Central Milton Keynes & Campbell Park Delivery Pack
Infrastructure Coordination & Delivery Team
23/04/15

<table>
<thead>
<tr>
<th>Development Description</th>
<th>Campbell Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>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).</td>
<td>Existing city centre leisure facilities, including Campbell Park (home to city scale cultural and leisure events), and the Grand Union Canal. Existing and proposed development around the edge of the existing park, predominantly envisaged to be residential.</td>
</tr>
</tbody>
</table>

| Principal Land Owners / Lead Developers | |
|-----------------------------------------| |
| In the centre:mk: Jointly owned by Hermes Real Estate Investment Management Ltd and AustralianSuper Pty Ltd. | Key development sites [transferred from HCA]: MKC (via MK Development Partnership). |
| Midsummer Place: Intu Properties Plc. | Taylor Wimpey: Blocklets 14 A & B |
| 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: | |

<table>
<thead>
<tr>
<th>Site Area</th>
<th>237 ha [approx.]</th>
<th>99.08 ha [approx.]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homes</td>
<td>Approx. 6,600 homes over the period 2010-2026 split roughly between CMK and Campbell Park.</td>
<td></td>
</tr>
<tr>
<td>Jobs</td>
<td>Approx. 10,400 additional jobs directly over the 2010-2026 period, and approx. 3,400 jobs indirectly</td>
<td></td>
</tr>
<tr>
<td>S106</td>
<td>S106 agreed on individual sites negotiated on the basis of current MKC guidance specifically for CMK</td>
<td></td>
</tr>
</tbody>
</table>

| 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 is scheduled for the 7th May. | |

<table>
<thead>
<tr>
<th>Completions to date</th>
<th>Approx. 1,860 dwellings</th>
<th>Approx. 450 dwellings</th>
</tr>
</thead>
</table>

Central Milton Keynes: Infrastructure, Population and Housing completions 2015-2024

<table>
<thead>
<tr>
<th>Dwellings</th>
<th>CMK Passenger Transport Infrastructure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CMK Multi-Story Car park</td>
<td>Campbell Park Community Pavilion</td>
</tr>
<tr>
<td>Discover MK</td>
<td></td>
</tr>
<tr>
<td>MK Gallery Extension</td>
<td>Central Library and City Archive</td>
</tr>
<tr>
<td>University Campus Phase 1</td>
<td>Primary School Provision</td>
</tr>
<tr>
<td>Midsummer Place Police Neighbourhood Office</td>
<td></td>
</tr>
<tr>
<td>Central Rail Station Improvements</td>
<td></td>
</tr>
<tr>
<td>5325</td>
<td>5739</td>
</tr>
<tr>
<td>6521</td>
<td>7130</td>
</tr>
<tr>
<td>7659</td>
<td>8349</td>
</tr>
<tr>
<td>9039</td>
<td>10419</td>
</tr>
<tr>
<td>12052</td>
<td>13455</td>
</tr>
<tr>
<td>5240</td>
<td>5850</td>
</tr>
</tbody>
</table>

Previous years: 15/16 | 23/15 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24
| 2315 | 2495 | 2835 | 3100 | 3330 | 3630 | 3930 | 4530 | 5240 | 5850 |
Development Description: B4.4 (Sustainable Residential Quarter): Development of 400 dwellings and 1855sqm of flexible A1, A2, A3 and B1 commercial space
Lead Developer: HCA/Barratt Homes
Site Area: Approx 4ha
Homes: 400 dwellings - application 15/00114/APP pending consideration which will provide 40 affordable units. (11.5% affordable obligation).
Jobs: TBC
S106: TBC
Start on site: n/a
Completions to date: n/a

Development Description: Leisure Plaza: Refurbishment of existing ice rink, leisure, food and drink, conference facilities, new retail unit
Lead Developer: Aldiwaye Developments Ltd
Site Area: 4.86 ha [approx.]
Homes: n/a
Jobs: TBC
S106: TBC
Planning Status: Resolution to grant, awaiting completion of s106
Start on site: n/a
Completions to date: n/a

Development Description: CMK Primary Shopping Area & Environs (Midsummer Boulevard East) Masterplan
Site Area: 5.52 ha [approx.]
Homes: n/a
Jobs: TBC
S106: TBC
Planning Status: New Supplementary Planning Document planned for adoption in 2015
Start on site: n/a
Completions to date: n/a

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

Development Description: Campbell Park, Sites H3 & H4: Residential-led mixed-use development and Newlands, Site G (leisure and/or recreation uses to complement existing land uses in the Newlands grid squares and Willen Lake)
Land Owner / Developer: Milton Keynes Development Partnership (MKDF) wishes to appoint a developer for these strategically located sites.
Site Area: Sites H3 & H4: 3.50 ha [approx] / Site G: 3.20 ha [approx.] 
Homes: Residential development as part of a mixed-use development scheme on Campbell Park Sites H3 & H4
Jobs: TBC
S106: Policy CC10 of the adopted Local Plan details the broad requirements in terms of CMK planning obligations
Planning Status: There is an extant ‘outline’ planning consent for Campbell Park (ref: 04/00586/OCU) and an existing site specific development brief
Start on site: TBC
Completions to date: n/a

Development Description: Low Carbon Urban Transport Zone (LUTZ) Project
Lead Developer: Automotive Centre / Open University / MKW
Site Area: TBC
Homes: n/a
Jobs: TBC
S106: TBC
Planning Status: The project will need to dovetail with CMK development briefs and Plan:MK
Start on site: n/a
Completions to date: n/a

Development Description: Multi-storey car park with associated public realm works (including landscape) and access, and a community unit at ground floor level
Developer: Hermes CMK General Partner Ltd
Site Area: 2.71 ha
Homes: n/a
Jobs: TBC
S106: TBC
Planning Status: Application agreed at January OCC 2015
Start on site: n/a
Completions to date: n/a

Development Description: B3.15 and B3.25 Sites, CMK: Could be developed as two parcels or one single parcel. A predominately office-based development would be appropriate for this site with the provision of small scale A1 and A3 uses fronting Avebury Blvd.
Land Owner: Milton Keynes Development Partnership (MKDF)
Site Area: 1.44 ha [approx.]
Homes: n/a
Jobs: TBC
S106: TBC
Planning Status: Policy CC10 of the adopted Local Plan details the broad requirements in terms of CMK planning obligations and also Planning Obligations for CMK SPG
Planning Status: The B3.15 and B3.25 Sites Development Brief was adopted June 2014
Start on site: n/a
Completions to date: n/a

Development Description: MK Gallery: Expansion Project
Developer: MK Gallery
Site Area: TBC
Homes: n/a
Jobs: TBC
S106: TBC
Planning Status: Planning application received Oct 2014 / 14/02470/PFL – pending consideration
Start on site: Application received 18th June 2014 (opening of expanded gallery proposed to coincide with the city’s 50th anniversary) – been allocated £1.3 million from the Local Growth Fund
Completions to date: n/a

Development Description: Theatre District: Hotel-led commercial development with works to the public realm
Developer: UBG(MK) Ltd
Site Area: 0.31 ha [approx.]
Homes: n/a
Jobs: Approx. 36 new full time jobs in hospitality, leisure and retail
S106: Policy CC10 of the adopted Local Plan details the broad requirements in terms of CMK planning obligations and also Planning Obligations for CMK SPG
Planning Status: Planning application received 28 October 2014
Start on site: n/a
Completions to date: n/a
Western Expansion Area: Infrastructure, Population, and Housing completions

**Development Description**

**Area 10: Whitehouse**
- 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.

**Area 11: Fairfield’s**
- Residential development of approx. 2,220 units, employment uses, primary school, local centre, open space/parks, play areas and allotments, associated structural landscaping and earthworks, extension to caravan site, associated highways & infrastructure improvements including sustainable urban drainage system.

**Lead Developer**
- Gallagher Estates

**Site Area**
- Area 10: Approx. 228 ha
- Area 11: Approx. 123.5 ha

**Homes**
- Area 10: 4,330 dwellings
- Area 11: 2,220 dwellings

**Jobs**
- Area 10: 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)

**Planning Status**
- Area 11: Outline consent granted Oct 2007. Reserved Matters granted for primary infrastructure and landscaping (phase 1). First Reserved Matters for housing (153 dwellings) to be considered at Nov DCC. Second reserved matters for housing (262 dwellings) submitted and pending consideration.

**Start on site**
- Area 10: 2014 (Infrastructure commenced)
- Area 11: 2014 (Infrastructure commenced)

**Completions to date**
- Area 10: 0
- Area 11: 0

**Western Expansion Area Delivery Pack**
**MK Infrastructure Coordination and Delivery Team**
**23/04/15**
### Development Description
- **Broughton Gate**: Residential development of approx. 1,530 dwellings and local play, mixed-use development, public open space and linear park.
- **Magna Park**: 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.
- **Brooklands**: Logistics/distribution and manufacturing facility with ancillary primary infrastructure, structural landscaping and extension of the Broughton Brook Linear Park.

### Site Area
- **Broughton Gate**: Appro. 50 ha
- **Magna Park**: 116ha
- **Brooklands**: Appro. 150 ha

### Homes
- **Broughton Gate**: 1,540 dwellings
- **Magna Park**: 2,500 dwellings
- **Brooklands**: None

### Jobs
- **Broughton Gate**: Approx. 1,040 jobs indirectly
- **Magna Park**: Approx. 1,700 jobs indirectly.
- **Brooklands**: Approx. 3,000 jobs directly from ‘Glebelands’

### S106
- **Broughton Gate**: S106 was completed prior to Tariff Framework Agreement (TFA) but still based around the Tariff. Tariff income circa £28.3m.
- **Magna Park**: S106 based on TFA. Tariff income circa £47.25m (excluding Glebelands site).
- **Brooklands**: S106 for Phase 1 was completed prior to TFA but still based around the Tariff. Phases 2 and 3 are party to the MKTFA. All three phases of Magna Park have site specific S106 agreements. Tariff income circa £22m

### Planning Status
- **Broughton Gate**: 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.
- **Magna Park**: Outline approval 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 1042 dwellings. Full application for phase 4 infrastructure approved July 2014. Infrastructure application for Brooklands Square and Secondary School approved at Nov DCC. Reserved matters for housing on BDW 1C (59 dwellings) to be considered at March DCC. Application for Secondary School currently under consideration.
- **Brooklands**: Outline applications for 3 phases granted in 2006 (Phase I), 2010 (Phase II & Phase III) (totalling 370,500m2). All phases now have Reserved Matters approval. Currently Phase I has 5 units built with 1 unit straddling Phase I & II. Approval of reserved matters for a 17,256 sqm. unit at Phase II and III was approved at Sept DCC.

### Start on site
- **Broughton Gate**: 2007
- **Magna Park**: 2009
- **Brooklands**: 2006

### Completions to date
- **Broughton Gate**: 1,390 dwellings
- **Magna Park**: 460 dwellings
- **Brooklands**: 133,483m2 (3 units in Phase 1)

### Eastern Expansion Area: Infrastructure, Population and Housing completions

<table>
<thead>
<tr>
<th>Neighbourhood Police Office</th>
<th>Primary Healthcare Facility</th>
<th>Walton High</th>
<th>Sports Facility</th>
<th>Sports &amp; Community Centre</th>
<th>Brooklands Primary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbourhood Police Office</td>
<td>Primary Healthcare Facility</td>
<td>Walton High</td>
<td>Sports Facility</td>
<td>Sports &amp; Community Centre</td>
<td>Brooklands Primary</td>
</tr>
</tbody>
</table>

### Past years

<table>
<thead>
<tr>
<th>Year</th>
<th>Dwellings</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>1851</td>
<td>4257</td>
</tr>
<tr>
<td>2016</td>
<td>2254</td>
<td>5184</td>
</tr>
<tr>
<td>2017</td>
<td>2586</td>
<td>6523</td>
</tr>
<tr>
<td>2018</td>
<td>2836</td>
<td>7098</td>
</tr>
<tr>
<td>2019</td>
<td>3086</td>
<td>7673</td>
</tr>
<tr>
<td>2020</td>
<td>3336</td>
<td>8248</td>
</tr>
<tr>
<td>2021</td>
<td>3586</td>
<td>8708</td>
</tr>
<tr>
<td>2022</td>
<td>3786</td>
<td>9168</td>
</tr>
<tr>
<td>2023</td>
<td>3986</td>
<td>9306</td>
</tr>
<tr>
<td>2024</td>
<td>4046</td>
<td></td>
</tr>
</tbody>
</table>

### Notes
- **Eastern Expansion Area**
- **MKC Infrastructure Coordination and Delivery Team**
- **23/04/15**

---

The diagram illustrates the distribution of key facilities within the Eastern Expansion Area, including Neighbourhood Police Offices, Primary Healthcare Facilities, Walton High, Sports Facilities, Sports & Community Centres, and Brooklands Primary. The chart below shows the population and dwellings completed from past years (2015 to 2024), indicating a steady increase in both infrastructure and population within the area.
### 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

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Eagle Farm North</th>
<th>Eagle Farm South</th>
<th>Glebe Farm</th>
<th>Golf Course/ Haynes Land</th>
<th>Land West of Stockwell Lane</th>
<th>Church Farm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lead Developer</td>
<td>Gallagher Estates</td>
<td>Gallagher Estates</td>
<td>Gallagher Estates</td>
<td>Merton College</td>
<td>Fairfield Partnership</td>
<td>Connolly Homes</td>
</tr>
<tr>
<td>Homes</td>
<td>n/a</td>
<td>Circa 410 dwellings</td>
<td>Circa 1,140 dwellings</td>
<td>Circa 785 dwellings</td>
<td>Circa 300 dwellings</td>
<td>Circa 350 dwellings</td>
</tr>
<tr>
<td>Jobs</td>
<td>Circa, 1,000</td>
<td>Circa 1,700 jobs generated indirectly</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>S106 Area</th>
<th>Tariff Framework Agreement (TFA). Tariff contribution TBC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Status</td>
<td>Outline application for up to 126,000m² of employment floorspace (Light &amp; General Industrial, and Distribution) Approved in principle November 2013 subject to S106.</td>
</tr>
<tr>
<td>Start on site</td>
<td>2014/15</td>
</tr>
<tr>
<td>Completions to date</td>
<td>None</td>
</tr>
</tbody>
</table>

### Strategic Land Allocation: Infrastructure, Population and Housing completions 2014-2024

- **Dwellings**
  - Primary School
  - Secondary School
  - Community Facility/Sports Pavilion
  - Lorry Park
  - Park & Ride

- **Population**

- **Police Neighbourhood Office**

- **2014-2024 completions**
  - 0-69 2014/15
  - 30-805 2015/16
  - 1771-1771 2016/17
  - 1260-1260 2017/18
  - 1660-1660 2018/19
  - 2060-2060 2019/20
  - 2410-2410 2020/21
  - 2650-2650 2021/22
  - 2840-2840 2022/23
  - 6532-6532 2023/24

<table>
<thead>
<tr>
<th>Year</th>
<th>Dwellings</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>14/15</td>
<td>0-69</td>
<td>30-69</td>
</tr>
<tr>
<td>15/16</td>
<td>30-805</td>
<td>770-805</td>
</tr>
<tr>
<td>16/17</td>
<td>1771-1771</td>
<td>1260-1260</td>
</tr>
<tr>
<td>17/18</td>
<td>1771-1771</td>
<td>1660-1660</td>
</tr>
<tr>
<td>18/19</td>
<td>1260-1260</td>
<td>2060-2060</td>
</tr>
<tr>
<td>19/20</td>
<td>1660-1660</td>
<td>2410-2410</td>
</tr>
<tr>
<td>20/21</td>
<td>2060-2060</td>
<td>2650-2650</td>
</tr>
<tr>
<td>21/22</td>
<td>2410-2410</td>
<td>2840-2840</td>
</tr>
<tr>
<td>22/23</td>
<td>2650-2650</td>
<td>6532-6532</td>
</tr>
<tr>
<td>23/24</td>
<td>2840-2840</td>
<td>6532-6532</td>
</tr>
</tbody>
</table>

Outline application for Golf course site (14/00350/OUTEIS - 400 dwellings & Associated Infrastructure).
<table>
<thead>
<tr>
<th><strong>Delivery Pack: Oxley Park, Kingsmead South, Tattenhoe Park (Western Flank)</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MKC Infrastructure Coordination and Delivery Team</strong></td>
</tr>
<tr>
<td><strong>23/04/15</strong></td>
</tr>
</tbody>
</table>

### Oxley Park (East and West)
- **Development Description**: Residential development, a local centre, primary school and public open space.
- **Lead Developer**: Homes and Communities Agency (Oxley Park East), Persimmon Homes (Oxley Park West)
- **Site Area**: 52 ha
- **Homes**: 1,410 dwellings
- **Jobs**: Approx 1,000 jobs indirectly
- **S106**: S106 renegotiated for Phases 7 & 8 (Oxley Park West) in 2010.
- **Planning Status**: Outline planning consent for Phases 7 & 8 (Oxley Park 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. Appeal dismissed Sept 2014.
- **Start on site**: 2006
- **Completions to date**: 1,280 dwellings

### Kingsmead South
- **Development Description**: Residential development, local retail, employment or community facilities of up to 480 sqm and public open space.
- **Lead Developer**: Homes and Communities Agency
- **Site Area**: 18 ha
- **Homes**: 410 dwellings
- **Jobs**: Approx 300 jobs
- **S106**: S106 based on Tariff Framework Agreement.
- **Planning Status**: 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 and currently under construction. Application for Sites 1&2 (approx. 200 dwellings) expected soon.
- **Start on site**: 2007
- **Completions to date**: 70 dwellings

### Tattenhoe Park
- **Development Description**: 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**: Homes and Communities Agency
- **Site Area**: 59 ha
- **Homes**: 1,260 dwellings
- **Jobs**: Approx 900 jobs indirectly
- **S106**: S106 based on Tariff Framework Agreement.
- **Planning Status**: 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 and currently under construction.
- **Start on site**: 2007
- **Completions to date**: 115 dwellings

### Western Flank: Infrastructure, Population and Housing completions 2015 - 2025

### Previous years
- 1468
- 1723
- 1978
- 2188
- 2368
- 2478
- 2643
- 2748
- 2853
- 2933
- 3013

### Western Flank: Infrastructure, Population and Housing completions 2015 - 2025

- 2015 - 2016
- 2016 - 2017
- 2017 - 2018
- 2018 - 2019
- 2019 - 2020
- 2020 - 2021
- 2021 - 2022
- 2022 - 2023
- 2023 - 2024
- 2024 - 2025

### Delivery Pack
- MKC Infrastructure Coordination and Delivery Team
- 23/04/15