

## **Section 3: Proposals Plan, Implementation & Monitoring**

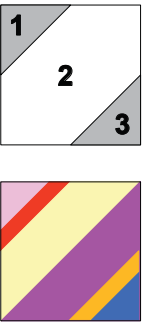
# 11. Proposals Plan

- 11.1 This section of the Alliance Plan has three parts.
- 11.2 **A Plan of the Public Realm Infrastructure** and development sites, showing the protected classic CMK infrastructure, proposed extensions to the infrastructure to complete it as originally intended and sites for further development; together with an **Existing Land Use Plan**, which records the situation on the ground in CMK at the time of preparing this Plan (see Figures 14 and 15). Attention is drawn to the coarseness of the grain of the uses that dominate the land use pattern. Generally speaking, it is only the most recent developments (such as the Hub and Vizion) that show a smattering of mixed uses - indicated here by roughly proportionate stripes of land use colour on developed Blocklets.
- 11.3 An **Indicative Land Use Proposals Plan**, which indicates the land use mix encouraged by this plan for each undeveloped or under-developed Blocklet where development may reasonably be expected in the life of this Plan, based on current information (see Figure 16). A few sites where development is committed or has recently been completed have also been included as contributors to the aspirations set out in the *Core Strategy*.

- 11.4 In the present national economic crisis it has not been practicable to carry out a conventional ‘hard and soft’ analysis in full, through which an assessment is made on a plot by plot basis of the likelihood of change in the plan period ahead. This means that existing development in CMK that has no colour in the Proposals Plan may nevertheless come forward for redevelopment yet there is no specific guidance in this section of the *CMKAP* to assist either the developer of the local planning authority. In such circumstances this Plan assumes redevelopment proposals will at least aim broadly to replicate as a minimum the existing quantity and mix of land uses, enriched in quantity and mix in response to the overall approach for CMK set out in this Plan. In other words, a creative and beautifully designed architectural and development response to this vision is invited and encouraged, without harm to the existing benchmark of economic, social and environmental benefit. ‘More, and better, and more varied’ are the watchwords.
- 11.5 An **Indicative Land Use Table**, which schedules the quantities of land use ingredients envisaged for the development recipe for undeveloped and under-developed Blocklets (see Table 4). This information is necessary to allow this Plan to be checked

for its degree of fit with MK Council’s Adopted *2005 Local Plan* and adopted *Core Strategy*; and following adoption, as an aid to monitoring by MK Council.

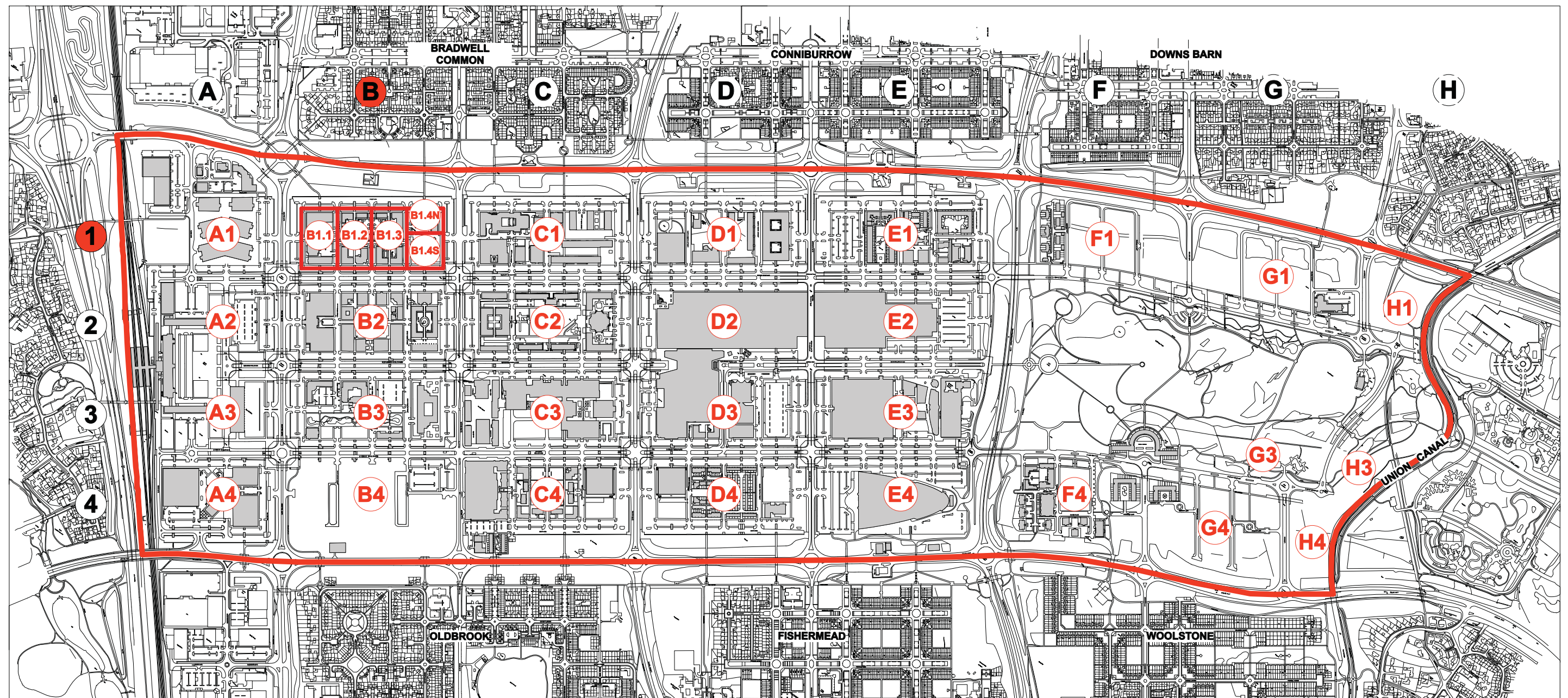
- 11.6 The Indicative Land Use Proposals Plan and associated Table do not include existing planning consents, as these may lapse and existing consents may not reflect the Plan’s desired land use mix or policies.
- 11.7 The Existing Use and Proposals Plans use an urban planning technique to schematically illustrate the predominant land uses and indicative mixed-uses of sites; this is illustrated in Figure 12 below.



- Indicative land uses**  
**1** ground floor mixed use  
**2** uses quantified in table 3  
**3** other uses not quantified in table 3
- example of indicative land uses**  
**1** ground floor mixed uses classes A1/ A2/ A3  
**2** quantified (proportional amounts) classes C3/ B1  
**3** unquantified classes C1/ D1/ D2

Figure 12: Indicative Land Use Illustration

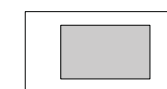




### THE CMK GRID

CMK is divided into **blocks** using co-ordinates:  
A B C etc. west to east  
1 2 3 etc. north to south  
see **block B1** above

blocks are divided into **blocklets**  
see **blocklets B1.1, B1.2, B1.3**  
and **B1.4** above  
some blocklets are subdivided  
see **block B1.4N and B1.4S** above



existing buildings



CMKAP boundary

0 25 50 100 150  
metres

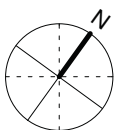


Figure 13: CMK Block Numbering System



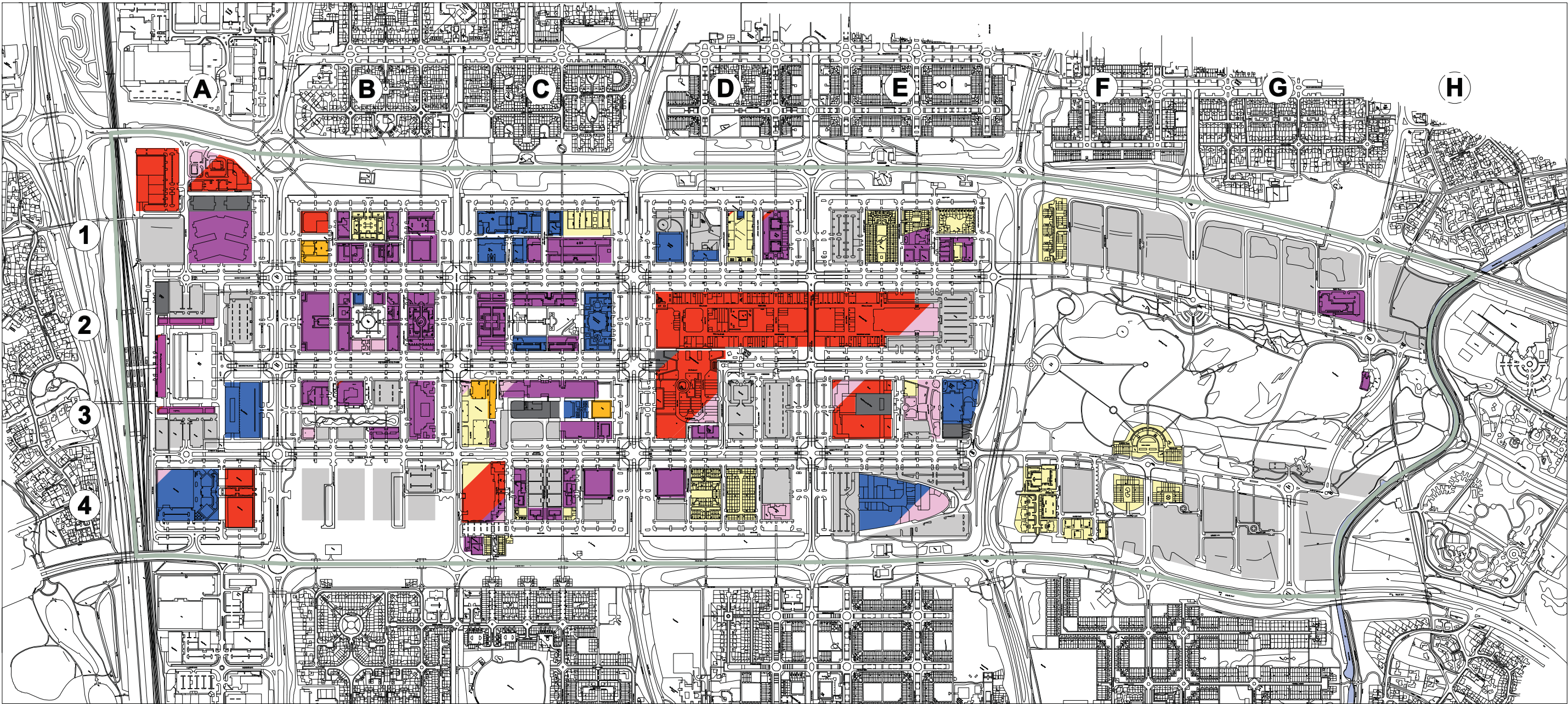


Figure 14: Existing Land Uses (2013)

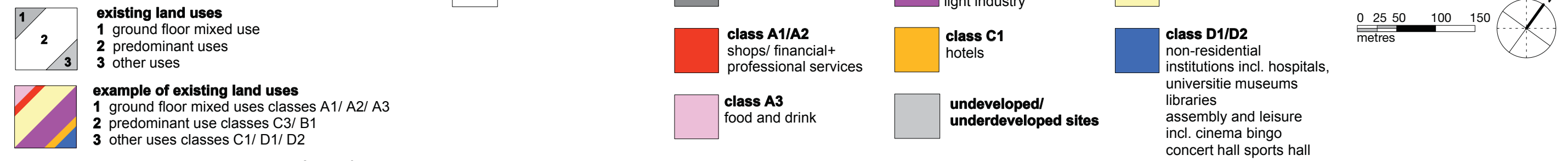


Figure 14: Existing Land Uses (2013)



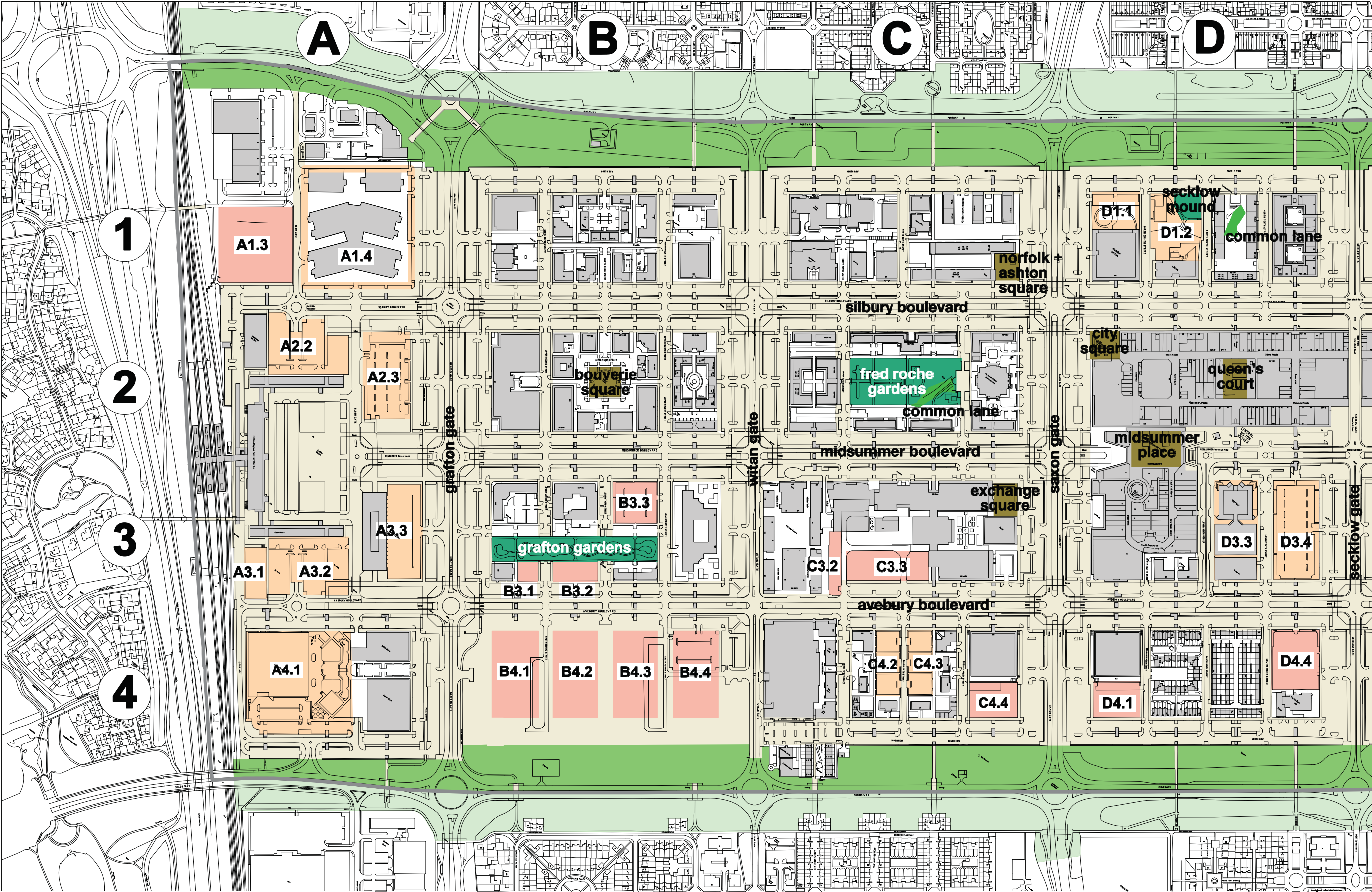
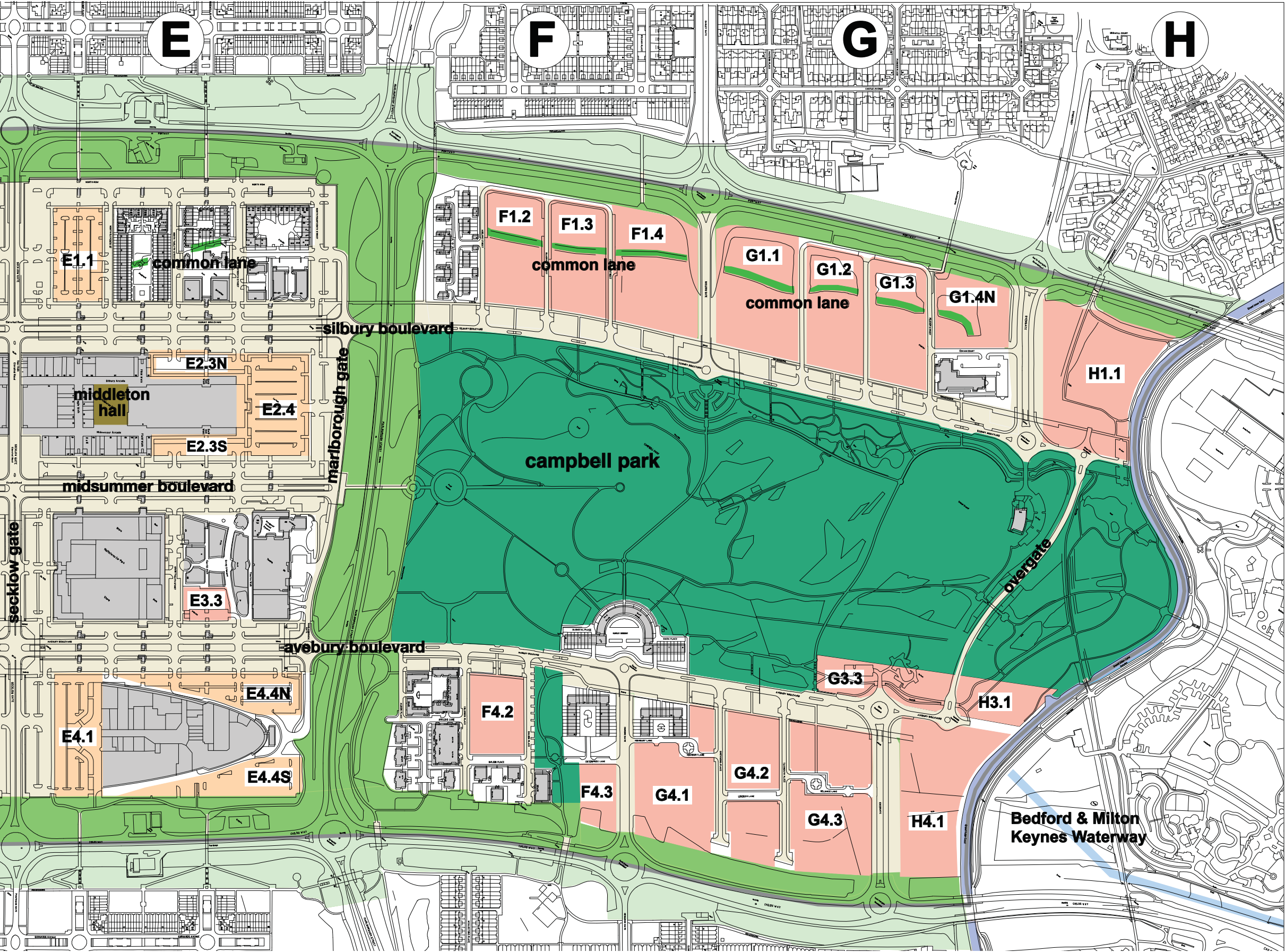
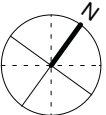


Figure 15: Public Realm Infrastructure and Development Sites



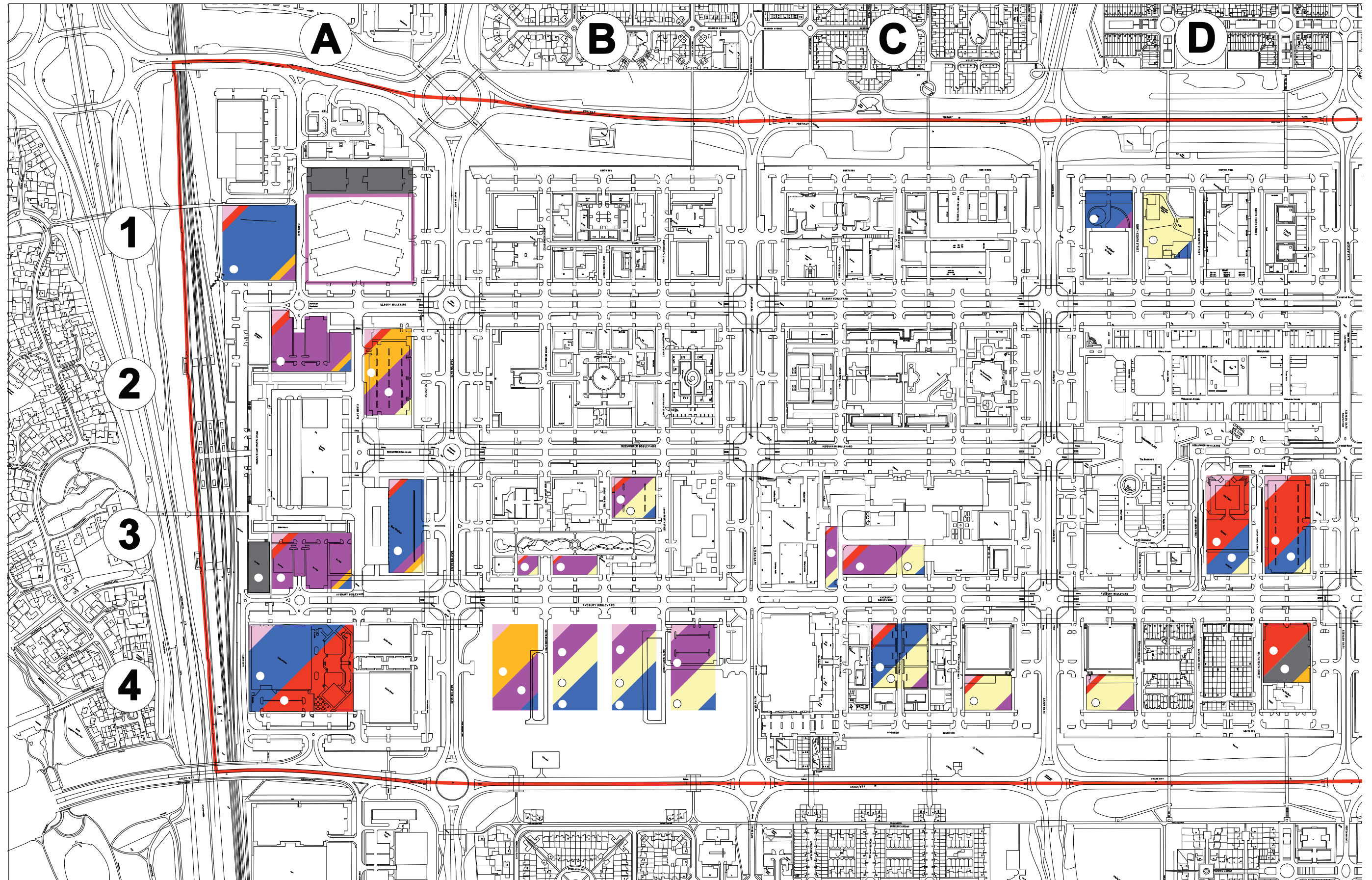


- semi-public spaces
- classic CMK infrastructure
- other infrastructure and private land
- green frame within/ outside CMK AP boundary
- public open spaces
- undeveloped sites
- underdeveloped sites
- sites already developed included in analysis
- existing buildings
- CMKAP boundary



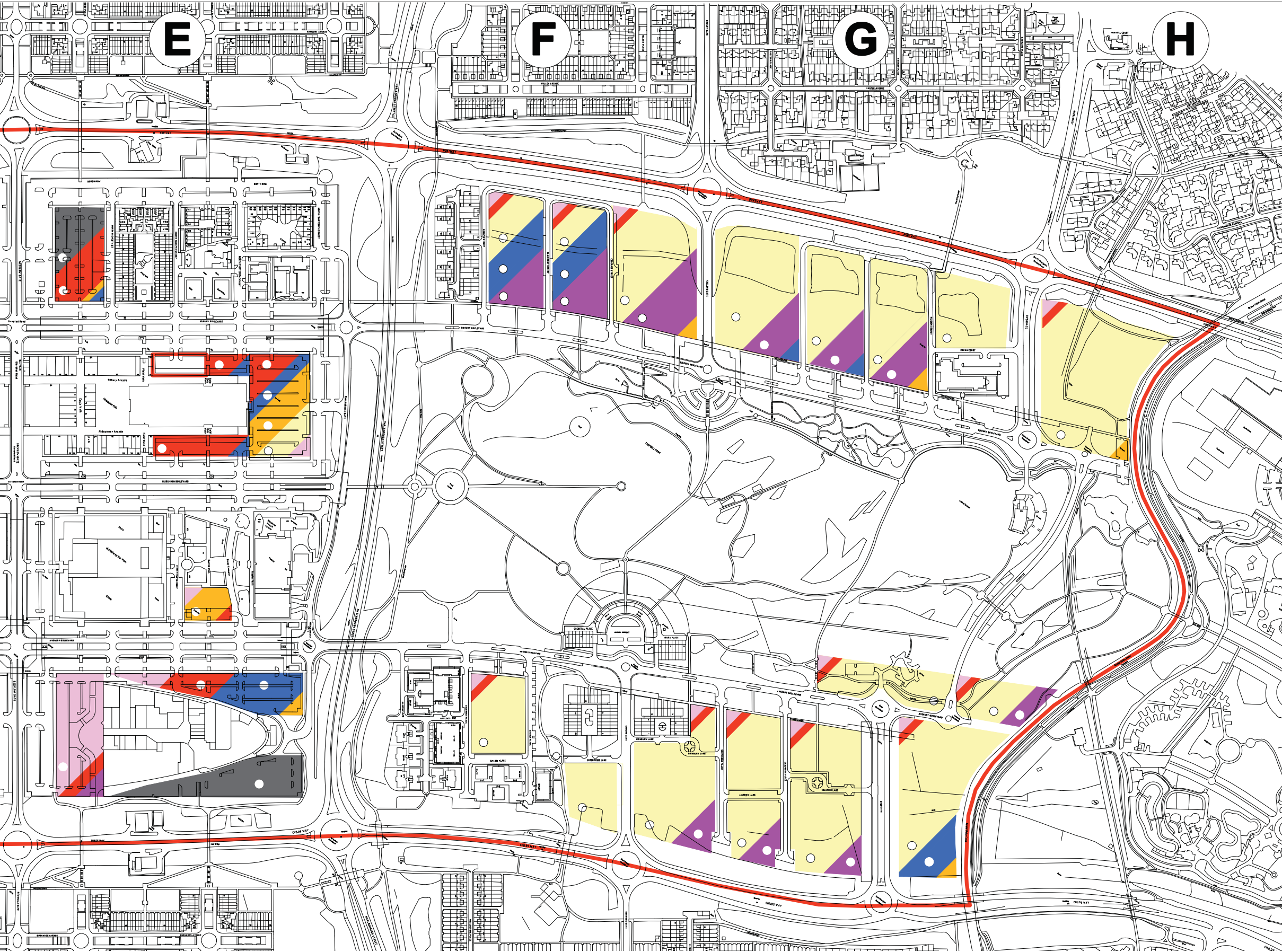
0 25 50 100 150





**Figure 16: Indicative Land Use Proposals Plan**





1

2

3

**indicative land uses**

1 ground floor mixed use

2 uses quantified in table 3 highlighted with a circle ●

3 other uses not quantified in table 3

**example of indicative land uses**

1 ground floor mixed uses classes A1/ A2/ A3

2 quantified (proportionally) classes C3/ B1

3 unquantified classes C1/ D1/ D2

**CMKAP boundary**

**multi storey car park**

**class A1/A2**

shops/ financial+ professional services

**class A3**

food and drink

**class B1**

offices R&D + light industry

**class C1**

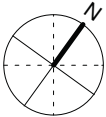
hotels

**class C3**

dwelling houses

**class D1/D2**

non-residential institutions incl. hospitals, universities museums libraries assembly and leisure incl. cinema bingo concert hall sports hall



0 25 50 100 150 metres



Site	Approx Site Area (ha)	Plot Ratio	Dwellings (dw/ha)	Retail A1/A2 Leisure A3 (m2)	Offices B1 (m2)	Residential C3 nos. of dwellings	Hotels C1 (m2)	Institutions & Assembly D1/D2 (m2)	Public MSCPs	Other use options shown on Fig 16	Comments
A1.3	1.26	2.50						31,500		B1,C1	major leisure centre
A1.4	2.82	3.50			44,500				600		Network Rail
A2.2	0.90	2.50			22,500					C1 ,D1/D2	
A2.3	0.92	3.50			8,000		24,000			B1, C3	hotel and conference centre
A3.1	0.26								500		additional multi-storey car park for train station
A3.2	1.05	2.50			26,500					C1 ,D1/D2	
A3.3	0.76	1.00						7,500		B1, C1, C3	exhibition / community uses
A4.1	2.19			15,000							ice rink; additional retail space (under construction)
B3.1	0.09	2.50			2,500					C3	
B3.2	0.20	2.50			5,000					C3	
B3.3	0.42	3.50	250		3,500	80				D1/D2	
B4.1	0.93	2.50			6,000		17,500				strategic site (hotel / conference centre / university)
B4.2-B4.3	1.80	2.50	250		15,000	150		15,000			strategic site (headquarters / university)
B4.4	0.90	2.50	250		9,000	140					
C3.2	0.17	3.50			4,000					C3, D1/D2	CBX3 final building
C3.2-3.3 S	0.56	2.50	250		7,000	70				C3, D1/D2	
C4.2	0.37		250			90		1,000		B1	community medical centre
C4.3	0.37		250			90				B1	
C4.4	0.39		250			100				B1	
D1.1	0.41	1.50						6,000		B1	hall and civic rooms
D1.2	0.59		250			100				D1/D2	
D3.3	0.98	2.50		19,500				5,000		C3	community and/or cultural uses
D3.4	1.03	2.50		20,500				5,000		C3	market hall plus community/cultural uses
D4.1	0.40		250			100				B1	
D4.4	0.40	2.00		8,000						C1, D1/D2	
D4.4	0.25								300		

Table 4: Indicative Land Uses



Site	Approx Site Area (ha)	Plot Ratio	Dwellings (dw/ha)	Retail A1/A2 Leisure A3 (m2)	Offices B1 (m2)	Residential C3 nos. of dwellings	Hotels C1 (m2)	Institutions & Assembly D1/D2 (m2)	Public MSCPs	Other use options shown on Fig 16	Comments
E1.1	0.56	2.00		11,000						C1, D1/D2	
E1.1	0.35								400		
E2.3	0.55	1.25		7,000						D1/D2	extending north & south arcades of shopping building
E2.4	1.79	3.50	250	6,500		180	25,000	6,500	700		mixed-use hotel / residential /cultural facility
E3.3	0.30	3.50					10,500			A1/A2/A3	hotel
E4.1	1.17	1.50		14,000						B1	
E4.4N	0.96	1.50		11,500				3,000		C1	community /cultural uses
E4.4S	0.96								600		
F1.2-1.4	1.53		200			310					strategic site (live-work units)
F1.2-1.4	3.07	2.00			30,500			30,500			strategic site (technology campus / university)
F4.2	0.84		200			170					Campbell Square final phase (replan)
F4.3	0.61		200			120					
G1.1-1.4	4.43		200			890					
G1.1-1.3	1.48	1.50			11,000					C1, D1/D2	
G3	0.92		100			90					residential / leisure / community / vsitiors centre
G4.1-4.3 S	4.54		100			450					
G4.1-4.3 N	1.13	1.50			8,500						
H1.1	2.72		200			540				C1	
H3.1	0.67	1.50	200		5,000	130					
H4.1	2.12		200			770		5,000		C1	canal-side marina facilities
BASE	51.11			113,000	208,500	4,570	77,000	116,000	3,100		
10% additional through mixed-use				11,000		460					
TOTAL				124,000	208,500	5,050	77,000	116,000	3,100		
CORE STRATEGY				110,000	180,000	5,000					





Figure 17: All Land Uses Proposals Plan (Year 2026)

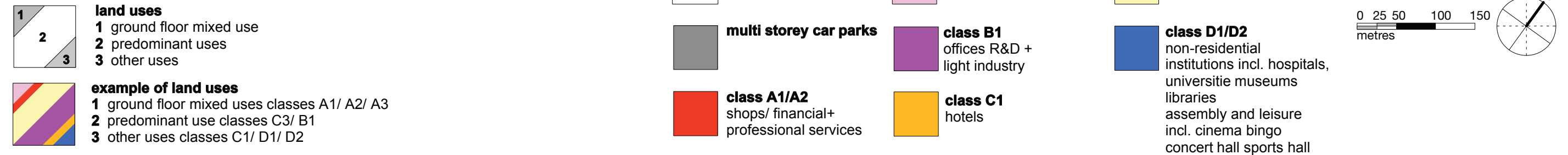


Figure 17: All Land Use Proposals Plan (Year 2026)