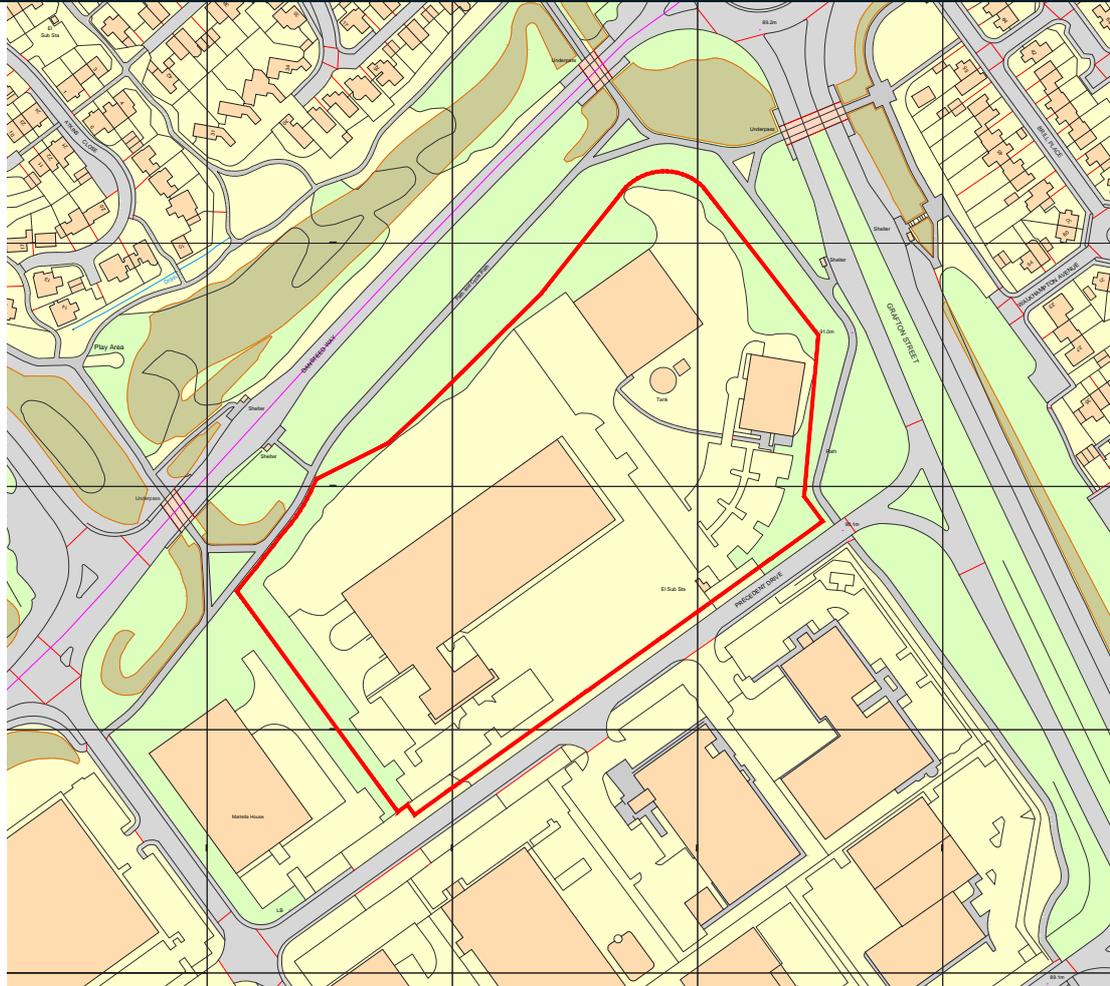


Dear Neighbour,

This newsletter is to share with you our plans to redevelop land north of Precedent Drive which is currently occupied by vacant industrial and office buildings.

Greenlight acquired the site in July 2022 with the aim of delivering a high-quality, modern business park that will, subject to planning permission, create c. 300 jobs for the local community.

We want to ensure you are informed of our proposals and you have an opportunity to provide feedback on our development plans.



The site being proposed for development at Precedent Drive, Milton Keynes - indicated in red.

We want your views

Please take the time to read this newsletter to understand more about our plans for the site. We are asking the community for your input into the plans by completing the feedback form provided. To give us time to consider all points of view ahead of submitting our planning application, we ask for any feedback must be with us by Tuesday 10th October 2023. Scan the QR code or use the web address listed below to visit our project website where you can complete the feedback form online if you prefer.



Who are Greenlight?

DELANCEY Coltham

Greenlight focuses on developing first-class buildings with strong sustainability credentials. It has been established in a joint venture between Coltham and clients of Delancey Real Estate. For more information on Greenlight, please visit: www.greenlight-urbanlogistics.com

Visit our project website: www.precedentdrivemiltonkeynes.co.uk

Our plans

We are seeking planning permission to replace the existing structures and construct three buildings for light industrial, storage and distribution uses with offices, car parking and enhanced landscaping such as additional trees, and plants across the site and around the buildings.

As the units are being developed speculatively, and the occupiers are not yet known, the proposals will provide 3 units ranging in size 4,600sq/m - 6,400sq/m GIA (Gross Internal Area) to meet the needs of modern businesses. The plans will include:



Bringing c. 300 jobs and investment to Milton Keynes



Investment in skills and training for local people



Provide units ranging in size to appeal to different businesses



More attractive buildings on the site



High-quality green landscaping including the retention of mature trees



Considerate construction to reduce any potential disruption to our neighbours



Computer generated image looking west across the site.



Proposed site masterplan.



* Indicative building. Scheme subject to a separate planning application by another landowner.

Job Creation & Investment

The delivery of the scheme will generate around 300 full time jobs. We are keen to work in partnership with Milton Keynes City Council to invest in skills and training opportunities for local people, to help them secure new job opportunities on-site. This will help maintain Milton Keynes's position as the most competitive city in the UK (UK Competitive Index 2023).

Considerate Construction

The development will involve the replacement of existing structures and the construction of the new buildings which could take up to a year to complete. We will take measures to ensure that construction activity is carried as quietly as possible and to minimise any potential disruption to our neighbours. For example, we will carefully programme works to avoid activity on Sundays or Bank Holidays.

Greener Development

The new, high-quality development will enable businesses to reduce their carbon footprint which will help Milton Keynes reach Net Zero by 2030, improve local air quality, and increase the amount of greenery and biodiversity in the area. Our plans will:



Include roof-lights within the main operational area of the buildings to provide a high level of daylight whilst reducing the requirement for artificial lighting



Install renewable energy in the form of a solar photo voltaic (PV) array to serve each unit



Use high-efficiency air source heat pumps to provide comfort heating and cooling in the office area of each unit



Deliver enhanced landscaping areas and promote biodiversity across the site



Provide high-efficiency LED lighting both internally and externally



Aim for BREEAM 'Outstanding' the highest possible sustainability rating for buildings in the UK



Computer generated image of a proposed building on the Precedent Drive site.

Ways to get involved and find out more

We are looking forward to hearing from the local community with your thoughts on the plans for the redevelopment of the site at Precedent Drive. There are many ways you can get involved, find out more, and let us know what you think.

Get in touch with us

If you have any questions, would like more information, or need some help, please get in touch with our Community Engagement Team:



Send us a message and we will get back to you as soon as we can: precedentdrive@stantec.com



If you want to chat to us, please give us a call (from 9:30am to 5:00pm Monday to Friday): **0207 446 6863**



If you would rather put pen to paper:

Precedent Drive Community Engagement Team,
C/O Stantec, 7 Soho Square, London, W1D 3QB.

Visit our website

www.precedentdrivemiltonkeynes.co.uk

You can also scan the QR code to take you to our project website where you can complete a feedback form if you'd prefer to submit it online.



DELANCEY Coltham

For the project team to have sufficient time to consider your feedback, we kindly ask that you let us have your views on the proposals by **Tuesday 10th October 2023.**