

# Appendix 1: Steering Group Terms of Reference

# APPENDIX 1: Steering Group (Terms of Reference)



## CENTRAL MILTON KEYNES TOWN COUNCIL BUSINESS NEIGHBOURHOOD PLANNING STEERING GROUP

### STANDING ORDERS AND TERMS OF REFERENCE

#### 1. Constitution and Authority

Central Milton Keynes (CMK) has been chosen by Government as a 'front runner' project for a neighbourhood plan to be undertaken under the provisions of the Localism Act 2011. At its meeting held on 4<sup>th</sup> January 2012, Central Milton Keynes Town Council (the Town Council) resolved to undertake the preparation of a business neighbourhood plan for its parish and the Campbell Park grid square to give local people and business a real voice in deciding how development will look in their area (defined as the geographic area between the railway line, grid roads Portway (H5) and Childs Way (H6) and the Grand Union Canal, as shown on the appended location plan). Note: responsibility for the Campbell Park grid square transfers to the Town Council on 1<sup>st</sup> April 2012.

The Town Council has further resolved to establish a Steering Group, as a committee of the Town Council, to oversee the statutory function of business neighbourhood planning in its area and to direct the work of a Joint Project Delivery Team to be established to secure the Plan.

The Milton Keynes Council (MKC) has agreed to merge the work of its CMK Development Framework Review Project Board within that of the Joint Project Delivery Team.

#### 2. Steering Group

The membership of the Steering Group shall comprise:

- a) Four appointed Town Council members;
- b) Four Milton Keynes Council members; and
- c) Eight business representatives appointed by the CMK Business Forum to be established by the CMK business community.

The four MKC members will be notified in writing by that Council and shall comprise:

- a) One Cabinet Member with portfolio responsibility for planning and/or transport and/or economic development, appointed by the Leader of the Council;
- b) Three additional representatives, one from each of the three main political parties, selected from the local ward members where possible.

Eight business representatives will be appointed on an interim basis by the Town Council, a minimum of one of whom shall be from the not for profit business sector, until such time as the CMK Business Forum is established. The interim business representatives along with Milton Keynes City Centre Management (MKCCM) will undertake to establish the CMK Business Forum in an expeditious manner, which will then appoint its permanent business representatives to replace the interim representatives in due course. The names of the then appointed representatives will be submitted to the Town Council for ratification.

The Steering Group will be supported by:

- a) A project champion who leads the business neighbourhood plan aspect of the Joint Project Delivery Team, appointed by the Town Council;
- b) A project champion who leads the CMK Development Framework Review aspect of the Joint Project Delivery Team, appointed by MKC;
- c) A communications manager appointed by Milton Keynes City Centre Management; with
- d) A secretariat, being provided by the Clerk of the Town Council.

The Chair of the Steering Group will be appointed by the Town Council.

The Steering Group may, subject to the approval of the Town Council, co-opt further non-voting members in an advisory capacity in relation to the consideration of specific matters.

Only members of the Steering Group shall be entitled to vote at meetings.

### 3. Quorum

No business shall be transacted at a meeting of the Steering Group unless at least six voting Members are present, at least one of which must be from the Town Council, and one from MKCouncil, and at least two from the business community members.

### 4. Public Representations

#### 4.1 General

- a) Members of the public are entitled to attend meetings of the Steering Group. Members of the public may also make statements to the Steering Group, except at the discretion of the Chair.
- b) The total time allocated for statements by the public during the meeting shall be limited to 15 minutes.

#### 4.2 Right to Speak

A statement may only be made if notice has been given to the Clerk of the Town Council prior to the commencement of business. The Chair will, at his or her discretion, limit the number of speakers to a maximum of 5 per meeting, with no speech being in excess of 3 minutes. All contributions will be made at the start of the meeting, and responses will not be offered. Each member of the public may only speak once.

#### 4.3 Order of Statements

Statements will be solicited in the order notice of them was received.

#### 4.4 Scope of Statements

The Chair may reject a statement if it:-

- a) is not about a matter within the remit of the Steering Group
- b) is defamatory, frivolous or offensive
- c) is substantially making the same point which has been made at a Steering group meeting in the past three months;
- d) refers to confidential or exempt information

#### 4.5 Record of statements

Summaries of any statements will be recorded in the Minutes of the meeting.

### 5. Aims and Objectives

The aim of the steering group and its constituent representatives is to achieve a plan that:

- Promotes and improves the social, economic and environmental well-being of the business neighbourhood area;
- Ensures that the development of CMK is complementary to the overall sustainable growth of Milton Keynes in accordance with the Milton Keynes Core Strategy as amended from time to time, as well as national planning policies.

### 6. Terms of Reference

- a) To direct and oversee the production a Business Neighbourhood Plan for CMK as a 'front runner' in accordance with the draft neighbourhood planning regulations (published October 2011) and any further relevant guidance issued by Government, including guidance for the conduct of referendums;
- b) To establish a Joint Project Delivery Team to deliver the plan;
- c) To approve and monitor the project plan;
- d) To approve and monitor a public engagement programme to ensure appropriate local and wider community participation in the development of the plan to obtain community support resulting in successful referendums;
- e) To secure the necessary resources (pro bono, in-kind, and funding) for the Joint Project Delivery Team to undertake its activities;
- f) To ensure effective, adequate and appropriate corporate governance and internal control arrangements; and
- g) To make reports and recommendations at key stages as may be required by the Town Council and Milton Keynes Council. The final plan must be ratified by the Town Council.

### 7. Code of Conduct

As a committee of the Town Council, the Steering Group is subject to the current code of conduct adopted by the Town Council. A copy of the current Code can be obtained by application to the Town Council Clerk.

**8. Declarations of Interest**

- a) A member of the Steering Group who is directly or indirectly interested in any matter brought up for consideration at a meeting, or may consider they have a personal and/or prejudicial interest, shall disclose the nature of his or her interest to the meeting. If a member is in any doubt as to whether or not they have an interest in a matter at a Steering Group meeting they should disclose it at the beginning of each meeting, with any specific interest appropriate to a forthcoming agenda item be additionally declared at that juncture;
- b) Where the matter in respect of which such a disclosure is made is a prejudicial interest, contract or agreement of any description, the member or members of the Steering Group shall take part in any deliberation and debate recognising their interests, but shall not be part of any decision;
- c) The Secretariat shall explicitly record in the minutes any disclosures made under this Rule

**9. Amendment**

Any of the above Standing Orders and Terms of Reference may be altered and amended from time to time by express resolution of the Town Council in consultation with MKC and the CMK Business Forum.

## **Appendix 2: Launch Materials & Wiki Website**

## **APPENDIX 2: Launch Materials & Wiki Website**

This appendix contains materials and website screen-shots for the launch of the business neighbourhood planning initiative in April 2012.

## Launch Materials & Wiki Website



April 2012

Dear Resident

**Localism in action – CMK and Campbell Park**

Please find enclosed the first edition of the CMK Alliance newsletter, which describes an exciting new opportunity to create the city centre we want over the next decade.

Central Milton Keynes was chosen last autumn as one of eight frontrunners across the country to pilot a new 'Business Neighbourhood Development Plan' under the Localism Act 2011.

We need to build a plan for the future of CMK that meets our community's needs and aspirations. This is where you come in – for us to build a plan that actually represents your views, you need to get involved. Our aim is to actively consult with you as the plan develops between now and August.

**How to get involved**

- **Help write the plan**  
We have created a special website called a 'wiki' where you can help write and edit the plan or give us your comments. Go to [www.cmkalliance.co.uk](http://www.cmkalliance.co.uk)
- **Attend workshops**  
We are running a series of workshops about different aspects of the plan that impact the future of CMK. Come along and join the discussions. Be sure to register beforehand, either through the website or by contacting us.
- **Weekly drop-in sessions**  
We are hosting a series of drop-in sessions at Centrecom Meeting Place over the coming months. Come by and tell us what you think. Computers will be available for you to access the plan. Check out the dates and times on the website or contact us to find out more.


If you have any queries or would like to talk to us about the CMK Alliance Plan 2012, please call us on 01908 398135 or email us at [cmktowncouncil@msn.com](mailto:cmktowncouncil@msn.com).

Yours sincerely

Rebecca Kurth, Chair	Ken Baker	Linda Inoki	Ramo Erdogan
Paul Cranfield, Clerk	Elizabeth Rowell-Tinsley	Andy Thomas	Andre Brady

*'speaking up for local residents'*

website: [centralkmk-tc.gov.uk](http://centralkmk-tc.gov.uk)  
 45 Stokenchurch Place, Bradwell Common, Milton Keynes MK13 8AU  
[cmktowncouncil@msn.com](mailto:cmktowncouncil@msn.com)



Dear Chief Executive

**Localism in action – Central Milton Keynes and Campbell Park**

Please find enclosed the first edition of the CMK Alliance newsletter, which describes an exciting new opportunity to create the city centre we want over the next decade.

Central Milton Keynes was chosen last autumn as one of eight frontrunners across the country to pilot a new 'Business Neighbourhood Development Plan' under the Localism Act 2011.

We need to build a plan for the future of CMK that meets our community's (business and residents) needs and aspirations. This is where you come in – for us to build a plan that actually represents your views, you need to get involved. Our aim is to actively consult with you as the plan develops between now and August.

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We have created a special website called a 'wiki' where you can help write and edit the plan or give us your comments. Go to [www.cmkalliance.co.uk](http://www.cmkalliance.co.uk)
- **Attend workshops**  
We are running a series of workshops about different aspects of the plan that impact the future of CMK. Come along and join the discussions. Be sure to register beforehand, either through the website or by contacting us.
- **Drop-in sessions**  
We are hosting some drop-in sessions over the coming months for those of you who may wish to discuss the plan in person with steering group members. Check out the dates and times on the website or contact us to find out more.

If you have any queries or would like to talk to us about the CMK Alliance Plan 2012, please call us on 01908 398135 or email us at [info@mkccm.org](mailto:info@mkccm.org).

Yours sincerely

Rebecca Kurth Chair CMK Alliance	Paul Hunt Chair CMK Alliance Business Forum
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## Launch Materials & Wiki Website

# Local drive to plan the future of CMK

The government's new localism agenda is an important opportunity for local people to have a real say in how their area develops. Local residents and businesses are now coming together to create a new 'CMK Alliance Plan'. This will be a new blueprint for prosperity, based on how residents and businesses want the city centre to develop in the coming years.



**CMK ALLIANCE**  
Newsletter  
Edition 1 April 2012

### New opportunity for CMK

At a time when many town centres in the UK are declining and high streets fading, Central Milton Keynes (CMK) cannot afford to rest on its past success. The global economic slow down has seen business investment, new jobs and development in CMK falter and slow significantly over the past 5 years. The Localism Act 2011, which comes into force on 6 April 2012, is introducing new ways for local people to achieve their own ambitions for their local communities. As a result, an alliance of local residents, businesses and the MK Council are launching a community-wide development initiative called the CMK Alliance Plan 2012.

Our aim is to develop a vibrant and prosperous CMK, whose success promotes further economic growth and development for the wider Milton Keynes area over the next decade.

**The CMK of the future will be:**

- A fantastic place to work, live and enjoy leisure time
- A well designed and attractive place that we can all be proud of.

We need the residents and businesses of CMK, and indeed the wider borough, to actively participate in this initiative. Our future prosperity is not guaranteed – we must actively work together to achieve it.

### What is the CMK Alliance Plan?

The Localism Act is creating new ways for local people to achieve their own ambitions for their local neighbourhood. One way is a new approach to local planning policy, called a 'Neighbourhood Development Plan', which aims to make the planning system more democratic by letting the people who know about and care about an area undertake the planning for it. For example it could cover where new shops, offices or homes should go and what green spaces should be protected.

### What's in it for CMK residents?

- More say in what CMK will look like in the future
- Where residents would like new homes, shops & offices to be built
- Opportunity to contribute to the future prosperity of CMK - creating more jobs... and what kind of jobs
- New ways to build a stronger and more diverse community
- Lively public squares and meeting places
- New cultural, educational and social facilities
- Attractive places for young and old.

### How and where it fits

The last plan for CMK dates back to 2002. Called the 'CMK Development Framework', it was the first major departure from the original Master Plan for CMK, and gave rise to new types of developments such as the Hub and Vision. However, there is a growing view that the 2002 Framework is no longer appropriate. In parallel with the CMK Alliance Initiative, Milton Keynes Council is undertaking a review of the Framework, which will take account of lessons learnt over the past 10 years.

Items in the 2002 plan that are under review include:

- Bringing new buildings forward closer to the roads
- Filling in pedestrian underpasses
- Building on surface level car parking
- Building in the landscaped areas surrounding CMK (the 'green frame')

### What's in it for CMK businesses?

- Making CMK a more attractive place to work, visit and do business
- Increasing CMK's competitive edge and prosperity
- Improving infrastructure and maintenance
- Future-proofing and supporting your investment in CMK
- Greater clarity and less controversy on development opportunities.





# Workshops

Join in these facilitated workshops. As places are limited, please register in advance through our website [www.cmkalliance.co.uk](http://www.cmkalliance.co.uk) or by emailing us to [info@mkccm.org](mailto:info@mkccm.org)

Workshop	Date & Time
<b>Evaluating Residential Living in CMK</b> What style of housing do people want in our city centre? Do we want to cater for families with school-age children? What do other successful city-centres offer?	Tuesday 17 April 2.00 – 4.00pm
<b>Improving Civic, Social &amp; Recreational facilities</b> Can we increase our civic pride and symbolic 'heart' through an iconic city hall? do we need a public square for civic celebrations? do we need to increase the recreation offer in CMK?	Tuesday 17 April 4.30 – 6.30pm
<b>Job Creation/ Inward Investment – attracting office based businesses and jobs</b> How can we attract more office-based jobs/businesses? a greater variety of business office space? a 'business campus' for start-ups? mixed-use areas for home-based internet enterprises?	Wednesday 25 April 2.00 – 4.00pm
<b>Expanding Higher Education &amp; Skills</b> What are the benefits of an expanded university centre with student accommodation? Would it be distributed across CMK or in a traditional campus? How about links to apprenticeships, primary and secondary education?	Wednesday 25 April 4.30 – 6.30pm
<b>Retail – increasing the competitiveness of retail shopping</b> What more do we need to attract retail shoppers? more independent specialist shops? an updated, more attractive market? better amenities?	Tuesday 01 May 2.00 – 4.00pm
<b>Tourism – Increasing Leisure &amp; Business Tourism</b> How can we attract more tourists/visitors? More cultural and arts facilities, such as museums? Do we need a more attractive or better business visitor offer such as a new conference or exhibition centre?	Tuesday 01 May 4.30 – 6.30pm
<b>Green Frame &amp; Linkages, Accessibility &amp; Movement</b> Should we protect the landscaped areas next to the grid roads? Are there other important uses we should consider? How can we improve getting around our city centre?	Wednesday 09 May 3.00 – 6.00pm
<b>Site Specific Opportunities and CMK-wide Illustrative Plan</b> Details and drawings of how it will all fit together	Wednesday 16 May 3.00 – 6.00pm
<b>Implementation and Maintenance Strategy</b> Making it happen and looking after it!	Wednesday 23 May 2.00 – 5.00pm

### Project timeline:

2nd April to 31st May  
Online wiki website open for input by all  
16th April – 23rd May  
Workshops (see above)  
25th June to 9th August  
Formal consultation period  
September to October  
CMK Alliance Plan finalised





# Launch Materials & Wiki Website

## It's easy to get involved...

[www.cmkalliance.co.uk](http://www.cmkalliance.co.uk)

### How to get involved

#### Interactive website

Go to our 'wiki' website where we are creating the plan. A wiki is a special type of website which enables many people to collaborate together. Our wiki Plan is a 'living' document, designed to be edited and changed by the readers – you! It is online and available 24 hours a day, ready for your ideas, thoughts and comments, between now and the end of May. Join the debate about the future of our city centre.

#### Workshops

Come along and join the debate. Tell us your thoughts as the plan evolves. See the page to the left for workshop dates or visit the wiki website for more information and to register.

#### Drop-in sessions

Small informal get-togethers if you don't want to use the website or can't attend the workshops. Dates and times to be arranged – check out the website or give us a call on 01908 398135.



The Wiki Website

### Business Representation

A CMK Alliance Business Forum has been set up, from which the 8 current business representatives to the Steering Group have been selected on an interim basis to start the process until the selection of permanent representatives.

Forum membership is open to any or all CMK located businesses interested in taking part in the plan development. It will be a chance for businesses to meet to discuss the plan as well as other business matters and to decide who they wish to represent them.

Please join us to hear more about the CMK Alliance Plan and become involved. More details are available online or by contacting us.

Business Forum meeting dates: (all held at Centrecore, 602 North Row, Central Milton Keynes, MK9 3BJ)

Thursday 19th April - 5:30pm  
 Thursday 19th July - 5:30pm  
 Thursday 4th October - 5:30pm

### Who are we? What's the CMK Alliance?

We are an alliance of the residents and businesses of Central Milton Keynes, working in partnership with Milton Keynes Council (MKC). The alliance is led by a Steering Group, consisting of representatives from CMK Town Council (the city centre parish council), local business leaders and MKC. (See the back page for further details.)



## Meet the CMK Alliance Steering Group

### Elected representatives for residents



**Dr Rebecca Kurth - Chair, CMK Town Council**  
 Rebecca has lived in Milton Keynes for 11 years, the last 4 years in Campbell Park and previously 7 years in Great Linford. After a successful career in the pharmaceutical industry, she joined the CMK Town Council two years ago and loves the work she does and the people she meets – 'Milton Keynes is a very special place!  
 Email: [rebecca.kurth@centralkmk-tc.gov.uk](mailto:rebecca.kurth@centralkmk-tc.gov.uk)  
 Contact number: 01908 559989



**Ken Baker - Councillor, CMK Town Council**  
 Ken is an architect at David Lock Associates (planners and urban designers in Milton Keynes and Melbourne, Australia), as well as a Town Councillor and member of Urban Eden and the Fred Roche Foundation. Ken was involved in the original development for CMK and has over 40 years experience in his field.  
 Email: [ken.baker@centralkmk-tc.gov.uk](mailto:ken.baker@centralkmk-tc.gov.uk)  
 Contact number: 01908 559989



**Linda Inoki - Councillor, CMK Town Council**  
 After working in publishing and PR in London Linda moved to MK to start an independent film production company. Later, as a freelance journalist in Japan, she worked for the Financial Times and BBC World Service. Linda has been involved with many local issues including new developments in CMK.  
 Email: [linda.inoki@centralkmk-tc.gov.uk](mailto:linda.inoki@centralkmk-tc.gov.uk)  
 Contact number: 01908 559989



**Andy Thomas - Councillor, CMK Town Council**  
 Andy's current roles include Secretary to Milton Keynes Forum - the Civic Society for Milton Keynes and a Town Councillor for Central Milton Keynes. A retired Chartered Civil Engineer and a Chartered Highways and Transportation Engineer; with long and extensive experience in the public and private sectors.  
 Email: [andrew.thomas@centralkmk-tc.gov.uk](mailto:andrew.thomas@centralkmk-tc.gov.uk)  
 Contact number: 01908 559989



**David Hopkins - Deputy Leader, Milton Keynes Council**  
 Cllr David Hopkins is Deputy Leader of Milton Keynes Council and the Cabinet Member with responsibility for Economic Development and Enterprise. A councillor for over 21 years, David's professional background is in Marketing and Business Development in the ICT and Telecommunications sector.  
 Email: [david.hopkins@milton-keynes.gov.uk](mailto:david.hopkins@milton-keynes.gov.uk)  
 Contact number: 01908 552374



**Catriona Morris - Councillor, Milton Keynes Council**  
 Catriona was born the same year Milton Keynes began and enjoys living here with her two children, is a passionate advocate for the city. Catriona is the Ward Councillor for Linford South Ward which includes Campbell Park, as well as currently Deputy Mayor of Milton Keynes.  
 Email: [catriona.morris@milton-keynes.gov.uk](mailto:catriona.morris@milton-keynes.gov.uk)  
 Contact number: 01908 397295



**Cec Tallack - Councillor, Milton Keynes Council**  
 Cec represents Central Milton Keynes on MK Council, which is part of his Campbell Park ward (it also includes Oldbrook, Fitzhermoor, Springfield and Woodstone). Cec is Chair of the Executive Scrutiny Committee at Milton Keynes Council. He was a member of Milton Keynes Council's Cabinet from 2002-07 and Leader in 2010-11.  
 Email: [cec.tallack@milton-keynes.gov.uk](mailto:cec.tallack@milton-keynes.gov.uk)  
 Contact number: 01908 503001



**Brian White - Councillor, Milton Keynes Council**  
 Brian is the Labour Party Ward Councillor for Stantonbury and also Chair of Milton Keynes Energy Agency and a Board Member of National Energy Foundation.  
 Email: [brian.white@milton-keynes.gov.uk](mailto:brian.white@milton-keynes.gov.uk)  
 Contact number: 07834 547601

### Representatives for business\*



**Paul Hunt - Chair, MK Shopping Centre Association Director MKCCM**  
 Paul joined the John Lewis Partnership 33 years ago and has experienced a wide range of roles within many John Lewis branches over that period. He has worked in Milton Keynes since June 2009, and is leading the branch through a major refurbishment which will begin in March 2012.  
 Email: [MD\\_Mkeynes@johnlewis.co.uk](mailto:MD_Mkeynes@johnlewis.co.uk)  
 Contact number: 01908 325346



**Colin Fox - Chief Executive, Milton Keynes and North Bucks Chamber of Commerce & Chair MKCCM**  
 Colin took up this post in November 2011. Prior to this Colin spent 7 years with Milton Keynes Economy & Learning Partnership, as Executive Director responsible for the merger of the Economic Partnership and the Lifelong Learning Partnership.  
 Email: [Colin.Fox@mkchamber.co.uk](mailto:Colin.Fox@mkchamber.co.uk)  
 Contact number: 01908 660101



**Clive Faine (FRICS) - Managing Director, Abbeygate Developments Ltd**  
 Clive has run Abbeygate Developments, a property and investment company based in Central Milton Keynes, since 1992. He is also involved in an advisory role with the British Property Federation and Royal Institution of Chartered Surveyors.  
 Email: [mail@abbeygate-dev.co.uk](mailto:mail@abbeygate-dev.co.uk)  
 Contact number: 01908 230911



**Allan Banks - Chairman, MK Federation of Small Businesses**  
 Allan is the Managing Director of 3rd Party Delivery Ltd. Formed in 2005 as a business relocation company and manages all aspects of company relocations from location selection and property acquisition to full delivery of the project.  
 Email: [allan@3rdgroup.co.uk](mailto:allan@3rdgroup.co.uk)  
 Contact number: 0845 2573301



**Dr Phil Smith - Chairman, MK Business Leaders**  
 Dr Smith is a former senior executive of a number of multi-national businesses, including major food retailer Asda Group Plc. A qualified Accountant and former chairman of Leicester City Football Club, Phil was until his recent retirement, Pro Chancellor of De Montfort University in Leicester. Phil is a board member of the MK Higher Education Development Board, the Milton Keynes Academy and Destination MK.  
 Email: [phil@phsconsultancy.com](mailto:phil@phsconsultancy.com)  
 Contact number: 01280 814848



**Jonathan Bailey - Chairman, Institute of Directors**  
 Jonathan's career of over 30 years was largely spent in international corporate banking in the City of London. Taking a career change in 2003, he moved to MK and has been delighted to work with and help businesses, their owners and senior management over recent years. He now has a number of senior roles in the community, education and not-for-profit.  
 Email: [jonathanbailey.mik@gmail.com](mailto:jonathanbailey.mik@gmail.com)  
 Contact number: 01908 748842



**Ruth Stone - Chief Executive, Community Action MK**  
 Ruth has worked in the voluntary sector for over 25 years. In the last 11 years at Community Action MK (formerly known as MKCOJ) she has overseen the development of the organisation. Community Action MK now has a membership of 600 local and voluntary organisations.  
 Email: [ruth@communityactionmk.org](mailto:ruth@communityactionmk.org)  
 Contact number: 01908 661623



**David Lock - Chairman, David Lock Associates**  
 David is Chairman of David Lock Associates (planners and urban designers in Milton Keynes and Melbourne, Australia) and Chairman of DLA Architects Practice Limited, also in Milton Keynes.  
 Email: [dlock@davidlock.com](mailto:dlock@davidlock.com)  
 Contact number: 01908 259700

\*Interim representatives pending selection by businesses.

**Contact Details:** If you have any queries please phone: MK City Centre Management (MKCCM) on 01908 398135 or CMK Town Council on 01908 559989 - email: [info@mkccm.org](mailto:info@mkccm.org) or write to CMK Alliance, 24 Silbury Arcade, Central Milton Keynes MK9 3ES.

# Launch Materials & Wiki Website

**CMK ALLIANCE** CMK Alliance Plan 2012

Log in / create account

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- Contact us

Get involved

- Help write the plan
- Make comments on the plan

Your contributions will make a difference to the city centre, be part of guiding the future.

## Welcome to Central Milton Keynes

Welcome to the CMK Alliance Plan 2012.

This is a new type of development plan we are preparing which gives everyone an exciting opportunity to shape the future of CMK.

It is being led by an alliance of local residents and businesses who understand and care passionately about our city-centre and how it will prosper in the years ahead. At a time when many town centres in the UK are declining and high streets fading, we cannot afford to rest on our past success. Our future prosperity is not guaranteed - we must actively work together to achieve it.

We value your help in preparing this plan.

*Planning for Prosperity*

**CMK ALLIANCE** CMK Alliance Plan 2012

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## What Does Our City-Centre Need to Offer

This chapter (Chapter 4) has a number of sub-sections, each one looking at different types of activities or uses that city-centres typically offer to residents, visitors, businesses and tourists. These sub-sections address questions like:

- How does what CMK has to offer compare with other regional city-centres?
- What should be our priorities in developing CMK to be an even more successful place where people want to live, work, visit and set-up new businesses and create more jobs?
- What changes will we have to make to CMK's infrastructure, such as roads and parking, to meet the needs of an growing city-centre in future?
- Do we have enough land in the city-centre to offer all the things we want, and if not, what are the best options?

4.1: [Retail/Shopping plus Workshop Summary Available \(see Discussion\)](#)

4.2: [Office-based businesses and jobs plus Workshop Summary Available \(see Discussion\)](#)

4.3: [Tourism \(Leisure and Business\) plus Workshop Summary Available \(see Discussion\)](#)

4.4: [Higher Education and Skills Training discussion](#)

4.5: [Leisure & Recreation plus Workshop Summary Available \(see Discussion\)](#)

4.6: [Residential Living and Development in CMK plus Workshop Summary Available \(see Discussion\)](#)

Workshops

Note: As places are limited for the workshops, please register in advance by clicking the 'register' buttons below or by emailing us on [info@mkccm.org](mailto:info@mkccm.org).

Workshops	Dates and Times	Places	Register
<b>Evaluating Residential Living in CMK</b> <i>What style of housing do people want in the city centre? Do we want to cater for families with school-age children? What do other successful city-centres offer?</i>	<b>Tuesday 17 April</b> 2.00 – 4.00pm	50 places	<a href="#">Register</a>
<b>Improving Civic, Social &amp; Recreational facilities</b> <i>Can we increase our civic pride and symbolic 'heart' through an iconic city hall? do we need a public square for civic celebrations? do we need to increase the recreation offer in CMK? for example, a leisure complex in Campbell Park or in Station Square? Or a swimming pool or marina complex?</i>	<b>Tuesday 17 April</b> 4.30 – 6.30pm	50 places	<a href="#">Register</a>
<b>Creating Jobs &amp; Inward Investment – attracting office based businesses and jobs</b> <i>How can we attract more office-based jobs/businesses? A greater variety of business office space? a 'business campus' for</i>	<b>Wednesday 25 April</b> 2.00 - 4.00pm	50 places	<a href="#">Register</a>

### April 2012

Mon	Tue	Wed	Thu	Fri	Sat	Sun
2 WikiPlan OPENS for editing & comments	3	4 12.30 - 14.00 'Drop-in' at Centrecom	5	6 Good Friday	7	8 Easter
9 Easter Monday	10	11 16.30 - 18.00 'Drop-in' at Centrecom	12	13	14	15
16 14.00 - 16.00 Workshop 16.30 - 18.30 Workshop	17 12.30 - 14.00 'Drop-in' at Centrecom	18 16.30 - 18.00 Steering Group Centrecom	19	20	21	22
23 14.00 - 16.00 Workshop 16.30 - 18.30 Workshop	24 16.30 - 18.00 'Drop-in' at Centrecom	25	26 16.30 - 18.00 'Drop-in' at Centrecom	27	28	29
30	1	2	3	4	5	6

### May 2012

Mon	Tue	Wed	Thu	Fri	Sat	Sun
30	1 14.00 - 16.00 Workshop 16.30 - 18.30 Workshop	2 12.30 - 14.00 'Drop-in' at Centrecom	3	4	5	6
7	8	9	10	11	12	13

### April Events

The Plan officially opens on the wiki on Monday, 2nd April. For the next two months, everyone is invited to [join in](#) - it's easy to learn the basics of writing and editing the 'WikiPlan'. Check out the [guide](#). Or if you prefer simply to make comments on what's already been written, that's easy, too - [here's how](#).

- Drop-in sessions at [Centrecom Meeting Place](#) - come by and see what it's all about. Tell us your ideas. Debate the issues. Or simply find out more. We're here to help.
- Several exciting [workshops](#). Be sure to register, as spaces are limited.
- The Steering Group for the CMK Alliance Plan meets in [Centrecom](#) - the meeting is open to the public.

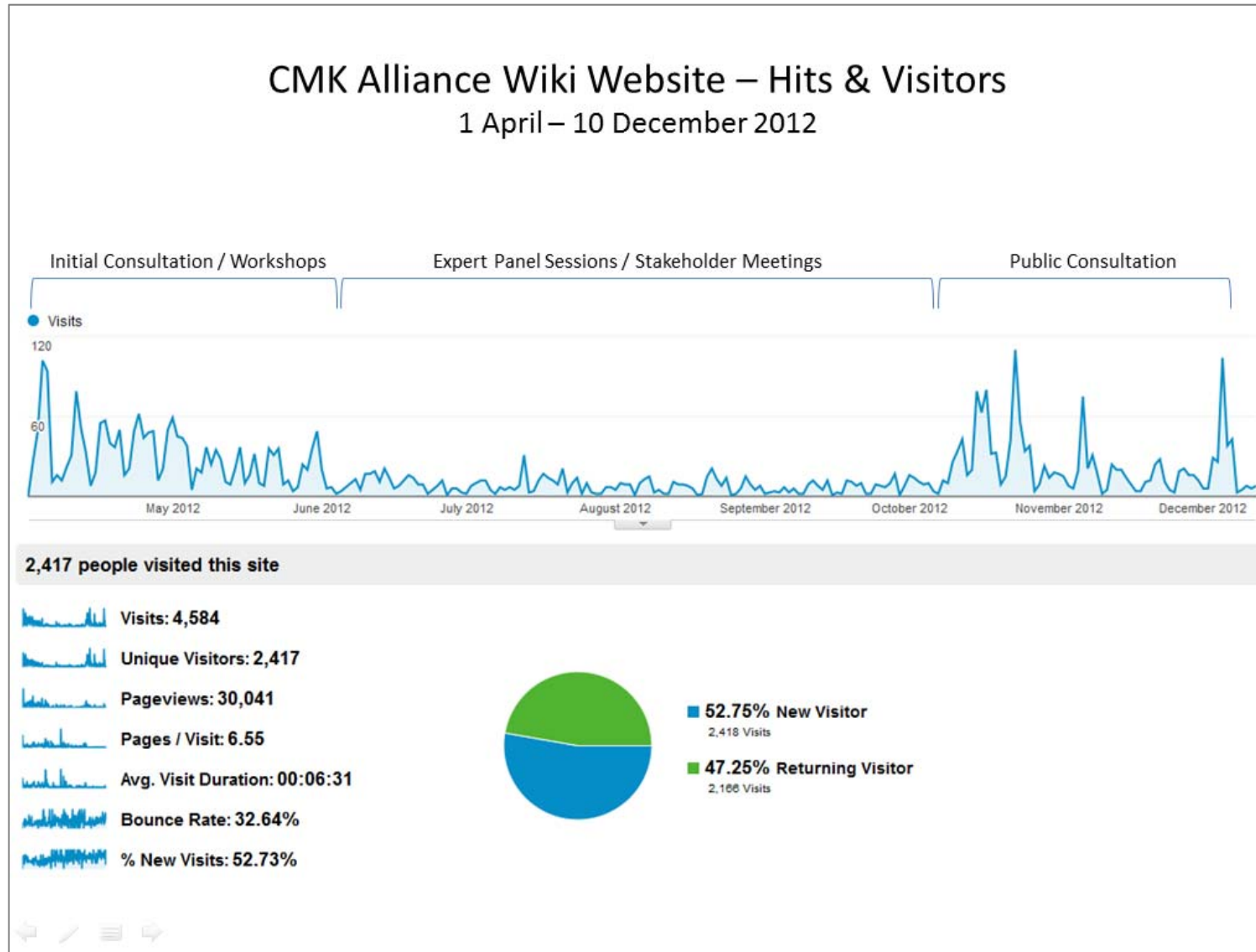
### May Events

- Drop-in sessions at [Centrecom Meeting Place](#) - come by and see what it's all about. Tell us your ideas. Debate the issues. Or simply find out more. We're here to help.

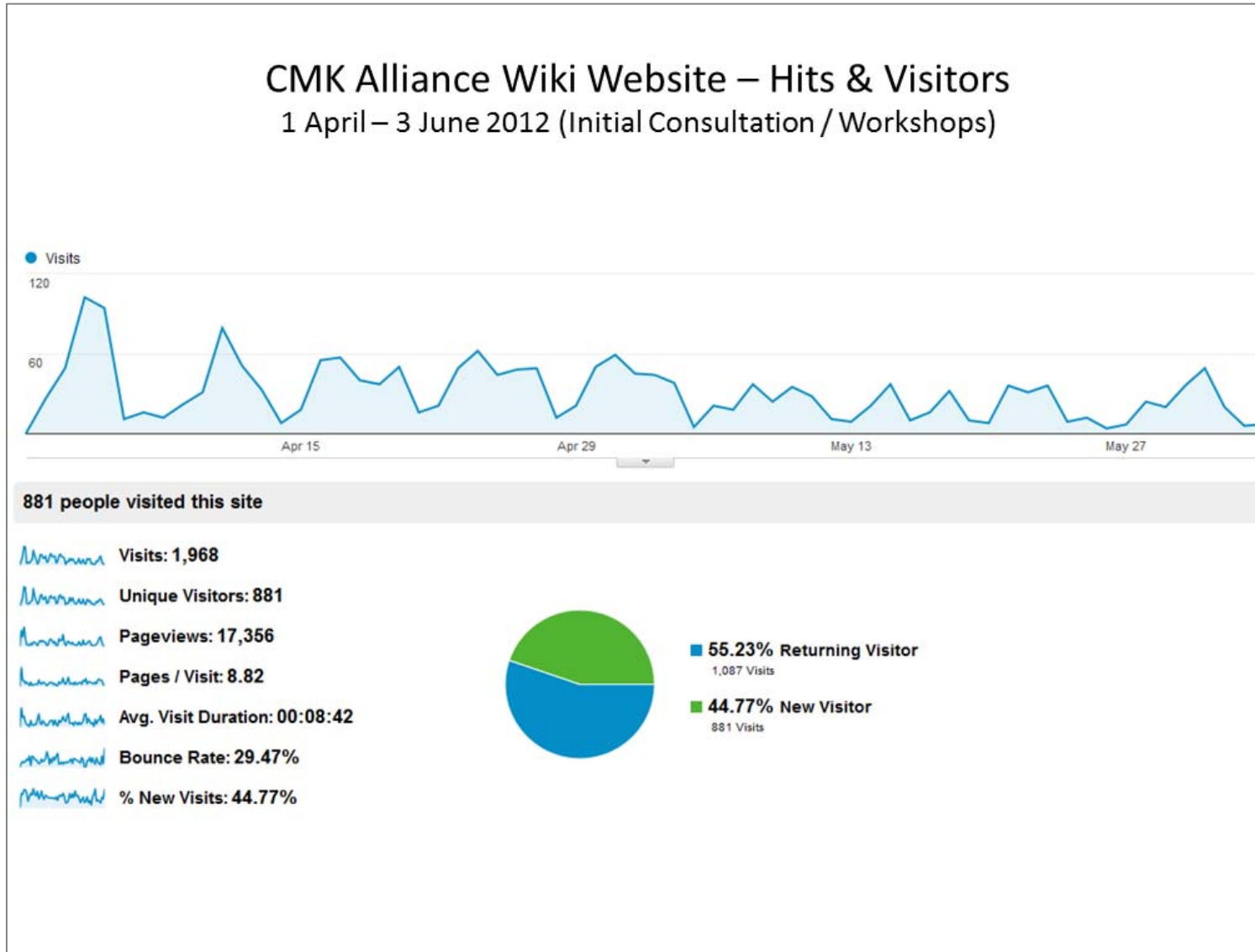
### CMK Alliance Plan 2012

- Chapter 1: Introduction**  
*an introduction to the Plan, what we're trying to achieve, and how you can help us create a prosperous future for CMK*
- Chapter 2: From Fields To Thriving Town Centre**  
*the history of Milton Keynes, the design of the original master plan, and its social, cultural and economic success to date*
- Chapter 3: From Town Centre To Prosperous Regional City-Centre**  
*what do regional city-centres have that make them distinct from town centres, what are the development principles that make them look different, and what it means for the future of CMK as an emerging regional city-centre*
- Chapter 4: What Does Our City-Centre Need to Offer**  
*what we want or what is missing to become a successful regional city-centre*
- Chapter 5: The Revised CMK Development Framework**  
*see the revised CMK Development Framework to the right (or click [here](#))*
- Chapter 6: Specific development opportunities**  
*see [current Consultation Draft](#) specific development proposals to help CMK become a successful regional city-centre.*
- Chapter 7: Illustrated City-centre Plan**

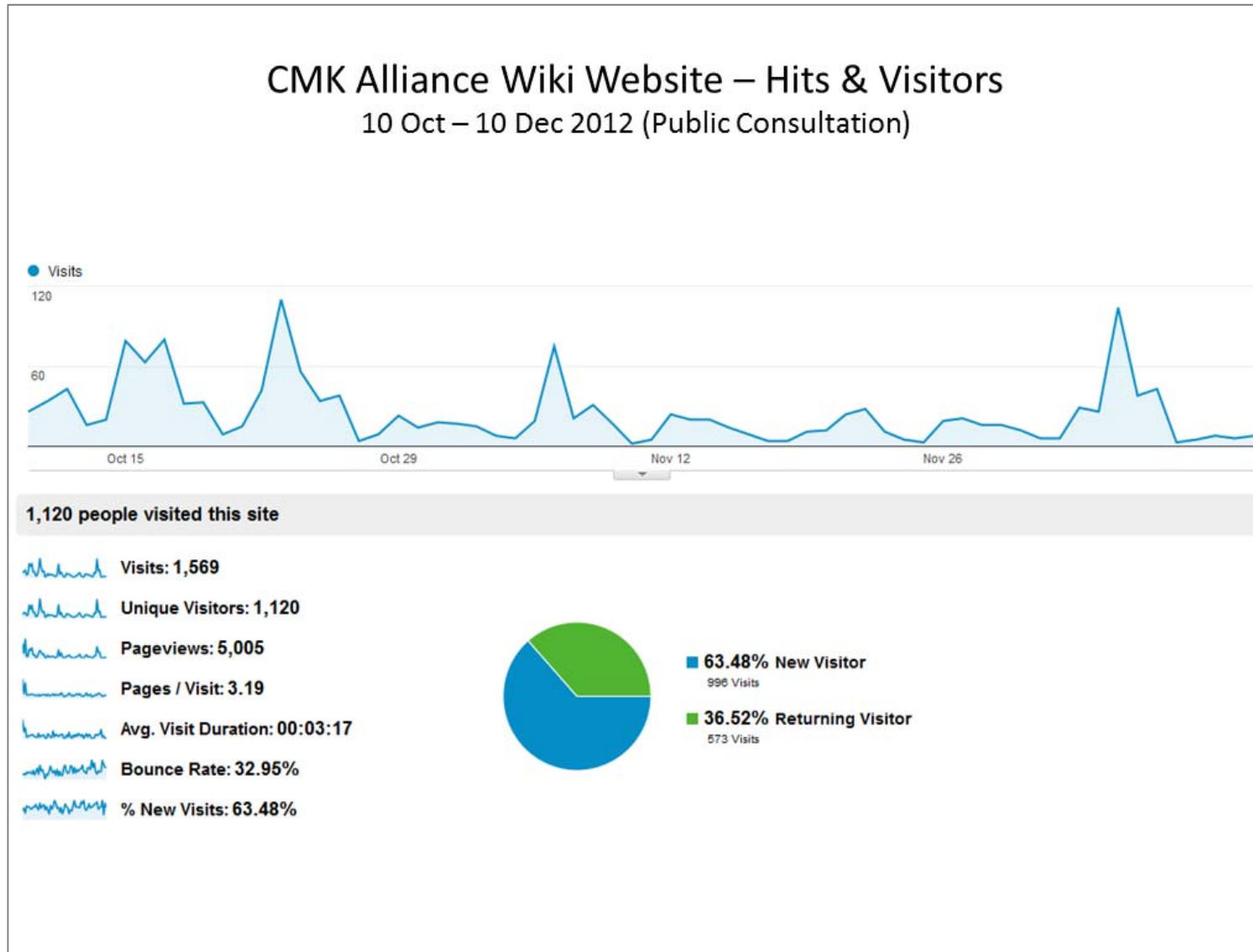
## Launch Materials & Wiki Website



## Launch Materials & Wiki Website



## Launch Materials & Wiki Website



# Appendix 3: Workshops Materials & Outputs

## **Appendix 3: Workshops (Materials & Outputs)**

This appendix contains all of the background / presentation materials and outputs for the eight public workshops held during April and May 2012:

- Workshop 1: Evaluating Residential Living in CMK
- Workshop 2: Improving Civic, Social & Recreational Facilities
- Workshop 3: Job Creation – Attracting Office-Based Businesses & Jobs
- Workshop 4: Expanding Higher Education & Skills
- Workshop 5: Retail – increasing the Competitiveness of Retail Shopping
- Workshop 6: Tourism – Increasing Leisure & Business Tourism
- Workshop 7: Green Frame & Linkages, Accessibility & Movement
- Workshop 8: Site Specific Opportunities and CMK-wide Illustrative Plan

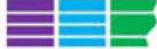
Workshops: Overview Presentation

# CMK ALLIANCE PLAN 2012

01 May 2012  
Workshops



## CMK ALLIANCE PLAN 2012



**CMK ALLIANCE**  
planning for prosperity

- ➔ ■ **What is neighbourhood planning?**
- **Governance & Working Arrangements**
- **Where we are now**



## LOCALISM ACT 2011


### REGULATIONS: NEIGHBOURHOOD PLANNING



**CMK ALLIANCE**  
planning for prosperity



## WHAT'S NEW



**CMK ALLIANCE**  
planning for prosperity

- Localism

***Is the ethos...***  
Doing everything at the lowest possible level and only involving central Government if absolutely necessary.
- Decentralisation

***Is what the Government will have to do...***  
Giving power to individuals, professionals, communities and local institutions.
- Big Society

***Is what the Government is trying to achieve...***  
A society where people, neighbourhoods and communities have more power and responsibility and use it to create better services and outcomes.



Workshops: Overview Presentation

## Neighbourhood Planning Tools




CMK ALLIANCE  
planning for prosperity

1. Neighbourhood Development Plans (NDPs)
2. Neighbourhood Development Orders (NDOs)
3. Community Right to Build Schemes (CrTBS)




## Neighbourhood Planning Tools



CMK ALLIANCE  
planning for prosperity


### Not a NIMBY Charter...



*"One of the principal objectives of neighbourhood planning is to increase the rate of growth of housing and economic development in England"*

(Neighbourhood Planning Impact Assessment, CLG 2011)


## NEIGHBOURHOOD DEVELOPMENT PLANS




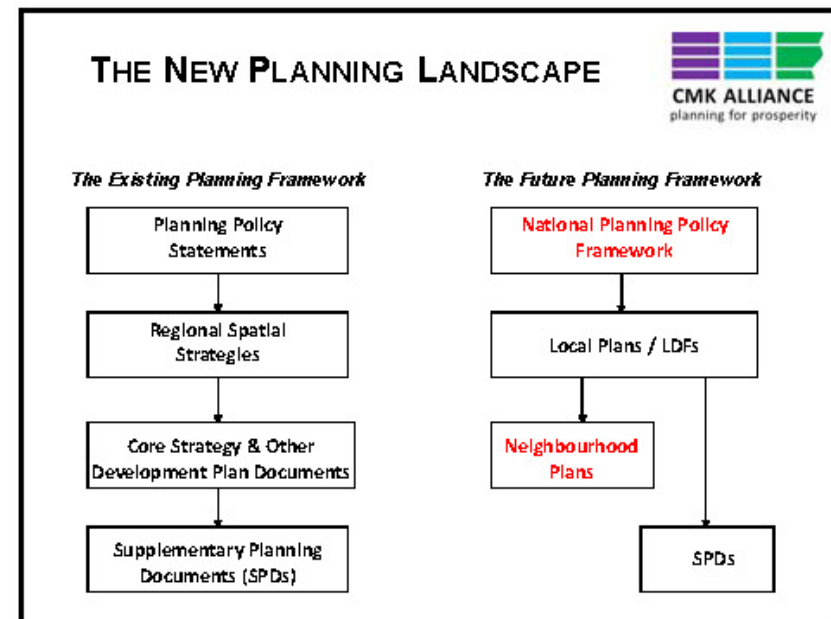
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planning for prosperity

**What is a Neighbourhood Development Plan (NDP):**

- Established for the express purpose of promoting or improving the social, economic and environmental well-being of an area
- Sets out planning policies in relation to the development and use of land in a particular area (Design Statements or Master Plans).
- A tool to bring forward sustainable development and growth.

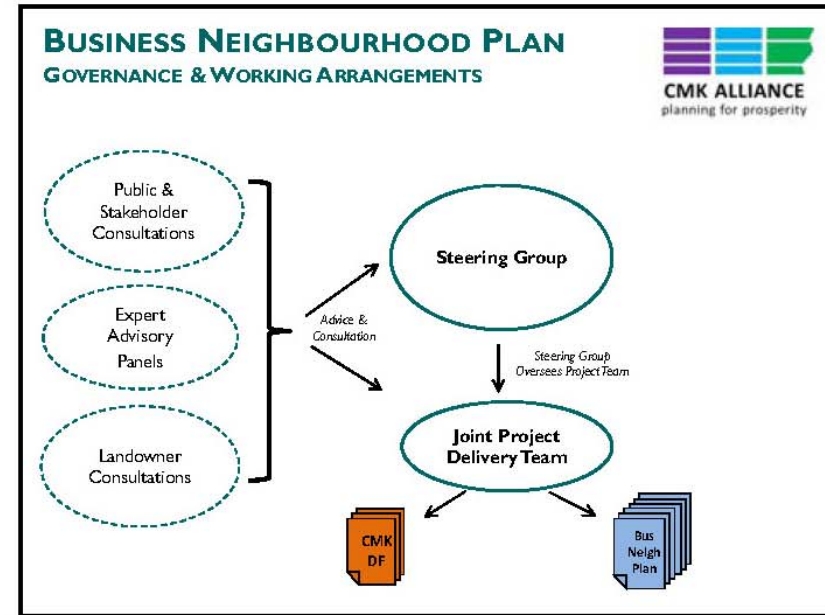
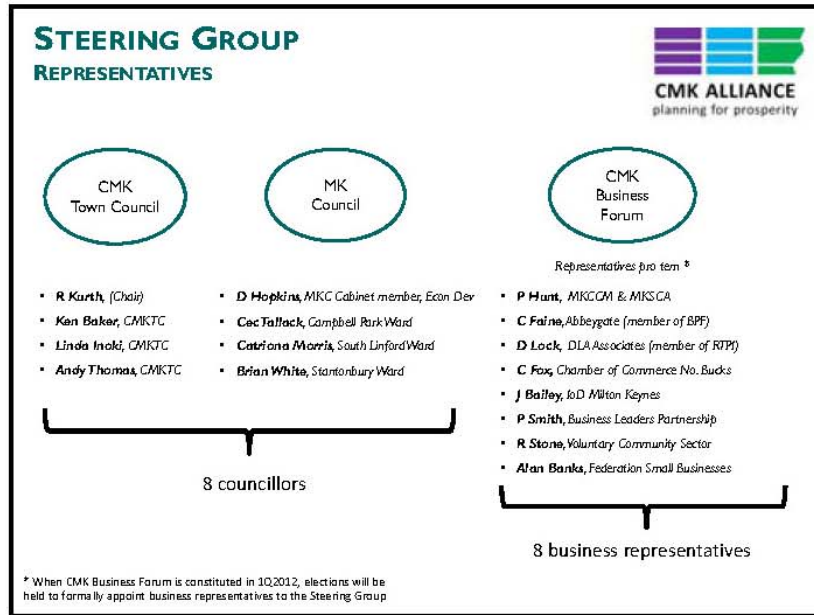








Workshops: Overview Presentation



### CMK ALLIANCE PLAN 2012

- What is neighbourhood planning?
- Governance & Working Arrangements
- Where we are now

**WORK IN PROGRESS CHECK BACK SOON!**

### CMK ALLIANCE PLAN OUR APPROACH = OUR VALUES

- Transparent
- Collaborative
- Evidence-based
- Open
- Fair

*informing + consulting + involving*

Workshops: Overview Presentation

**THE WIKI WAY**  
TRANSPARENT & COLLABORATIVE

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- Guide to writing and editing
- How to make comments

Your contributions will make a difference to the city centre, be part of guiding the future

**Welcome to Central Milton Keynes**

Welcome to the CMK Alliance Plan 2012. This is a new type of development plan we are preparing which gives everyone an exciting opportunity to shape the future of CMK. It is being led by an alliance of local residents and businesses who understand and care passionately about our city.

The city that thinks differently!

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Your contributions will make a difference to the city centre, be part of guiding the future

**The Plan**

Welcome to the CMK Alliance Plan 2012. We are using this website to give you a chance to have your say about the future of Central Milton Keynes, including Campbell Park.

This is a special type of website, called a wiki, which allows everyone to contribute to the writing of the Plan. Many people have already started! Click on one of the chapters below to read what they have written and to contribute your own thoughts, either directly to the WikiPlan or in one of the discussion pages. It's easy - just click here to learn how to join in or go straight to the plan below.

Note: the WikiPlan is now open until 31 May 2012. Anyone who has signed-up can write or edit the contents 24/7, so what you read today may be different to what you read yesterday.

CMK ALLIANCE

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Get involved

- Help write the plan
- Make comments on the plan
- Give us feedback
- Attend events
- Toolbox

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CMK Alliance Plan 2012	Revised CMK Development Framework
Chapter 1: Introduction	Chapter 1: Introduction
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Chapter 3: From Town Centre To Prosperous Regional City Centre	Key Urban Design Objectives and Principles
Chapter 4: What Does Our City Centre Need to Offer	Chapter 3: Landscapes and Key Public Spaces
4.1 Retail Shopping	Landscaping
4.2 Office-based businesses and jobs	Public Spaces
4.3 Tourism, Leisure and Business	Chapter 4: Access, Movement and Parking
4.4 Higher Education and Skills Training coming 25 April	Objectives and challenges for transport in CMK
4.5 Leisure & Recreation online now	Pedestrian Movement
4.6 Residential Living and Development in CMK	Cycling
4.7 Civic Pride, Diversity and Vibrancy	Car Parking
Chapter 5: The Revised CMK Development Framework	Public Transport
Chapter 6: Specific development opportunities coming mid-April	Chapter 5: Districts (Quarters)
Chapter 7: Restored City Centre Plan coming mid-April	Station District
Chapter 8: Implementation and Maintenance Strategy coming mid-April	Central Business District
Appendices	Core Shopping District
	Leisure and Entertainment District
	Campbell Park
	Districts Discussion Points

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CMK Alliance Plan 2012

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**Office-based businesses and jobs**

Contents [print]

**Purpose of Paper** [edit]

This paper is written in an attempt to inform and stimulate debate on the best way to promote office-based jobs, realise inward investment and promote economic development within the Central Milton Keynes Neighbourhood Plan Process.

**Definition** [edit]

Inward investment is, simply put, the injection of money from an external source into a region or town in order to purchase capital goods or provide services thereby stimulating a company to locate or develop a presence in a locality. For the purpose of this paper we consider inward investment to comprise both foreign direct investment and relocations/expansions from other regions in the UK.

Note: Some inward investment activities can be criticised as over-investing and re-investing the resources and outputs of

Workshops: Overview Presentation

## Workshop 1: Evaluating Residential Living in CMK (Materials)



CMK Alliance Plan 2012

### Workshop 1: Evaluating Residential Living in CMK

Tuesday 17<sup>th</sup> April  
2pm – 4pm  
Conference Room, 1<sup>st</sup> Floor, Jurys Inn  
Midsummer Boulevard

#### PROGRAMME

2pm	<b>Arrival and Registration</b> Facilitator: Ian Jackson
2:05pm	<b>Introduction to the CMK Alliance Plan</b> Rebecca Kurth, Chair CMK Alliance
2:15pm	<b>Overview of the topic paper by the writer</b> Mick Moutrie, MK Forum
2:25pm	<b>Break out table discussions.</b> Each table to discuss a particular aspect or option of the topic
2:55pm	<b>Feedback on preferred option or options and why</b> (5 min per table)
3:20pm	<b>Group discussion and debate</b>
3:50pm	<b>Conclusion – as to preferred option or options</b> (by straw poll if appropriate)
4:00pm	<b>Close</b>

### Residential Workshop Table 1

- How can we help build strong communities in the city centre?
  - What are the issues? e.g. transient residents, poorer residents, lack of community cohesion
  - What can we do to address these?
  - How can we ensure the city centre continues to be a desirable place to live in future?

### Residential Workshop Table 2

- Why do people want to live in the city centre and Campbell Park – who do we want to attract?
  - do we want to build homes for families with school-age children? Retired people? Young professionals? Students?
  - why do these people want to live in the city centre / Campbell Park rather than the surrounding areas?

### Residential Workshop Table 3

- What types of residential developments do we want to see built?
  - Where will we put 5,000 new homes in CMK / Campbell Park and in what sort of developments?
  - If we had a choice, would we prefer to build more offices and shops, instead?
  - Do we want to continue building mixed-use developments?
  - Do we want to develop purpose-built HIMO's?

## Workshop 1: Evaluating Residential Living in CMK (Outputs)

### Workshop 1: Evaluating Residential Living in CMK

Held on 17th April, 2pm – 4pm  
at Jurys Inn, Midsummer Boulevard

#### Attendees

Name	Organisation
Mick Moutrie	MK Forum
Ian Jackson	Hampton Brook
Rebecca Kurth	CMK Town Council
Kay Greenhalgh	MKCCM
Leanne Quainton	MKCCM
Carmel Blyth	MKCCM
Carmen Kane	Milton Keynes Council
Simon Green	YMCA
Simon Spavins	Broadoak Management
Simon Proctor	Knight Frank
Paul Griffiths	Age UK MK
Peter Gladwin	CMK Resident
Yvonne Mace	CMK Resident
John Mace	CMK Resident
Elizabeth Rowell-Tinsley	CMK Resident
Linda Inoki	CMK Town Council
Ken Baker	CMK Town Council

### SUMMARY

#### Table One

Queried the true meaning of Strong Communities, it was agreed that small blocks spread out across the city e.g. Eaton Mews create communities as much as looking at the residents as a whole. As smaller communities communal facilities are important, good levels of maintenance and management and access. Vizion has concierge entrance, this is a benefit to the residents as it aids a sense of community and security (though is achieved through service charge). It was felt that the good quality data is needed on residential demographics.

Quantitative data is needed on the current residential population. In terms of residential density it was felt that a 1,000 plus would be acceptable. Ownership – a freehold option appears to enable the residents to have a greater feel of ownership and power in decision making. Pride of place/community is also heightened. Quality of the build, landscaping and entrances are important as well as the maintenance of the surrounding public realm.

Consideration should be given to residents who simply don't want to be involved in a community. CMK was felt to be a desirable place to live. Stricter controls and enforcement was felt as an area of concern, covenants placed on city residents include no washing lines, satellite dishes – in some areas these are being ignored with no enforcement. How can enforcement be managed to maintain the standards? The hub

with its numerous entrances is more difficult to manage.

Management should be a much earlier consideration in the design stage and should form part of the performance criteria, its importance is currently understated. Recently a group of residents have got together to confront the landlord on issues – this did bring the community together.

#### Table 2

Why live here – the general consensus was the convenience of amenities, shops and entertainment. Though there is a down side being early bin men, how much are we expecting the community to deal with is there a tipping point. Where residents say city living isn't ticking the boxes. It was felt that city living isn't for families with small children other surrounding estates have this offer.

Core residents in CMK are young professionals or older (retirement age). Some family homes within the city are currently being used as HIMO's (Houses in Multiple Occupancy), the living conditions are squalled and unacceptable. The conflict between residential living and nightlife was discussed, it was agreed that landlords are changing commercial uses due to economic conditions where are having a negative affect on the residents living above. Residential building shouldn't be restricted to Campbell Park but should be spread out across the city.

## Workshop 1: Evaluating Residential Living in CMK (Outputs)

One of the attractions of city centre living is being part of the hussel and bustle that takes place outside your window, new developments need to be build on this and not build in isolation e.g. flats near staples. Mixing residential and commercial business is part of the city centre mix. There needs to be a range of living options for those wanting to be part of the busy nightlife and others wanting a relaxing/quieter environment .

### Table 3

Transient residents are not a negative for the city, we do need purpose built housing that is low cost with more sympathetic landlords. Older residents need to have more choice, they may be downsizing but in some cases still want the executive feel with high quality building. Some buildings don't have lifts to the penthouse which means those over 60years can't consider the housing choice.

Adding Students to the city centre mix would be a welcome addition, though housing for small children was felt wouldn't be a benefit. A university campus rather than a school was preferred. 5,000 extra dwellings to be built to 2013 – was welcomed and felt that they should be spread across the city rather than clustered together.

Communal areas are intrinsic to the formation of communities – though how well used are the current facilities, e.g. Vizion roof top garden? The city needs a resident doctors surgery along with more community space for meetings, centre com is 98% full there needs to be other options.

### Conclusion

#### How can we help build strong communities in the city centre?

- It was generally agreed that small block communities were fair more adapt at bringing residents together rather than looking at the city as a whole
- Current communities that have freehold – work positively together in taking pride for their area
- Creating strong communal areas.

#### Why do people want to live in the city centre and Campbell Park?

- The general consensus was the convenience of amenities, shops and entertainment made city centre living attractive. Though there is a down side being early bin men, how much are we expecting the community to deal with is there a tipping point. Where residents say city living isn't ticking the boxes
- It was felt that city living isn't for families with small children other surrounding estates have this offer. Core residents in CMK are young professionals or older (retirement age).

#### What types of residential development we want to see built?

- In terms of residential density it was felt that a 1,000 plus would be acceptable
- It was strongly agreed that a university campus would be preferable to a local school
- Housing options need to be widened from the current offer to include executive homes, with consideration for older residents e.g. lifts
- The proposed build of an additional 5,000 homes was welcomed; attendees felt sites across the city should be utilised rather than clustering.



## Workshop 2: Improving Civic, Social & Recreational Facilities (Materials)



CMK Alliance Plan 2012

### Workshop 2: Improving Civic, Social & Recreational Facilities

Tuesday 17<sup>th</sup> April  
4.30pm – 6.30pm  
Conference Room, 1<sup>st</sup> Floor, Jurys Inn  
Midsummer Boulevard

#### PROGRAMME

- 4.30pm**     **Arrival and Registration**  
Facilitator: Robert de Grey
  
- 4.35pm**     **Introduction to the CMK Alliance Plan**  
Rebecca Kurth, Chair CMK Alliance
  
- 4:45pm**     **Overview of the topic papers by the writers**  
Civic Pride, Diversity & Vibrancy – Andrew Armes  
Leisure & Recreation – Tim Skelton
  
- 5.00pm**     **Break out table discussions.**  
Each table to discuss a particular aspect or option of the topic
  
- 5:30pm**     **Feedback on preferred option or options and why (5 min per table)**
  
- 5:50pm**     **Group discussion and debate**
  
- 6.20pm**     **Conclusion – as to preferred option or options**  
(by straw poll if appropriate)
  
- 6.30pm**     **Close**

### Civic, social & recreation workshop Table 1

- **Is it still a good idea to turn Midsummer Boulevard to the east of the Midsummer Place into an interesting and lively public space?**
  - Would this help to create a more 'inclusive' City Centre by having public spaces and activities in the Centre of the City which are attractive, free to use and easily accessible?
  - Do we need this, and if so, what other locations should be considered in the city centre / Campbell Park?

### Civic, social & recreation workshop Table 2

- **Do we need a civic/social/cultural hub ?**
  - What social and cultural activities are missing from our city centre compared with others?
  - Where would we want this new hub to be located?

### Civic, social & recreation workshop Table 3

- **What additional recreational and cultural facilities are needed in the city centre / Campbell Park?**
  - What free activities are available ?
  - What happens to current youth activities when the bus station is re-developed at some point?
  - Is there a need for a community leisure facility in addition to the commercial ones?

## Workshop 2: Improving Civic, Social & Recreational Facilities (Outputs)

### Workshop 2: Improving Civic, Social and Recreational Facilities

Held on 17th April, 4:30pm – 6:30pm  
at Jurys Inn, Midsummer Boulevard

#### Attendees

Name	Organisation
Tim Skelton	MK Forum
Andrew Armes	MK Resident
Robert de Grey	MKCCM
Rebecca Kurth	CMK Town Council
Kay Greenhalgh	MKCCM
Leanne Quainton	MKCCM
Carmel Blyth	MKCCM
Auzra Flynn	Milton Keynes Council
Carmen Kane	Milton Keynes Council
Jill Dewick	Milton Keynes Council
Paul Saunders	Milton Keynes Council
Phil Smith	Business Leaders
Briony Serginson	The Parks Trust
Andy Grout	Milton Keynes Play Association
Lizzie Bails	Community Action:MK
Paul Griffiths	Age UK MK
Lewis McCann	MK Resident
Elizabeth Rowell-Tinsley	CMK Resident
Boz Cranfield	CMK Resident
Simon Bound	CMK Resident
Linda Inoki	CMK Town Council
Ken Baker	CMK Town Council
Iain Mackay	CMK Resident

### SUMMARY

#### Q: Do we need a civic/social/cultural hub?

MK is missing a central focal point of activity. There is a lack of free, cultural activities and facilities that help to animate the city centre. All the spaces in CMK are privatised public spaces e.g. Queens Court and The Hub.

City Gardens is a public space but it is enclosed and people don't know where it is - It is not made the most of - Should we be making the most of what we have got rather than recreating something new?

If an area made vibrant and interesting, people will want to go there.

Greater connectivity and synergy is needed between areas. CMK is a very large city centre spread over a large area. There is not the level of vibrancy/vitality to animate the city compared to our size. A smaller centralised area would help. The city centre doesn't have enough flexibility and makes holding things like performance art anywhere difficult. CMK does not 'flow' like other cities, it is important the destinations are joined up.

The majority of shops are inward facing. If they were to change to dual frontage this would make a big difference along the boulevards. There is a lack of activity on the south side of the shopping centre that makes it feel more isolated compared to the north where there is more going on and better linkages.

#### Q: Is it still a good idea to turn Midsummer Boulevard to the east of the Midsummer Place into an interesting and lively public space?

Generally it was felt it was not necessary to pedestrianise or create a large space on Midsummer Boulevard, although a central, interesting and lively public space somewhere is needed. Pedestrianising the whole area would cause access and vehicular movement issues. Other possible locations would be the area to the East of Midsummer Place, opposite the point where it is already fairly pedestrianised and the car park next the point which causes the gap between the food centre and the rest of the shopping building – this would improve connectivity and link with the rest of the infrastructure/surroundings.

A comment received stated that the history and tradition of the city should be adhered to therefore the line of the Summer Solstice on Midsummer Boulevard should be left untouched.

The physical attractiveness to the entrance of Campbell Park needs to be improved so there is increased usage there. The market plays a social role in the city centre and the current location seems the natural place to keep it but it does need money spent to redevelop and enhance, making it a more attractive location.

The city's infrastructure needs to be retained rather than pulled down and built on. The food centre is a prime location to redevelop and join up with the rest of the city centre, as is the Point as it is an iconic building.

## Workshop 2: Improving Civic, Social & Recreational Facilities (Outputs)

### **Q: What additional recreational and cultural facilities are needed in the city centre / Campbell Park?**

- A children's park in Campbell Park;
- Open air space by the gallery/theatre to enable outdoor shows and events;
- Community facilities e.g. meeting rooms. Centrecom is the only venue in CMK and is very well used. With the anticipated 5000 extra homes being built, more facilities like this will be needed. The Buszy also has community facilities, including meeting rooms, workshop space and conference facilities regularly used by several community groups already.
- Swimming Pool – on the Wyevale site?
- Concert Hall/Town Hall that could incorporate many different events and activities including a dance hall and meeting rooms.
- A civic building on the Point car park that could include the public facing functions currently held in the Civic Offices.

It was noted that it is important that we sustain the existing facilities already in CMK. Campbell Park has an outdoor amphitheatre, so one outside the gallery would compete. We need to support the offer available not compete with others.

### **Conclusion**

There's a tension between adapting the city centre for growth and retaining what we already have. A balance is needed between good/new developments but not at the expenses of losing the original character of MK. We need to look after what we already have.

It is important to remember that all facilities have to be funded. The Council does not have the funds so we need to concentrate on what can be achieved. Locations like the Point are owned by private developers so at some point it will be developed. The Shopping Centre is now a major landowner in CMK so there is limited control that the public have. The public space available owned by the Council and HCA is what we can work with and where these aspirations are a possibility. Uses will change so space has to remain flexible.

We need to be aspirational, pragmatic and aware of the possibilities.

## Workshop 3: Job Creation & Inward Investment (Materials)



CMK Alliance Plan 2012

### Workshop 3: Job Creation & Inward Investment

Wednesday 25 April  
2pm – 4pm  
Room UCF13, UCMK (University Centre MK)  
200 Silbury Boulevard, MK9 1LT

#### PROGRAMME

2pm	<b>Arrival and Registration</b> Facilitator: Phillip Smith
2:05pm	<b>Introduction to the CMK Alliance Plan</b> Rebecca Kurth, Chair CMK Alliance
2:20pm	<b>Overview of the topic paper by the writer</b> Charles McDonald
2:35pm	<b>Group discussion and debate on key questions</b> (to be tabled)
3:05pm	<b>Feedback and views on preferred option or options and why</b>
3:35pm	<b>Summary and conclusions</b> (by straw poll if appropriate)
4:00pm	<b>Close</b>

## Workshop Questions

### Office-based businesses & jobs

- What types of businesses?
  - What businesses should CMK seek to attract and why?
  - Which businesses generate the most jobs?
- Business preferences re: location
  - ‘business district’ vs mixed use?
  - Walking distance from train station vs Campbell Park?
  - Desirability of ‘reserving’ sites for future HQ-type opportunities?  
Which sites?
- Business preferences re: type of accommodation
  - ‘front-door’ at ground level vs state-of-the-art ‘skyscraper’ ?
- Business preferences re: local amenities
  - What facilities and amenities attract businesses?

### Workshop 3: Job Creation & Inward Investment (Outputs)

**Workshop 3:  
Job Creation and Inward Investment'**

Held on 25th April, 2pm – 4pm  
at University Centre Milton Keynes, Silbury  
Boulevard

**Attendees**

Name	Organisation
Charles Macdonald	Bidwells
Rebecca Kurth	CMK Town Council
Kay Greenhalgh	MKCCM
Leanne Quainton	MKCCM
Carmel Blyth	MKCCM
Robert de Grey	MKCCM
Phil Smith	Business Leaders
Alan Wheeler	Allianz
Jonathan Rawcliffe	Budworth Hardcastle
Allan Banks	Fed of Small Businesses
Robert Hall	thecentre:mk
Ian Jackson	Hampton Brook
Paul Griffiths	Age UK MK

**Summary of Discussion**

- Who are the houses being build for – jobs need to be created for them, clarity is needed
- We need to identify what the opportunities to grow are and who is out there
- Do the major stakeholders – Santander, Network Rail encourage and bring associated businesses to the area
- Do we meet the living / lifestyle needs of top executives, what is the gap and can it be solved
- The mix of residential/commercial needs to be carefully considered and differentiated
- The requirement for extra capacity exists in the development of retail – the employment opportunities focus on the transient, part-time, secondary income family model who also use public transport. Family models differ dependent on the regional area
- Inward Investment is key it is the pipeline that supports housing stock
- Consideration needs to be given to home based businesses
- Businesses want to be part of a commercial district, residential and retail sit well together with little conflict.
- The Hub has been criticised for meeting rooms looking onto residential units.
- Professional services cluster together within districts
- What is required? What is needed over the growth of a business for continued retention in the city. What needs to be delivered – location is a clear unique selling point.
- B4.4 should be readdressed looking beyond residential uses, creating just residential in this area will cause segregation.
- We need to attract other head offices and supply chain organisations
- We need flexibility to react to companies needs there are a significant amount of London based businesses are located in CMK – these are easy wins
- Large companies don't want to locate near residential – the overarching framework needs to be flexible
- The available land and flexibility of use is our USP, it allows the exploration of options
- Connectivity, broadband, parking spaces (restricts development) are key aspects to decision makers. What do we do well – retail centres, investors need clarity
- Marketing MK – logical argument for Campbell Park to have commercial development, the distance from the Station is 10 minutes, which adds to the convincing argument that MK isn't spread out too far
- Lifestyle perception issues – marketing campaigns were focused on this aspect as companies looking to move to MK felt that

### Workshop 3: Job Creation & Inward Investment (Outputs)

- living in the city wasn't really an option as there was no variety
- Business units need to be together – create a vibrant central area
  - Decisions need to be made based on MK needs, what localism needs?
  - Revenues generated by development needs to be re-invested here locally, influence how in the future what can be reinvested to create the CMK we want
  - Campbell Park – doesn't need to be all residential development; South residential focus / North commercial focus
  - Car parking – the framework asks that car parking is replaced, this will need to be fought; land for this use no longer exists so the question is whether we maintain car parks or say we don't need as much.
  - Solicitors/accountants are moving out of CMK as clients can't park, which has driven businesses out of CMK.
  - Multi Storey Car Parks (MSCP's) were promised, parking for the future needs to be satisfied.
  - Policy for the next 20 years for car parking is critical. Short term (10yrs) solution is needed to build on inward investment.
  - CIL/S106 – can the surcharge placed on developing be ring fenced for car parking solutions? consideration is needed as
- developments replace car parking spaces, as plots are completed the ability to create car parking will lessen. The development framework needs to acknowledge this and set criteria for how this can be solved whether via MSCP's or alternative. MSCP 's on the periphery would supply good access.
- Public transport won't support the growing capacity – in the Centre for Cities Report 2012 MK was 51st for carbon emissions due to the city being car orientated (it is unclear of the modelling used by Centre for Cities for the report). Attracting business into the centre requires parking. We need to accept what we are and agree how to communicate this alongside green policies. The car is a flexible transport solution, political whims should not lead decisions that can generate positive inward investment. Public transports needs greater efficiency, it isn't currently convenient and is underused.
  - Independence and freedom – quality of life will it be at the cost of economic development
  - There is only a finite amount of land available for development, new opportunities will be needed – outlooks will have to change.
  - From Saxon Gate to the Central Railway Station the focus should be commercial, B4 needs addressing
  - The plan enables political element to be separated out
- The city requires:
    - An economic driver (previously MKDC/CNT/EP/HCA). A body is needed to drive it and create vibrancy and confidence
    - Activity with flexibility – our inflexibility will leave us lagging behind other growth areas
    - Clarity – of what the opportunities/possibilities are?
    - Business preference is led by business need.
    - Local amenities
    - Having the offer to meet needs: car parking, retail, leisure and cultural activities
    - Accessibility – employees walking to shops
    - Small stores, independents (viable stock) – Lloyds Court create difference and alternative offer
    - Internal transport offer – shopper hopper, electric bus – connectivity is key!
    - Re-development of the Food Centre
    - Without meeting users needs – thecentre:mk, Xscape, Midsummer Place, Theatre District, Hub won't survive
    - Job creation is paramount to the sustainability of development in CMK.
    - Our USP = Flexibility, variety, accommodate users needs
    - Empty offices: First and second generation buildings are now entering the phase of

needing redevelopment. An organic process, how can it be helped provide flexibility have ability to throw out the rules. Allow the innovative, different ideas. Redevelopment must not undermine commercial value.

## Workshop 4: Higher Education & Skills Training (Materials)



CMK Alliance Plan 2012

### Workshop 4: Expanding Higher Education & Skills

Wednesday 25 April  
4.30pm – 6.30pm  
UCMK (University Centre, MK)  
Silbury Boulevard

#### PROGRAMME

- |        |  |
|--------|--|
| 4.30pm | Arrival and Registration   |
| 4.40pm | Introduction to the CMK Alliance Plan<br>Rebecca Kurth, Chair CMK Alliance |
| 4:55pm | Overview of the topic by Keith Straughan, Dean UCMK                        |
| 5.10pm | Group discussion and debate on key questions (to be tabled)                |
| 5:45pm | Feedback and views   |
| 6.15pm | Summary and conclusions<br>(by straw poll if appropriate)                  |
| 6.30pm | Close  |



## Workshop 4: Higher Education & Skills Training (Outputs)

### Workshop 4

#### Higher Education & Skills Training

Held on 25th April, 4.30pm – 6.30pm  
at University Centre Milton Keynes, Silbury  
Boulevard

#### Attendees

Name	Organisation
Keith Straughan	UCMK
Phil Smith	MK Business Leaders
Rebecca Kurth	CMK Town Council
Kay Greenhalgh	MKCCM
Leanne Quainton	MKCCM
Carmel Blyth	MKCCM
Robert de Grey	MKCCM
Carolyn Jardine	Jardine Michelson PR
Ian Revell	YMCA
Clare Walton	Community Action MK
Ruth Stone	Community Action MK
Stewart Jones	Age MK
Iain Smith	MK College
Steve Shaw	q2 architects
Ian Jackson	Hampton Brook
Kirstin McIntosh	Low Carbon Skills Consulting
Henk Van Aswegan	City Centre Centre
Mark Wathen	MK Resident
Jonathan Rawcliffe	Budworth Hardcastle

#### SUMMARY

University College MK – Partnered with Bedford College to open in 2012 – a significant milestone for MK.

The idea of a university in the 21<sup>st</sup> Century. ‘University’ can mean different things to different people.

Background – UCMK realised Milton Keynes’s aspirations for higher education. The Open University never fulfilled the role for the city as it expected it would but the opening of UCMK Complimented this. Having a university in a city is a status symbol.

What is a university for?

- High level learning and teaching
- Research
- Knowledge exchange
- Skills development
- Intellectual capital
- Social capital
- Economic capital – research suggests that if you multiply the income from student fees by 2.7, it will give you an idea of the collateral spend in an area per annum e.g Bedford University over 3 years put in 3billion into the economy.
  - o Economic development
  - o Collateral economic activity – both substantial elements to provide a growing institution that MK needs.

What shape of a university does MK need? MK will firstly ask what shape of graduate is needed then design the programmes and provision to suit that. This will produce a better result.

A structure for adaption is needed as it is unknown what the structure will be in 2020 so great flexibility is needed.

‘A Cloud University’

The development is a university college will be at a high cost to build as well as developing features such as a high class library and research laboratories. The question of why do this if the Open University is nearby that can already provide that facility? The same with research labs and student accommodation – a service model will be looked at where these services can be procured. This way is a more cost effective way of building an institution.

‘University 2.0’ – redefining the community of scholars.

A great example of this is wiki. People interactively learning and also teaching others. A dynamic relationship between the faculty and scholars – a balance between physically and virtually. The syllabus will be looked at as frameworks and scholars have more input over what they want/need to learn and syllabuses built around that. Academics and business people can walk alongside being a mentor harnessing youth.

Knowledge economy in MK will be a major driver. MK came 5<sup>th</sup> out of 36 cities for knowledge

## Workshop 4: Higher Education & Skills Training (Outputs)

intensive jobs in the 2012 Centre for Cities Report although we don't really know why!

Objectives for a university college:

- Contribute to economic development
- Support the knowledge economy
- Stimulate innovation
- Consolidate the university present in MK.

Assumptions being made:

- A non traditional uni campus is key
- Enterprise and academic should be deeply embedded
- Be a creative and stimulating environment
- Symbolise MK's commitment to knowledge intensive business,
- Integration with MK's community/cultural offer
- A CMK site is essential for the next phase.

Potential sites have been discussed with the B4 site (not including B4.4 to be developed by Barrett's) as an ideal location. Integration of a hotel and conference space could surround a big auditorium. Mixed uses of university facilities with other commercial space embedded around it. It has to be made flexible therefore will be more fundable and will show people coming into the city from the station, that MK is open for business.

To release aspirations of Milton Keynes an international City, a high quality university is key.

Comments:

What is the difference between the University College and the OU?

KS – The University College will have a physical presence, the OU hasn't. Modern technology will be utilised so instead of having to build large lecture theatres, seminar groups and small group teaching will be held instead. It will be done in partnership with the OU. Currently they have difficulty in offering teaching experience to those needing it so the university college will use these people as lecturers, demonstrating a working partnership. It will do the same with local corporates.

Franchise Model – University of Bedford has good international awards and capital can be built on through this.

This is a mindset change. The Canadian model of higher learning asks students what they want to know in the outset and the curriculum is built around that. How will this validate?

KS – There are big challenges ahead. There is the appetite for this and the University College can experiment and large corporates have also shown an interest. There will need to have traditional measures to it in the outset however to fund the proposals so will have to be carried out in piecemeal.

How do you move forward with this idea and be clear of the dilemmas of scholar's vs consumers?

How do you strike a balance and show this to investors as it is not clear cut.

KS – There are substantial challenges. The University College will take the traditional model and overlaying an experimental framework over the top will be a controlled process and mitigating risks.

Who will own it? The OU was not a city institution.

A High Education Trust will be established which will be an MK Trust. It will hold the vision for MK as to why uni we want to create. It will be co-funded. There is more work to do as it is not formed yet.

Vocational training linked with the business sector in MK. Find out what business needs are to design curriculums around, therefore boosting.

The University Centre will be competing over many other long established universities – what will make students choose here over anywhere else?

KS – Due to the higher student fees, studying locally will be much higher than it has ever been and there is the demand in MK to do so. If the offer is good in MK for a good student experience enabling them to study locally it will work.

The guarantee of employment is important for those local links to be provided. The challenge will be finding work afterwards, and you can't have this guarantee in this climate.

## Workshop 4: Higher Education & Skills Training (Outputs)

What is the difference in student experience?  
Number one will be that the higher education is transformative and high quality. Seeing students as consumers making them feel part of a university.

How do we attract students to the uni and make it unique/ Should it lead in some way i.e. for ICT? Low Carbon? What will bring people here?  
KS – People won't apply to a new institution, it will have to gather a reputation first. Its needs traction for an academic process e.g. logistics. The short term it could attract overseas students through Bedford. It needs to become a place for people to want to go to. That is why the idea of the cloud is a clever way of delivering a institution at a lesser costs.

Cranfield have housed Redbull and Vauxhall although they don't have automotive as a speciality. Is this something MK can build on?  
KS – It does need to retain the ambition but needs a clear focus. If students are paying £9,000 to go to university, they want to get it right. It will have no credibility for a while so does need a focus. The student experience is vital.

The fee based situation will become the norm soon enough and won't be an issue  
KS – It will be fine once weathered but we just have to be careful in the short term Concentrate on part time stuff and CPD's.

MK has plenty of schools in MK, if you sow the seed early in schools it could be enhanced on higher education and could have a captive audience. A continuum through educations.

KS – They are working closely with MK College and there is a possibility of sharing facilities and are already linking with primary schools to encourage visits to the university at an early age. How to interplay facilities and linking the curriculum to join up the progression offer.

What does the city centre bring to the uni?  
The whole uni may not be delivered in CMK longer term but the next phase does need to be in CMK. Having UCMK here has brought a level of interaction to the city. Other uni's that are based in city centres bring the biggest economic contribution.  
There is the opportunity to leverage other projects in the city centre e.g. the refurbing of old building stock for the next phase will make the city vibrant.

The University College should start at the Masters and PHD end and build down rather than the bottom end up.  
KS – That will be the focus although a balance will be needed of the appetite for a university while recognising the masters courses. It will have to be done from both ends.

Who are the partners and how will this be delivered?  
KS – There is a model around the delivery for phase 1 with key academic partners. Other commercial companies including BT, Eon and Dell are also interested. Until there is an entity it is hard to pitch – foundations are needed first.

This is a huge challenge and the city has got to find a way to support6 and use the assets the city

has to generate this infrastructure. It will have to involve developer partnership to generate value. Land and S106 can be channelled into the trust which is a similar model that was used for the Theatre.

Is the funding there?  
The framework is the delivery of the first phase is coming together. MK Council has confirmed a S106 contribution and Bedford University will match it. No one is anticipating any hurdles. Assumption has been made that CMK is the initial location although Bletchley Park has also shown an interest.

IR – it is important it does not go to Bletchley Park or anywhere else that might kill an area. The cost of the stadium on Bletchley was not understood. It should be in the city centre.

RdG – A prominent visible site is needed - the B4 location is the best place to start.

A new faculty will be created that will bring in the right people for the Agenda. As it will be part of Bedford College, degrees will be validated by them but be branded MK. There will be a number of universities that will be lost in this economic climate so MK needs to build a strong base so when the landscape changes (and if) it can change to an individual institution.

UCMK has 170 students currently and a few hundred extra in higher education so is very small compared with other universities. It is hoped to have 1,000 under graduates within 3 years. PHD's are not anticipated to grow as quickly.

## Workshop 5: Increasing the Competitiveness of Retail in CMK (Materials)



### CMK Alliance Plan 2012

#### Workshop 5: Increasing the Competitiveness of Retail

Tuesday 01 May  
2pm – 4pm  
Conference Suite, Acorn House  
Midsummer Boulevard

#### PROGRAMME

2pm	<b>Arrival and Registration</b> Facilitator: Graham Anderson
2:05pm	<b>Introduction to the CMK Alliance Plan</b> Rebecca Kurth, Chair CMK Alliance
2:15pm	<b>Overview of the topic paper by the writer</b> Robert de Grey
2:25pm	<b>Break out table discussions.</b> Each table to discuss a particular aspect or option of the topic
2:55pm	<b>Feedback on preferred option or options and why (5 min per table)</b>
3:20pm	<b>Group discussion and debate</b>
3:50pm	<b>Conclusion – as to preferred option or options</b> (by straw poll if appropriate)
4:00pm	<b>Close</b>

### Retail Workshop Questions

- How much more retailing does MK need in the city centre?
- What markets should it be aiming at?
- Should the retailing be concentrated in one area?
- How do we provide independent shops?

## Workshop 5: Increasing the Competitiveness of Retail in CMK (Outputs)

### Workshop 5:

#### Retail - Increasing the competitiveness of retail in CMK

Held on 1st May, 2pm – 4pm at Acorn House, Midsummer Boulevard

#### Attendees

Name	Organisation
Robert de Grey	MKCCM
Graham Anderson	MK Resident (Facilitator)
Rebecca Kurth	CMK Town Council
Kay Greenhalgh	MKCCM
Leanne Quainton	MKCCM
Carmel Blyth	MKCCM
Andy Thomas	CMK Town Council
Nick Fenwick	Milton Keynes Council
Ken Baker	CMK Town Council
Chris Brookes	Start Up Research
Jo Dennis-Jones	Drivers Jonas Deliottes
Simon Spavins	Broadoak Management
Louise Michie	Xscape
Mark Lacey	TVP
John Keane	Chairman of Highways
Andy Jones	Magenta 7
Ian Revell	YMCA
Amanda Balson	Turley Associates
Jon Weymouth	Prupim
Colin Fox	MK Chamber
Carol Barrac	MK Forum
Lewis McCann	MK Resident
Paul Griffiths	Age UK MK

### SUMMARY

- Central Milton Keynes has to cater for 3 bands of users; it has a local role for the MK9 residents and businesses; as a town centre to the whole borough plus as a regional city centre.
- thecentre:mk 10 years ago was the main attraction to the city centre. There is a worry that competition is increasing and our competitors all have plans in the pipeline improving their competitive edge making them more desirable places to visit - MK needs to keep up.
- The look and feel of the shopping centre is getting tired. This needs to be made good and built on to keep up with the offer elsewhere.
- Aspirations are high to retain/reprove the quality of environment.
- There is a need for a new flagship project e.g. The Point, Theatre. MK always used to thrive on the next big thing!
- The key driver is the location of where retail should go, that will benefit existing areas, whether it is in the city centre or out of town. MKC have recently carried out a retail study on this although no formal decision has been made yet.
- It may not have to be about expansion and quantum of sq footage it's about getting the offer right. It needs the high street stores but also the aspirational big anchors and higher end produce as well as the smaller independents. The mix has to be right.
- The quantity of retail may not need expanding now but as the population increases, the capacity will have to meet the demand of new growth. Sites need to be identified to allow for this future expansion.
- MK can't now market itself on its newness – Westfield Stratford is now the place to go.
- Consumers want everything in one place; we need to be more than just retail. A regional offer should include a holistic view overall - shopping, eating and leisure.
- There were plans that were later scraped around redeveloping the area by the point to become a new quarter of small 'lanes' and 'outdoor street scapes', much like the development at Bath. This would add a new dimension to shopping in CMK.
- Old building stock can be used and reinvented into something else to meet current trends.
- Are thecentre:mk and Midsummer Place suitable buildings/structures to be able to provide larger/desirable units for new retailers?

## Workshop 5: Increasing the Competitiveness of Retail in CMK (Outputs)

- CMK is not a high street nor has the right environment to be one. People go to Stony Stratford and Bletchley for this. CMK could have areas at the Station and Campbell Park that could cater for the local community with more smaller, local stores and amenities leaving the 'retail core' for the big stores to cater for the regional offer.
- Midsummer Boulevard, connecting the Point to the food centre should be looked at and the transitions from Xscape to John Lewis. A coherent approach that is well managed is needed across these spaces to become the true city centre.
- If there was a diversity of ownership this would attract smaller independent outlets. Could HCA land be sub divided and sold as individual investments? Queries over whether it is commercially viable to attract independent retailers and restaurants? Another option would be for Land Trusts to develop buildings itself.
- The Station is likely to become an interesting area when Network Rail opens. People are already using that area for more than just getting a train.
- CMK should not be intimidated by the MK1 development (Stadium:MK), the decision has been made. We need to accept this and build on our strengths.
- The way consumers shop is changing. John Lewis are now offering a collection service in store and Network Rail have incorporated into their building a post office room to aid easy collections.
- The quality of public realm is important and maintenance is needed urgently.
- Our 'out of town' retails parks are 5-10 minutes away – is this a positive or negative? CMK does suffer from 'leakage' to Kingston and Wolverton.
- A commercially viable model is needed to attract investors along with top end stores. Planning procedures have to be clearer and transparent to enable investors to understand clearly what is required.
- Benchmarks to look at: Bristol; Westfield; Liverpool; Bath.

## Workshop 6: Increasing Leisure & Business Tourism (Materials)



CMK Alliance Plan 2012

### Workshop 6: Increasing Leisure & Business Tourism

Tuesday 01 May  
4.30pm – 6.30pm

Conference Suite, 3<sup>rd</sup> Floor, Acorn House  
351 Midsummer Boulevard, MK9 3HP

#### PROGRAMME

<b>4.30pm</b>	<b>Arrival and Registration</b> Facilitator: Colin Fox
<b>4.35pm</b>	<b>Introduction to the CMK Alliance Plan</b> Rebecca Kurth, Chair CMK Alliance
<b>4:50pm</b>	<b>Overview of the topic paper by the writer</b> Clare Walton
<b>5.05pm</b>	<b>Break out table discussions and debate on key questions</b> (to be tabled)
<b>5:35pm</b>	<b>Feedback and views on preferred option or options and why</b>
<b>6.05pm</b>	<b>Summary and Conclusions</b> (by straw poll if appropriate)
<b>6.30pm</b>	<b>Close</b>

### Tourism Workshop Questions

- Is CMK a tourist attraction? Is it to the advantage of CMK to have tourists?
- How should CMK attract and welcome business visitors?
  - What would be the one thing you would do to attract business tourists?
- How should CMK attract and welcome leisure tourists?
  - What would be the one thing you would do to attract leisure tourists?
- Should we consolidate or distribute cultural facilities?

## Workshop 6: Increasing Leisure & Business Tourism (Outputs)

### Workshop 6:

#### Tourism – Increasing Leisure & Business Tourism

Held on 01st May, 4:30pm – 6pm at Acorn House, Silbury Boulevard

#### Attendees

Name	Organisation
Clare Walton	Community Action:MK
Colin Fox	MK Chamber of Commerce
Rebecca Kurth	CMK Town Council
Kay Greenhalgh	MKCCM
Leanne Quainton	MKCCM
Carmel Blyth	MKCCM
Robert de Grey	MKCCM
Lucy Bedford	Milton Keynes Council
Shane Downer	Milton Keynes Council
Carmen Kane	Milton Keynes Council
Andy Thomas	CMK Town Council
Ken Baker	CMK Town Council
Linda Inoki	CMK Town Council
Phil Smith	Business Leaders
Jackie Inskipp	Destination MK
Robert Hall	thecentre:mk
Lizze Bailes	Community Action:MK
Henk Van Aswegan	City Centre Centre
Sara Mills	Theatre District
Andy Jones	Magenta 7
Gordon Adams	Alternative Futures
Ruth Stone	Community Action:MK
Katharine Sorenson	MK Gallery
Paul Griffiths	Age UK MK

#### Summary of discussion

- Within the context of CMK defining tourism/tourist isn't easy
- To encourage more business visitors the city needs a high quality conference centre, linked to dedicated parking; embrace new technology to create a centre with a different approach virtual aspects as well as continuing with a unique physical design coupled with high end hotel offer.
- Business visitors aren't currently looked after. There are parking issues and the unpleasant walk from the Station does not encourage a positive first impression
- When will the conference centre become a reality – this has been spoken about for the past 10 years
- Strategy needed to enable consistent / high level customer care
- Leisure activity needs to build on the International Festival and the wider audience – collective offer culture, food, retail and art.
- Tourists come to CMK to do activities rather than see things – what is our niche, snowboarding/skateboarding etc.
- First impressions do matter – visitors / tourists are not welcomed into the city as they arrive either at the station or via car
- CMK links to and includes greater MK – we need to positively promote the diverse offer heritage, shopping, leisure
- Signage is key from M1 through to the city itself
- A tourist information centre is needed – a physical presence. Discover MK facilitated this with Arriva and Heritage being in one place but due to funding this couldn't be continued in this form. MKC need to be lobbied.
- Tourism framework – build and create connectivity between sectors from small to large, identify how to achieve the next level of aspiration, agree priorities. Will require political and business support.
- The CMK Plan needs to enable inter-relatability between leisure, tourism and planning – time is needed to identify how these all link together
- Electronic media – enable information to be sent to smart phones e.g. remote parking - select the area you want, ask the visitor/tourist who is with them family with children, single etc then link to appropriate event/activity information
- Campbell Park is an underused asset – build across Marlborough Gate to create more visible and inviting gateway
- Dedicated tourist directory – identifying locations and events all in one place
- It is MKC's responsibility for promoting the city and wider MK but requires a dedicated resource and ring-fenced budget. The CMK Plan can support and evidence the need



## Workshop 6: Increasing Leisure & Business Tourism (Outputs)

- Promotional agent – a single ambassador that promotes MK and how it has been used by others e.g. several films used location - Superman, Fourth Protocol, Johnny English. Promotion of the city in the 70's was successful let us use this model as it worked. We need to promote ourselves further afield e.g. international airports etc. Foreign visitors come here to look at the public art, architecture – build on this and make the experience a memorable one
- A strategic framework is needed for the visitor/tourist economy, not merely a planning document but aspirational across all sectors cascading to the planning, making proposals.
- Link to other new ventures – Centre Parcs, key opportunity to link to overall promotion across the area. Working with and to the benefit of all businesses.
- Aspirations vs delivery – needs funding we need to be realistic of what is achievable now, looking at how the most aspirational ideas can be achieved going forward to 2024.
- Thinking big has always been the MK moto – we need to re-ignite this.
- Visitors and tourists are all guests – ensure the level of service encountered is the same, everyone should have an equal experience ensuring positive perceptions
- Look to how the plan can lobby MKC/HCA to achieve the overall aspirations.

## Workshop 7: Green Frame, Linkages, Accessibility & Movement (Materials)



CMK Alliance Plan 2012

### Workshop 7: Green Frame, Linkages, Accessibility & Movement

Wednesday 09 May  
3.00pm – 6.00pm  
Conference Suite, Acorn House  
Midsummer Boulevard

#### PROGRAMME

3.00pm	<b>Arrival and Registration</b> Facilitator: Ian Revell
3.10pm	<b>Introduction to the CMK Alliance Plan</b> Rebecca Kurth, CMK Alliance
3.30pm	<b>Overview of the topic papers</b> Robert de Grey, CMK Alliance
4.00pm	<b>Break out table discussions.</b> Each table to discuss a particular aspect or option of the topic
4:45pm	<b>Feedback on preferred option or options and why (10 min per table)</b>
5:15pm	<b>Group discussion and debate</b>
5.45pm	<b>Conclusion – as to preferred option or options</b> (by straw poll if appropriate)
6.00pm	<b>Close</b>

#### Public Transport

'MK Star' is described as the centrepiece the Council's Local Transport Plan 3 (LTP3), with the aim of achieving a fast, direct, high frequency cross city public transport corridor network, linking rather than serving key destinations. A local service, described as the 'hopper' service, is to be introduced in CMK serving key destinations. The need for a further public transport interchange in CMK is identified, to be provided in the vicinity of the Shopping Building, in addition to Station Square.

What are the pros and cons of introducing a 'hopper' service for CMK? On what boulevards should the hopper service run?

What are the pros and cons of introducing an additional interchange in the shopping area? Are ones at the station and Coachway sufficient? Where would be the best place(s) for the new interchange, considering current land availability and future uses of the land in the city centre?

Ultimately an advanced passenger transport system is envisage on Midsummer Boulevard (MSB). Does it make sense to reserve MSB for future public transport needs, or will the hopper-like service on Avebury and Silbury be sufficient?

#### Car Parking

"Car parking provision in CMK must serve to maintain the economic vitality of Central Milton Keynes as a place to shop, work and visit."

"Due to the lack of areas within CMK to build new surface level parking, all new development will be encouraged to allocate all required parking on site. In order to avoid large surface car parks from potentially resulting, this parking should occur in the form of multi-storey car parks or underground (basement) parking."

- Do you agree with the above? What would you change or add?
- Do you agree that future parking for new development should be provided on site (rather than the current provision of 30% max)
- The requirement for new developments to provide parking via multi-storey car parks or underground may make new developments commercially unviable in the foreseeable future. Is that something we can live with?

Professional businesses (lawyers, accountants) often need to visit clients off-site during the day – these businesses are less likely to stay or set-up in CMK because they can't find car parking places near their offices throughout the day in-between client visits. What should be done?

#### Green Frame

- Should we try to preserve the 'Green Frame' – why?
- In what circumstances (or where), would it be okay to build on North Row, South Row, and the green spaces (Green Frame) next to them?

## Workshop 7: Green Frame, Linkages, Accessibility & Movement (Materials)

### Linkages

- Is it a high priority to improve the existing footbridges and underpasses between CMK and surrounding estates? Why? Which ones? How?
- Do we need to improve the pedestrian link from CMK to Campbell Park to encourage more use of the Park?

### Cycling

What should be the priority of the following proposals to make the greatest positive impact on cycling in CMK? Why?

- Completion of the redway (Route 51) running up Midsummer Boulevard within the central median (how does it cross through Midsummer Place?)
- Upgrade of other key redways arriving in CMK (those running alongside H5, H6, V6, V8)
- Create additional cross-CMK redways – where?
- Dedicated cycle facility (storage, information, café) within Station Square
- Dedicated changing facilities – where?
- Working with businesses to provide dedicated facilities
- Improved redway signing within CMK and on the approaches to CMK
- Introduction of Cycle Hire programme as in London

### Pedestrian Movement

- Are there any other pedestrian routes that should receive targeted attention for improvement? How should they be improved?
  - The pedestrian route from the train station entrance, across Station Square, up Midsummer Boulevard to the northern side of Grafton Gate
  - The footpath connecting Campbell Park and the Theatre District
  - Across Midsummer Boulevard East better integrating all parts of the Core Shopping District)
  - The area between Xscape and Avebury Boulevard, to better connect with the pedestrian route through the Food Centre and the routes in the Theatre District.
  - Should there be an aspiration still for 24hr access through the centre:mk ?

## Workshop 7: Green Frame, Linkages, Accessibility & Movement (Outputs)

### Workshop 7:

#### Green Frame & Linkages, Accessibility & Movement

09th May, 3pm – 6pm held at Acorn House, Midsummer Boulevard

#### Attendees

Name	Organisation
Ian Revell	YMCA
Rebecca Kurth	CMK Town Council
Kay Greenhalgh	MKCCM
Carmel Blyth	MKCCM
Robert de grey	MKCCM
Stuart Turner	MK Forum
Andy Thomas	CMK Alliance
Ken Baker	CMK Alliance
Alan Francis	MK Resident
Mark Haynes	Milton Keynes Council
Cec Tallack	Milton Keynes Council
Linda Inoki	CMK Resident
Phil Bowsher	The Parks Trust
Robert Hall	thecentre:mk
Lizze Bailes	Community Action:MK
Emma Stace	Conniburrow Childrens Centre
Rebecca Mckinney	Live
Alan Senior	Urban Eden
Richard Simmonds	Waterman Transport & Develop
Clive Faine	Abbeygate Developments
Jo Dennis-Jones	Drivers Jonas Deliottes
David McMurtary	Vectos
Alan Nettleton	ITP
Graham Mabbutt	B&MK Waterway Trust
Philip Ashbourn	MK Resident
George Harlock	MK Resident

#### SUMMARY

- Pedestrian movement  
Different types of pedestrian movement are:  
Workers – know where they are going, until they go somewhere new  
Visitors arriving by public transport  
Visitors arriving by car  
Pedestrians going from one venue /location to another within CMK  
Everyone becomes a pedestrian at some point

#### Issues

- Disconnects – you follow a pedestrian route and regularly come to a blockage, e.g.:
- underpasses that lead to centre of reservations
- Footpaths that are suddenly blocked by car parks and raised landscaped beds
- The Station pedestrian route leads to the middle of Elder Gate
- Lack of 'seeing' where you want to go – i.e. once in underpasses not sure where you are
- Length of distances along car parks and non-active frontages
- Hostile environment for many pedestrians/cyclists

#### Solution

- Make Midsummer Boulevard a pedestrian priority area / not completely pedestrianised though
- 24-hour access to thecentre:mk is a must

## Workshop 7: Green Frame, Linkages, Accessibility & Movement (Outputs)

- Overall we must create safe/welcoming and attractive pedestrian routes across and through CMK

### Linkages

- Lack of robust data on non car modes
- Existing links not very attractive, bridges quite exposed
- Footpath between Campbell Park and Theatre needs to be understood and enhanced
- Improving links is a priority but not the most important factor
- Public transport that delivers you inside shopping centres
- Consider 'gateway' developments within the green corridors to improve perceived safety/security. Also could provide a funding mechanism for improvement
- Currently Campbell Park only has intermittent attractions to draw people from CMK. Need to widen the attractiveness of the park on the back of further development on the flanks of Campbell Park. It is a missing a high quality play park.
- Xscape / Avebury Boulevard / Food Centre – need better connectivity with pedestrian friendly access

- We need to ensure that quality/character of areas vs there original intention/purpose is balanced, so that we enhance rather than remove or change.

### Public Transport

- Over the next 15 years the most flexible and deliverable solution for public transport would be bus based
- It was agreed that Silbury / Avebury Boulevard should be used as the primary bus routes in the city
- Personalised Rapid Transport (PRT) may be an option to enhance access but depends on emergence of reliable and affordable technology
- Park & Ride – not used by the locals, maybe a smaller inner city service would be more successful
- We need to remember that Milton Keynes was built for the car
- Perimeter parking needs to consider the older generation and their access needs
- Electric transport system should be investigated

### Green Frame

- Presentation included the idea of how the bridges linking the centre to the neighbouring estates could be turned into

accessible roads – this was supported by attendees to replace some of the bridges.

- Current green frame creates a barrier, breaking the linkage from the centre to the neighbouring estates.
- A linear park could run around CMK
- Service level car parking is unsightly
- Purple bays are underpriced, we will never move positively towards public transport patronage when parking your car is easy
- Aspects CMK should draw on: covered shopping centre (colonnades, Porte cocheres) huge advantage should be maintained; Accessibility
- The green frame is a gateway rather than a boarder but needs to encourage and allow pedestrian flow
- Aspects that should stick to the rule:
- Retain green frame, change some bridges to allow vehicles
- Remove barriers
- Each estate should have a centralised green focus
- B4 – replicate the high quality/user friendly underpass approach undertaken in the Abbeygate Development linking Sainsburys to Oldbrook

## Workshop 7: Green Frame, Linkages, Accessibility & Movement (Outputs)

### Cycling

- Cycle Route 51 takes cyclists into the city centre – this is huge advantage and should be built upon by creating a clearer distinction through the city from Campbell Park to the Station
  - Educate cyclist/pedestrian users – rights of way
  - Create better changing facilities for cyclists - more high quality facilities; future developments to ensure changing facilities are incorporated.
  - Use Midsummer Boulevard as the main cyclist/pedestrian route
  - Improved signage in the city
  - Use Avebury and Silbury Boulevard for public transport
  - Could the old public toilets be converted to changing facility?
  - Cycle Hire from the Station similar to Barclays sponsorship in London?
- raised as the solution – but no solutions for funding to build them or what model to manage them was found
- Don't build e.g. B4.4 on the green frame as those areas are major routes/ring roads of the future
  - Need a modern interchange facility right in/near the central retail offer
  - Marlborough Gate seen as a problem as single carriageway and restricts traffic
  - Building over the V8 Marlborough Street – i.e. create a tunnel below the new road and make Marlborough Gate a substantial route/grid road equivalent
  - Grid roads and infrastructure should be sacrosanct, maintained to a high level
  - Hub development encroached on the green frame, it is key that B4 and future developments are not allowed i.e. buildings not up to the street
  - Green ramparts are part of the city infrastructure
  - Central reservations should be animated i.e. markets, parking, café
  - Glamorise maintenance
  - Don't change natural access routes e.g. underpasses, though different approaches should not be discounted
  - Connectivity within the centre is good, don't close off or restrict these areas through development

### General comments

- If designing a city centre with retail & Leisure as the central part you wouldn't place at grade parking in the middle.
- Why not build/develop right up to Saxon Gate between Midsummer & Avebury as already done by thecentre:mk
- On several occasions the building of Multi Storey Car Park's at perimeters has been

## Workshop 8: CMK Wide Illustrated Plan & Implications (Materials)



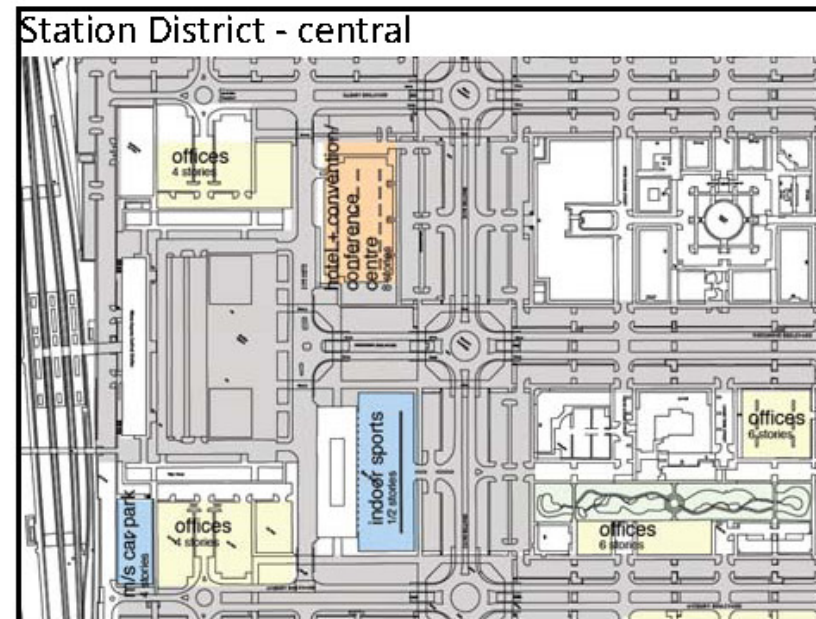
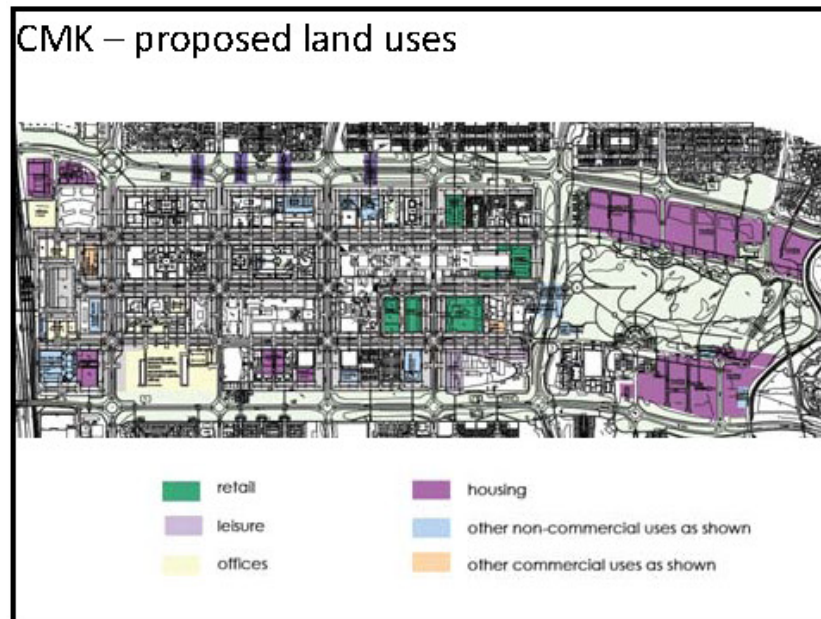
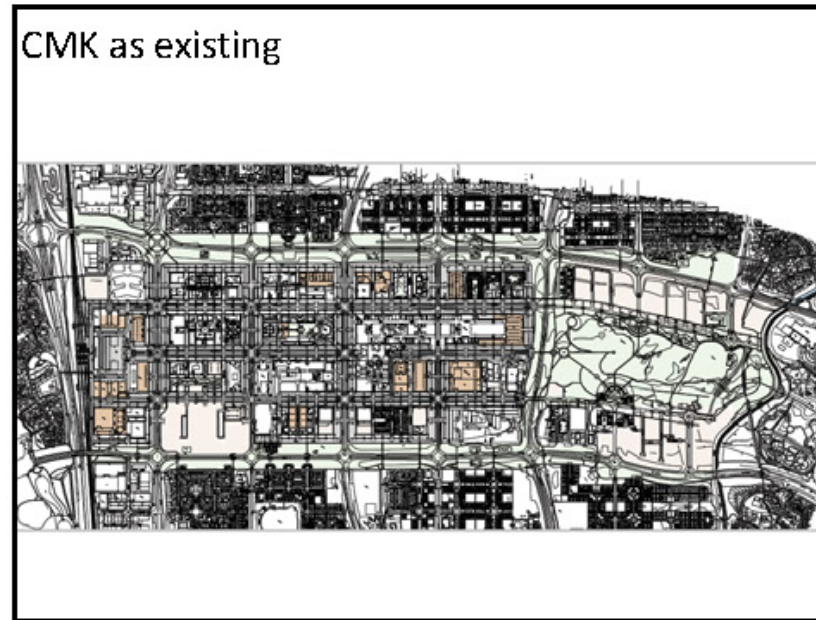
**CMK Alliance Plan 2012**  
**Workshop 8: Site Specific Opportunities and CMK Wide Illustrative Plan**

**Wednesday 23rd May**  
**3.00pm – 6.00pm**  
 Conference Suite, 3<sup>rd</sup> Floor, Acorn House  
 351 Midsummer Boulevard, MK9 3HP

**PROGRAMME**

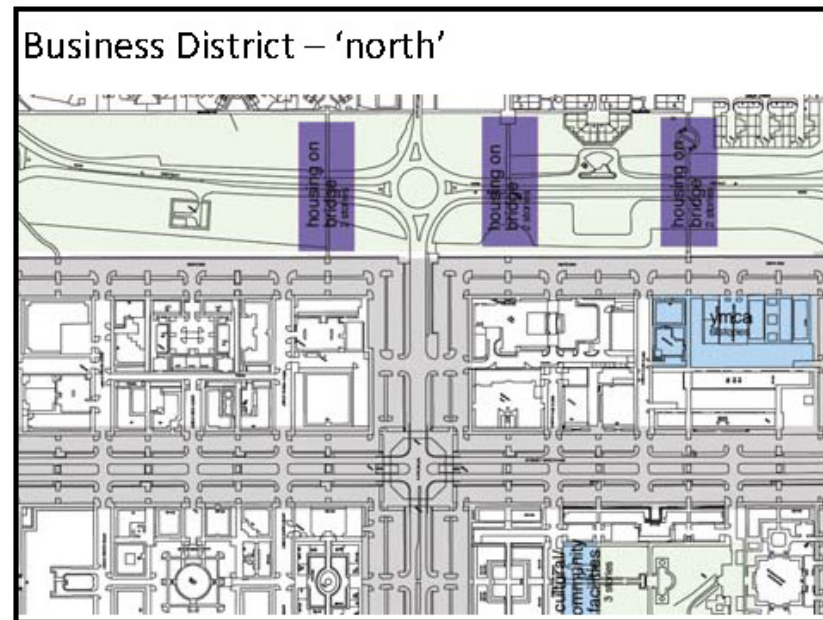
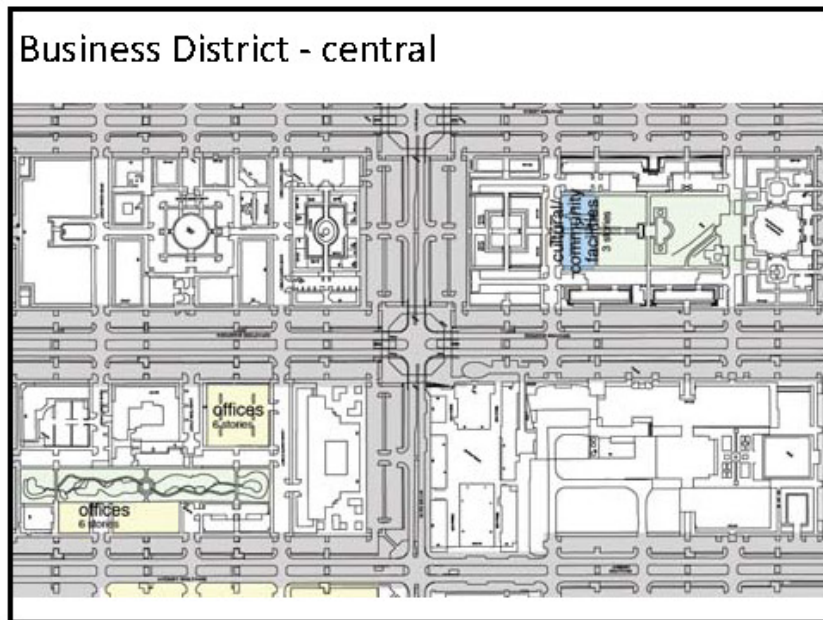
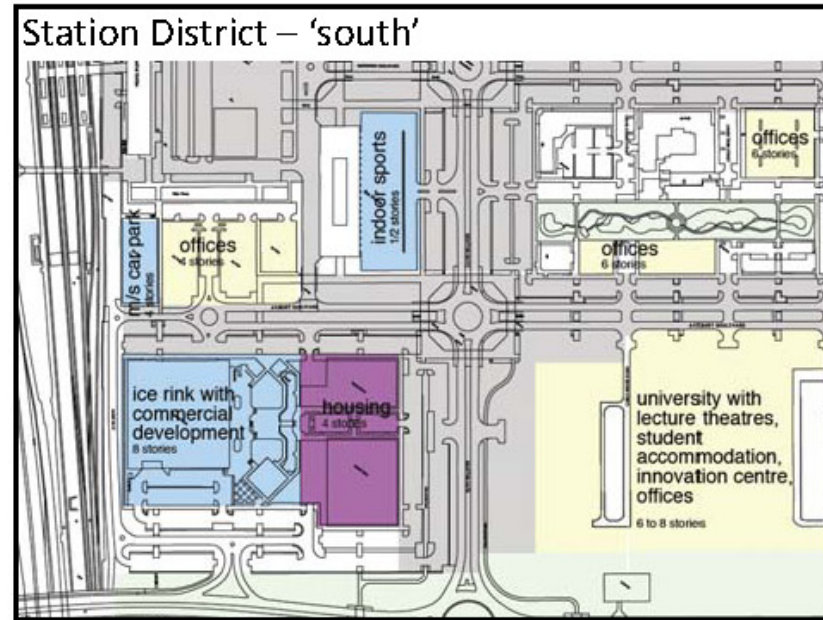
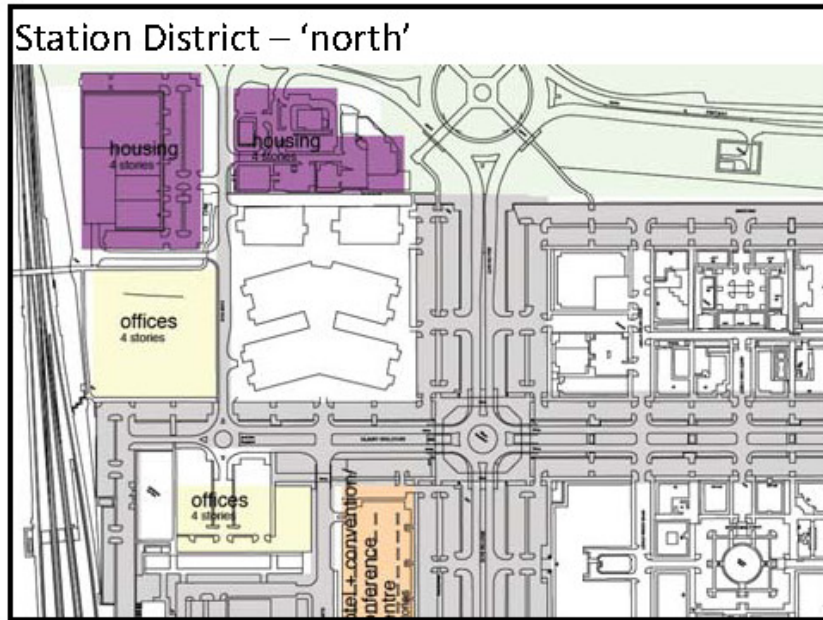
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|---------------|--|
| <b>3.00pm</b> | <b>Arrival and Registration</b><br>Facilitator: Liz Gifford  |
| <b>3.10pm</b> | <b>Introduction to the CMK Alliance Plan</b><br>Rebecca Kurth, Chair CMK Alliance<br><i>20 minutes</i>   |
| <b>3:30pm</b> | <b>Guest Speaker</b><br>David Lock, Chair David Lock Associates, Planners & Urban Designers<br>(Writer of the Alliance Plan Wiki Chapter 3 - 'From Town Centre to Prosperous Regional City Centre')<br><i>15 minutes</i> |
| <b>3.45pm</b> | <b>Preliminary Proposals for the CMK Plan</b><br>(Illustrative site plans will be shown)<br>Presented by Robert de Grey, CMK Alliance Master Planner<br><i>40 minutes</i>  |
| <b>4.25pm</b> | <b>Break out table discussions on the proposals</b><br><i>45 minutes</i>   |
| <b>5.10pm</b> | <b>Feedback by tables</b><br><i>20 minutes</i>   |
| <b>5.30pm</b> | <b>Group discussion and debate</b><br><i>20 minutes</i>  |
| <b>5.50pm</b> | <b>Summary and conclusions</b><br><i>10 minutes</i>  |
| <b>6.00pm</b> | <b>Close</b>   |

### Workshop 8: CMK Wide Illustrated Plan & Implications (Materials)



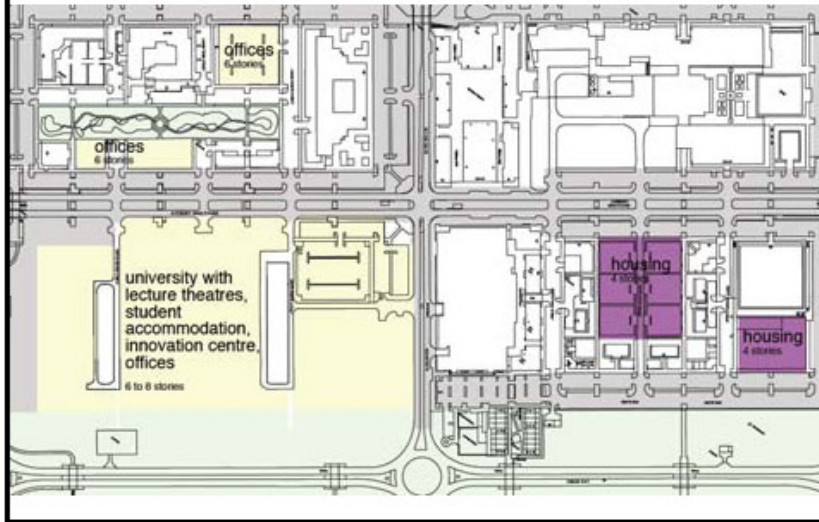


### Workshop 8: CMK Wide Illustrated Plan & Implications (Materials)



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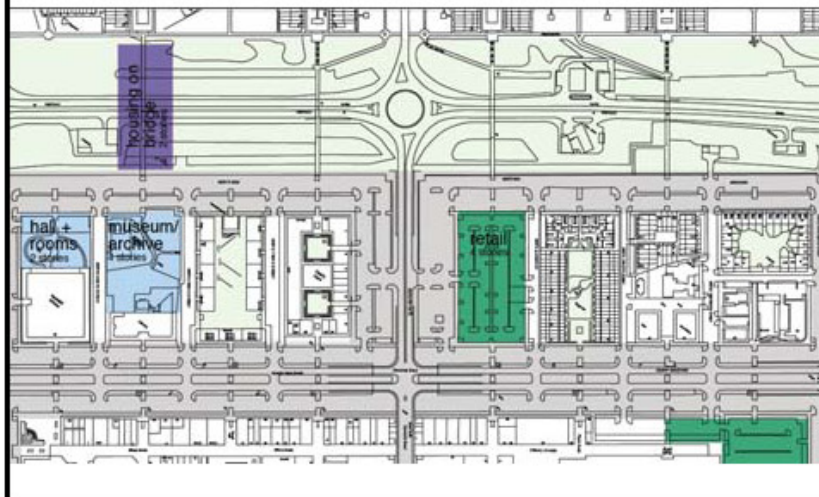
#### University Quarter – ‘south’



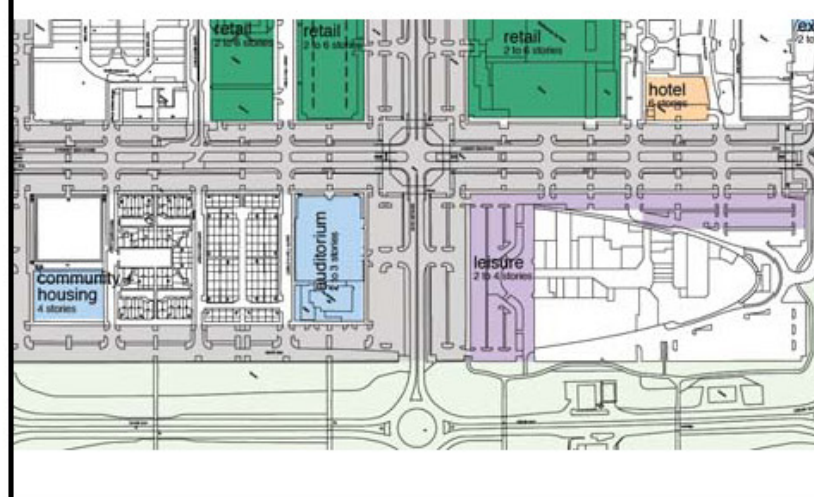
#### Retail Core



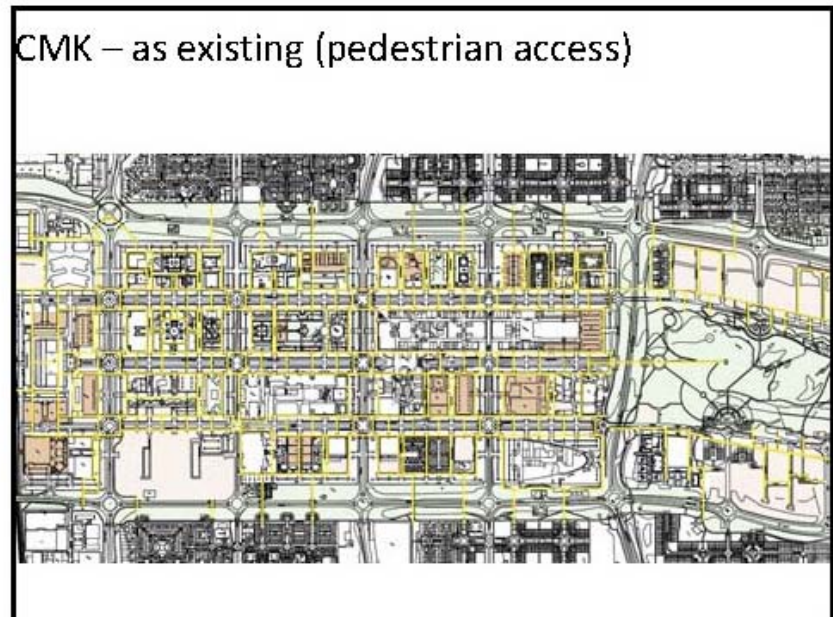
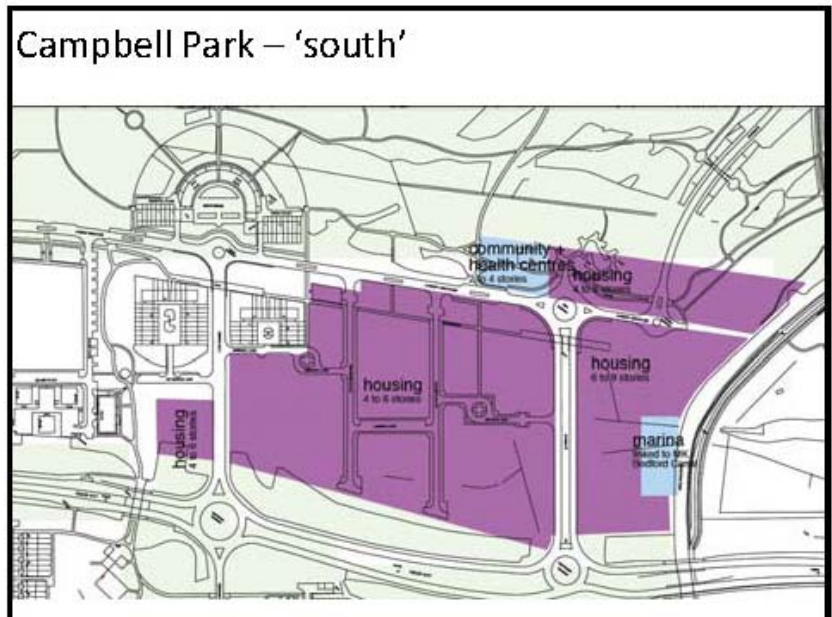
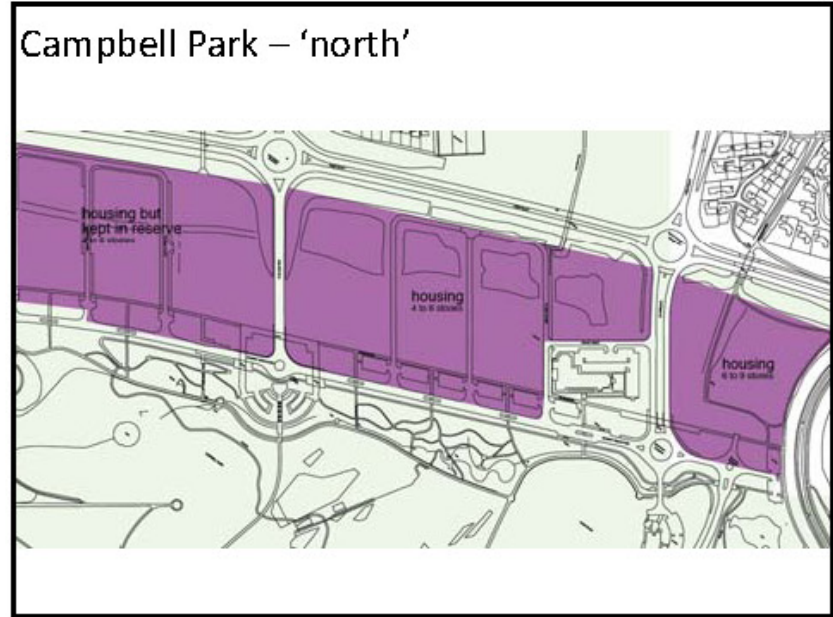
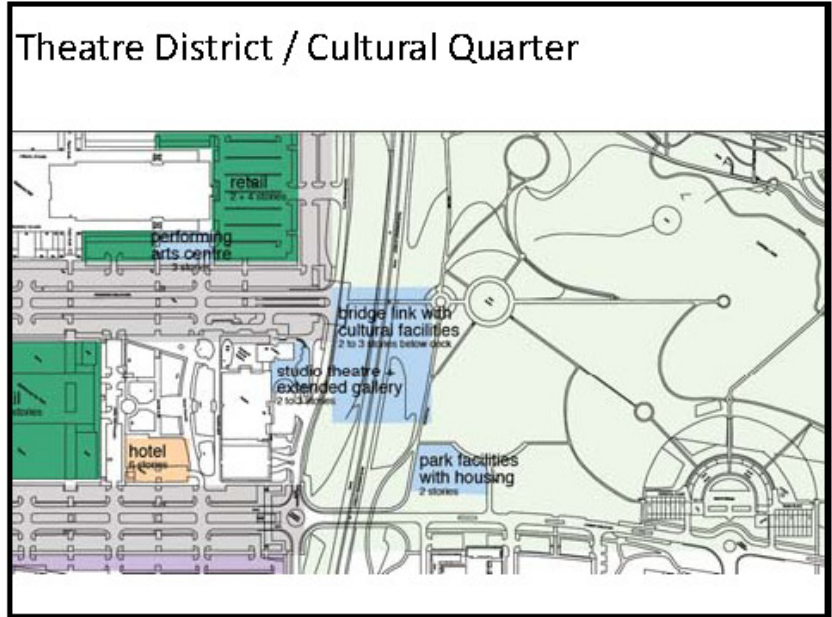
#### Historic CMK Quarter



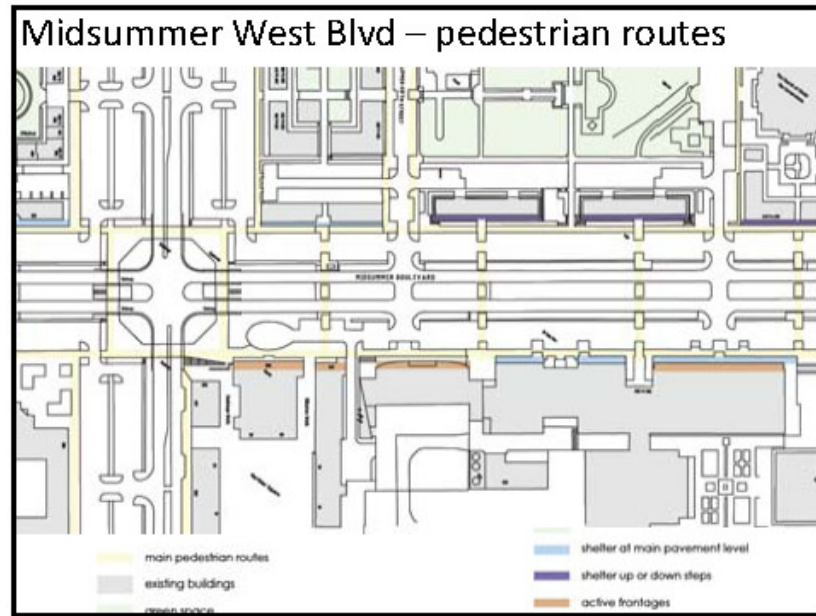
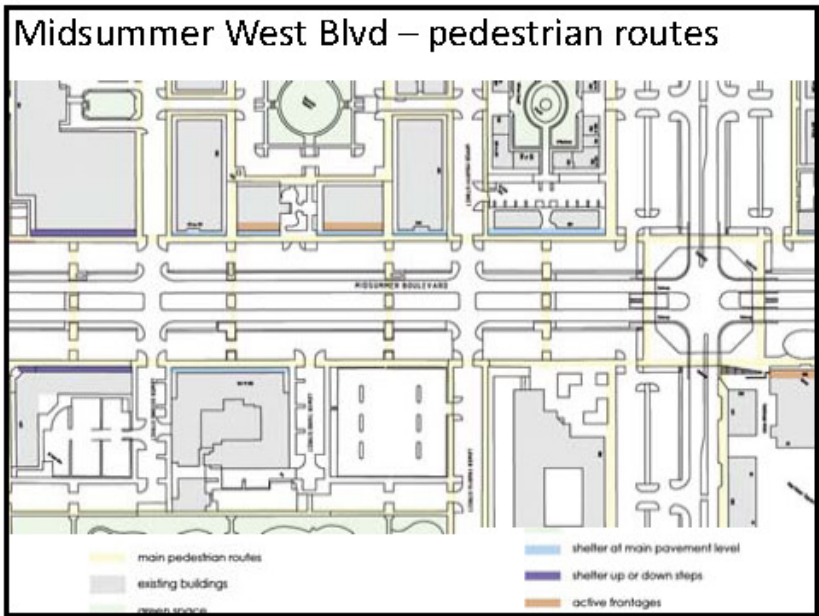
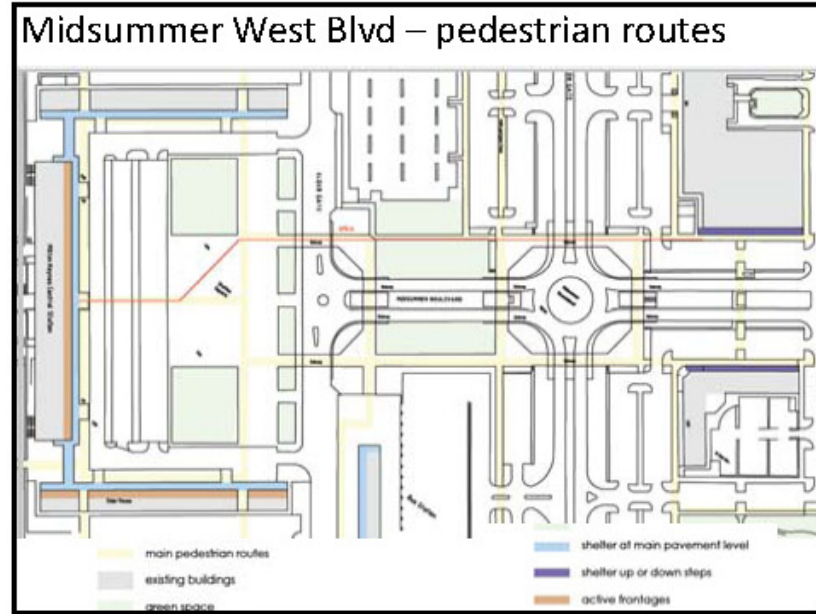
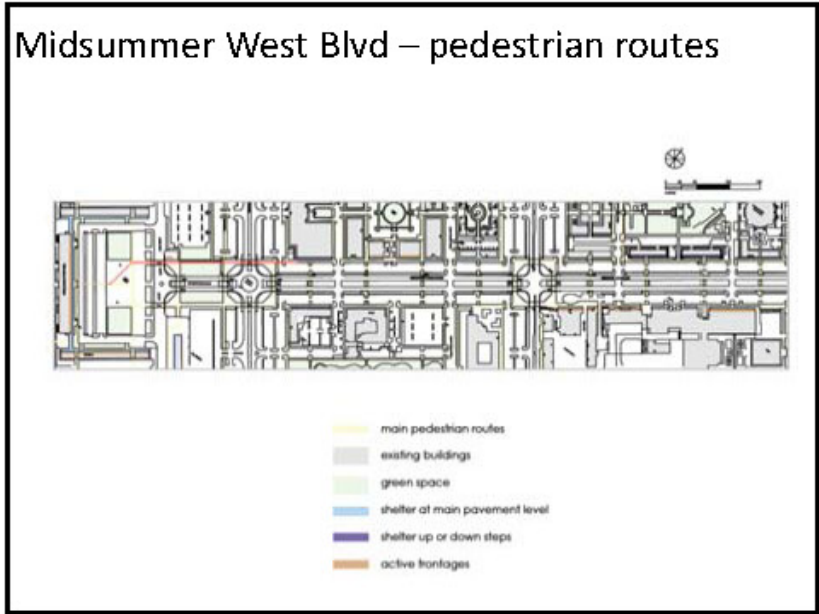
#### South Row / Xscape



### Workshop 8: CMK Wide Illustrated Plan & Implications (Materials)



### Workshop 8: CMK Wide Illustrated Plan & Implications (Materials)



Workshop 8: CMK Wide Illustrated Plan & Implications (Materials)

Analysis of indicative land uses

Site	Site Area (ha)	Ownership	Retail (m <sup>2</sup> )	Leisure (m <sup>2</sup> )	Offices (m <sup>2</sup> )	Residential (no. of dwellings)	Other Commercial (m <sup>2</sup> )	Other Non-Commercial (m <sup>2</sup> )	Other Uses	Parking Spaces Lost	Parking Spaces to Meet MLC Standards
A1.1	1.70	private				255				100	75
A1.2	1.17	private				176				50	176
A1.1	1.25	public			23,873					-	289
A2.2	0.71	private			14,656					250	210
A2.3	0.80	private							hotel and conference/convento	350	500
A2.1	0.28	private							mult storey car park	75	250
A3.2	0.81	private			18,838					75	247
A3.3	0.77	public							indoor sports	250	75
A4.1	2.20	private							ice rts	-	100
A4.3	1.21	private			182					-	182
B3.1	0.09	public			2,070					-	29
B3.2	0.10	public			2,070					-	28
B3.3	0.37	public			7,658					-	101
B4	9.34	public			191,371				university/innovation	250	1,834
C1.4	1.17	private							office	-	30
C2.1	0.28	public							community/culture	-	30
C4.2	0.89	private				736				-	138
C4.4	0.40	public			80					-	80
D1.1	0.41	public							hall and civic rooms	30	80
D1.2	0.75	public							museum	-	30
D3.2	0.88	private			12,250					250	850
D3.4	1.00	public			12,875					-	600
D4.1	0.37	public				40			community facilities	-	40
D4.4	0.61	public							auditorium	-	300
E1.1	0.94	private	12,000							250	600
E4	1.87	private	23,375							300	1,250
E3.1	2.28	private	28,530							350	1,400

Analysis of indicative land uses

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Analysis of indicative land uses

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E3.4	0.14	public							art gallery - extended gallery	-	150
E4	1.50	private								-	50
F1.2	5.93	public				418			also reserved for employment	-	418
F3.1	0.21	public							park facilities	-	23
F4.2	0.35	public				25				-	25
G1	6.75	public				497			community and health centres	-	497
G3.3	0.37	public								-	25
G4	8.11	public				568				-	568
H1.1	3.00	public				430				-	430
H3.1	1.35	public				67				-	135
H4.1	2.50	public				875				-	875
<b>BASE TOTAL</b>	<b>58.01</b>		<b>88,750</b>		<b>206,377</b>	<b>3,304</b>					<b>12,311</b>
<b>ADDITIONAL</b>			<b>8,875</b>		<b>4,000</b>	<b>430</b>					<b>665</b>
<b>TOTAL</b>			<b>97,625</b>		<b>210,377</b>	<b>3,734</b>					<b>12,976</b>
<b>TOTAL SPACES</b>							<b>2,526</b>				<b>15,501</b>
<b>MLC STRATEGY</b>			<b>111,000</b>		<b>180,000</b>	<b>5,000</b>					

**ASSUMPTIONS FOR BASE LEVEL**

- Offices: 12,000 m<sup>2</sup> each year for 15 years. The Pinnacle 26,330 m<sup>2</sup> goes on 0.636 ha, half the density 20,700 m<sup>2</sup> per ha
- Retail: 1.25 x the site area
- Residential: 70 dwellings per hectare in Campwell Park, 150 dw/ha adjacent to canal, 100 dw/ha elsewhere, 1 space per dw
- Leisure: not clear
- Other Commercial: as preliminary list
- Other Non-Commercial: as preliminary list, not including swimming pool and dance hall

**ASSUMPTIONS FOR ADDITIONAL FLOOR AREAS**

- Offices: 4,000 m<sup>2</sup> from redevelopment
- Retail: 10% outside retail core
- Residential: 10% from mixed use policy = 100 dw from bridges
- Leisure: could be included in retail
- Other Commercial: no additional
- Other Non-Commercial: no additional

Analysis of indicative land uses

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## Workshop 8: CMK Wide Illustrated Plan & Implications (Materials)

### Questions for Discussion

**1. How much development?**

Are there enough sites reserved for non-commercial uses?  
Is the provision of offices adequate?  
Should higher densities and thus taller buildings be assumed?

**2. Are land uses in the right place?**

Is Campbell Park the right place for housing?  
Is the university in the right place?  
Should more of the retail be spread outside the retail core

**3. Should all developments have a mix of uses?**

What uses go well together?  
What uses should be kept apart?  
What should be the targets for different uses on a site?

**4. Should areas be zoned for preferred land uses?**

Should there be an inner business quarter along Midsummer Boulevard?  
Is Campbell Park the residential quarter?  
Should cultural provision be clustered around the theatre and gallery?

**5. Additional regional city uses/roles/functions?**

What should be our priorities?  
Should we allocate land for them and where?

## Workshop 8: CMK Wide Illustrated Plan & Implications (Outputs)

### Workshop 8:

#### Site-specific: CMK Wide Illustrated Plan & Implications

Wednesday 23 May, 3:00pm – 6:00pm,  
Acorn House Conference Suite

#### Attendees

Name	Organisation
Liz Gifford	MK Resident (Facilitator)
Robert de Grey	MKCCM
David Lock	David Lock Associates
Rebecca Kurth	CMK Town Council
Kay Greenhalgh	MKCCM
Leanne Quainton	MKCCM
Carmel Blyth	MKCCM
Carmen Kane	Milton Keynes Council
Linda Inoki	CMK Town Council
Jenni Ferrans	Milton Keynes Council
Robert Exon	Milton Keynes Council - Cabinet
Cec Tallack	Milton Keynes Council
Jonathan Rawcliffe	Budworth Hardcastle
Joanne DennisJones	Drivers Jonas Deliottes
Stuart Turner	MK Forum
Ross Leal	RLA Planning
Alan Senior	Urban Eden
Jon Weymouth	Prupim
Philip Ashbourn	MK Resident
Amanda Balson	Turley Associates
Ian Revell	YMCA
Ian Jackson	Hampton Brook
Phil Bowsher	The Parks Trust
Steve Rice	Davis Langdon
Katharine Sorenson	MK Gallery
Lewis D McCann	MK Forum
Kathleen McCann	MK Forum

#### David Lock Presentation:

Leicester is an established city that is roughly the same size as Milton Keynes. The features that it has that MK doesn't are:

- Cathedral
- 2 main shopping centres, a smaller shopping centre, Leicester Lanes (high end and independent retailers), Leicester Market (largest covered outdoor market in Europe) that sells meat and fish and in the Summer holds cultural festivals
- Market Corner – a dynamic, appealing area with cafes, bars and a programme of events
- The Golden Mile – longest strip of Indian restaurants and shops in Europe
- A number of main office headquarters
- Registry Office
- Botanic Garden
- Hindu Temple, Mosque, Synagogue
- Bus Station
- University
- National Space Centre
- Several Galleries and Performance Art Centres
- Museum
- Music Venues, bars, restaurants
- TV and radio studios
- Public town/city square – where would MK use for a rally/speech that attracts over 100,000 people?

### SUMMARY

#### 1. How much development?

- More sites need to be reserved for non commercial uses or it will not happen.
- High buildings are acceptable as long as they have enough architectural merit and articulation. Quality of design is key.
- Buildings should not be built internally facing like the Hub, public realm needs to be active on street frontages for dual activity to animate the streets.
- It was thought there was enough office provision in the proposals.
- Underground car parking is key to make the centre work

#### 2. Are land uses in the right place?

- University:
- There were mixed views on the location of the university, some felt it would be better placed in Campbell Park, not B4. This would help invigorate the cultural quarter and draw more people into the park. Another comment was that the land value of Campbell Park would mean it is not viable to be located there and that B4 was the best location due to its proximity to the station and the retail and leisure offer.
- Campbell Park:
- Most thought that it should not be solely housing but could also contain businesses and leisure based facilities to stimulate more activities in the park.
- The auditorium should be located in the park so it is close to the cultural offer at the Theatre.

## Workshop 8: CMK Wide Illustrated Plan & Implications (Outputs)

### Retail:

- Differing views on whether retail should be concentrated in one area or spread across the city centre. All needs to be activated to create better integration between the locations and create interesting street scenes at street level.

### Residential:

- Housing over the bridges of grid roads was felt not appealing, similarly residential located near the Station and A5 as too noisy and isolated.
- B4 is a prime development site due to the location and availability; it should not be designated for housing. Office headquarters should be encouraged.
- Housing in CMK is scattered, needs to link up.

### 3. Should all developments have a mix of uses?

- Mixed use is essential to keep the city vibrant but needs to be flexible. When appropriate, mixed use should be encouraged if the demand is there but not necessarily over all developments.
- It was agreed that the night-time offer and residential doesn't work with the obvious noise issues but is a matter of choice as some people do like to live in busy districts
- Galleries, Theatres, 'cafe culture' work well clustered together
- Offices can create islands e.g. Network Rail has cafes and shops incorporated into the

development but this results in isolation and not integrating with the rest of the city centre.

- Offices and small retail unit's work well together as do retail and entertainment.
- Cafes on the ground floor and offices above would create more activity.
- Integration is vital.

### 4. Should areas be zoned for preferred land uses?

- Yes areas should be reserved to gives investors confidence and certainty with what they can work with, although it all depends on what the market dictates. It is not viable to deliver everything now, but if the plan states that over a period of time x amount of retail/housing can be delivered then it is achievable.
- Retail is changing. When people come shopping they now expect to also be able to eat, drink, visit the cinema etc so retail and leisure need to be integrated to create the whole experience.
- Zoning does offer security but must mix and blend uses as well. Uses need to be knitted together and remain flexible.
- When building the Pinnacle, 12-18 months was lost in talking and planning what was allowed to be built and where. In that time the market changed completely resulting in space still being available in the building. Having clear guidelines and processes to deliver projects is critical.

- Zoning could be done around density rather than activity?
- There were mixed thoughts over zoning the cultural offer around the Theatre. Should it be decentralised or for convenience make it a cultural quarter? Is there the space around the Theatre to expand?
- There already is an inner business quarter but better links are needed from the Station to the shopping centre that could be lined with cafes/markets to make passing through it more enjoyable.
- Midsummer Boulevard East needs to have cultural, residential and leisure for greater integration.

### 5. Additional regional city uses/roles/functions?

- A regional city needs a residential university and everything that it brings with it. Distance learning brings limitations.
- More upmarket retail. Retail is vital to bring revenue into the city. To get the higher end stores, larger units are needed, that then leaves the smaller ones for possible independent outlets. There are issues around the high rents – even the big stores are going under.
- There was a view to increase footfall, parking should be made free again.
- Must achieve greater diversity – both retail/commercial facilities with community facilities spread through CMK to benefit everyone.



## Workshop 8: CMK Wide Illustrated Plan & Implications (Outputs)

- There is a need for a principle cross city public transport spine, linking the Coachway to the railway.
- CMK needs a regional city level of public facilities.
- Having a Crown Court brings a whole new culture of solicitors and chambers with it.
- Medical Centre
- Are there examples of other cities that have combined sport and technology (and possibly retail) as their USP? It also implies attracting a tipping point of career opportunities for sports and technology professionals.
- There are no good bars in CMK, just chains. Greater choice is needed for all age ranges.
- Maintenance of existing infrastructure should take precedence over new developments
- Emphasis is needed on community facilities
- There is a tension between whether to concentrate the offer in one area for convenience or to disperse across the centre to create more life elsewhere. It needs both but it must have connectivity.
- Good maintenance to infrastructure and public realm is essential

### General Comments:

- Issues with the Core Strategy – it's not Localism if our hands are already tied. How will this plan tie in with the Local Plan when that is revised in a few months?
- Milton Keynes USP was that it was modern, new and planned. Development needs to build on being modern and unique again first which will then be catalyst for everything else.
- CMK is missing spontaneous economic activity.
- There is an issue of public and private land. Services are on the boulevards whilst activities are taking place on the inside private land making streets become unanimated – a balance is needed. Lively activities should be held on the streets not in insular areas.