

PLP **MK**

PLP BUSINESS PARK
DICKINSON AV
BOW BRICKHILL
MILTON KEYNES
MK17 9LG

ENVIRONMENT, SOCIAL
& LOCAL AMENITIES



PLP MK

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

All Phase 1 units benefit from **future proofing environmentally conscious design** to meet the '**PLP Standard**'. Phase 1 is Carbon Net Zero in construction and PLP has ambitious targets aligned with the UK Zero Carbon Building Standard on future buildings.

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

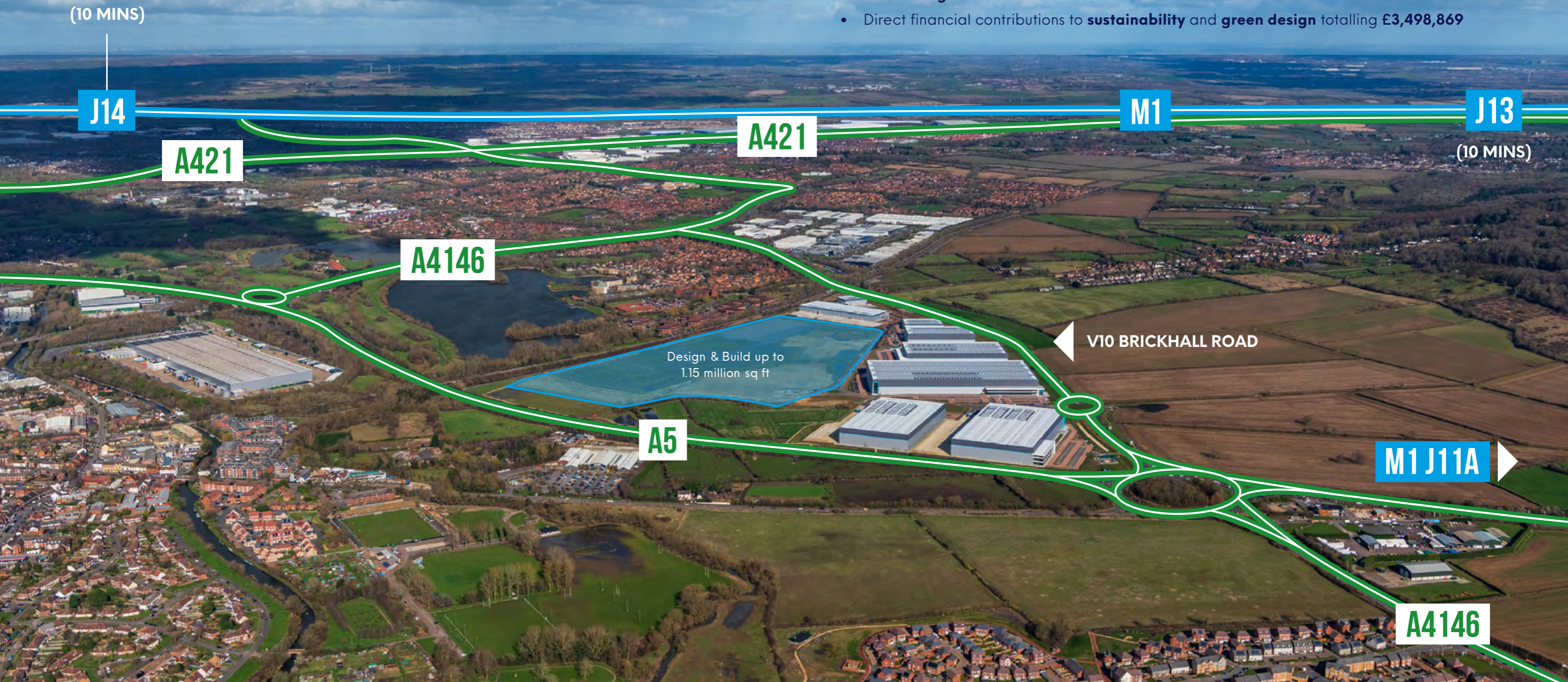
The PLP Standard seeks to deliver an unparalleled environmentally conscious business park:

- 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 is providing our customers with market leading specifications, Phase 1 was delivered to Carbon Net Zero in construction and PLP has ambitious targets aligned with the UK Net Zero Carbon Building Standard on future buildings:

- Phase 1 is the first major Carbon Net Zero Ready logistics park in the south east in accordance with the UK Green Building Council (UKGBC)
- All new developments will target upfront carbon levels in line with the 2027 shell and core storage and distribution threshold of 375kgCO₂/m².
- Minimum BREEAM 'Very good' certification
- 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





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.



Click below to find out more

National Rail

Redways

Milton Keynes' Parks Trust

PLP MK



THE PLP COMMITMENT TO A BRIGHTER FUTURE

In recognition of the industry's shift toward a robust, science-based definition of Net Zero, PLP has set ambitious targets aligned with the UK Net Zero Carbon Building Standard.

These encompass upfront carbon, energy use intensity and refrigerant limits, ensuring each building is capable of meeting the standard for any future occupier.

All new developments will target upfront carbon levels in line with the 2027 shell and core storage and distribution threshold of 375kgCO₂/m².

Operational energy demand will be significantly reduced through the delivery of EPC A-rated buildings, with every roof future-proofed to maximise on-site renewable energy generation via solar PV.

Each building will be energy-modelled in accordance with CIBSE TM54 methodology, helping to close the performance gap between design and operation and ensuring that UK Net Zero Carbon Building Standard energy use intensity targets can be achieved in practice.

This approach gives occupiers the confidence and flexibility to operate from a building fully aligned with the UK Net Zero Carbon Building Standard, should they choose to do so.



£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)

Compliant to Sustainable Construction Policy SCI exceeds BREEAM and building regulations

Bio-diversity offsetting contribution

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

Carbon offset contribution

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

Lowland meadows

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

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

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

Cycle shelters and maintenance points

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

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

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

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

Ecological protection and mitigation

Reptiles / bat / nesting birds / watercourse / badger

Public art

Direct financial contribution of £262,743

Community, social and emergency services

Direct financial contribution of £330,625

Highway Contribution

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

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