

## Mixed Use

### Aim of policy:

- » To ensure a diverse mix of activities across CMK, including the Campbell Park grid square;
- » To encourage a mixture of uses within developments;
- » To minimise adverse impacts of mixed uses.

8.35 The success of CMK has resulted in part from its flexibility in responding to opportunities, market conditions, and the need to support growth in the past. This has led to a good mix of uses within some Blocks and more recently in mixed-use developments, and this flexible and mixed-use approach will be further encouraged.

- 8.36 Mixed use can be defined in two ways:
- » **Vertical or 'side by side' mixed use:** dividing blocks into different but separate buildings having different uses, for example the Civic Offices, the Library, the flats and community centre, and Lloyds Court - all separate buildings within the D1 Block, being the traditional form of mixed use found in cities throughout history;
  - » **Horizontal or 'floor by floor' mixed use:** dividing a single building into layers of different uses, such as Lloyds Court having banks, shops and restaurants on the ground floor, as well as offices on the upper floor.

8.37 Either form of mixed-use is encouraged for all development so as to move away from the monotony and limited types of activity in districts dominated by one use, and from Blocks and buildings containing only one use.

8.38 The provision of offices or homes on upper stories of development is particularly encouraged, subject to detailed design and management considerations. The potential for privacy issues arising across mixed-use buildings that are set close together must be minimised through careful design.

8.39 Drinking establishments and a range of complementary evening and night time uses that appeal to all sections of society, and contribute to the 24-hour welcome, will be encouraged, but will remain subject to local licensing processes.

8.40 Careful consideration needs to be given to mixing of night time economy uses and residential uses.

### Policy CMKAP G6

#### *Mixed Use*

- a) Mixed-use is encouraged for all development proposals to create interest and vitality throughout the day and a sense of security at night.
- b) Late night uses should be readily accessible to late-at-night transport provision, including hackney carriages and private hire vehicles.

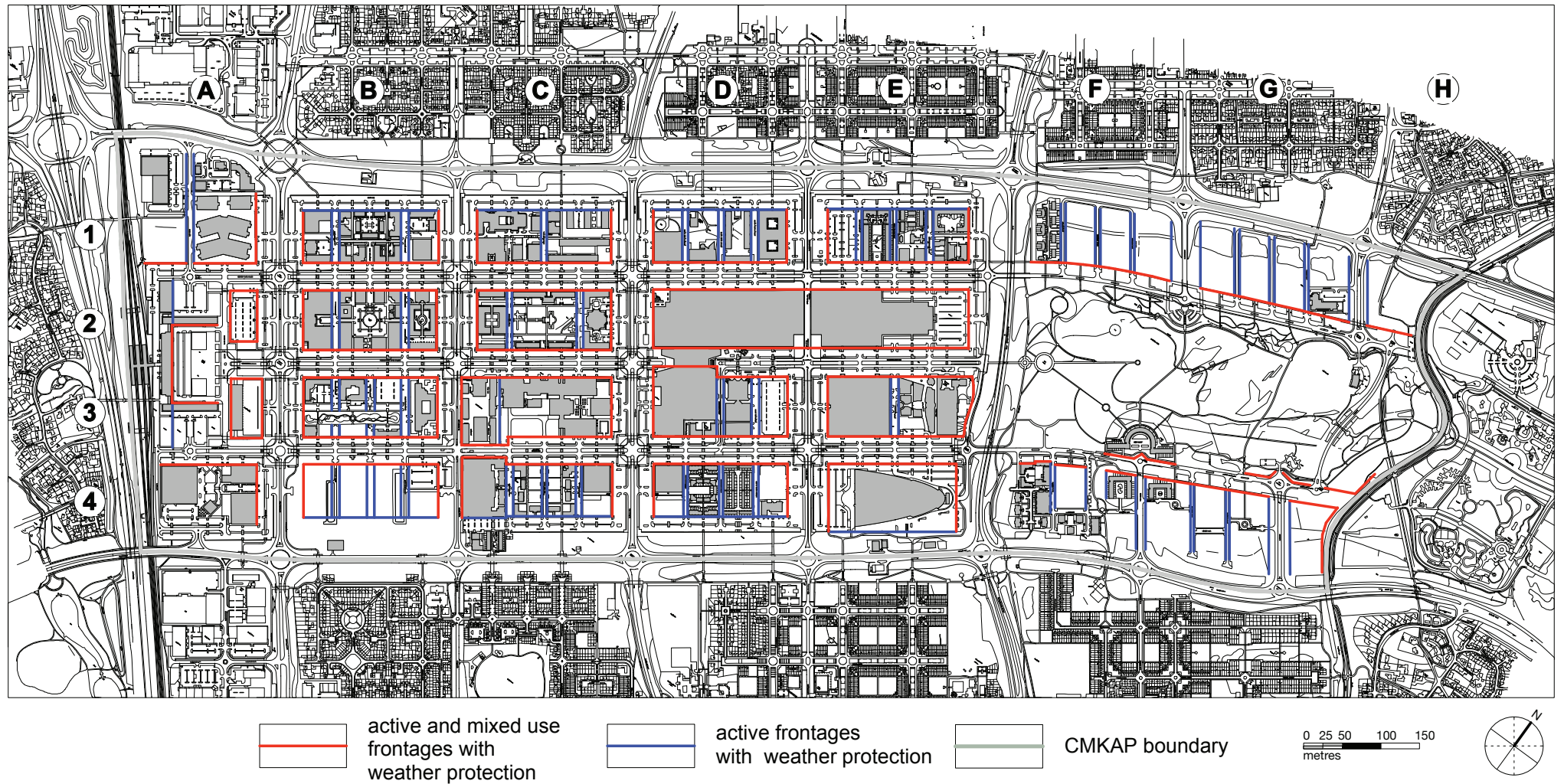


Figure 10: Active Frontages

## Active Frontages

### Aim of policy:

- » To enhance the pedestrian experience;
  - » To maximise pedestrian safety and perception of safety.
- 8.41 Active frontages at ground floor level of all Streets, Gates and Boulevards are essential features in creating the impression of a vibrant and safe city centre, and in ensuring that locations are places people want to visit and spend time in.
- 8.42 Active frontages can be achieved by locating primary entrance doors (not service doors) within the elevation, and also windows. The creation of significant lengths of blank wall and wide service yard gates will not be permitted.
- 8.43 Views into buildings not only provide interest to passers-by, but also enable casual surveillance from within the building, which increases pedestrian safety and the perception of safety through 'eyes on the street.'

8.44 The commitment to active frontages is extended along the Boulevards and Gates to encourage active uses and animations, such as shops and retail showcases, cafes and restaurants, service providers, civic and cultural uses and artistic animation – in other words, a mix of uses that will generate high footfall, interest and activity, many 'comings and goings' throughout the day and preferably late into the evening.

8.45 To improve weather protection, all developments are required to provide shelter on plot along Gates, Boulevards, and Streets to act as an extension of the open public footpaths and to be kept available as part of the public thoroughfare. Care is to be taken that frontages are not separated from the pedestrian routes with a clutter of steps, plinths, planters and other obstructions; however, appropriate privacy for residential developments will be permitted.

8.46 Building frontages generally should be at the back of pavement, unless there is some functional reason for set-back, or a gain of public space or amenity.

8.47 It is essential that the Boulevards and Gates have active uses at ground floor level as this will help enhance the quality of the public realm through animation and activity, and provide natural surveillance of the street scene.

**Policy CMKAP G7***Active frontages*

- a) Ground floor blocklet frontages facing the public realm and identified in Figure 10 shall be expected to provide predominantly active frontages including offices, shops and retail showcases, cafes and restaurants, service providers, civic and cultural uses and artistic installations, subject to viability. Design facilitating passive surveillance will be encouraged.
- b) Weather protection: Development comprising blocklet frontages shall normally provide continuous weather protection and shelter with a depth of at least two metres at the same level as the adopted pavement.
- c) Porte cocheres: where buildings comprised within development proposals about porte cocheres, direct and sheltered access shall be provided from them to the entrances of the proposed buildings.

## Block Structure

### Aim of policy:

- » To enhance the pedestrian experience;
- » To maintain pedestrian permeability;
- » To define criteria for amalgamating Blocklets through the removal of Streets.

- 8.48 The design of CMK creates twenty-six development Blocks, bounded by Boulevards and Gates, including the three Blocks north and three Blocks south of Campbell Park (see Figure 13 for block structure and numbers). The Blocks are further divided into Blocklets, defined by Streets running north to south.
- 8.49 Policy is offered to guide the development of this unique arrangement.
- 8.50 Sub-division of Blocklets to provide a greater degree of permeability, and enable a finer grain of development and land use activity, is encouraged in this stage of development in CMK. It will increase the quantity and variety of buildings in CMK and create a finer grain for movement and the townscape.

### Policy CMKAP G8

#### *Development Blocks and Blocklets*

- a) Development is generally preferred to be in the form of perimeter development on Blocks and Blocklets with frontages facing the surrounding public realm, and private facilities such as servicing and parking yards located in the core of the development.
- b) Development is to clearly define the edge of the public realm. Frontages shall be designed to appear continuous, without significant gaps save those which enhance the public realm by providing views through to landscaping or by providing pedestrian access to development behind.
- c) Routes through Blocklets which are designed to act as public thoroughfares should provide access at all times, with rights secured by legal agreement, having regard to other material considerations.
- d) For large developments requiring large buildings, linked buildings, or secure campuses, the assembly of several Blocklets or parts of Blocklets may be justified, which may omit the creation of, or require the closure of, one or more Streets. In such circumstances, alternative arrangements for equivalent public accessibility and permeability of the Block shall be provided.



## Design of Buildings

### Aim of policy:

- » To achieve a high standard of building design;
- » To guide development of taller buildings.

8.51 The focus in the *CMKAP* is on flexibility of land use and built form. This pragmatic approach has been a significant contribution to the successful growth of CMK. However, many of the buildings in CMK are mediocre and have a poor relationship to the public realm - hence the emphasis in the Plan on CMK infrastructure and the quality of pedestrian routes.

8.52 Therefore part of the vision for CMK is to welcome developers with distinguished architects to help create a distinctive high quality environment. The vision is of a modern, intensive, well designed, well connected, highly accessible urban development with first class open spaces and other public realm appropriate for a modern and exciting city centre. The role of excellent design in achieving the vision for CMK is therefore clear.

8.53 Investors, and their design teams, need some guidance to ensure their developments contribute to the making of CMK. The aspects emphasised in this Plan are ground floor uses and frontages, storey heights, and roof-scape.

8.54 Note: sustainable construction principles and policies are set out in the adopted *Core Strategy* (Chapter 12: Tackling Climate Change and Building Sustainable Communities) and Local Plan Policy D4.

### Policy *CMKAP G9*

#### *Design and Height of Buildings*

- a) New development should respect the existing CMK grid layout, providing continuity and enclosure through appropriate relationships between buildings and spaces, with frontages that engage with the street at lower levels, and contributing towards ease of movement through and around CMK.
- b) The building's form, details and materials and associated public realm should be well considered and of high quality and the design should demonstrate an appreciation of and response to the wider context of the site.
- c) Buildings capable of easy adaptation over time to meet changing circumstances and new uses are particularly welcome.
- d) Buildings on Gates and Boulevards are encouraged up to eight stories – the approximate height of the tallest trees (the London planes).
- e) Proposals for taller buildings in excess of eight storeys above natural ground level, will be tested against these criteria – that they:

- i. Offer outstanding economic and social benefits to CMK and Milton Keynes;
- ii. Avoid any adverse impact on:
  - » The microclimate, caused for example by increasing wind speeds, by overshadowing and by restricting daylight both in the public realm and in adjacent developments;
  - » Telecommunications;
  - » Adjacent developments by overlooking them and reducing privacy;
  - » Adjacent developments when illuminated;
- f) Taller structures, which are not buildings, but which are in excess of the equivalent of eight storeys above natural ground level shall not be acceptable unless they have a necessary function (e.g. chimneys or communications masts) or are civic interventions (such as memorials and public works of art);
- g) Advertisements and corporate signage are not encouraged in the CMK skyline, which is considered public domain.

## Residential Developments

### Aim of policy:

- » To guide residential development;
  - » To ensure a mixture of tenures and unit sizes across CMK.
- 8.55 It is one of the objectives of MK Council's adopted *2005 Local Plan* and adopted *Core Strategy* that many more people live in CMK.
- 8.56 This Alliance Plan seeks to accommodate this housing, but not on land more suited for the regional status of CMK (i.e. for offices, retail, commercial leisure and civic uses). This has led provision to be encouraged on upper floors of all commercial uses and the quieter back parts of Blocklets away from Gate and Boulevard frontages in the most intense areas of CMK activity, and in various locations enjoying an aspect over Campbell Park or wider landscapes. Detailed design and layouts which minimise conflicts between residential and other uses such as night clubs will obviously be essential.

- 8.57 The Plan focuses on the needs of households that might not have children – younger and older people, and possibly transient households such as new economic migrants to Milton Keynes or people on work placements to local companies. Many other areas in Milton Keynes are designed to meet the needs of families raising children, so whilst the city centre will remain family-friendly, housing provision in CMK will focus more on the needs of these other groups of residents.
- 8.58 The adopted *Core Strategy's* planned number of homes in CMK and the Campbell Park grid square, when related to the quantity of development land in Blocklets as now proposed in this Plan (the *2005 Local Plan* presumed homes would be built on car parking areas and other parts of the public realm), causes residential developments to have be built to an average density of around 250 dwellings per hectare (dw/ha) in CMK west of Marlborough Gate and 100-200 dw/ha in the Campbell Park grid square. For reference, Eaton Mews in North Thirteenth Street, which consists of four story blocks with communal private gardens, is 90 dw/ha; the Hub is 250 dw/ha; and the new Campbell Square development is 200 dw/ha.

- 8.59 This fits with the Plan's vision of well designed, urban housing with a strong sense of community and shared responsibility for communal areas, with an emphasis on self-management. It could also lead to much taller buildings, though the provision of amenity space for residents becomes more challenging as densities rise, and will require careful scrutiny when planning applications are made.
- 8.60 Purpose built units that provide alternatives to Houses in Multiple Occupation (HMO's) will be encouraged, with strong and accountable management.

### **Policy CMKAP G10**

#### *Residential Development*

- a) The density of residential developments will generally be 250 dwellings per hectare (dw/ha) between the Station End and Marlborough Gate, and 100 – 200 dw/ha in the Blocks surrounding Campbell Park.
- b) All proposals for residential development within CMK will be required to offer a mix of unit sizes.
- c) Proposals for new residential development within CMK will be required to demonstrate how possible noise conflict with nearby uses is to be minimised, and the impact of unacceptable levels of noise from road traffic is to be mitigated.
- d) Proposals should demonstrate that good standards of daylight and sunlight are achieved in compliance with BRE standards, and that there is no overlooking causing unreasonable loss of privacy.
- e) Residential developments in the centre will contribute to the provision of affordable and social housing in line with the adopted *Core Strategy* and relevant SPD. A mixing of tenures throughout CMK is encouraged.
- f) Developments will contribute to additional community facilities required in line with the scale of their impact in accordance with the Planning Obligations SPD.
- g) The creation of communities within developments should be fostered by establishing communal facilities, such as shared open space.
- h) Large units are prone to subsequent conversion to Houses in Multiple Occupation (HMO's) which can have negative impacts on neighbours. The supply of HMO's will be closely monitored and approval will not be granted if the monitoring indicates that Blocklets are becoming dominated by HMO's.



## Exceptional Developments

### Aim of policy:

- » To provide flexibility in applying *CMKAP* policies for exceptional development opportunities.

8.61 One of the key challenges for the Plan is to protect CMK's distinctive identity and quality of place, whilst providing appropriate flexibility to future development opportunities. The policies of the *CMKAP* seek high standards for all developments. They should bring offers that the city centre currently lacks, contribute to the economic, social, cultural and other strategic objectives of the Plan, and be designed to high standards of architecture and sustainability, in a way that complements CMK's distinctive identity.

8.62 Thus if flexibility is to be permitted, it has to be carefully considered, to enable an exceptional development to take place and not the ordinary. In general, over 50 hectares (120 acres) of developable land in CMK will more than meet the requirements of economic growth for the next 15 years. But it is not in the interests of CMK to turn away major, exceptional investments because some of the policies of the Plan might be breached.

### Policy *CMKAP* G11

#### *Exceptional Developments*

Policy G1 may be applied with some flexibility if an exceptional development is proposed. An exceptional development would demonstrably raise the profile of Milton Keynes nationally or internationally, would make a substantial contribution to the economic, employment, social, cultural and other key objectives of the Plan and city prosperity, and would enhance CMK's distinctive identity.

Proposals are expected to show that:

- a) options have been considered that do not breach policy, with a detailed analysis of the pros and cons of each relative to the original proposal, including an alternative, or further options, put forward by the local community, if forthcoming; and
- b) pre-application engagement has taken place with stakeholders and the public to evaluate the options and with independent opinion surveys based on well informed samples to assess public support for the original and next best option.

## Planning Obligations

### Aim of policy:

- » To ensure there is adequate physical and social infrastructure;
- » To ensure that all development in CMK contributes to the strategic objectives for the city centre as set out in *CMKAP S1*.

- 8.63 To implement this Plan, revised planning obligations – under Section 106 agreements and under the Community Infrastructure Levy when implemented - will need to be adopted by MK Council following consultation.
- 8.64 The following comments are set out in this Plan to assist the Council in making those revisions.
- 8.65 Developments are to contribute to the provision of cultural, sporting and community facilities, and an indicative list for CMK is included in the Proposals Plan. If due to changing circumstances, it is agreed that a facility is not achievable, then a similar one is to take its place.

- 8.66 Contributions arising from planning obligations should be brought in line with other developments in Milton Keynes, as CMK and the Campbell Park grid square currently receive significantly lower amounts than elsewhere in the Borough.
- 8.67 Developments are to contribute to transport related projects, both towards capital and revenue costs.
- 8.68 A contribution towards public art is to remain as at present, with an open and transparent method of procurement to involve relevant stakeholders.
- 8.69 Social housing in residential developments is to be provided in accordance with the policies of the adopted *Core Strategy*.
- 8.70 Projects to be delivered using planning obligations are to be prioritised and implemented in an open and transparent way, engaging relevant stakeholders, particularly the local ward councillors and town council, and in all stages of a project's development.

### **Policy *CMKAP G12***

#### *Planning Obligations*

To deliver the policies and strategies of the Plan, the system of planning obligations (including Section 106 agreements and Community Infrastructure Levy) applied by MK Council for CMK during the life of this plan shall include support for the provision of social and physical infrastructure within the Neighbourhood Plan area.

## 9. Site Specific Policies

9.1 In addition to the over-arching spatial and design strategy described in Chapter 6, a number of policies are needed to provide helpful guidance to developers and their architects and consultant teams considering specific sites.

### List of Site Specific Policies

- SS1 Sites Reserved for Major Developments of Strategic Importance
- SS2 Primary Shopping Area
- SS3 Midsummer Boulevard East
- SS4 Indicative Land Use Proposals Plan

### Sites Reserved for Major Developments of Strategic Importance

#### Aim of policy:

» To protect the extraordinary development potential of Block B4 and Blocklets F1.2-F1.4

9.2 Block B4 and Blocklets F1.2 - F1.4 are in public ownership, and have scale and locational advantages within CMK that are rare and very special.

#### Policy **CMKAP SS1**

##### *Strategic Reserve Sites*

Blocks B4 and Blocklets F1.2 - F1.4 are identified as being reserved for major developments of strategic importance, such as a university campus, major research or similar institute, or international headquarter offices or government establishment which would raise the profile of Milton Keynes nationally and/or internationally.

Sites reserved for major developments should be comprehensively planned, designed and developed, through the use of a parameter plan, statement of design principles and by quantifying the maximum gross floorspace for the respective proposed land uses.

Phased development of these strategic reserve sites shall be acceptable in the context of an agreed parameter plan, however, piecemeal development of these sites shall not be permitted.

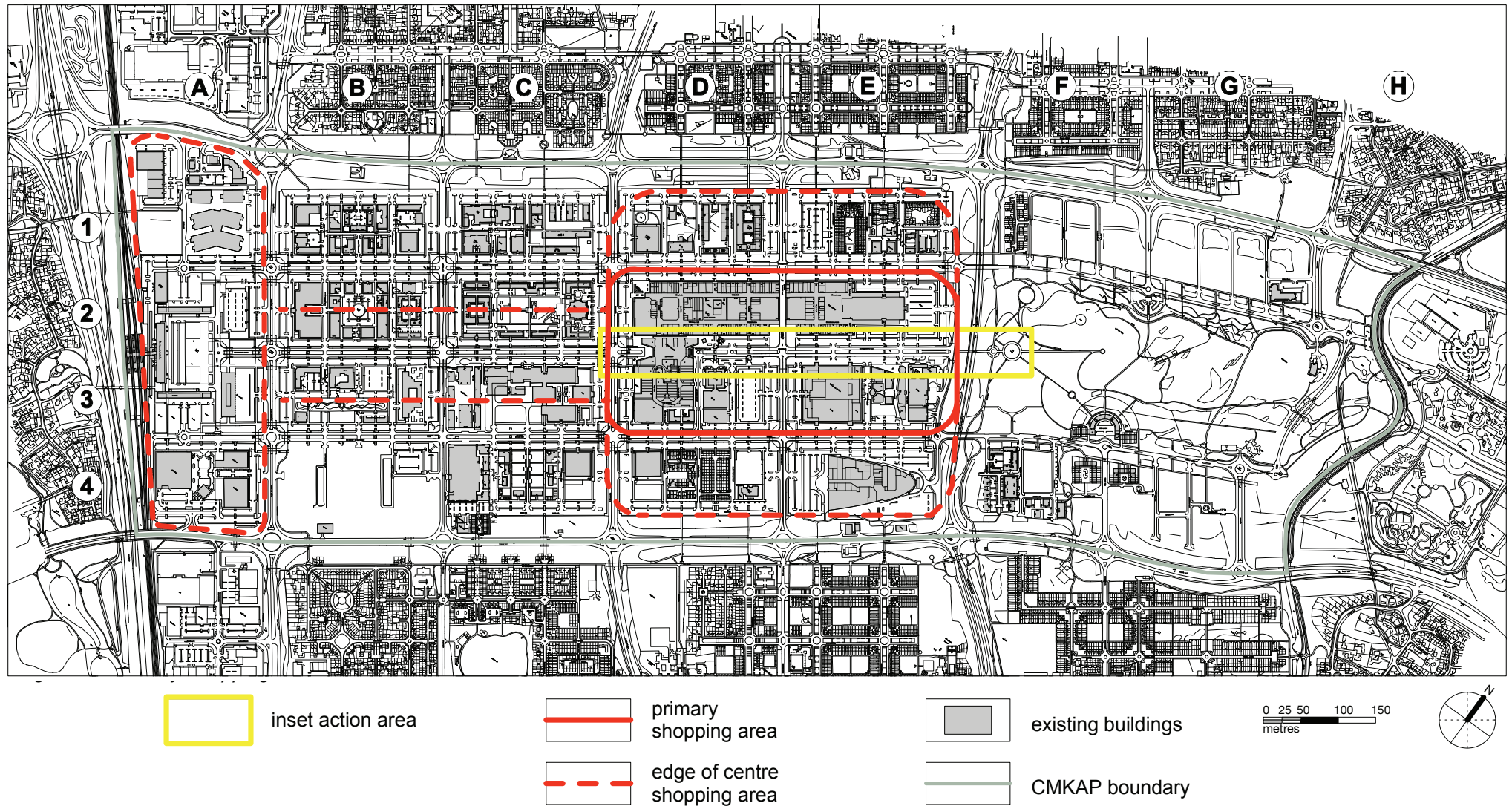


Figure 11: Primary Shopping Area and Midsummer Boulevard East Inset Action Area

## Primary Shopping Area

### Aim of policy:

- » To define the Primary Shopping Area and Edge of Centre;
- » To widen retail choice and competitiveness;
- » To retain and extend the outdoor market.

9.3 The Primary Shopping Area is defined as in MK Council's adopted *Core Strategy* as Blocks D2, E2, D3 and E3.

9.4 The 'Edge of Centre' shopping zone as defined in the *National Planning Policy Framework* cannot be applied to CMK in a conventional way, as CMK is a grid whereas the *NPPF* concept is based on the idea of a city centre as a hub at the centre of rings of land use activity. The 'Edge of Centre' for CMK is defined as including the surrounding areas in Blocks D1, E1, D4 and E4, the frontages to Blocklets along the length of Midsummer Boulevard, and Blocks A1 - A4 at the Station End. The established Primary Shopping Area and proposed new Edge of Centre area, into which retail development is encouraged to overflow in order to widen retail choice and competitiveness, are illustrated in Figure 11.

9.5 The objective of this approach is to enable larger retail units that cannot be accommodated in the Primary Shopping Area to be encouraged to locate in the Edge of Centre area. Further, and as elsewhere in CMK and for the same reasons, in both areas it is proposed to encourage mixed uses. Shopping areas that close when the shops close obstruct movement and diminish the vitality of the city centre as a whole. Similarly, the increasing trend for shop units to paste over or infill their public street frontages is in direct opposition to the desire for active frontages promoted elsewhere in this Plan, and is to be resisted and reversed wherever possible. The objective is to encourage the development of CMK retailing as part of a lively and attractive city centre experience with the unique attribute of having out-of-town regional shopping mall accessibility.

9.6 In further pursuit of widening retail choice and competitiveness, the advantages of which are evidenced by the Government's Portas Review, it is proposed that larger retail developments should be obliged to incorporate a range of smaller units, protected by legal agreement from future amalgamation, and made affordable for smaller specialist and local retailers.

9.7 The established open air Market Square in CMK is very popular and successful and there is competition for space between permanent stall holders (who have established themselves in lock-up metal cabins) and demountable (set-up/take-down) street trading operations. Mobile shops and hot food vendors of varying sizes add to the variety.

9.8 The proposal in this Plan, again as envisaged in the Government's Portas Review, is to offer the permanent stall holders an opportunity to grow into a new permanent covered Market Hall nearby, thereby freeing more outdoor market space which in turn may help new small retail businesses to get started.



- 9.9 The most appropriate location for a new covered Market Hall is considered to be on Blocklet D3.4, or as an alternative Blocklet D3.3, which are adjacent to Market Square. A policy to secure the delivery of this element as part of the future development of that land is proposed.
- 9.10 The objective is to support an outdoor market that is made attractive not only by its large critical mass but by its variety, and competitiveness.
- 9.11 The proposal for the Market Hall is not put forward as a way of clearing Market Square. Outdoor street trading in such a central location is both generally traditional and expected in British towns, and is an established feature of the structure of CMK since major shopping activity started in 1979.

### **Policy CMKAP SS2**

#### *Shopping Area*

- a) When retail development over 1,000 m<sup>2</sup> cannot be realised in the Primary Shopping Area, sites in the Edge of Centre area (as demarcated in Figure 11) may be considered, followed by sites adjacent to Boulevards and Gates elsewhere.
- b) Major new retail developments (more than 2,500 m<sup>2</sup>) shall encourage the provision of small shop units (up to 500 m<sup>2</sup>). Where small shop units have been provided under this policy, the amalgamation of individual units will not be permitted without justification.
- c) Development of Block D3 with a Market Hall, as shown in the Proposals Plan, is encouraged with permanent stalls for independent retailers and market traders.
- d) Improvements to the existing outdoor market in Market Square will be encouraged to provide not only attractive lockable and serviced small stall units and a number of mobile traders, but also to provide the flexibility of demountable stalls for single day 'set up/take down' traders.
- e) To improve the visitor experience and services, a mix of leisure, cultural and community uses within the Primary Shopping Area is to be provided as part of any new major retail development.
- f) The pasting over or infilling of permitted shop frontages to Boulevards, Gates and Streets shall not be permitted and shall be reversed where possible.



## Midsummer Boulevard East

### Aim of policy:

- » To identify Midsummer Boulevard East as an Inset Area Action plan for further design work.

9.12 'Midsummer Boulevard East' is that length of Midsummer Boulevard between Saxon Gate and Marlborough Gate, currently occupied at its western end by the weather protected open space called Midsummer Place, and at its eastern end by Campbell Park. Secklow Gate Bridge crosses in the middle of this length, providing traffic-free pedestrian space below in Market Square. Between Midsummer Place and Market Square, Midsummer Boulevard is currently reserved for the use of buses and to give access to taxis and disabled parking areas.

9.13 It has long been MK Council policy to achieve the creation of a major civic space in the area of Market Square. The *Consultation Draft* of this Plan supported that objective, but not at the expense of the loss of Market Square and its market function. It was felt that the desired civic space – presumably for a wide variety

of public celebrations, demonstrations, and congregations, though this had never been specified - should preferably be achieved on adjacent land in Midsummer Boulevard if it was pedestrianised, or in another location for such gatherings in city centres such as adjacent to the Civic Offices or the City Church.

9.14 In processing the consultation responses received, it became clear that the brief for a major new civic space in CMK needs to be most carefully researched. There are already numerous spaces designed for some of the functions that might ordinarily be concentrated in such a space. The Events Plateau in Campbell Park is used for travelling funfairs and festivals, and Middleton Hall is used for trade fairs and exhibitions, for example. Would the viability of these other places be harmed by the creation of a new space? And what size might the new space be – what size of crowds, how often and for how long? And what support facilities would be needed, such as electricity, lighting, public lavatories, and provision for emergency services and police?

9.15 It also became clear that a consensus did not yet exist about the future of the eastern half of 'Midsummer Boulevard East:' should it be restored to its original form and function as a classic CMK Boulevard; be fully pedestrianised; or remain in its present use for disabled parking, taxis and a bus route?

9.16 The Plan therefore proposes that 'Midsummer Boulevard East' is identified as an Inset Action Plan Area within the Plan (see Figure 11), where a detailed design and consultation process is to be undertaken by the CMK Alliance; and that the resulting scheme either be processed as a Modification to this Plan in due course, or be incorporated in a roll forward of this Plan, whichever is most helpful to all concerned.

### **Policy CMKAP SS3**

#### *Midsummer Boulevard East*

'Midsummer Boulevard East' as identified in Figure 11 is proposed as an Inset Action Plan Area, for which a detailed design and consultation process is to be undertaken by the CMK Alliance.

## Indicative Land Use Proposals Plan

### Aim of policy:

» To deliver the indicative land uses shown in the Proposals Plan.

- 9.17 Existing uses, site constraints and key objectives have been carefully considered in proposing the broad mix of land uses for undeveloped or under-developed sites in CMK for the period of this Plan.
- 9.18 The indicative land uses are illustrated in the Proposals Plan and listed in the accompanying table (see Chapter 11).
- 9.19 Development Management by MK Council is necessary to achieve the spatial strategy for CMK, and the targeted amounts of commercial and retail floor space, as well as the number of residential dwellings, as set out in the adopted *Core Strategy*.

### Policy **CMKAP SS4**

#### *Indicative Land Use Proposals*

- a) The Proposals Plan (Figure 16) and associated schedule (Table 4) will be used to guide development of undeveloped or under-developed sites, as well as regeneration and refurbishment opportunities of existing sites, as noted.
- b) The delivery of the broad land uses shown will be encouraged; however, variations may be acceptable as long as they meet the aims of Policy *CMKAP G6 Mixed Use*.
- c) Proposed variations will need to be assessed against the following criteria:
- i. that the proposed alternative uses do not jeopardise the desired spread of uses or overall ambition for growth in CMK;
  - ii. that cultural, sporting and community facilities, where indicated, are accommodated by careful design that will demonstrate compatibility with the mix of uses to which they contribute.

## 10. Access, Transport & Parking Policies

10.1 To support the access, transport and parking strategy described in Chapter 7, a number of policies are needed to ensure developments contribute to meeting the strategy. These policies build on those in the adopted *Core Strategy*, and provide greater detail and guidance than the high-level principles set-out in the revised *CMK Development Framework*.

### List of Access, Transport & Parking Policies

- T1 Access & Design
- T2 Public Transportation
- T3 Cycling
- T4 Parking

### Access & Design

#### Aim of policy:

- » To safeguard existing movement corridors in CMK;
- » To ensure that the needs of pedestrians, cyclists and public transport users are given priority in new developments in CMK.

10.2 To encourage journeys to and within CMK by means other than the car, new development should be planned so that it offers safe and convenient access for pedestrians, cyclists and public transport users. A key principle for new development in CMK is that it should facilitate pedestrian movement and activity, creating a public realm with a lively street scene.

10.3 Note: access and design requirements for pedestrians are also set out in the General Policies.

### Policy *CMKAP T1*

#### *Access & Design*

New development in CMK should reflect the following access and transport principles:

- a) Protect existing movement corridors established as the grid of Gates, Boulevards, Streets, and 'slow streets' within the perimeter parking areas and North and South rows.
- b) Improve safe, attractive and convenient access for pedestrians, cyclists and users of public transport.
- c) Ensure that vehicle movement and parking demand generated by the proposed development can be accommodated whilst also taking into account the needs of other development commitments where planning permission has been granted but not commenced or completed.