extensive on-plot provision for cycle storage, maintenance and showering facilities

**9.4 ACRES**

Archaeological protection



Electric vehicle charging points throughout the scheme



Green future proofing to allow occupiers to install up to 100% PV roof coverage



Ecological protection and mitigation for reptiles, bats, badgers, nesting birds and the watercourse



£250,000

Investment in public art



Supporting the community with financial investment in social and emergency services

# ENVIRONMENTAL, SOCIAL & GOVERNANCE

## Milton Keynes Policy (Plan:MK)

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Compliant to Sustainable Construction Policy SC1 exceeds BREEAM and building regulations

## Bio-diversity offsetting contribution

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£1,261,166 contribution of new habitats in accordance with the Milton Keynes Biodiversity Offsetting Scheme.

## Carbon offset contribution

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£203,483 contribution in accordance with the Council's sustainable Contribution Supplementary Planning Document (2007).

## Lowland meadows

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The creation of 17 acres of informal public open space, to be transferred into Council ownership, plus a contribution of £939,874 towards public open space across the town

## Pedestrian and cycle access

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Integration into the Milton Keynes Red Way cycle network through the estate spine road and through the informal public space, plus a financial contribution of £71,870 and improvements to pedestrian route to Bow Brickhill train station

## Public transport

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On-site bus stop, plus improvements to local bus routes via contribution of £1,022,476

## Cycle shelters and maintenance points

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Extensive on-plot provision for cycle storage, maintenance and showering facilities

## Agreed and confirmed ESG initiatives

In addition to PLP's corporate commitments to carbon net zero development, the outline consent granted by Milton Keynes Unitary Authority includes the following environmental and social improvements totalling £4,302,431.

## Archaeological protection

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9.4 acres of protected land, which will be ecologically enhanced and will double up as a valuable leisure amenity to customers of the business park

## Electric Vehicle charging

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Each unit will have a number of EVC points as standard, 100% of the car parks will be future proofed to accommodate additional capacity

## Extensive photo voltaic installations

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In addition to standard PV installation, structurally the units are future proofed to accommodate 100% PV coverage

## Ecological protection and mitigation

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Reptiles / bat / nesting birds / watercourse / badger

## Public art

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Direct financial contribution of £262,743

## Community, social and emergency services

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Direct financial contribution of £330,625

## Highway Contribution

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Direct financial contribution £210,194

# PLP MK TRANSPORT CONNECTIONS

With immediate access to M1 J11A/J13/14, Milton Keynes offers an unrivalled strategic location at the centre of the UK's logistics market.



ROADS	MILES	MINS
M1 (J14)	6	10
M1 J13	6	12
M1 J11a	12	16
M1 J12	11	18
M25	28	30
Central London	49	65
Birmingham	73	75
Leeds	149	140
Manchester	154	160



## BUS

Onsite bus stop connects directly into the city's extensive bus network.



'MK Connect' a smart phone enabled tech mini bus service, providing on demand transport through the app Via.

[Click here to download.](#)



RAIL	MILES	MINS
Brickhill Station	0.7	2
Fenny Lock Station	1.3	4
Bletchley Station	2.7	9
Milton Keynes Central Station	6.5	10



## AIR

	MILES	MINS
London Luton	20	26
London Heathrow	49	50
London Stansted	54	65
Birmingham	65	65
East Midlands	71	70
London Gatwick	91	80

## CUSHMAN AND WAKEFIELD

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