



Redundant School site released and fully developed, overcoming strong local opposition.

Milton Keynes Village

Partners:

Milton Keynes Council
The ExtraCare Charitable Trust
Milton Keynes Partnership
Department of Health


**THE
EXTRACARE**
CHARITABLE TRUST
Better Lives for Older People



Best Practice in Development Case Study – Milton Keynes

Owned by English Partnerships, the 6.9 ha (17 acre) site of the former Gyosei school had been disused for over 3 years. Plans to re-develop the site had met with strong local opposition.

Endorsed by the local authority and championed by older citizens in Milton Keynes, an ExtraCare village was at the heart of new plans to redevelop the site. The revised proposals for the site were viewed as creating an asset for older people in the area.

Milton Keynes Partnerships overcame opposition to achieve composite planning approval, which included not only the retirement village but **172 units of market housing** on the adjacent playing fields. The surpluses generated from the sale of the housing land enabled English Partnerships to provide the site of the village without cost.

The village provided the development partners with a number of advantages:-

1 Affordable housing requirements

- The retirement village provided 258 units of affordable housing, enabling Milton Keynes Partnership to market the adjoining playing fields site free of any further affordable housing obligations.

2 Maximising land and property values

- The value of the developable land was maximised by creating a building with a density of 91 dwellings per ha, taking only 2.83 ha to develop the village.
- The village had a relatively low parking requirement of 58%.
- The ExtraCare village is a state-of-the-art development supporting high property values on the remainder of the site.

3 Asset to the local community

- High profile support for the development on behalf of older people in Milton Keynes which acted as a catalyst for the release of the school playing field site.
- The village's extensive community facilities including a restaurant, bar, gym, spa facilities and village hall are open to over 55's in the local community and neighbouring area.
- A £25million building contract providing local employment.
- 90 long term jobs created in the operation of the village.

For more information on how an ExtraCare Village could help your development plans **call the Village Development Team on: 02476 506011** or email: development@extracare.org.uk



Better Lives for Older People