Expert Panel 3: Office Accommodation & Mixed-used (Materials)

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CMK Business Neighbourhood Plan
Expert Panel Session – Office Accommodation & Mixed Use
11th July 2012, 16.30 – 18.30
Boardroom, thecentre:mk

ATTENDEES

Expert Panel
Clive Faine
Ian Jackson
Charles MacDonald
Allan Banks
David Lock
Phillip Grace
Simon Elcock
Jane Reed

Contributors
Colin Fox
Nick Fenwick
Neil Sainsbury
David Hopkins
Brian White
Cec Tallack
Jenni Ferrans
Jonathan Rawcliffe
Peter Williams
Matthew Foulis

Others
Rebecca Kurth (Moderator)
Kay Greenhalgh
Leanne Quainton
Robert de Grey

Apologies
Phil Smith
Andrew Geary
Paul Gibson

AGENDA

16.30 1. Welcome & Introductions

16.40 2. **Overview of Proposals for Office Accommodation & Mixed Use**
- A short presentation on current proposals and background papers*

16.50 3. **Topic 1: CMK SWOT**

Expert Panel (20 min)

- What are CMK's key strengths, weaknesses, opportunities and threats (SWOT) as a place for businesses?
- What business sectors are the most attracted to CMK and why? Who are the main competitors (other areas, towns, cities) that CMK is competing against for these businesses, as well as office development?
- Are there any long-term consequences (positive and negative) to having businesses move out of CMK to other parts of MK, for example Knowl Hill?

Q&A with Contributors (10 min)

* paper to follow

17.20 4. **Topic 2: Mixed Use**

Expert Panel (20 min)

- What is the panel's view of the plan's objective for mixed use blocks/blocklets and mixed use developments across CMK?
- What issues need to be considered and addressed in a 'Good Neighbour' policy within the plan to minimise conflicts arising from mixed use blocks and developments?
- What is the panel's view of the plan's objective to require new development along priority pedestrian routes to have ground floor uses that bring animation and activity to the public realm, these uses being cafes, bars, restaurants and shops?

Q&A with Contributors (10 min)

17.50 5. **Topic 3: B4 & Campbell Park sites**

Expert Panel (20 min)

- Does the panel see a benefit in identifying B4 and F1 as 'strategic reserve' sites within the plan for exceptional development opportunities?
- If so, what guidance should the plan offer in determining what is 'exceptional'? Should there be a time limit or sequential test policy to allow the sites to be developed for less exceptional proposals at some point?
- In the panel's view, is the proximity of B4 to the train station an important aspect of its attractiveness as an 'exceptional opportunity'?
- In the panel's view, would the sites around Campbell Park become more attractive development opportunities for residential and/or office accommodation if there was a frequent shuttle service or other form of advanced transit running along the boulevards on either side of the Park, making it more convenient to reach the station?

Q&A with Contributors (10 min)

18.20 6. **Summary**
- Brief summary of points of consensus and points requiring further data and analysis

18.30 CLOSE

* paper to follow

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CMK ALLIANCE PLAN

A Discussion Paper on Mixed Use

An earlier draft of this paper was prepared for discussion by the Steering Group in May.

The Plan currently identifies proposed land uses with the qualification that the uses shown are the predominant use but that all schemes are to have a mix of uses.

What is a use

In planning terms, the use classes are defined on the attached.
Thus land in CMK is categorised into these different uses.

What is mixed use

It can be defined in two ways:
- dividing development blocks into different but discreet buildings having different uses, for example the Civic Offices, the Library, flats and community centre and Lloyds Court;
- dividing a building into different uses, such as Lloyds Court having banks, shops and restaurants on the ground floor, as well as the main use of offices on the ground and first floors.

The advantages of mixed use

They are:
- the possibility of creating activity at street level where the predominant use does not offer such activity;
- bringing different activities and thus different patterns of use into areas dominated by one use to create a more vibrant and interesting urban space; also extending uses to other times of the day and week to enhance community safety
- distributing the demand for parking and the local road network through distributed land uses

The disadvantages of mixed use

They are:
- the possibility of conflict between users of different activities, such as between night clubs and residential;
- higher capital and running costs in schemes where uses are integrated; and
- consequential resistance from investors and occupiers.

Compatibility of different uses

Compatibility, subject to design detail and management:

Retail	compatible	offices; residential; food and drink outlets; leisure
	incompatible	none
Offices	compatible	retail; food and drink outlets; leisure
	incompatible	residential?; clubs?
Residential	compatible	offices; leisure; cultural; food and drink outlets
	incompatible	clubs;

Being good neighbours

Although tensions between different uses are difficult to avoid, they can be mitigated by:
- design;
- covenants on leases and freeholds;
- effective and participative management structures;
- regulatory powers (environmental health, licensing etc.);
- planning controls;
- the courts

The emphasis is often on planning and regulation, whilst the impact of design and effective management is neglected.

Emerging Land Use Policies for CMK

The Plan's vision is to create a vibrant and safe city centre, that welcomes, surprises and delights workers, visitors and residents alike, with a rich mix of shopping, leisure, sport, cultural and social facilities offering an exciting street life and diverse night life

<u>Mixed Use Policy</u>

- the preferred predominant land use for undeveloped or underdeveloped land will be shown, with a range of options as appropriate;
- priority pedestrian routes will be shown where blank facades will not be accepted and the majority of the ground floor of new development will have to have uses that bring animation and activity to the public realm, these uses being cafes, bars, restaurants and shops;
- away from the priority pedestrian routes, blank facades will be discouraged whilst animation and activity will be encouraged;
- owners of existing buildings will be encouraged to work to these guidelines in the day to day churn of activities in their buildings, especially along the priority routes;
- above ground level, a mix of uses will be preferred for these predominant uses:
  offices residential, community, cultural and hotels
  retail residential, offices, hotels, leisure, community and cultural

<u>Good Neighbour Policy</u>

- where office uses are located within or adjacent to residential developments, the proposed design must seek to minimise issues of over-looking
- where residential uses are located within or next to leisure developments, the proposed design must seek to minimise issues of noise from proposed or future external seating and smoking areas
- management structures for developments will be required that encourage engagement, reduce conflicts between different neighbours and ensure that the public face is well looked after

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SCHEDULE 10 - TOWN AND COUNTRY PLANNING (USE CLASSES) ORDER 1987

The Use Classes Order groups together certain similar uses into one classification and allows changes within that classification without the need for express planning permission. The Order is divided into four parts which are further sub-divided into different Use Classes:-

Part A deals with high street, retail and service outlets;
Part B deals with other offices and industrial uses;
Part C deals with residential uses; and
Part D deals with non-residential uses.

Uses that do not fall within any of the Use Classes are referred to as 'sui-generis', in a class of their own. (Some of the information contained below is adapted from the detailed wording contained in the Order, or amendments undertaken since its original publication).

PART A
Class A1. Shops.
Use for all or any of the following purposes:-

(a) for the retail sale of goods other than hot food;
(b) as a post office;
(c) for the sale of tickets or as a travel agency;
(d) for the sale of sandwiches or other cold food consumption off the premises;
(e) for hairdressing;
(f) for the direction of funerals;
(g) for the display of goods for sale;
(h) for the hiring out of domestic or personal goods or articles;
(i) for the washing or cleaning of clothes or fabrics on the premises; or
(j) for the reception of goods to be washed, cleaned or repaired

where the sale, display or service is to visiting members of the public.

Class A2. Financial and professional services.
Use for the provision of:-

(a) financial services;
(b) professional services (other than health or medical services); or
(c) any other services (including use as a betting office) which it is appropriate to provide in a shopping area

where the services are provided principally to visiting members of the public.

Class A3. Food and drink.
Use for the sale of food and drink for consumption on the premises or of hot food for consumption off the premises.

PART B
Class B1. Business.
Use for all or any of the following purposes:-

(a) as an office other than a use within class A2 (financial and professional services);
(b) for research and development of products or processes; or
(c) for any industrial process

being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, soot, ash, dust or grit.

Class B2. General industrial.
Use for carrying on of an industrial process other than one failing within class B1 above.

Class B8. Storage or distribution.
Use for storage or as a distribution centre.

(Classes B3 - B7 (special industrial classes) were revoked in 1995)

PART C
Class C1. Hotels.
Use as a hotel, or as a boarding or guest house where in each case no significant element of care is provided.

Class C2. Residential institutions.
Use for the provision of residential accommodation and care to people in need of care (other than a use within class C3 (dwelling houses)). Use as a hospital or nursing home. Use as a residential school, college or training centre.

Class C3. Dwellinghouses.
Use as a dwellinghouse (whether or not as a sole or main residence):-

(a) by a single person or by people living together as a family; or
(b) by not more than 6 residents living together as a single household (including a household where care is provided for residents).

PART D
Class D1. Non-residential institutions.
Any use not including a residential use:-

(a) for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner;
(b) as a crèche, day nursery or day centre;
(c) for the provision of education;
(d) for the display of works of art (otherwise than for sale or hire);
(e) as a museum;
(f) as a public library or public reading room;

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(g) as a public or exhibition hall; or
(h) for, or in connection with, public or religious instruction.

Class D2, Assembly and leisure.

Use as:-

(a) a cinema;
(b) a concert hall;
(c) a bingo hall or casino;
(d) a dance hall; or
(e) a swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreations, not involving motorised vehicles or firearms.

Sui-generis

A variety of uses do not fit into any of the above classes. They tend to be definable uses in their own right with specific on-site requirements. These include the following:-

(a) as a theatre;
(b) as an amusement arcade or centre, or a funfair;
(c) as a laundrette;
(d) for the sale of fuel for motor vehicles;
(e) for the sale or display for sale of motor vehicles;
(f) for a taxi business or business for the hire of motor vehicles;
(g) as a scrapyard, or a yard for the storage or distribution of minerals or the breaking of motor vehicles;
(h) for any work registrable under the Alkali, etc. Works Regulation Act 1906;
(i) as a hostel; or
(j) as a waste disposal installation for the incineration, chemical treatment or landfill of waste to which Directive 91/689/EEC applies.

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OVERVIEW OF OFFICE ACCOMMODATION & MIXED USE

WORK-IN-PROGRESS

11th July 2012

Expert Panel Session

1

OVERVIEW OF GROWTH DURING PLAN PERIOD

AN ECONOMIC POWERHOUSE

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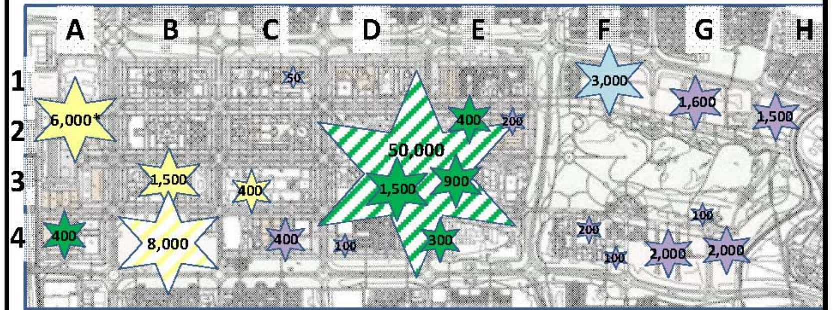

* Includes Network Rail

- New office-jobs
- *toward end of plan period*
- New retail jobs
- New visitors (per day)
- New Residents
- University students & staff

120710 DRAFT

CMK ALLIANCE PLAN – LAND USE PROPOSALS

SOME FEEDBACK FROM EXPERT PANELS TO DATE

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- Too many cultural/community proposals – need to concentrate on a few big deliverables
  - Focus on cultural 'heart'
- Draft master plan with proposed land uses too 'prescriptive' and 'lumpy'- needs to promote finer grain of mixed use
  - How to promote flexible mixed use whilst meeting core strategy quantum of development?
  - How to maintain investor confidence - develop 'good neighbour' policy?
- Intensification of CMK has significant potential for congestion / over-loading of nearby grid road junctions (especially morning peak times)
  - MSCPs with access off grid roads may help
  - Alliance Plan should seek to distribute more mixed use, particularly employment land use
- Emerging consensus that Core Strategy targets are not achievable within plan period
  - Plan needs to demonstrate a strategy/land use plan that can deliver the targets, but show alternative (preferred) option?

120710 DRAFT 3

OVERVIEW OF EXISTING LAND USES

AREAS OF PRE-DOMINANT USES & MIXED-USES

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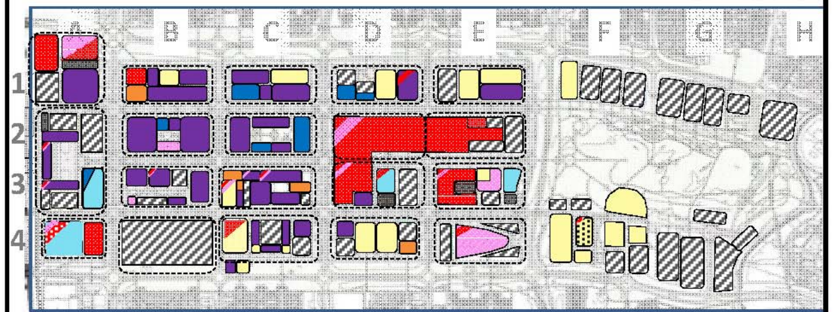

- Class A1/A2. Shops/Financial & professional services
- Class A3. Food and drink
- Class B1. Offices, R&D and light industry.
- MSCP
- Undeveloped/under-developed sites
- Class C1. Hotels
- Class C2. Residential institutions incl colleges
- Class C3. Dwellinghouses
- Class D1. Non-residential institutions incl hospitals, universities, museums, libraries
- Class D2. Assembly and leisure incl cinema, bingo, concert hall, sports hall

NOTE
mixed-use sites shown with stripe of colour representing other uses

120710 DRAFT

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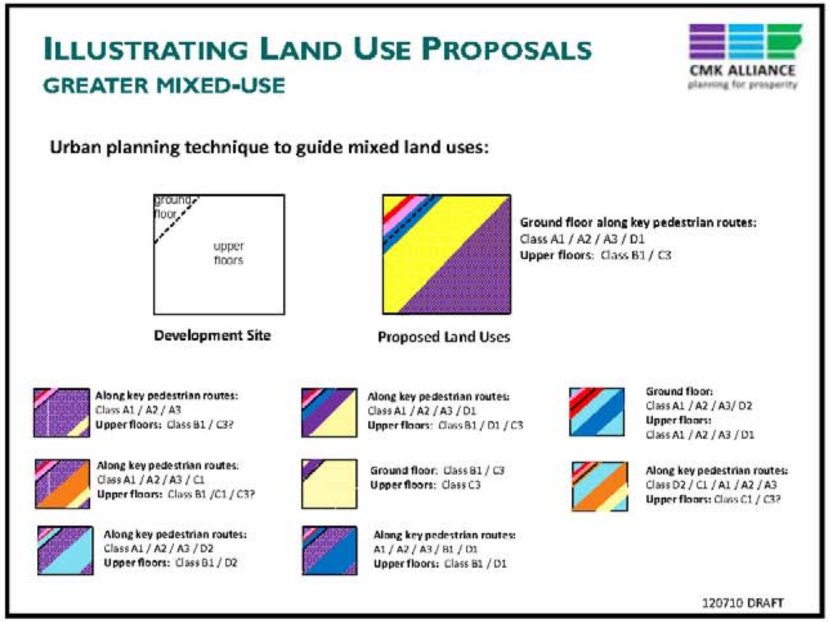

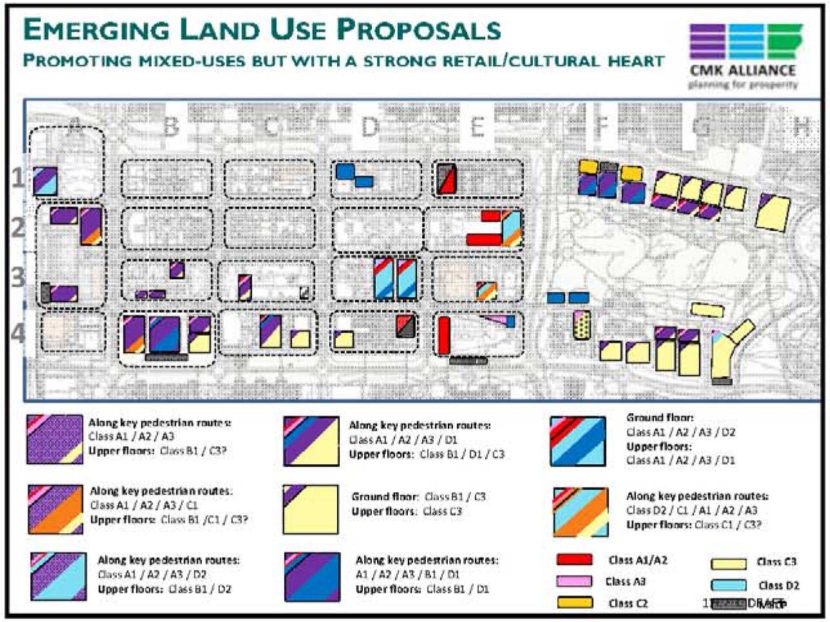

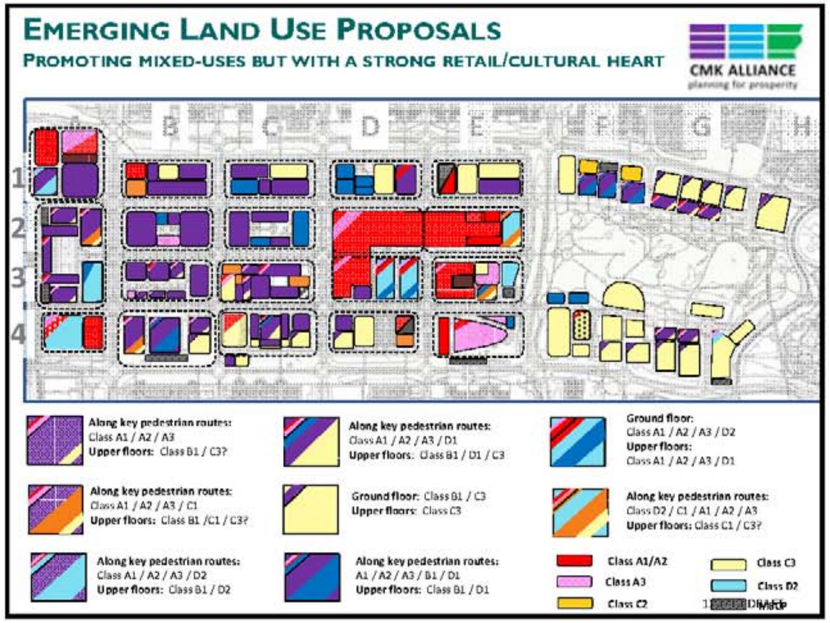

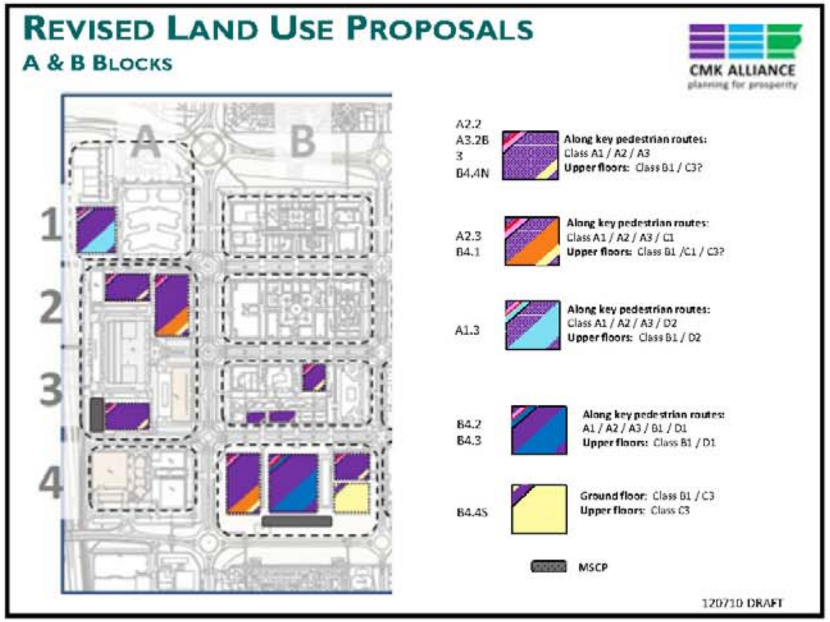

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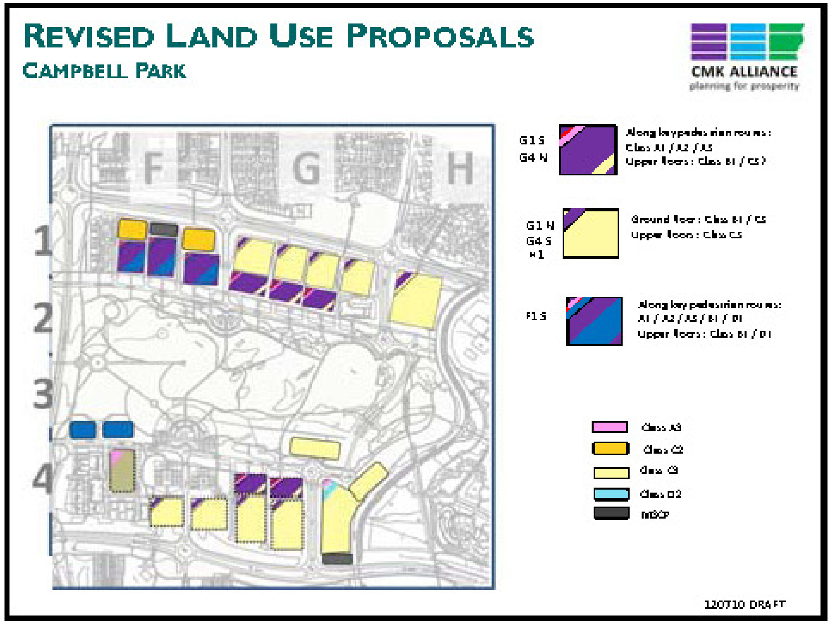

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CMK Alliance Expert Panel
11th July 2012

Office Accommodation & Mixed Use

Attendees:

Expert Panel	Contributors	Others
Clive Faine	Cec Tallack	Rebecca Kurth (Moderator)
Ian Jackson	Jenni Ferrans	Kay Greenhalgh
Charles Macdonald	Simon Elcock	
Allan Banks		
David Lock		
Colin Fox		

RK gave an overview of the Alliance plan development, objectives and vision and details on the Core Strategy requirements that it must conform to.
A query was raise as to whether the plan was going to zone areas, RK advised that land uses will be prescribed by blocklet not whole areas.

Q: What businesses are attracted to CMK?
- DL: The obvious one is retail development. CMK works for retailers. Access is good, like being out of town but in town.
- Leisure i.e. drinking. Due to availability of large blocks of land with good accessibility and a generally well managed night time economy.
- Office – compared with competing locations, CMK could/can offer large blocks of land in a controlled market, in the past 'deals' could be struck to leverage additional delivery i.e. office blocks either side of the church paid for the church. Near to mainline station – although more perceived benefit than real - and availability of parking are positives and labour availability is generally good but despite all this it has been a struggle to make CMK a good office location.
- Staff enjoy retail and convenience but parking charges put CMK on the cusp of 'staying vs moving'
- Standard office construction cost is currently too high in relation to the rental rates – it just doesn't stack up for developers/investors right now.

Q. Is it a threat to CMK that businesses are moving out?
- Natural development and growth of businesses dictates where they base themselves.
- As there is currently a substantial amount of void office space, we can't/shouldn't base our plans on the current trends. We must ensure we can meet businesses needs when they do come and the economy recovers.
- CM: The current stock is of poor grade and not attractive to businesses compared to the new. Needs re-generation.

Q: Would investors take on an old office block or build new?
- Recent research shows investors leaving MK not coming here.
- Is this the same elsewhere in the UK or is it just MK/CMK?
- CM: It comes back to our USP's – parking, grid system, station, proximity to London – we must maximise every benefit from these. Ultimately it will/should push rents up.

Q: Would investors buy obsolete office stock to demolish it and rebuild? Are we at that point yet?
- Not yet but perhaps in a few years. We are getting to the stage where buildings like Midsummer House are 40 years old and ready to be pulled down.
- CM: If HCA are selling land for low cost, this is a concern. We have to avoid blight caused by empty office buildings. MKC/HCA need to play the game very carefully. We have some plenty big holes to plug (old office stock) – make sure we plug these first.
- IJ: The Pinnacle is only 70% let 4 years since it's completion and still no-one has taken on the ground floor retail. Need to learn from these cases.

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- We need to understand if these issues are just MK/CMK, although there are similar issues across the country. Sadly, we lost a decade of good office development opportunity in the early 2000's because EP was focussed on residential delivery, not offices.
- IJ: MKC/MKP made it so difficult to build/deliver the Pinnacle that what could have been delivered and sold at the peak of the office market was missed, this needs to improve greatly and development of this sort welcomed and supported through the process, not hindered.
- There was a period where occupiers were being pushed out of CMK but the current administration has improved on this and is looking after them better.
- CM: The infrastructure of CMK needs to be cared for and better maintained and managed, if not it puts investors off rather than attracting them. The importance of this must be recognised.

Q. Special or Reserved Sites?:
- CM: Generally – yes, it's a good idea to reserve special sites. Need to fill in the gaps and avoid blight by re-generating before giving up B4 to 'ordinary' development. First look to get more density in the city centre and the rents up.
- DL: Issues with large plots - it was the surveyor's job to sell MK in the beginning. It was so much easier to sell a large block rather than smaller bits i.e. B4 – such a large block should not be sold as one just because it's easier – it should be sold in smaller parts but this requires more work on behalf of the landowners. B4 is a prime 20 acre site and it's crucial that it's used appropriately and to best benefit – that development is intensified.
- CFaine: Campbell Park is an enormous opportunity but we have not been, and are not being adventurous enough when we look at the area.
- CMK is a jewel certainly in the UK and perhaps in the whole of Europe (all agreed).
- CFaine: What are we doing on Station Square – nothing big! Where's the vitality? We need to go grand i.e. Canary Wharf. Why push out a campus to the park when we need vitality near the Station?
- CFaine: the market will determine what's built so we don't need to specify detail of use for the site, for example, next to the Pinnacle but we do need to look carefully at Campbell Park and Station Square.
- Station Square is an example of true potential for investors. We should hold on to B4 for a big development/investment opportunity such as Network Rail but certainly not build residential on it.
- DL: **We're talking about city building here not property development** The big question is, do you blow out all of your land on the first investors/developers that come along or reserve prime sites for specific or special investments?
- DL: A plan can say 'this area in CMK has special consideration and shall be used for xxx'. If an opportunity comes along that fits equally well on the site next to the Pinnacle why would you put it in B4 when that should be kept for grander and more exciting development?
- CM: You can fit most of the required size developments on land elsewhere in CMK without touching B4.
- CFaine: agreed with the concept of the plan as shown but not with the residential allocation in Campbell Park, stated he was more worried about 'fudging' Campbell Park than B4.

2

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- Abbeygate may think this but others disagree. A European Institution, another Network Rail - both are examples of the sort of development that could go on B4 if it is held back/allocated as a reserve site for such things.
- If the Hockey Stadium had still been occupied would Network Rail have come here? Even B4 was not available as it is currently designated to residential use?
- CM: Developers spend a lot of time with agents like Bidwells etc trying to second guess investors and businesess to get them to invest in MK rather than elsewhere ie. it's being thought about and actioned constantly.
- But sometimes those decisions are simply down to the where the Managing Director lives and you'll never change/influence that despite the offer.
- AB: The trouble is that it's been made difficult in the recent past for people to invest and come to MK. HCA/MKP made it nearly impossible so people went elsewhere where they were actively welcomed and encouraged to invest i.e. Mk has gained a reputation as being 'closed for business' (all agreed).
- It's perfectly acceptable to say B4 is available - but only if it meets certain criteria (i.e. >500,000 sq ft/head office etc). That's better than selling/accepting anything on bits of it.
- Developers are currently getting pre apps in to get past or avoid the emerging Business Neighbourhood Plan which is/could be differing from the current development framework review, for example the residential development by Barratts on B4.4. HCA were formally requested by stakeholders not to go ahead with the development of B4.4 under the CMKDF brief however they went ahead. The general reason for this was felt to be that they needed to be seen to be delivering something.
- CM: Bidwells chose CMK for its high standard of office stock which was very limited elsewhere, and for the free parking provision which came with their building.
- There was much discussion around the importance of parking provision for businesses in or coming into CMK and that if well managed it should be a USP, a benefit rather than an issue.
- CFaine – we need flexibility within the CMK Alliance Plan. To look at specific uses but to not be too prescriptive. The plan needs to look at and drift into some detail - height, massing, density etc but must also remain flexible. Fearful of ending up with a restricted supply based on a prescriptive plan – we need to make a plan that stands the test of time. Is the world ever going to come back to what it was before the downturn?

Q: What is the attraction of Campbell Park vs. B4?

- DL: Campbell Park is the most extraordinary asset, the jewel in our crown, nationally if not wider. A technology or science park with a campus for example, in the area would be an exceptional opportunity. It must not be salami-sliced into small, mediocre developments.
- The problem is that to meet the Core Strategy, the plan has to fit 5,000 dwellings into CMK and that takes up most of the park. Until this changes we have a problem.
- All agreed that Campbell Park should be high quality, with active frontages for commercial use to the boulevards and perhaps residential behind them.
- As the Business Neighbourhood Plan evolves if it sits comfortably alongside the CMK Development Framework Review the examiner wont get upset - but if we go down that route we risk wasting our prime asset - Campbell Park – dilemma!

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- AB: B4 is 'just another development site, but Campbell Park is completely different. If someone was to give Campbell Park as a site for inward investment that really would be exciting, B4 wouldn't be. Campbell Park is what should exercise our minds.
- Masterplan Campbell Park on a residential basis until the Core Strategy is changed and allow for Campbell Parks real potential to be realised.
- That would be madness, twisted logic. If Campbell Park really is our European jewel in the crown why are we going ahead with a plan that can't designate it as such because it has to be predominately residential?
- NF: The plan has to meet the Core Strategy figures to be compliant. We have to wait until the Core Strategy has been through examination this week. In part the numbers were based on B4 and Campbell Parks outline planning for residential in the CMKDF and as residential they provide just over 4,000 dwellings.
- If the inspector allows an early review on the Core Strategy it will happen asap but not until 2015. That is too late though. JF suggested leaving B4 as residential designation rather than Campbell Park.

6th Generation Science Park for Campbell Park?:

- DL: A 6th generation science park is distinguished by having the involvement of a major academic institution. It has the spin off of research and development but also businesses engaging with the students directly. They also have support and suppliers linked to the institution and have modern accommodation (as they work strange hours and families can be part of the institution and workplace resulting in a much more attractive place to be). A 'technopol' is a living business park/technology centre. The nearest attempt at this in the UK is Aston near Birmingham which is small and not particularly good.
- CM: What are we going to link it to – doesn't see it in Oxford, for example.
- All sounds wonderful but if Campbell Park is set aside on that basis it probably won't happen for 15 years? However, if you sold Campbell Park with a development brief a consortia would buy it, some are already interested…
- CFaine suggested the university plan proposal to be circulated to all present for their views as he feels it's a good plan whether in B4 or Campbell Park.
- DL: What you have with the CMK Plan in front of you, the capacity is much greater than current use. It has the potential to carry on growing way past 2030 – we have more room than we need so do we spread our 'pot of marmite' thinly all over CMK in small bits or do we take the whole pot and put it in one place i.e. technopol and go for it.
- We have a big advantage in that we have a selection of sites. Other places may only have one or two to offer or councils have to compulsory purchase which takes years.
- MK is not on the map now. We lost our ambition over the last 10 years. We need to get our act together, remove obstacles and promote what we have. It has been very frustrating for years now how difficult it's been and the lack of vision and active promotion/selling. Places like Northampton are more on the map than we are (developers and agents all agreed with this).
- If we have a chance to get the 6th gen technopol we should go for it. Even if we don't get anything for 5 years it would be worth it.

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- If we leave it for HCA or MKC they have no incentive to do the huge amount of work required. It should be parcelled up and sold to a group of developers/investors/consortia to develop it up in an ambitious scheme.

- How would an investor/developer group sustain the cost of the sites whilst developing the plan? - DL responded that with an economic growth phenomenon, opportunities like this are here. MKC/HCA would have to wait for their money until the last piece of the development was delivered to enable the development to take place. Other related benefits such as employment must be taken into account.

- An example of this is the Lend lease development at Greenwich – the dome, offices etc - EP gave the land and land lease controlled it. It's fantastic but there's still a lot of the sites undeveloped. You've got to appreciate the scale of these proposals.

- How do you control the delivery of the sites? If e.g. Trinity College or Microsoft bought it, why would they come to MK? Because it's right in the middle of the UK, between Cambridge and Oxford and a unique site etc.
- We need a catalyst – what is MK's future focus – sustainability/renewable/motor sport industry?
- Doubts as to what it is/could/should be but this is an important question for all CMK, not just about these sites.

Q: Mixed Use
- Everybody wants good neighbours. Needs to be business friendly and well thought through. It can be done well but likewise can be bad i.e. the Hub. Design is crucial.

- Long term mixed use can work well but for short term where's the money coming from i.e. trying to attract a FTSE 100 company to MK, they won't want to be sited next to flats. This all makes funding difficult.

- In cases of residential above office accommodation there must be separate cores - offices enter one way, residents another.

- In CMK we have coarse grain development because of the way it was built. We now need finer grain development to add interest and attractiveness as in other older towns and cities.

- Discussion took place around the continental way of independent investors and small pension investments resulting in finer grain development. Ideas like Almere - private investors buying plots/sites and building homes, residential/offices combinations etc. Why can't we do that in CMK?

- Because the land price in too high compared to Europe and certainly in the city centre – this restricts the market.

- In the past it has been a case of 'one size fits all' (The Theatre District was discussed as a 'lost opportunity' which could have been so much more and of better quality). Large chunks - we need to look in the future to do things differently. Opportunities for small site developments.

- Sacrifice return on land sales for the longer term gain/benefit to the whole city, so land value should be used to gain long term benefits i.e. employment, business growth, property values etc.

- Hopefully MKC could/can do this now that HCA/MKP will not control/own the land.

Expert Panel 4: Conference & Exhibition Facilities (Notes from Meetings)

CMK ALLIANCE
planning for prosperity

Conference & Exhibition Facilities Meeting Notes
31st July 2012

Attendees:

Rebecca Kurth	Chair, CMK Alliance Plan
Linda Mansfield	Events in Business
Jackie Inskipp	Destination MK
Kay Greenhalgh	MKCCM

- Forget London and Birmingham, their markets are set. Harrogate and Telford are examples of successful conference and exhibition towns who have invested enormously in marketing and building up their reputations. This is an aspect that would be needed for any new facility in CMK.
- University idea of conference facilities for students one day and business the next - LM advised this just doesn't/won't work. JI agreed.
- University of Warwick and Loughborough do this but it ends up being upper 2 star accommodation and only out of the uni season when commercial requirements are very low.
- Include an additional offer like sports facilities as part of conference package, ie nearby in CMK – LM raised this several times. This also depends on the market you're trying to attract. If 4 star, they expect more than just a bed for the night, so you have got to think about offering them something else as well.
- Current CMK Hotel offer = Holiday Inn 4*, Jurys & Ramada - 3 star, Premier Inn & Travelodge – 2/3 star. Questioned whether a 5* is right for CMK.
- Location of facilities would be dependant on the market i.e. 2 star as opposed to 4 or 5 star.
- The MK Dons arena is an empty space like an exhibition or concert facility and will seat 5,000 but it doesn't have the accommodation to match – only 127 beds.
- Organisation that may be worth contacting is 'Venue Masters', they promote all the academic venues.
- Kents Hill and the like are looking tired. If you want to go up market you would have to invest across all the facilities in MK.
- MK is a 'difficult sell' to the conference market due to the general negative perception.
- The reverse of this is that excellent conference facilities would attract business people who 'see for themselves' and then return, invest, spend and therefore is an investment in MKs longer term future and success.
- Forget B4, if Campbell Park (F Block) is to have technology businesses/6th generation science park or similar then that would be the ideal location for conference facilities.
- Good/exciting architecture and design is lacking. There's no 'wow' factor in CMK/MK and this does impact on corporate choices for their conference facilities.
- Ruskin in Chelmsford has new student accommodation and a business park as part of it, may be worth looking at it as an example of a new facility.
- There's already a technology park at Cranfield. How different to, and in what way would a Campbell Park facility be based?

Q: If Campbell Park is the desirable/prime area in CMK then maybe residential should be on B4 after all? The closer you get to the station end the lower level/standard of the market it appeals to?

- The Raddison Hotel at Stanstead – has a unique attraction in it, look at website – LM gave as an example of that 'extra something' that attracts business clients.

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CMK Alliance
Conference & Exhibition Facilities Meeting
01 August 2012

Attendees:

Chris Clarke	Kents Hill Conference Facility
Jackie Inskipp	Destination MK
Kay Greenhalgh	MKCCM

- Kents Hill has 330 beds and is equivalent to a 3*. It was purpose built as a conference and training facility.
- Exhibition/international convention centre facilities are lacking in MK and would bring new businesses but must be done well.
- Kents Hill is rarely completely full, however was in June and July this year. Would be concerned if several hotels were planned to be built around a CMK convention facility as that competes with the existing MK hotelsand when no convention/conferences how do you fill all the beds?
- Does it benefit economy? - No, there's no immediate and direct fginancial benefit outside of the operator but the thousands of people that come may return, change negative perceptions etc so does have a longer term benefit.
- 1 night stays for large conferences are bad business and many corporates are only going for a single day or maximum 1 night now to keep costs down. These short stay intense events keep the delegates busy throughout so very little likelihood of a spend in the rest of the city.
- MK is and could benefit fro being known as an excellent 3* location for business events. That's the way conference business is going now and to do it well is a selling point. 'Value' in best possible way.
- A large facility in CMK could be a white elephant.
- Once Kents Hill secures new customers they keep them, return business is high. They believe this is because they offer 'easy facilities', that work specifically for conference delgates, ie, buffet food selections and all times, well designed break out rooms and natural light in all rooms etc.
- Many of the existing conference type facilities in CMK are poorly designed as doubling up with other uses, ie in hotels. There is a difference in the requirements for conference compared to the usual hotel guest just requiring a bed for the night.

Expert Panel 4: Conference & Exhibition Facilities (Notes from Meetings)

CMK Alliance
Conference & Exhibition Facilities Meeting
02 August 2012

Attendees:

Julia Evans	Doubletree
Monica Fisher	Doubletree
Jackie Inskipp	Destination MK
Kay Greenhalgh	MKCCM

Hotels Hampton are part of the Hilton Group – the budget park and they are international.

1. **Does CMK have a natural competitive advantage that it could exploit in the conference/convention market, such as :-**

   - **Proximity to mainline station?** Yes but parking is needed too, not all will travel by train.
   - **Proximity to and excellent location between London and Birmingham, Cambridge and Oxford?** Ideal for the tech market

   Or is there a gap in the conference/convention/exhibition market that is/can not be met with the current offer in CMK/MK that could be filled by a new facility in CMK as opposed to the offer both existing and planned outside of CMK?

   Hotel requirements – need more budget 100 bed hotels(Premier, Express or Hampton)and a 4 star 250 bed in CMK. Hampton Hotels are part of the Hilton Group – the budget part but they are international and provide loyalty points a for the whole of the Hilton range. Important to bring in the Internationally known chains.

   Gaps in the market – future business to aim at:-
   Technology / Gaming i.e. Xbox/Playstation is a very lucrative market and growing.
   Attracts ages from 5 – 55. Requires very hi-tech equipment, idea for a futuristic venue with all the kit! For example get Apple or similar to sponsor it/name it. Could add hi-tech conference call facilities for virtual meetings etc. Would have to meet all this market sectors requirements but also 'fits' with the MK image. Could/should be a great looking building, iconic and relevant to market if possible.
   Ideally 500 capacity – 250 event plus 250 dining (separately with in house catering).

2. **How much would a new facility offer economic benefit to the city centre and the wider MK in addition to the direct conference costs – ie, does it benefit the wider economy?**

   Depends on factors such as length of stay. Type of customer/visitor ie - Business conference or convention/exhibition? Most conferences keep the delegates inside and maximise the networking and training time so little opportunity to go into the city centre and spend. But good for MKs reputation and return business longer term.

3. **Are there developers and operators looking for opportunities to develop and run these types of facilities, ie- needs to stack up financially for anyone to actually deliver it?**

   In the current economic climate, no. Banks see hospitality as a risk market.
   However in good times and as above dependant on the market sector and offer being desirable and economically attractive, could be a very different story.
   Does require 'selling' though, ie Inward Investment role key and marketing the offer/opportunity.

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CMK Alliance
Conference & Exhibition Facilities Meeting
03 August 2012

Attendees:

Grace McElroy	Jurys Inn MK Manager
Mark Webster	Head of Sales, Jurys
Jackie Inskipp	Destination MK
Kay Greenhalgh	MKCCM

- CMK should think Convention centre not Conference. If thinking big, then think International Congress with capacity of 5,000-6,000
- Geographically excellent location between London and Birmingham. Think of what already exists and works - Birmingham/Liverpool/Manchester etc.
- If really being aspirational, think ICCA – International Congress and Convention Association – Martin Serc is the CEO and it may be worth meeting with him to discuss options/viability. (Mark can arrange this)
- RAI Group – are an example of developers, owners and operators of major international congress and convention centres.
- Why would CMK go for 1,000-2,000 capacity conference facilities when London and Birmingham already do it and well. Need to think bigger and provide a unique facility that would 'put MK on the map', attract new business and with it improved reputation.
- Location could be either Station or preferable the prime site North of Campbell Park where there may be a reserved site for special opportunties that would work well with a congress centre – technology being a common theme and 'fits' with MK.
- Mixed budgets come with conference business, certainly not all 5 star anymore and for high ranking delegates they are likely to stay in exclusive hotels and be driven or flown in. Hotels linked to it must have International branding but majority 3 and 4* as is relevant to the market these days.
- Internationally congress delegates stay all around the facilities and are driven in, up to 20 minute distances are acceptable.
- Rail link is a key benefit to CMK for this market and parking isn't usually an issue as international delegates fly and train etc.
- When no congress business, facilities can be used for other purposes such as conventions/exhibitions/conferences. Must provide all the hi tech facilities and should include virtual meeting facilities/state of the art equipment.
- Building should be of architectural merit, a wow factor in itself, an attraction that would bring visitors and improve MKs reputation.
- Could be linked to other techy organisations such as Cranfield, Chicheley Hall, OU, University College, Smart Cities/future cities etc. Seen as a good fit for MK/CMK, a focus for the future.

Expert Panel 4: Conference & Exhibition Facilities (Notes from Meetings)

CMK ALLIANCE
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CMK Alliance
Conference & Exhibition Facilities Meeting
06 August 2012

Attendees:

Stewart Elsmore — Cranfield Management Centre
Kay Greenhalgh — MKCCM

- Cranfield's strapline is 'Knowledge into Action'
- 1,989 at Cranfield. 1,300 student single accommodation and houses on site.
- 250 seat lecture theatre, 186 ensuite rooms in conference centre – 4*
- 60 conference area beds – 3*
- 32,000 bed nights per annum in total
- Just about to open a new building with 4 rooms that will seat up to 100 people each
- The school of management has 40 lecture rooms

- We may have many facilities but the question is in MK/CMK - are the existing conference and exhibition facilities actually good or the right ones?
- If all other substantial cities in the UK and internationally have these facilities, and they do, then SE would deduce that yes, we should too. Bournemouth is an example of a risky development of a large conference facility on the seafront that hasd much opposition at the time and it's been a resounding success – it's also been regenerative.
- CMK could consider a very good conference development as a regeneration project of an undesirable or tired CMK area. Good design important.
- MK may be a 'hard sell' but that's because its conference facilities tend to be inadequate because they are not dedicated to that specific business or purpose built. They give mixed messages to the market i.e. that we can't do things very welll, trying to be all things to all people. Need to decide on the market and deliver accordingly.
- KG asked SE's opinion regarding the gaming concept. SE could see potential but it needs to be done very well and incorporating the very highest standards of technology.
- It's not just about what facility would generate financially, it's about reputation, positive perceptions – something that would put us on the map.
- Hotels are incidental to the decision on this facility – they will come if the market is there. Get the concept and main facilities right and the rest will follow.
- SE can see a purpose built International Congress Centre with large capacity working as it would provide the facilities conventions and high level gatherings require.
- Conference, convention, exhibition centres are all about education and then making decisions based on that. They must be linked to the University College and Cranfield if they are all to succeed.
- The business and research/education carried out at Cranfield is little known about but could link well to these technology based facilities and markets.
- Cranfield airport has just undergone major improvements and could also play a key part in a future congress/technology convention centre in CMK.

Expert Panel 5: Implementation & Maintenance (Materials)

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CMK Business Neighbourhood Plan
Implementation and Maintenance Session

19th September 2012, 16.00 – 19.00
Thecentre:mk Boardroom
Central Milton Keynes

AGENDA

16.00 1. Welcome & Introductions

16.05 2. **Overview of CMK Alliance Plan**

- A short presentation on key emerging proposals

16.20 3. **Topic 1: Current CMK Planning Obligations**[1]

- What key lessons should we learn from the existing CMK Planning Obligations SPG?
- In what ways will the new Community Infrastructure Levy (CIL) and phasing out of S106 impact the future delivery of public infrastructure in CMK?

16.50 4. **Topic 2: Delivering parking & improvements to public transportation**

- How can the demand for parking be met by new developments if land values do not support parking provision in MSCPs, underground or undercroft? Should public MSCPs, for example, be forward-funded by the MKC just as the Treasury forward-funded the original highways and parking infrastructure of CMK?
- What are the funding options for improving public transport (infrastructure and revenue) in CMK?

17.30 5. **Topic 3: Delivering cultural and community facilities**

- The emerging plan has aspirations for a number of cultural and community facilities: a large covered market hall, a mid-sized (450-seat) performing arts theatre, a 'destination' public realm in the heart of CMK…
- How would you propose that we go about funding these facilities and how should the plan try to capture these?

18.15 6. **Topic 4: Maintenance of CMK's public realm and landscaping**

- CMK's infrastructure is now beginning to show its age, just at a time of significant government cut-backs.
- How would you propose that we go about funding the back-log of repairs? Is this something that the plan can or should address?
- How would you propose that we fund maintenance on an on-going basis? Is this something that the plan can or should address?

19.00 CLOSE

[1] http://www.miltonkeynes.gov.uk/planning-policy/documents/CMK_Planning_Obs_SPG.pdf

Expert Panel 5: Implementation & Maintenance (Materials)

CMK Alliance Plan
Implementation and Maintenance Panel

19th September 2012

CMK Alliance Plan
Vision

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By 2026, CMK will be the dynamic centre of one of the fastest-growing regions in the south-east. It will support thousands of new jobs and wide-spread prosperity as:-

- the most accessible city centre in the UK, pioneering sustainable yet convenient transport choices for workers, visitors and residents
- the home of an expanding university, delivering innovative approaches to higher education and nurturing new ventures in technological and creative hubs across the city centre
- a vibrant and safe place, that welcomes, surprises and delights workers, visitors and residents alike, with a rich mix of shopping, leisure, sport, civic, cultural and social facilities offering an exciting street life and diverse night life
- an admired, prestigious city centre, celebrating the distinctive 'Milton Keynes' city-scape and high-quality infrastructure
- an inclusive place, encouraging participation and interaction , connecting people, stimulating ideas, and inspiring future generations

120822 DRAFT 2

Emerging Land Use Proposals
Delivering Core Strategy Targets

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	Base in 2003	Add'l by 2031 2005 LP**	Additional by 2026 Core Strategy	Additional by 2026 CMKAP
Offices (m2)	280,000	445,000	180,000	240,000
Jobs	25,000	25,000	10,700 ?	15,100 4,100
Retail (m2)	230,000	105,000	110,000	109,000
Dwellings	2,600*	5,000	5,000	3,000

*Dwellings include additional 1,600 delivered 2003-2010

**Targets from 2005 Local Plan and 2001 CMK Development Framework

120822 DRAFT

Emerging Land Use Proposals
Significantly more Workers & Visitors

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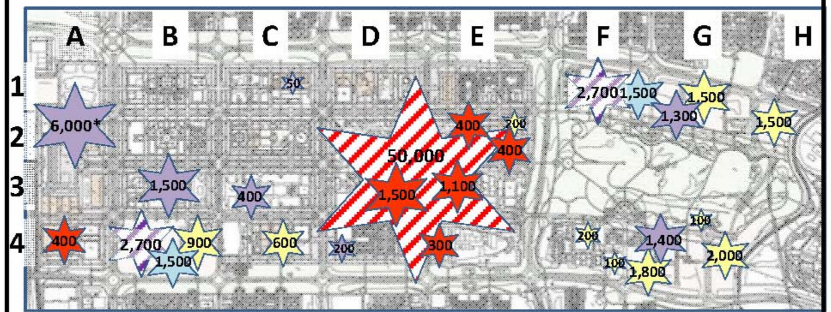

* Includes Network Rail

New office-jobs
toward end of plan period
New retail jobs
New visitors (per day)
New Residents
University students & staff

120822 DRAFT

Expert Panel 5: Implementation & Maintenance (Materials)

Access & Movement Strategy

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1. **Increase number of parking spaces**
   - Accessibility is CMK's key competitive advantage
   - Expert panel advice: "do not constrain parking as a way to force people to public transportation"
   - 2007 Transport Strategy: journeys to work by car need to be reduced from 80% to 60% within plan period (note: review did not model visitor journeys)
   - **JPDT estimates at least 7,000 additional spaces required** even with reduction to 60%
   - **JPDT estimates at least 4,000 spaces to be replaced**
   - Some sites are better than others for future MSCPs
   - Major challenge for delivery
2. **Significantly increase public transportation use**
   - Modal shift of ~10% to 20% required within plan period; **more than 5-fold increase in passengers**
   - Expert panel view: "This is at the margins of what's possible"
   - Expert panel: Strong support for Passenger Transport Authority ("a game changer")
   - Challenge for shuttle viability if competing with buses along Midsummer Blvd
3. **Future proof public transportation**
   - Protect routes through CMK and beyond

120822 DRAFT 5

CMK Alliance Plan – Parking
Major Challenge to Deliver

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- There is scope within the business neighbourhood plan to re-evaluate the current CMK parking needs, standards, and planning obligations.
  - **Do the current parking standards and planning obligations support long-term prosperity of CMK?**
- **Preliminary analysis suggests that at least 7,000 additional parking spaces will be required even with a significant modal shift to public transportation**
  - **Current parking standards will provide a maximum of around 5,000 spaces, but only 30% to be provided on-plot**
  - **Current parking obligation (£2,500 per space) is grossly inadequate to deliver the remaining 70% in MSCPs or underground**
- **But current land values may not support the amount of parking needed either on- or off-plot at the 'real' cost of MSCPs**
- **Some sites are more accessible than others and would be better locations of MSCPs as part of integrated development on those sites**

120822 DRAFT 6

CMK Alliance Plan: Public Transport
Medium-Term: CMK Shuttle & Co-ordinated Bus Routes by 2018

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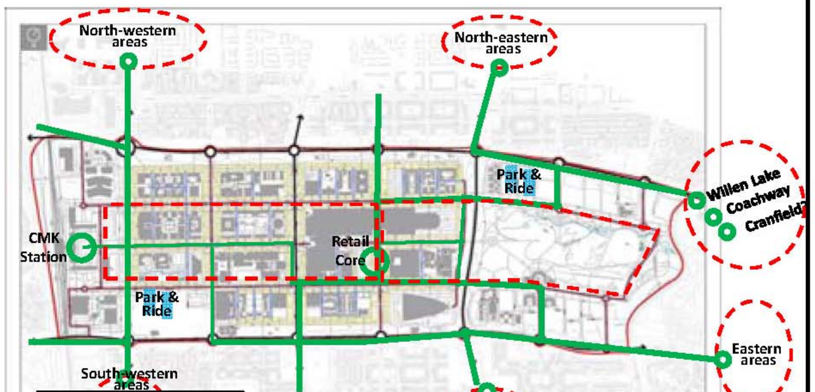

MK Star Express buses
Local/shuttle buses
Interchanges

Note
Increased number of MK Star services stop at both Station & Retail Core interchanges but only some services stop along Misdsummer Blvd. Some MK Star services could be routed on Silbury & Avebury Blvds or H5 & H6 grid roads instead. **MK Passenger Transport Authority in place for co-ordinating routes and through-ticketing.**

2 DRAFT 7

Car Parking Provision
Some locations are better for traffic management

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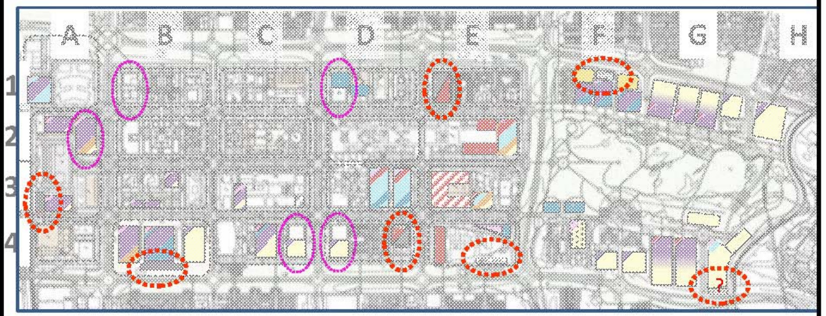


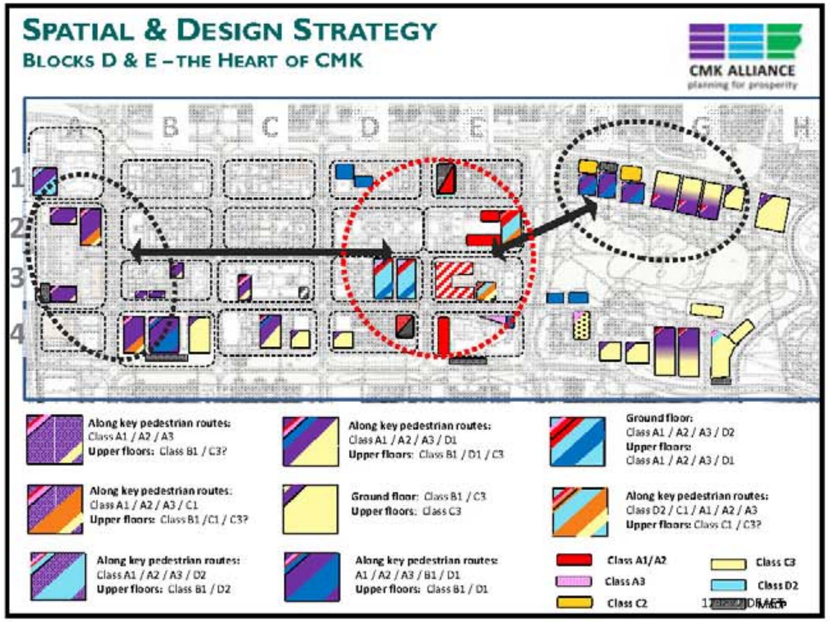
Sites of proposed (integrated) MSCPs

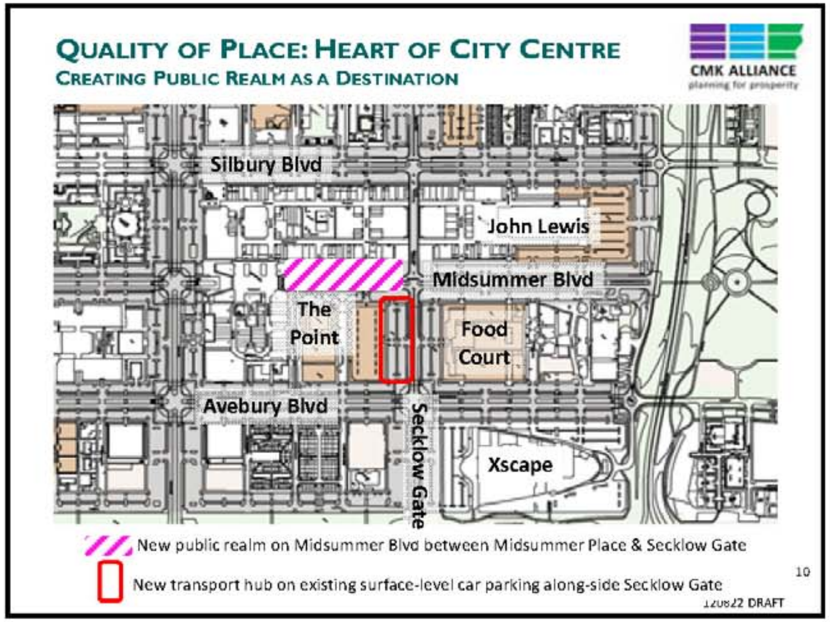
Other possible sites for (integrated) MSCPs

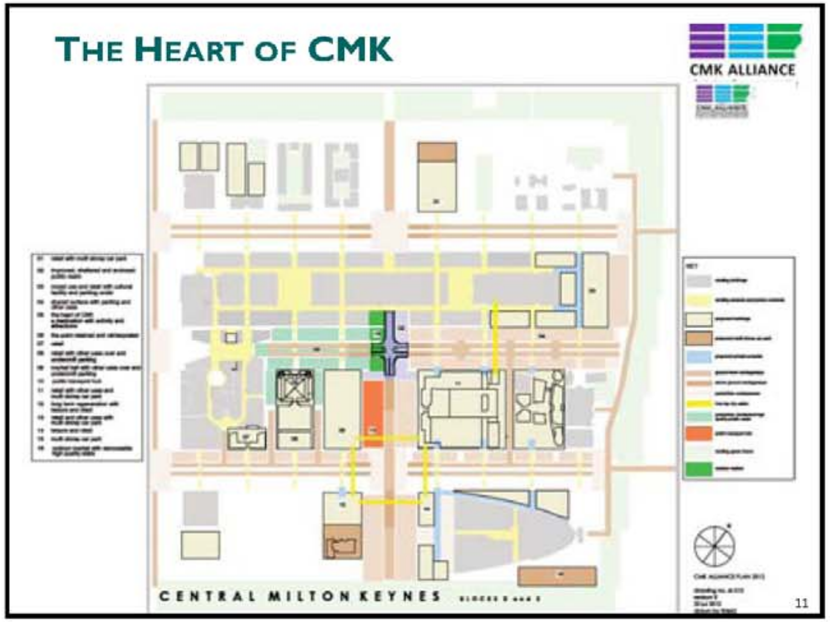
The plan supports MSCPs in the outer blocks, particularly with access directly from grid roads or from gates via left-hand turns

120822 DRAFT

Expert Panel 5: Implementation & Maintenance (Materials)







Expert Panel 5: Implementation & Maintenance (Materials)

Quality of Place: Culture, Sports, & Community
Important Drivers of Economic Growth

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Public Realm Around The Point?
A Destination Space

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Current CMK Planning Obligations
2003

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Education	£1,126 per dwelling
Affordable Housing	30%
Public Realm	from CMK JV receipts
Training & Learning	where appropriate contributions will be sought
Public Art, Social & Cultural	0.25% Gross Dev Cost*
Community Facilities	£612 per dwellings
Public Transport, Highway Network	see table
Car Parking in off-site MSCPs	£2,500 per space
* excluding land values	

120822 DRAFT 15

Current CMK Planning Obligations
2003

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Education	£1,126 per dwelling
Affordable Housing	30%
Public Realm	from CMK JV receipts
Training & Learning	where appropriate contributions will be sought
Public Art, Social & Cultural	0.25% Gross Dev Cost*
Community Facilities	£612 per dwellings
Public Transport, Highway Network	see table
Car Parking in off-site MSCPs	£2,500 per space
* excluding land values	

120822 DRAFT 16

Expert Panel 5: Implementation & Maintenance (Materials)

Community and sports provision elsewhere in MK

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Contributions in Lieu of On Site Provision

Relevant Category of Open Space	Sq m required	Provision rate [£ per sq m]	Contribution
Playing fields	900	14.03	£12,627
Local play	210	90	£18,900
Neighbourhood play	360	50	£18,000
Community hall	3.66	1,520	£5,563
Local parks	240	10	£2,400
District parks	480	10	£4,800
Swimming pool.	0.46322	16,424	£7,608
Sports Hall	2.36	1,187	£2,801
Allotments	150	15	£2,250
		Total	74,949

Contribution would be £1229 per person, or £3122.50 for a two-bedroom dwelling, or £5620.50 for a four-bedroom dwelling.

120822 DRAFT

MK urban area – Education contributions

CMK ALLIANCE

Contributions sought

At Basic Need Cost multiplier	**PY 4%**	Per dwelling	
Primary pupils	5065620.00	£3,377.08	
Secondary pupils	5457000.00	£3,638.00	
Post 16 pupils	1296000.00	£864.00	
Total	**£11,818,620**	£7,879.08	
Early Years provision			
Number children in 1 year group	60		
No. of children who reach 3 or 4 during the school year	100	3+ to single point of entry	
At 85% take-up of EY provision	85	(Government target level)	
DfES primary allocation	12061		
Number of children x allocation	**£1,025,185**	£683.46	per dwelling
Total contribution (C24+C36)	**£12,843,805**	£8,562.54	
Per dwelling - BN multiplier	£8,562.54		

Primary and secondary borrowing allocations are as used by DCSF in Basic Need Safety Valve calculation.
Post-16 allocations are as calculated by LSC for MK - capital responsibility has passed to that agency.

120822 DRAFT

CMK education contributions (assumes fewer children per dwelling)

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Contributions sought	
At Basic Need Cost multiplier	
Primary pupils	9930895.89
Secondary pupils	8999066.96
Post 16 pupils	2403280.24
Fittings/furniture	
Primary	404683.96
Secondary pupils	689832.32
Post 16 pupils	131318.47
Costs of Nursery provision	250000.00
Land Costs	nil
Total Education Costs	22809077.83
Normal per dwelling contribution	3540.133141
Contribution at around 32%	**1126.116352**
Per dwelling contribution sought	**£1,126**

120822 DRAFT

Current CMK Planning Obligations
Public Transport & Highway Network

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TABLE C
Calculation of Contributions to Public Transport and Highway Network

Use	Gross Floor Area (m^2)	Highway (Traffic) Impact: Proportion of trips (%)	Highway (Traffic) Impact: £/m^2 for Highways	Public Transport Impact: Proportion of trips (%)	Public Transport Impact: £/m^2 for PT	Total Contribution
Business	445,000	41.2	5	40.7	13	18
Non-Food Retail	80,000	22.6	14	22.9	42	56
Food Retail	16,000	10.5	33	11.8	107	140
Hotel	48,000	3.0	3	2.8	9	12
Leisure	10,000	1.9	10	3.4	49	59
Residential	6443 units	20.8	161/unit	18.4	414/unit	575

120822 DRAFT 20

Expert Panel 5: Implementation & Maintenance (Outputs)

CMK ALLIANCE
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CMK Alliance
Implementation & Maintenance Session
19th September 2012

Attendees:

Rebecca Kurth	-	Chair, CMK Alliance
Robert de Grey	-	Master Editor, CMK Alliance
Kay Greenhalgh	-	MKCCM
Charles Macdonald	-	Bidwells
Julia Upton	-	MK Community Foundation (part)
Nick Fenwick	-	MK Council
John Bint	-	MK Council
Brian White	-	MK Council
Pam Gosal	-	MK Council
Neil Sainsbury	-	MK Council

Topic 1 – Current CMK Planning Obligations

- *What key lessons should we learn from the existing CMK Planning Obligations SPG?*
- *In what ways will the new Community Infrastructure Levy (CIL) and phasing out of S106 impact the future delivery of public infrastructure in CMK?*

RK advised of the current MKC CMK Planning Obligations, the most recent being 2003.

NF gave a brief overview of S106 and Community Infrastructure Levy (CIL) contributions. S106 will still exist even with the emerging CIL. S106 will be used for more site specific projects and CIL more strategically. CIL is non-negotiable and must be paid up front making it very inflexible. S106 however can be paid in instalments. Local Authorities can choose to opt out of CIL.

S106 in broad terms is used for the intention to give developers certainty of what is required of them. The downside is that it can be complicated and doesn't often reflect current economic conditions.
S106 discussions on the required contributions are held with developers and if they can demonstrate that the sum is not viable or there's a need to reduce, this is taken to committee to decide on what the priorities are. These procedures create uncertainty within CMK although is an issue across the country also. Since HCA changed, CMK has seen problems.

CM: Developers are repeatedly expressing concerns that development in CMK is not viable due to the current market conditions and the requirements put on developments. A strategy is needed to kick start CMK/MK to promote investment and development in the city centre which will automatically stimulate activity for cultural facilities and activities for the city as a whole. The market needs confidence in CMK to be a place where people want to come.

CM: The perception is there amongst developers that planning obligations are too high in CMK that it is difficult to make schemes viable.

NF explained the amount of roof tax sought per house. In the tariff area it's over £20,000 but outside these rates it ranges from £10,000 to £20,000. CMK has its own SPD for planning obligations, £2,300 per dwelling plus the other additional components required.

CM: To make CMK more viable is to make it more attractive; therefore could planning obligations be reduced and/or wavered initially, to kick-start the economy again? If the place has a good reputation for industrial investors, more will follow.

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BW: This is the fundamental argument – do you lower rates but then face the consequences or is there another way?

BW: In some areas, affordable rents are below council rents. In CMK, rents are doubled.

CM: Space has got to be looked at and balanced with the demand. What sectors are active? You will not get another office development coming to CMK in the next 5 years - Leisure and retail is where you will get delivery.

PM: The majority of enquires are for retail and leisure but also manufacturing, engineers and finance are coming up strong. A lot of enquires look outside CMK due to better parking and good access to the M1.

JU: Corporate partners are always looking for offers when looking to locate in CMK and parking/access to the M1 is key. Community/voluntary organisations are struggling with funds although the faith groups are still raising money. Acorn House is bucking the trend and organisations are queuing to use the space/facilities. Acorn House is not cheap but offers flexible deals that other buildings do not offer. Flexibility is key in these times – Acorn House can offer hourly, monthly and annual rents and along with it being an animated, friendly, welcome space makes it a desirable location.

BW: 10% of MK's workers now work from home. People don't want to take on the cost of a whole building when it is only needed for the odd day etc but a sense of belonging somewhere is still important.

NF: S106 contributions under the current system do not fund particular projects outright e.g. £250,000 is given over from a scheme to go towards a Multi-Story Carpark (MSCP). The total cost obviously being a lot more, therefore if no other schemes come forward it puts the monies at risk as funds are only available for a certain amount of time.

CIL should be kept as low as possible keeping S106 flexible. The issue of collecting planning gain incrementally is that if it is not used after 10 years, it is lost. This needs reviewing.
The current planning obligations scheme is not refreshed enough. Under CIL, once the policy is there and with a charging schedule it can be amended in view of the economic climate.

RdG: Lessons learnt from the old planning obligations appears to be to have requirements but remain flexible.

S106 should be applied for then left to the market to adjust, not lower it.

CM: It is seen as a positive to investors that policies are being set locally not HCA setting them nationally. The plan needs to respond to local needs.

Topic 2 – Delivering parking & improvements to public transportation

- *How can the demand for parking be met by new developments if land values do not support parking provision in MSCPs, underground or undercroft? Should public MSCPs, for example, be forward-funded by the MKC just as the Treasury forward-funded the original highways and parking infrastructure of CMK?*

- *What are the funding options for improving public transport (infrastructure and revenue) in CMK?*

RK: Based on the Core Strategy figures of additional floor space and jobs coming into the city centre and calculating increased visitor figures and movements, including increased Public Transport use, CMK will need an additional 12,000 – 15,000 extra carparking spaces.

Expert Panel 5: Implementation & Maintenance (Outputs)

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RdG: Developers want to build but wont supply the parking provision required off-site, stating there is enough in CMK so why needed? Parking will run out eventually if it grows as much as anticipated. MSCP are an essential part of infrastructure that needs investing in.

PG: It has been reported that a large percentage of carparking spaces remain empty. Requirements should be site specific based on the location not looking as a whole.
JB: Free spaces were found a year ago, there are no free spaces anymore.

JB: CMK needs to make up its mind on what it aspires to be: An out of town destination like Bluewater? Another Luton/Northampton/Stevenage to compete with? A convenient place for flagship stores/employers? All will have consequences. We should be aspiring to being a retail destination of choice competing against local towns.
BW; We want to aspire to be an international city compared to Barcelona or Stuttgart, full of culture and vitality.

CM: There is a need to find a way of accommodating more on-site private carparking as that's what businesses want. Most developers would supply as many as possible but would not be willing for pay for others elsewhere e.g. MSCP.

RK: A policy could set out for all businesses/offices to supply the necessary parking needs onsite, and if not achievable to accommodate as many as economically viable?

CM: Landscaping requirements would need to be defined e.g. locations where parking would be considered. The policy would need to stay flexible on the type and number of parking or will create problems.

RK: Other locations have public MSCP's – how were these delivered? If parking gets worse, people will stop coming to CMK and businesses will move out.

BW: Transport needs to be looked at as a whole, not one by one. There are number of big developments that will take place over the next 10 years i.e. thecentre:mk and Hammersons that need to be coordinated in terms of parking provision.

JB: A minimum amount of onsite parking spaces should be encouraged (taking into account the number of employees; floor space etc) when a development comes forward, but ultimately down to the site owner to decide. If the onsite parking numbers can not be met then a sum should be agreed that is paid over to the Local Authority to provide parking elsewhere.

BW: Solutions in retail premises compared to office are totally different so need different policies. Retail are more willing to provide off-site parking as it benefits all their visitors.

RK: The plan can suggest a mechanism but can't enforce it. It can identify the locations that make sense for additional parking.

RK: It would be useful for particularly the retail sector, to show where higher parking provision has been identified as will benefit others.
BW: This should not be plotted on the map until it has been agreed or you will struggle to get buy-in.

CM: Alternative uses of buildings i.e. unused offices could be investigated to convert to MSCP's? A radical idea but could be a creative and alternative option?

BW: The Local Authority needs to provide directive and leadership to deliver MSCPS. South of the Station has been designated for a MSCP for years but never delivered.

RdG: The plan suggests the need for a big increase in public transport, how is this going to be funded?

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BW: The bus stops and routing needs sorting out first. People need to want to use Public Transport first and then investment will come with success.

RK: 25% of every fare in London in subsidised. People have said that any public transport system needs to be self-funding but that isn't the case elsewhere and if e.g. a shuttle bus gives economic growth then why can't'/wont it be subsidised?

CM: Is there a need for a shuttle to distribute people around CMK? We need to apply planning gain where it is most needed which is surely getting into the city centre not around it?

Topic 3 – Delivering cultural and community facilities

- *The emerging plan has aspirations for a number of cultural and community facilities: a large covered market hall, a mid-sized (450-seat) performing arts theatre, a 'destination' public realm in the heart of CMK...*
- *How would you propose that we go about funding these facilities and how should the plan try to capture these?*

RK: Comparative to other cities, MK falls short of cultural and sporting facilities.

CM: Other cities have used old buildings to convert to cultural facilities, why can't CMK use empty office buildings?

JB: MK is a city with dispersed destinations. Should we be creating a defined cultural 'hub' when we already have locations such as the Stables and Stantonbury Theatre out of the city centre?

CM: You cannot shape human nature. Places have to evolve over time, MK hasn't yet matured. Cultural aspects will come along when the market wants them.
JB: There has to be some planning or there is the danger of buildings popping up without considerable thought. The people need to choose what their priorities are - Things won't emerge unless the CMK Community procures it.

RK: If we don't have a cultural offer in CMK then it won't become anything more than a 'Luton' Investors want these cultural aspects which attract businesses in.

CM: The plan could contain the aspiration to invest in cultural facilities over the next 15 years or to allocate land use to prevent other forms of development.

JB: Doubling up the use of a university and public performance space could be looked into, though it is unsure whether the combination works.

There is a perception that MK has a cultural deficit, although what is it? MK Bowl and the Gallery are seen as what MK is all about.

CM: Where is the deficit, can anyone answer this and advise what the next thing should be?

RK: Economic growth is linked to culture. What do we need to offer to drive people in? We need the aspiration and the mechanisms to deliver it.

NF: Other towns and cities mature and this comes over time. If we try to artificially create it, it might not work. We need to stay flexible but things will end up coming naturally.

Expert Panel 5: Implementation & Maintenance (Outputs)

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PG: The IF Festival came out of nothing and it has grown. We facilitated it and enabled it to happen which is a huge part of it. People were flexible and it fit in with the space CMK had to offer.
KG: It did struggle the first year with the use of space and dispersed locations which is why in its second year, moved solely to Campbell Park.

JB: If there is no grand swell or lead candidate for the next building e.g. Theatre/football pitch then don't pretend that there is. Encourage what we do have until that next big thing comes along.

RK: Just because people don't know what they want now doesn't mean they don't want it and that we shouldn't be pushing for better.

BW: CMK has to take into account the knock on effect of e.g. putting independent shops/restaurants into the city centre will have on the surrounding areas i.e. Stony Stratford, Newport Pagnel and Bletchley. It could damage and possible kill off these towns - the bigger picture needs to be looked at.
KG: Retail Hierarchy is critical and needs to be looked at the other way too i.e. out of town destinations opening up stores taking them away from the city centre.

Topic 4: Maintenance of CMK's public realm and landscaping

- *CMK's infrastructure is now beginning to show its age, just at a time of significant government cut-backs.*
- *How would you propose that we go about funding the back-log of repairs? Is this something that the plan can or should address?*
- *How would you propose that we* fund *maintenance on an on-going basis? Is this something that the plan can or should address?*

NF: Maintenance of infrastructure will always remain an issue but should not be addressed in the development plan.

JB: Do we build new buildings with the same high quality materials used originally by the Development Corporation or use more sustainable products for infrastructure so it's easier to maintain?

RdG: CMK needs to be maintained properly to promote itself. Should the plan state that the protection of Public Realm is crucial and the sustainability of the materials used. Materials should not be failing over a period of time.

CM: Need to look at what really matters in CMK and what the priorities are e.g. the retention of trees is vital.

For MK to be distinct we need to remain uniform using matching materials to keep the contemporary feel but we shouldn't break the bank in the meantime e.g. using expensive granite.

RK: A maintenance trust has been discussed at the Steering Group for an outside body to look after the public realm.

BW: MKC are looking at new models, social enterprises, trusts etc that are currently being discussed. It will be a big transformation of MKC to a body of delivery. The barrier is the Council as there has been no leadership or action taken so the plan will always hit this barrier.

RdG: The issue is that no-one knows what MKC owns and what its spends on public realm maintenance?

Stakeholder Meetings (July – October 2012)

3 July Brian Matthews
David Lawson
Chris Jarman
Highways, MKC

6 July Marie Kirbyshaw
Cultural Services Manager
MKC

25 July Pam Gosal
Head of Corporate Development
MKC

27 July Jon Weymouth, Prumpim
Sid Hadjioannou, Turleys

1 Aug John Grinnell
Peter Wilks
Hammersons

2 Aug Chris Wermann
Mike Stevenson
Home Retail Group

2 Aug Will Cousins
Anthony Spira
MK Gallery

7 Aug Alan Francis
MK Transport Partnership

8 Aug Charles MacDonald
Bidwells

9 Aug Ruth Stone, Community:Action
Wendy Lehman, Citizens Advice Bureau

9 Aug Simon Spavins
Broadoak (The Hub)

10 Aug Robert Hall
Thecentre:mk

10 Aug Jenni Ferrans
MKC Ward Councillor

14 Aug Ian Young, q2 Architects
Keith Straughan, Dean, UCMK

15 Aug Julia Upton
Community:Foundation

15 Aug David Hill, Chief Exec
Andrew Geary, Leader
MKC

16 Aug Andrew Russell
X-Leisure

16 Aug David Foster
Parks Trust

23 Aug John Bint
Cabinet Member, Transport
MKC

24 Aug Sara Mills
UGS / Theatre District

3 Sep Martin Petchey
David Pafford
Penelope Halton-Davis
Katherine Kent
Campbell Park Parish Council

4 Sep MK Business Council ~ 10 attendees

26 Sep CMK Development Stakeholder Group
Robert de Grey, MKCCM
Jane Palmer, Age UK MK
Stewart Jones, Age UK MK
Clive Faine, Abbeygate Developments
Charles Macdonald, Bidwells
Ken Baker, CMK Town Council
Clare Walton, Community Action: MK
Ian Jackson, Hampton Brook
Tim Skelton, MK Forum
John Bint, Milton Keynes Council
Cec Tallack, Milton Keynes Council
Martyn Smith, Milton Keynes Council
Neil Sainsbury, Milton Keynes Council
Kay Greenhalgh, MKCCM
Leanne Quainton, MKCCM

24 Oct Ian Jackson
Hampton Brook