**CMK & Campbell Park Delivery Pack**

**Description**

The key centre in Milton Keynes, serving the borough and sub region. High level services and facilities including offices, retail, higher education, cultural and leisure facilities, major transport interchange at the central rail station, and a major new residential community (the Sustainable Residential Quarter).

**Principal Land Owners / Lead Developers**

- **The Centre:mk**: Jointly owned by Hermes Real Estate Investment Management Ltd and AustralianSuper Pty Ltd.
- **Midsummer Place**: Intu Properties Plc.
- **Leisure Plaza**: Abbeygate Developments Ltd.
- **Sustainable Residential Quarter**: HCA/Barratt Homes
- **Civic spaces and offices, plus key sites** [transferred from HCA]: MKC and MK Development Partnership
- **Xscape**: The Point: Hammerson MK Ltd.
- **Theatre & Gallery**: Taylor Wimpey: Blocklets 14 A & B

**Site Area**

- **CMK**: 287 ha [approx.]
- **Campbell Park**: 99.08 ha [approx.]

**Homes**

- **CMK**: Approx 5,000 homes over the period 2010-2026, split roughly between CMK and Campbell Park.
- **Campbell Park**: Approx. 400 dwellings

**Jobs**

- **CMK**: Approx. 10,400 additional jobs directly over the 2010-2026 period, and approx. 3,400 jobs indirectly
- **Campbell Park**: Approx 400 dwellings

**Planning Status**

Planning policy for CMK broadly comprises: relevant ‘saved’ policies in the adopted version of the MK Local Plan [MKC, December 2005]; relevant policies in the adopted Core Strategy [MKC, July 2013]; and, the adopted CMK Development Framework SPD [MKC, January 2013].

Under the Government’s Localism Act [2011], a ‘Business Neighbourhood Plan’ is currently being prepared for CMK, led by the Town Council. This has been subject to an independent Public Examination and Inspectors report. A referendum on the Plan will be required before it can be considered for ‘adoption’ by MKC.

**Completions to Date**

- **CMK**: Approx 1,800 dwellings
- **Campbell Park**: Approx 400 dwellings

**Delivery Status**

- **CMK**: GREEN: Some key sites moving forward (notably the Leisure Plaza and the Point) and a significant master planning exercise underway with key partners for the area around the primary shopping area (Midsummer Boulevard East). Pre application discussions and imminent planning applications on other key proposals (Gallery extension, vacant Theatre District sites, multi-storey car park at John Lewis).
- **Campbell Park**: GREEN Residential development progressing on permitted sites. Sites adjacent the Grand Union Canal (on both Campbell Park and Newlands) have been subject to a Development Brief consultation by MKDP, with the Brief to be decided in April.

**CMK & Campbell Park Timelines (2013 Baseline)**

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</thead>
<tbody>
<tr>
<td><strong>CMK Principal Area</strong></td>
<td>55</td>
<td>55</td>
<td>280</td>
<td>184</td>
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<tr>
<td><strong>Campbell Park</strong></td>
<td>50</td>
<td>50</td>
<td>280</td>
<td>184</td>
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<tr>
<td><strong>Sustainable Residential Quarter</strong></td>
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<td><strong>CMK Other Sites</strong></td>
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<tr>
<td><strong>Campbell Park Total</strong></td>
<td>50</td>
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<td>100</td>
<td>280</td>
<td>280</td>
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<tr>
<td><strong>HCA Campbell Park</strong></td>
<td>50</td>
<td>100</td>
<td>100</td>
<td>280</td>
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<tr>
<td><strong>Total Campbell Park</strong></td>
<td>50</td>
<td>100</td>
<td>100</td>
<td>280</td>
<td>280</td>
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<td>280</td>
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</tr>
</tbody>
</table>

**CMK Primary Road Junctions**

- **Uxbridge Road**: First application likely May 2014 (John Lewis end of Shopping Building)
- **Greasley Road**:
- **Town Centre**:
- **Sustainable Residential Quarter**: First application likely May 2014 (John Lewis end of Shopping Building)
- **Barratt Homes**: First application likely May 2014 (John Lewis end of Shopping Building)
- **Midsummer Place**: First application likely May 2014 (John Lewis end of Shopping Building)

**CMK Parks/Facilities**

- **CMK Business Park**: First application likely May 2014 (John Lewis end of Shopping Building)
- **CMK Leisure Park**: First application likely May 2014 (John Lewis end of Shopping Building)
- **CMK Community Sports Facility**: First application likely May 2014 (John Lewis end of Shopping Building)
- **CMK Community Sports Park**: First application likely May 2014 (John Lewis end of Shopping Building)
- **CMK Public Open Space**: First application likely May 2014 (John Lewis end of Shopping Building)

**CMK Environment**

- **CMK Energy**: First application likely May 2014 (John Lewis end of Shopping Building)
- **CMK Recycling**: First application likely May 2014 (John Lewis end of Shopping Building)
- **CMK Water**: First application likely May 2014 (John Lewis end of Shopping Building)
- **CMK Waste**: First application likely May 2014 (John Lewis end of Shopping Building)
- **CMK Communication**: First application likely May 2014 (John Lewis end of Shopping Building)

**CMK Utility Works**

- **CMK Utility Works**: First application likely May 2014 (John Lewis end of Shopping Building)
- **CMK Utility Works**: First application likely May 2014 (John Lewis end of Shopping Building)
<table>
<thead>
<tr>
<th>Development Description</th>
<th>B4.4 (Sustainable Residential Quarter): Development of 400 dwellings and 885sqm of flexible A1, A2, A3 and B1 commercial space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lead Developer</td>
<td>HCA/Barratt Homes</td>
</tr>
<tr>
<td>Site Area</td>
<td>Approx ha</td>
</tr>
<tr>
<td>Homes</td>
<td>400 dwellings</td>
</tr>
<tr>
<td>Jobs</td>
<td>TBC</td>
</tr>
<tr>
<td>S106</td>
<td>TBC</td>
</tr>
<tr>
<td>Planning Status</td>
<td>May ’13: Reserved matters planning application received from Barratt Homes [13/00967/REM]; refused on design grounds Aug ’13.</td>
</tr>
<tr>
<td>Start on site</td>
<td>n/a</td>
</tr>
<tr>
<td>Completions to date</td>
<td>None</td>
</tr>
<tr>
<td>Delivery Status</td>
<td>GREEN: Resubmission of application from Barratt’s anticipated in the near future</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development Description</th>
<th>Leisure Plaza: Refurbishment of existing ice rink, new build casino, leisure, food and drink, conference facilities, new retail unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lead Developer</td>
<td>Abbeyside Developments Ltd</td>
</tr>
<tr>
<td>Site Area</td>
<td>4.6 ha [approx.]</td>
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<tr>
<td>Homes</td>
<td>n/a</td>
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<tr>
<td>Jobs</td>
<td>TBC</td>
</tr>
<tr>
<td>S106</td>
<td>TBC</td>
</tr>
<tr>
<td>Planning Status</td>
<td>Outline planning permission granted in March 2014, subject to conditions.</td>
</tr>
<tr>
<td>Start on site</td>
<td>TBC</td>
</tr>
<tr>
<td>Completions to date</td>
<td>n/a – under construction</td>
</tr>
<tr>
<td>Delivery Status</td>
<td>GREEN: Scheme now under construction with a forecast completion of Sept ’14</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development Description</th>
<th>CMK Primary Shopping Area &amp; Environs [Midsummer Boulevard East] Masterplan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lead Developer</td>
<td>Milton Keynes Development Partnership [MKDP] wishes to appoint a developer for the Wyvale site.</td>
</tr>
<tr>
<td>Site Area</td>
<td>8.52 ha [approx.]</td>
</tr>
<tr>
<td>Homes</td>
<td>n/a</td>
</tr>
<tr>
<td>Jobs</td>
<td>TBC</td>
</tr>
<tr>
<td>S106</td>
<td>TBC</td>
</tr>
<tr>
<td>Planning Status</td>
<td>New Supplementary Planning Document planned for adoption in 2015</td>
</tr>
<tr>
<td>Start on site</td>
<td>n/a</td>
</tr>
<tr>
<td>Completions to date</td>
<td>n/a</td>
</tr>
<tr>
<td>Delivery Status</td>
<td>GREEN: A 3-day workshop was held, in conjunction with CMK Town Council, in Feb ’14. A high degree of consensus was reached about development potential. The aim is to produce a new planning policy/SPD that will be formally adopted by MKC; a number of technical studies will be required to inform production of the SPD. The outcome of the workshop and the project strategy was reported to Cabinet in March ’14; Cabinet noted the workshop outcomes and endorsed the work plan to deliver the next stage of the project. It is anticipated that a draft SPD be presented for approval as a basis for formal public consultation towards the end of ’14.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development Description</th>
<th>Wyvale Site, Blocklet D4.4: Redevelopment comprising a potential mix of land uses [i.e. as detailed in MKC’s adopted Local Plan]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Owner / Developer</td>
<td>Milton Keynes Development Partnership [MKDP] wishes to appoint a developer for the Wyvale site.</td>
</tr>
<tr>
<td>Site Area</td>
<td>0.65 ha [approx.]</td>
</tr>
<tr>
<td>Homes</td>
<td>Potential for residential development as part of a mixed-use development scheme, as per Development Brief.</td>
</tr>
<tr>
<td>Jobs</td>
<td>TBC</td>
</tr>
<tr>
<td>S106</td>
<td>Policy CC10 of the adopted Local Plan details the broad requirements in terms of CMK planning obligations</td>
</tr>
<tr>
<td>Planning Status</td>
<td>The Wyvale Site, CMK Development Brief was approved by MKC Cabinet in June ’13.</td>
</tr>
<tr>
<td>Start on site</td>
<td>TBC</td>
</tr>
<tr>
<td>Completions to date</td>
<td>n/a</td>
</tr>
<tr>
<td>Delivery Status</td>
<td>GREEN: MKDP has commissioned a development brief for the site.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development Description</th>
<th>Campbell Park, Sites H3 &amp; H4 [residential-led mixed-use development] and Newlands, Site G [leisure and/or recreation uses to complement existing land uses in the Newlands grid square and Willen Lake]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Owner / Developer</td>
<td>Milton Keynes Development Partnership [MKDP] wishes to appoint a developer for these strategically located sites.</td>
</tr>
<tr>
<td>Site Area</td>
<td>Sites H3 &amp; H4: 3.55 ha [approx.]; Site G: 3.29 ha [approx.]</td>
</tr>
<tr>
<td>Homes</td>
<td>Residential development as part of a mixed-use development scheme on Campbell Park Sites H3 &amp; H4</td>
</tr>
<tr>
<td>Jobs</td>
<td>TBC</td>
</tr>
<tr>
<td>S106</td>
<td>Policy CC10 of the adopted Local Plan details the broad requirements in terms of CMK planning obligations</td>
</tr>
<tr>
<td>Planning Status</td>
<td>There is an extant ‘outline’ planning consent for Campbell Park [ref: 04/0585/OUT] and an evolving site specific development brief</td>
</tr>
<tr>
<td>Start on site</td>
<td>TBC</td>
</tr>
<tr>
<td>Completions to date</td>
<td>n/a</td>
</tr>
<tr>
<td>Delivery Status</td>
<td>GREEN: MKDP has commissioned a development brief for this site. The Draft Brief was the subject of formal public consultation over a 6-week period during Jan – Feb ’14. The revised Development Brief is scheduled for approval by MKC Cabinet in April ’14.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Development Description</th>
<th>Low Carbon Urban Transport Zone [LUTZ] Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lead Developer</td>
<td>Automotive Council / Open University / MKC</td>
</tr>
<tr>
<td>Site Area</td>
<td>TBC</td>
</tr>
<tr>
<td>Homes</td>
<td>n/a</td>
</tr>
<tr>
<td>Jobs</td>
<td>TBC</td>
</tr>
<tr>
<td>S106</td>
<td>n/a</td>
</tr>
<tr>
<td>Planning Status</td>
<td>The project will need to dovetail with CMK development briefs and Plan:MK</td>
</tr>
<tr>
<td>Start on site</td>
<td>n/a</td>
</tr>
<tr>
<td>Completions to date</td>
<td>n/a</td>
</tr>
<tr>
<td>Delivery Status</td>
<td>GREEN: The Automotive Council in collaboration with Open University has produced a robust LUTZ proposition; the project will act as a ‘test-bed’ for urban environment smart solutions. It could, potentially, provide an ‘intra-CMK’ transport system [NB CMK’s potential for the application of Personal Rapid Transport systems utilising existing infrastructure]. Potential ‘proof of concept’ role for CMK; if realised, PRT would make a useful contribution to the transport mix. A prospect of significant external investment, plus good policy tie-in.</td>
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</table>
## Eastern Expansion Area Delivery Pack
### MKC Infrastructure Coordination and Delivery Team

**Eastern Expansion Area Delivery Pack**

**Broughton Gate**

<table>
<thead>
<tr>
<th>Development Description</th>
<th>Lead Developer</th>
<th>Site Area</th>
<th>Jobs</th>
<th>Planning Status</th>
<th>Start on site</th>
<th>Completions to date</th>
<th>Delivery Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential development of approx. 1,530 dwellings and local play, mixed-use development, public open space and linear park.</td>
<td>Gallagher Estates</td>
<td>Approx 50 ha</td>
<td>Approx 1,040 jobs indirectly</td>
<td>Outline approval for approximately 1400 dwellings, open space and infrastructure was granted in July 2005. Site split into 13 parcels, (A to M). The number of units was increased to 1530 (approved June 2007). Only Parcels M1 and M2 (112 dwellings) remain to be approved. Full planning application in respect of the Square granted in 2013 for a mix of small retail and office units with a number of apartments and live/work units.</td>
<td>2007</td>
<td>1,493 dwellings</td>
<td>GREEN: Majority of residential development complete. Remaining parcels are the ‘Compensation parcels’ to be transferred to the Brooklands developer in return for the land used to provide community facilities in the Brooklands development. Open spaces complete and in process of transfer to MKC.</td>
</tr>
</tbody>
</table>

**Brooklands**

<table>
<thead>
<tr>
<th>Development Description</th>
<th>Lead Developer</th>
<th>Site Area</th>
<th>Jobs</th>
<th>Planning Status</th>
<th>Start on site</th>
<th>Completions to date</th>
<th>Delivery Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential development comprising up to 2,501 dwellings, a new mixed-use commercial centre, a hotel, two primary schools, one secondary school, public open space and linear park. Area includes ‘Glebelands’, an employment site.</td>
<td>Places for People</td>
<td>Approx 150 ha</td>
<td>Approx 1,700 jobs indirectly. Approx 3,000 jobs directly from ‘Glebelands’ (based on office development)</td>
<td>Outline approval was granted in August 2007 for 2501 dwellings, a mixed use commercial centre, a hotel, segregated public transport routes, public open space, sites for three schools, ancillary roads, structural landscaping and infrastructure including an extension to the Broughton Brook Linear Park and construction of the Brooklands Public Open Space Ridge (9m high). Reserved Matters approved to date for 465 dwellings. Outline application for phase 4 infrastructure to serve gateway site in the north pending decision. Infrastructure application for Brooklands Square imminent.</td>
<td>2007</td>
<td>264 dwellings</td>
<td>GREEN: First phases of infrastructure to serve approximately half the development now substantially complete including first linear park (Brooklands Meadows), Completed park in process of transfer to MKC. Primary School 1 (+ extension) complete. Phase 2 infrastructure due to be complete summer 2014 to enable Primary School 2 and community sports facility to commence.</td>
</tr>
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**Magna Park**

<table>
<thead>
<tr>
<th>Development Description</th>
<th>Lead Developer</th>
<th>Site Area</th>
<th>Jobs</th>
<th>Planning Status</th>
<th>Start on site</th>
<th>Completions to date</th>
<th>Delivery Status</th>
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<tbody>
<tr>
<td>Logistics/distribution and manufacturing facility with ancillary primary infrastructure, structural landscaping and extension of the Broughton Brook Linear Park</td>
<td>Fen Farm Developments (Gazeley)</td>
<td>116ha</td>
<td>Approx 8,500 jobs</td>
<td>Outline applications for 3 phases granted in 2006 (totaling 370,500m²). All phases now have Reserved Matters approval. Phase 1 includes 4 remaining phases. Remaining phases includes 1 unit.</td>
<td>2006</td>
<td>133,483m² (3 units in Phase 1)</td>
<td>GREEN: 3 units complete in Phase 1 (John Lewis, River Island and Irn Bru). John Lewis 2 under construction. Phase 1 linear park under construction. Remaining phase due to start early summer 2014 for Autumn completion.</td>
</tr>
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**EEA Timelines (2019 Baseline)**

<table>
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<tr>
<th>Project Years</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
<th>Post 2026</th>
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<tr>
<td>Broughton Gate Housing Completed</td>
<td>120</td>
<td>60</td>
<td>90</td>
<td>180</td>
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<tr>
<td>Broughton Gate Planning Total</td>
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<tr>
<td>Brooklands Completed</td>
<td>81</td>
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<td>81</td>
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<td>Brooklands Planning Total</td>
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<tr>
<td>Magna Park Completed</td>
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**Other Projects**

<table>
<thead>
<tr>
<th>Project</th>
<th>Initiation/ planning</th>
<th>Construction</th>
<th>Complete</th>
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</thead>
<tbody>
<tr>
<td>EEA Primary Healthcare facility</td>
<td>Initiation/ planning</td>
<td>Complete</td>
<td></td>
</tr>
<tr>
<td>New neighborhood police office for Eastern Expansion Area</td>
<td></td>
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<td></td>
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<tr>
<td>EEA Brooklands Drainage, Landscape, Open Spaces, Play Areas and Allotments</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Eastern Expansion Area Primary Schools</td>
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<td></td>
<td></td>
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<tr>
<td>MK Watering</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Community Development Programme</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>ESAV Biogas (Tariff secured)</td>
<td></td>
<td></td>
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</tbody>
</table>
Development Description
Residential development, a neighbourhood centre comprising up to 4850 sqm retail (including up to 2350 sqm of convenience shopping), cafe/restaurant/pub, up to 1000 sqm of S1(a) commercial floor space, nursery, ‘Oakgrove Community Centre’ open spaces and wildlife areas, and a reserve site (subject to future need assessment) for the provision of a two form entry primary school.

Lead Developer
Crest Nicholson

Site Area
Approx 30 ha

Homes
1,105 dwellings

Jobs
Some local employment and approx. 750 jobs indirectly

S106
S106 agreement in place

Planning Status
Outline granted in 2011. Reserved Matters for Phase 1 (281 dwellings and local centre) granted and under construction. Reserved Matters for Phase 2 (112 dwellings and play area) permitted.

Start on site
2012

Completion to date
93

Delivery Status
GREEN: First phase housing continues to be developed. Food Store (Waitrose) opened in 2013. Two more significant phases of housing (and one smaller phase) remaining.


Completion per year
143
143
143
143
143
143
143
143
143
143
143
143

Houses Built Total
143
329
560
705
819
143

On site and off site highways

Primary School

Primary School Extension

Community Centre

Open space & play areas

Development Description
Mixed use development, comprising housing, employment areas, local centre, a combined school, community facilities, new park, playing fields, hotel or leisure facility and associated infrastructure (along with related proposals in Aylesbury Vale district).

Lead Developer
Taylor Wimpey

Site Area
104 ha

Homes
1,650 dwellings (plus approx 350 in Aylesbury Vale = 2,000 in total)

Jobs
Approx 1,000 jobs direct, 1,360 jobs indirectly

S106
S106 required to provide primary school, travellers site, linear park, community centre, changing facilities and contributions towards public art, regeneration of Bletchley, secondary school provision and highway improvements. S106 for Phase 4 still under negotiation.

Planning Status
Outline approval granted in 2005 for MK site. Extension of time application pending consideration. Reserved matters consent for has been granted for phases 1, 2 and part of 3. Reserved Matters for phases 3B (259 dwellings) granted in 2013 and approved in principle for Phase 4 (194 dwellings). Reserved Matters approval for 176 dwellings in Aylesbury Vale pending (175 already granted).

Start on site
Completions to date
Approx 500 dwellings

Delivery Status
GREEN: First phase housing built and community centre open. Phases 2 and 3 are under construction with Phase 3 starting in 2013. First employment until nearing completion and anticipated to be occupied in 2014. Proposals to relocate the local centre expected. Primary school out to tender in June 2014. Adoption and maintenance of open spaces yet to be agreed.


Completion per year
459
245
132
101
164
920
922
923
924
925
926

Houses Built Total
459
874
1000
967
1162
1241
1412
1616

On site and off site highways

Primary School

Open space & play areas

Community Centre

Temporary community facility opened at end of 2013. Programme for delivery of permanent facility TBC but related to and released following escalation of waste operations.
### Oakridge Park Timeline (2013 baseline)

**Completions per year**

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<tr>
<td>Play areas (Local and Neighbourhood)</td>
<td>Delivery Programme TBC</td>
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<tr>
<td>Future community use floorspace in local centre</td>
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<tr>
<td>Stanton Low Country Park</td>
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</table>

### Redhouse Park/ NEA Timeline (2013 baseline)

**Completions per year**

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<tbody>
<tr>
<td>Houses Built Total</td>
<td>364</td>
<td>423</td>
<td>485</td>
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<tr>
<td>Open space and play area (Neighbourhood)</td>
<td>Future housing trajectory TBC to complete up to 60 units in total</td>
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## Strategic Land Allocation Delivery Pack

**MKC Infrastructure Coordination and Delivery Team**

07/04/14

### Development Description
- Residential Development of circa 2,900 homes, 19ha of employment land, and a range of other uses, including two primary schools, a secondary school, a local centre, community facilities and open spaces.

### Site Area
- Approx. 192 ha

### Parcel
- **Eagle Farm North**
- **Eagle Farm South**
- **Glebe Farm**
- **Golf Haynes Land**
- **Course/ West of Stockwell Lane**
- **Church Farm**

### Lead Developer
- Gallagher Estates
- Gallagher Estates
- Gallagher Estates
- Merton College
- Fairfield Partnership
- Connolly Homes

### Homes
- n/a
- Circa 410 dwellings
- Circa 1,180 dwellings
- Circa 200 dwellings
- Circa 200 dwellings
- Circa 350 dwellings

### Jobs
- Circa 1,000
- Circa 1,700 jobs generated indirectly

### S106
- Area falls within Tariff Framework Agreement (TFA).
- Tariff contribution TBC

### Planning Status
- **Outline application approved for up to 126,000m² of employment floorspace (Light & General Industrial, and Distribution) in November 2013**
- **Revised outline application out for re-consultation during March 2014. Application for residential development, 1 primary school, local centre and open spaces.**
- **Revised outline application proposals revised which has led to a further round of public consultation.**
- **Outline application for Golf course site (350 dwellings, 1 playing pitch and community centre) out for consultation March 2014.**
- **Outline application proposals presented March 2014. Outline planning application estimated early summer 2014.**

### Start on site
- 2014/15
- TBC
- TBC
- TBC
- 2015/16
- 2014/15

### Completions to date
- None
- None
- None
- None
- None
- None

### Delivery Status
- **GREEN: Reserved Matters application(s) anticipated once s106 legal agreement signed off.**
- **GREEN: Outline application proposals revised which has led to a further round of public consultation.**
- **GREEN: Outline application proposals revised which has led to a further round of public consultation.**
- **GREEN: Outline application proposals for the Golf Course land may need to be revised in relation to playing pitch and community centre provision to tie in better with proposals for Glebe Farm.**
- **GREEN: Pre-application discussions with MKC and adjoining land owners on alternative access arrangements.**
- **GREEN: Access arrangements/ future grid road access options to be further considered prior to submission of outline application.**

### S1A Timeline (2013 baseline)

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<td>150</td>
<td>350</td>
<td>750</td>
<td>1,150</td>
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<td>2,350</td>
<td>2,650</td>
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### On site and off site highways
- Primary School 1
- Secondary School
- Primary School 2
- Primary Healthcare facilities
- Local Park
- Park & Ride
- Police Neighbourhood Office
- MK Waterway
- Community Facility/Sports Pavilion
- Stable
- Flooding & Drainage Infrastructure
- Open spaces, playing pitches, play areas and allotments
- Community Development Programme
- Public Art

### Diagram
- 

**Initiation/ planning**

**Construction**

**Complete**
Development Description
Residential development of approx. 4,330 units, employment uses, secondary school, 3 primary schools, a mixed-use centre, community uses, indoor sports & other leisure facilities, burial ground, associated structural landscaping, open space & play areas, associated highways & infrastructure improvements.

Lead Developer
Gallagher Estates

Site Area
Approx 228 ha

Homes
4330 dwellings

Jobs
6.5ha (Area 10) and 9.08ha (Area 11) of B1/2/8 employment land (circa 3,450 jobs directly and 4,500 jobs indirectly)

S106
MK Tariff site. Tariff Long Stop date 2031. Tariff income circa £82.12m Area 10 and £43.49m Area 11.

Planning Status
Outline consent granted Oct 2007. Amended Feb 2012 re: retail floorspace (to 9,000m2). Reserved Matters granted for primary infrastructure and landscaping (phase 1 & 2). First Reserved Matters for housing expected imminently.

Start on site
2014

Completions to date
None

Delivery Status
GREEN/AMBER Clearance of primary road junctions. Archaeological and ecological mitigation almost complete. Pre-commencement conditions being discharged. Phase 1 Infrastructure expected to commence early summer. Phase 1 housing expected to commence in Autumn. Collaboration Agreement with MKC pending.


Start on site
2014/15

Completions to date
None

Delivery Status
GREEN Ecological works complete. Archaeological investigations and mitigation ongoing. 6 months behind Area 10 in terms of ability to start on site. Pre-application discussions on Phase 1 housing.
### Delivery Pack: Oxley Park, Kingsmead South, Tattenhoe Park (Western Flank)

**MKC Infrastructure Coordination and Delivery Team**

07/04/14

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#### Oxley Park (East and West)

- **Development**: Residential development, a local centre, primary school and public open space.

#### Kingsmead South

- **Development**: Residential development, local retail, employment or community facilities of up to 480 sqm and public open space.

#### Tattenhoe Park

- **Development**: Residential development, a mixed use local centre of up to 2,000 sqm, a primary school, community facilities, hotel and public house public open space and linear park.

#### Lead Developer

- **Oxley Park (East)**: Homes and Communities Agency (Oxley Park East)  Persimmon Homes (Oxley Park West)
- **Kingsmead South**: Homes and Communities Agency  Taylor Wimpey (Phases 1 and 2)
- **Tattenhoe Park**: Homes and Communities Agency  Barratt David Wilson Partnership (Site 1)

#### Site Area

- **Oxley Park (East)**: 52 ha
- **Kingsmead South**: 18 ha
- **Tattenhoe Park**: 59 ha

#### Homes

- **Oxley Park (East)**: 1,465 dwellings
- **Kingsmead South**: 450 dwellings
- **Tattenhoe Park**: 1,310 dwellings

#### Jobs

- **Oxley Park (East)**: Approx 1,000 jobs indirectly
- **Kingsmead South**: Approx 300 jobs
- **Tattenhoe Park**: Approx 900 jobs indirectly

#### S106

- **Oxley Park (East)**: S106 renegotiated for Phases 7 & 8 (Oxley Park West) in 2010.
- **Kingsmead South**: S106 based on Tariff Framework Agreement.  S106 based on Tariff Framework Agreement.
- **Tattenhoe Park**: S106 based on Tariff Framework Agreement.

#### Planning Status

- **Oxley Park (East)**: Outline planning consent granted (for both East and West) in 2004. Site 6 (Oxley Park East) is part of the Design for Manufacture 60k competition and the dwellings were designed by Richard Rogers. The final phase of this (for 23 units) was refused permission in 2014.
- **Kingsmead South**: Outline Planning Permission was granted in August 2007 and subsequently extended for a further 5 years in 2013. Reserved matters consent for 16 dwellings (forming part of the Tattenhoe Park Site 1) approved in 2012.
- **Tattenhoe Park**: Outline planning consent was granted in 2007. Tattenhoe Park is intended as an exemplar site for the provision of Flexible Extendable Homes (FEH). Reserved matters consent for 138 dwellings approved for Tattenhoe Park Site 1.

#### Start on site

- **Oxley Park (East)**: 2006
- **Kingsmead South**: 2007 (primary infrastructure only)
- **Tattenhoe Park**: 2007

#### Completions to date

- **Oxley Park (East)**: 1,233 dwellings
- **Kingsmead South**: None
- **Tattenhoe Park**: None (Site 1 started)

#### Delivery Status

- **Oxley Park (East)**: GREEN: The local centre opened in 2009 including a nursery. Oxley Park Primary School and the Sure Start Centre are located nearby and a community centre opened in 2010. Residential development substantially complete. HCA awarded contract for Oxley Park East Sites 4 & 5 (150 units) March 2014. Remaining small site (30 units) will be procured separately.
- **Kingsmead South**: GREEN: Contracts exchanged between HCA and Taylor Wimpey for Phases 1 and 2 in March 2014. Reserved Matters applications (for 220 homes in Phases 1 and 2) anticipated April 2014. Advanced primary infrastructure is ageing and incomplete (e.g. for broadband). HCA likely to address this through a contract with a lead developer to resolve.
- **Tattenhoe Park**: GREEN: Site 1 started at the end of 2013 and is progressing well. The primary school, Priory Rise, opened in 2008 and is currently being extended. Primary infrastructure (including linear park and drainage, now transferred to MK Parks Trust) completed by HCA. Advanced primary infrastructure is ageing and incomplete (e.g. for broadband). HCA likely to address this through a contract with a lead developer to resolve.

#### Western Flank Timeline (2013 baseline)

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<td>Tattenhoe Park Houses Completed</td>
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**Special Projects**

- **Primary School Extension**
- **Tattenhoe Park Combined Sports Pavilion and Community Centre**
- **Tattenhoe Park and Kingsmead South Play Areas and Alcoves**
- **Community Development Programmes**

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**Public Art**

- **Delivery Programme TBC**