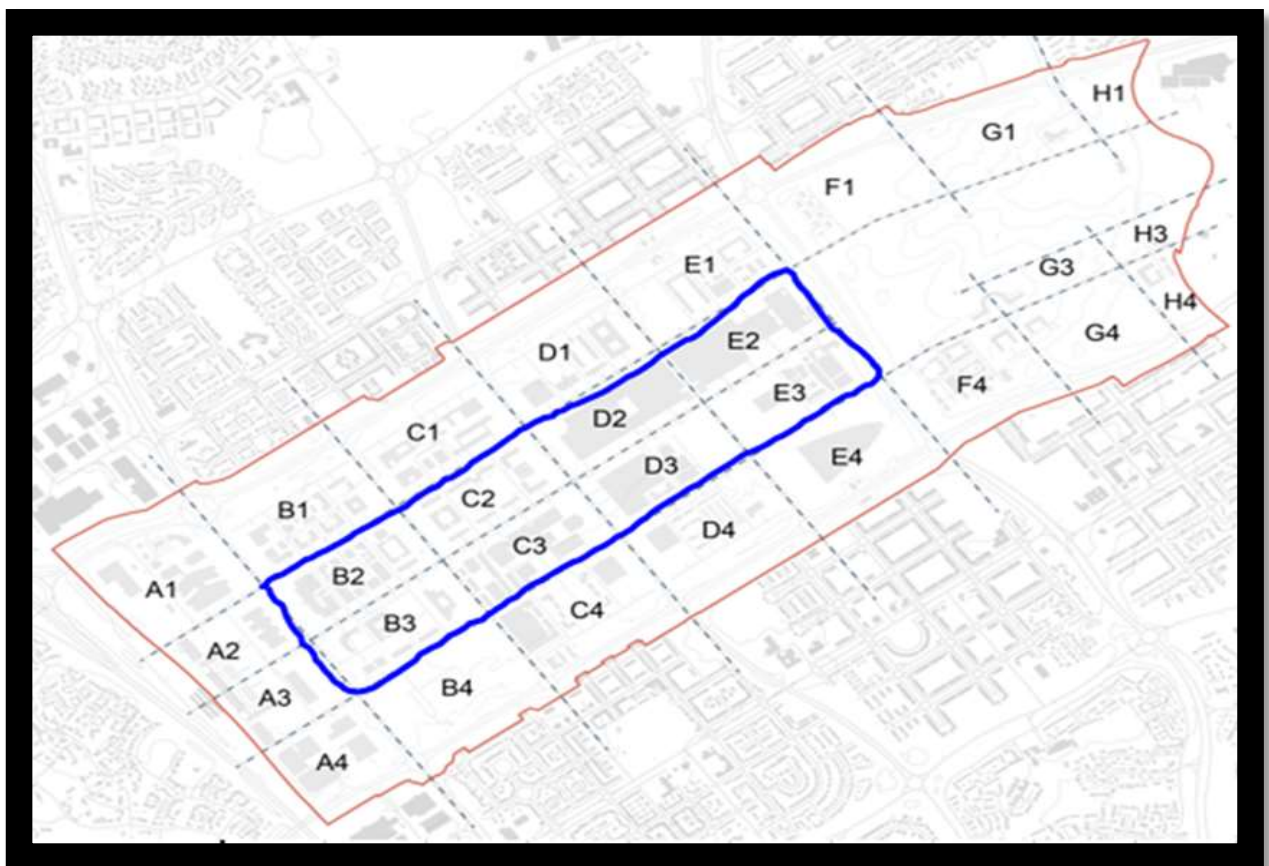


Appendix 8.2 – CMK and Campbell Park Densities

Montagu Evans on behalf of MKCC undertook an assessment of Land Availability within CMK and Campbell Park to inform the Regulation 18 version of the MK City Plan 2050. Whilst this assessment has been subsequently updated (as presented here) to inform the regulation 19 version of the MK City Plan 2050, their initial assessment of densities permitted/delivered on recent developments across this area of Milton Keynes has been taken forward and used to inform some of the indicative density and capacity calculations applied to each site assessed through the updated CMK and Campbell Park SHLAA.

The relevant spreadsheet outlining the site-by-site analysis of capacities and densities is provided below however, the headline findings are as follows.

Average densities on a dwelling per hectare (dph) basis for the whole of CMK were 319dph, for Campbell Park alone 134dph and, for CMK without Campbell Park 360dph. Within CMK, excluding Campbell Park, the 360dph could be broken down further into 'inner' and 'outer' groupings based around the inner and outer blocks of the city centre area (as outlined in the below image – with those blocks contained within the blue line representing the 'inner' blocks and, those outside, the 'outer' blocks).



On this basis, average densities were found to be 384dph for inner CMK and 341dph for outer. The work then continued to look at a range of percentage increases in density within the 'inner' areas of the city, culminating in the application of a 10% increase to 425dph.

The Regulation 19 version of the MK City Plan 2050 has subsequently proposed to take forward densities based on these calculations (and further work carried out as part of the CMK Growth Study) where they will not conflict with other CMK policies within the plan and taking into consideration their application on a site-by-site basis. The plan therefore outlines the following:

Where residential development is proposed it would be within the following density ranges:

- a. Around 425 dwellings per hectare within Blocks B2/3, C2/3, D2/3 and E2/3;
- b. Around 135 dwellings per hectare within the Parkside Quarter.
- c. Around 350 dwellings per hectare elsewhere in the city centre

These densities have therefore been applied as the starting point for assessing potential capacity of sites assessed within the CMK SHLAA work – unless more site-specific information is available; such as an extant planning permission.

Land Availability Assessment - Base Scenario

Table 1: Planning Permissions



DPH Growth Scenario: Base Case - Base Case

10% Increase = 422

20% Increase = 442

30% Increase = 469

Zonal Averages

Average Outer Core DPH = 336

Average Inner Core DPH = 334

Average Campbell Park DPH = 134

Uniform Averages

Average Outer Core DPH = 336

Average Inner Core DPH = 334

Average Campbell Park DPH = 134

Grid ref.	Address	Land Owner / Applicant	Current Status	Occupier (if any)	Planning Permission Reference	Proposed / Original Multipurpose No. Units	Planning Permission Status	Additional Area (m ²)	Allocation Site Area (m ²)	Site Allocation?	Density	Residential Capacity			Higher Education	Retail, Leisure & Amenities	Other
												Units	Floorspace (sq m)	Floorspace (sq m)			
A1																	
A2					22/01/15/LUL	84											
A3																	
A4																	
B1					20/01/15/LUL	306		0.08		HE51	210	24 (2017 SH/LAA)					
B2					17/03/20/LUL	14	Approved on 18 July 2019	0.05		HE55	120	14					
B3					21/04/15/PPN24/C	40	Approved on 17 July 2021										
B4																	
C1																	
C2					21/03/15/PPN24/C	48											
C3					18/08/19/CUT	290	Application submitted 11 July 2018	0.54		HE11	544	135 (2017 SH/LAA)				290 sq m of space 14 m ² Approved	
C4					17/03/20/LUL	14	Application submitted 14 July 2018	0.079		HE52	130	12 (2017 SH/LAA)					
D1					22/01/18/LUL	237	Application submitted 11 October 2023	0.7868		HE16	315	61 (2017 SH/LAA)					
D2																	
D3					21/03/20/LUL	492	14 m ²	1		HE18	492	251 (2017 SH/LAA)					
D4					21/03/20/LUL	290	Approved on 8 September 2022 - Issues on 8 September 2022. Various AMAs submitted	1.07		HE15	290	85					
E1					18/01/19/LUL	330	Approved on 2 July 2019 - various conditions	0.69		HE13	475						
E2																	
E3					18/08/19/CUT	994	Approved on 25 June 2021 - implemented	2.09		HE19	940	208 (2017 SH/LAA)					through the new area 14 m ² Approved
E4																	
F1					21/03/20/LUL	1736				HE5							
F2																	
F3																	
F4																	
G1					21/03/20/LUL	1404				HE5							
G2																	
G3																	



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