CMK BRITEL NOMINEES NO 1 & NO 2 LTD AND THE PRUDENTIAL ASSURANCE COMPANY LTD

MILTON KEYNES CORE STRATEGY

MATTER 2: DEVELOPMENT STRATEGY, SETTLEMENT HIERARCHY (POLICY CS 1 AND TABLE 5.1)

REF: 472664

JUNE 2012
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1. Introduction

Scope and Purpose

1.1 This Statement has been prepared on behalf of CMK Britel Nominees No 1 Ltd, CMK Britel Nominees No 2 Ltd and The Prudential Assurance Company Ltd (known collectively as the 'Joint Owners' of thecentre:mk Shopping Building). This Statement relates to Matter 2 (Development Strategy, Settlement Hierarchy) of the Milton Keynes Core Strategy.

1.2 The Joint Owners are a key landowner and investor in Central Milton Keynes, and especially within the identified 'Regional Shopping Centre' area, with particular interests within Central Milton Keynes, including thecentre:mk Shopping Building.

1.3 This Statement should be read in conjunction with previous representations to the Core Strategy made on behalf of the Joint Owners in March 2010 and November 2010.

1.4 The issues that are examined in this Statement reflect the questions of most relevance to the Joint Owners asked in the 'Matters and Issues for the Hearings' (July 2012) as set out below.

Matter 2

Issue 2.1 In general, does the Core Strategy provide clear, sound guidance about the roles that will be played by various parts of the borough in its future development?

1.5 In general terms we support the approach taken by the Core Strategy, especially in indentifying Central Milton Keynes as a main area for development within Table 5.1. However, and as stated in our Statement for Matter 4, we consider that given the complexity of Central Milton Keynes, both in terms of size and the mixture of identified uses contained therein, Policy CS1, Table 5.1 and supporting paragraphs should make clear reference to the character or use quarters contained therein.

1.6 In particular, when considering Central Milton Keynes’ role as a regional or sub-regional centre (clarity is required as to the exact status) for retail and leisure uses, the development strategy and Table 5.1 should make it clear that future comparison retail floorspace will be focused within the 'Shopping Area' as highlighted in Figure 7.1. The policy and/or supporting text should cross-refer to CS4 to provide clarity.
Issue 2.2 Is the settlement hierarchy and broad scale and direction of growth as set out in Policy CS 1 properly justified?

1.7 We support the scale and settlement hierarchy identified within CS 1, subject to the points of clarification raised in our response to Issue 2.1.

1.8 However, and in respect of Table 5.1, we consider that the Core Strategy should clarify where the ‘Selective infill, regeneration and redevelopment opportunities’ are and provide clarity as to the level and type of development that will be considered acceptable. The policy needs to be clear that all policy requirements in terms of use, quantum of floorspace etc will be applicable to these sites so as not to contradict the retail hierarchy identified in Table 5.5.

Summary

1.9 In general terms we support the ‘Development Strategy and Settlement Hierarchy’ subject to clarity in respect of the diverse nature of Central Milton Keynes and the specific use areas contained therein i.e. the Shopping Area. We also consider that the Core Strategy should clarify the regional status of Central Milton Keynes.

Word Count: 570