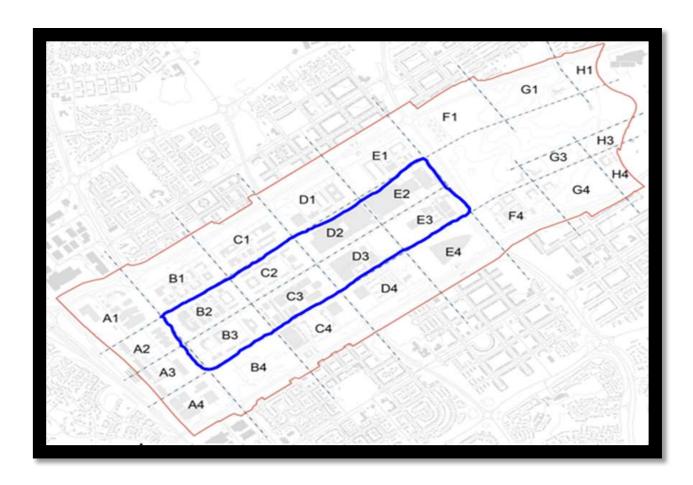
Appendix 8.2 – CMK and Campbell Park Densities

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.



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