

Lower Westside Development Opportunity

Introduction

MKDP

Milton Keynes Development Partnership (MKDP) is a Limited Liability Partnership (LLP) owned by Milton Keynes City Council (MKCC). Its primary role is to use and develop its portfolio of land assets to advance the Council's objectives to develop the city, to build on its impressive track record and to become an ever-better place to live and socialise, as well as to work and conduct business.

MKDP's Managing Director is also MKCC's Deputy Chief Executive, who oversees MKDP's team of professionals reporting to a board comprising an independent chair, four independent members, three local Councillors and the Council's Chief Executive Officer.

Renaissance:CMK

A key element of MKDP's function is to lead the delivery of special projects in Central Milton Keynes (CMK). More specifically, the focus for MKDP is Renaissance:CMK (R:CMK), a project derived from the 2016 Futures Commission, which led to the 2050 Futures report and subsequent strategy.

R:CMK will play a pivotal role in how the city grows and the kind of places we seek to create through to 2050, reflecting its distinctive history and ongoing story. The growth and change that occurs in CMK, and the nature of that growth will be instrumental in achieving crucial elements of our vision for transport, the economy and cultural offer, communities, and carbon and climate across the city and beyond.

MKDP is considering appointing a world-class partner to work with them to refine their initial ideas for an area known as Lower Westside. This is a concept for a major property development on, and around, land owned by MKDP. This broadly consists of assets and land around Milton Keynes Central railway station, land along Avebury Boulevard, and Block B4 which is identified for a higher education facility - a new university for Milton Keynes.

Lower Westside is to be a transformational mixed-use masterplan development that keeps CMK at the forefront of design and urban living.



Central Milton Keynes

CMK is a place with great potential. It already has a successful regional shopping centre, with 'centre:MK' reporting record -breaking spending in 2022. CMK is home to major employers, with Santander nearing completion of their UK HQ office. There has been significant development, both residential and commercial recently. Despite this, there is still a massive amount of untapped potential and a need to guide future development to ensure it meets the city's great ambitions. Milton Keynes continues to grow and is now well beyond its original target of 250,000 residents. By 2050, the city is predicted to have a population of around 410,000 people, many of them living in CMK, and with many more people beyond that using CMK as their place of work, or as their first choice for shopping, leisure or a whole range of other activities.

CMK is unusual in having space and capacity to grow, through never -developed parcels of land, buildings that are ripe for renewal, and a move away from surface parking. The low density and relatively low -rise nature of CMK also provides the opportunity to create a greater density of development. This could address some of the challenges it faces, including a lack of activity and vibrancy on the street - the structure of the city devotes an enormous amount of space for cars, through wide boulevards, and 20,000+ surface -level car parking spaces. While pedestrians are well catered for, some routes through underpasses and quiet streets are perceived to be unsafe by many users.

MKDP wishes to create the right framework and delivery approach to:

- Work with the design of the city centre, including our distinctive built heritage and urban form.
- Address a range of challenges, both global and local, including the climate emergency and ensuring we are creating healthy, inclusive environments.
- Ensure we are creating the right environment to enable the ongoing success of our local economy.
- Make sure our growing city centre has all of the facilities and opportunities that successful cities should have.

CMK will play a key role in achieving MKDP's ambitions for wider Milton Keynes, in terms of economic and cultural prosperity, creating new communities, addressing health inequalities and the climate challenge, particularly through the opportunity to achieve a mode shift from private vehicles to public transport. The Strategy for 2050 envisions CMK hosting a much larger residential community than today, alongside wider investment to cement its place as an important retail and economic hub.



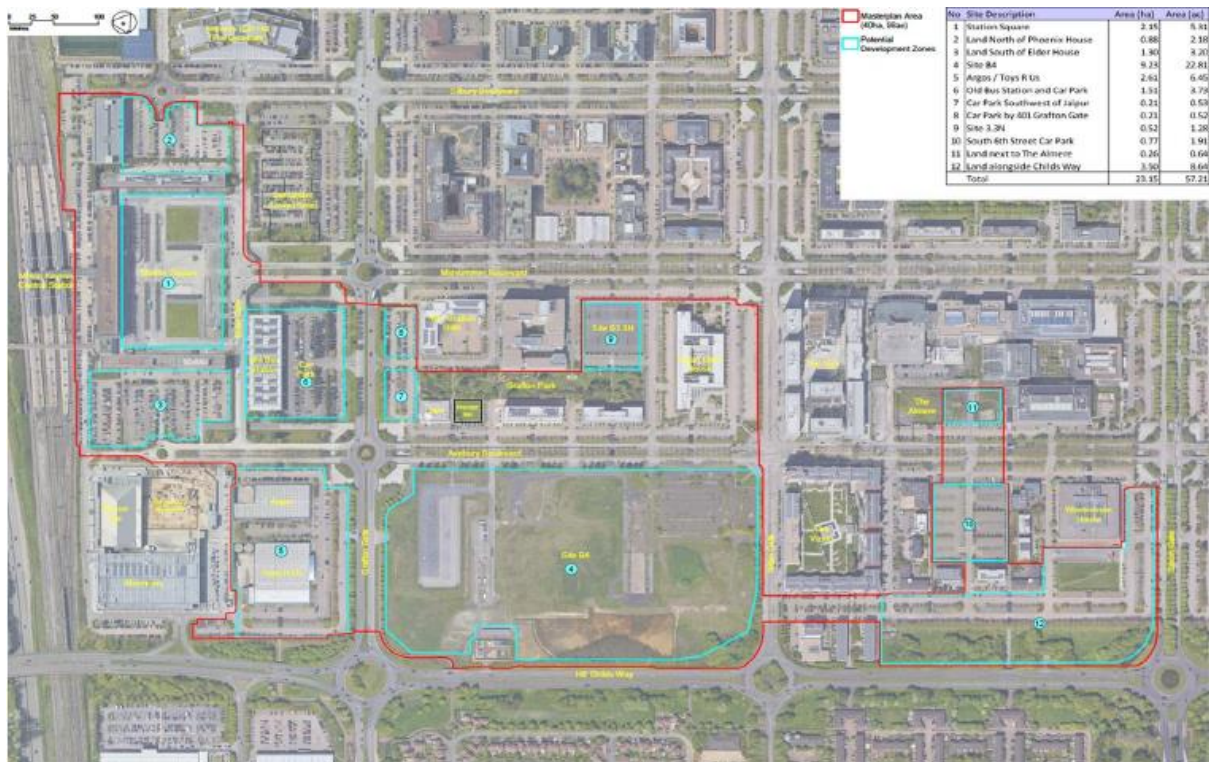
The Opportunity

One of three key masterplan proposals in CMK is Lower Westside, the vision for which is a major new precinct for technology, innovation, and education. The broad concept for the area which extends from Station Square outside the railway station to Block B4 features:

- New workspace and research facilities
- A University presence
- A multi-purpose conferencing and events venue
- A new residential neighbourhood
- Well-designed public realm.

University

Block B4 has long been identified to accommodate a new University. It is currently being reviewed whether the entire of B4 is required for this. MKCC is leading on the delivery of the University Campus. Discussions are still confidential at this stage, but it is envisaged that the University would become an initial anchor tenant for Lower Westside and an early commercial development for the appointed partner.



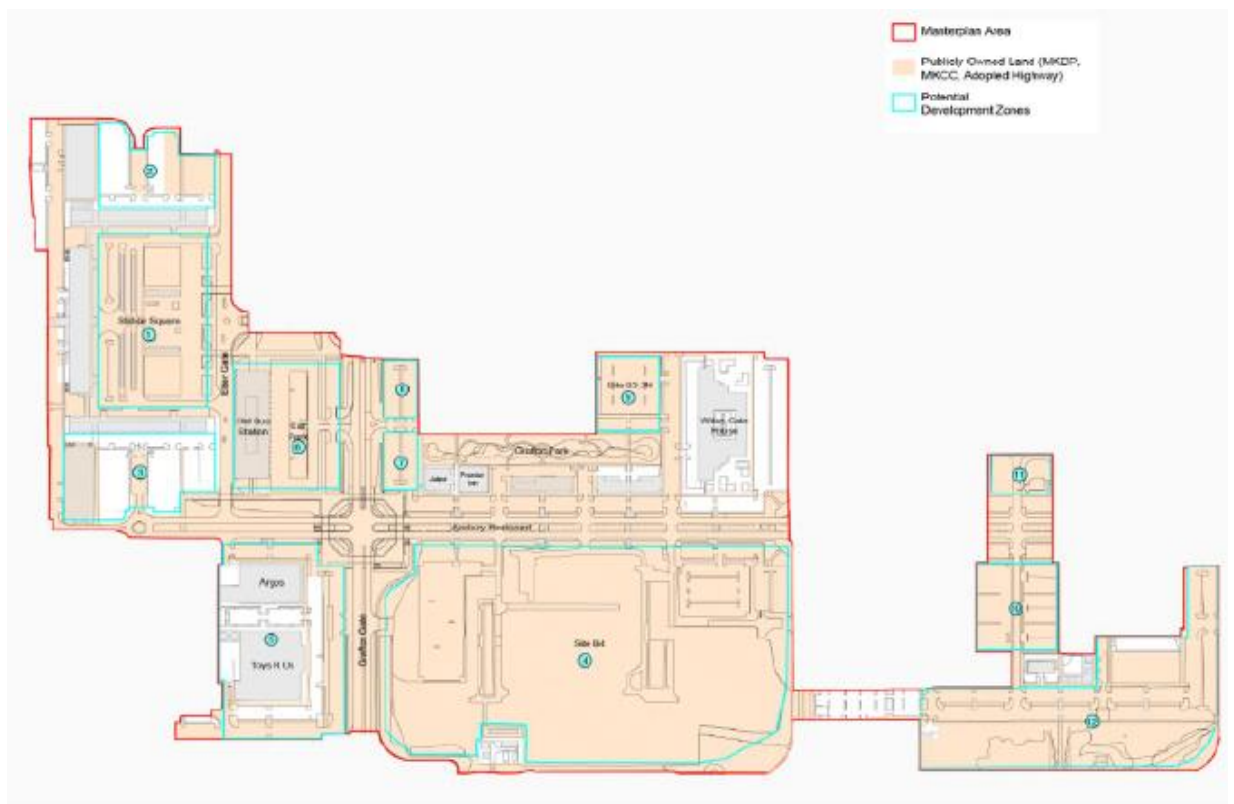
Lower Westside Development Land

Station Square

Lower Westside benefits from excellent transport links in Station Square, but the city now requires a dynamic and exciting entrance, in what is currently just a very functional space. In the interim, MKDP hope to be able to support an arts and cultural programme, along with public realm enhancements and meanwhile uses.

Other Sites

The Lower Westside area also includes a range of other sites, which are either under-utilised or provide an opportunity for an alternative use. See the plan across for the full extent of land that may be available for development.



Lower Westside Land Ownership

Planning Context

Milton Keynes City Council is currently preparing the New City Plan to replace Plan:MK (the current Local Plan adopted in 2019). The New City Plan will plan for growth up to 2050, helping to deliver the Council's Strategy for 2050, adopted by Full Council in January 2021.

The New City Plan, as a statutory Development Plan Document, will set out policies to deliver this long-term vision for the City. This must include a clear approach for Central Milton Keynes. MKDP is a key stakeholder in the New City Plan process. Working with their appointed development partner they will aim to ensure the evolving Lower Westside masterplan is adopted into the Local Plan.



Block B4 in Lower Westside

Potential Role of a Development Partner

MKDP believe moving away from the status quo towards the strategic vision set out in the Strategy for 2050 requires an evolution in some aspects of CMK's built environment and interventions into how it functions as a place.

To achieve this shift in approach, MKDP are pivoting from individual site disposals and focusing instead on the grouping and comprehensive development of MKDP land assets in CMK. The aim is the delivery of mixed-use, multiphase, viable, master-planned developments.

MKDP is interested in working with development partners through land-led partnerships, although more significant in scale and complexity than before.

The exact role of the partner(s) is still to be defined, but the initial preference is for a "master developer", who takes on an overarching role in bringing the land forward for development, facilitating plot delivery against the background of an agreed masterplan and infrastructure delivery. The Partner could deliver the development directly, bring in third parties, or a mix of the two.

We envisage the partner facilitating masterplan development, technical due diligence, market analysis, New City Plan promotion, securing planning consent, site preparation and elements of scheme delivery.

In order to ensure MKDP's proposal to appoint a development partner is informed, it wishes to engage with developers of sufficient experience, scale and financial strength to gauge their opinions on Lower Westside and the opportunity.



Milton Keynes Information

Milton Keynes offers people a place to work, live and grow. The city continues to grow with available land to be developed.

It is currently a prime location for more than 400 head offices and financial services organisations including Volkswagen, Network Rail and Santander. It offers tenants 72% lower prime office rents than London.

It is expected that the Milton Keynes economy will grow by 1.9% or 2.3% a year on average until 2050 with a further 50,000 to 90,000 jobs hoping to be created by 2050.

House building averaged 2,422 new homes between 2016 -2021 and currently has a strong pipeline. MKDP is currently working with Urban Splash to deliver over 800 homes at Campbell Park.

CMK is currently home to 22% of the city's total jobs, with around 40,000 people working in offices, shops, restaurants and the cultural and leisure sector. Also, it is home to 'centre: MK', a UK Top 10 retail location and innovative tech businesses including Xero and AIIMI.

In 2023, Milton Keynes was rated the Top 10 UK city for: housing growth, population growth, innovation, GVA per hour (productivity), employment, average, workplace earnings and business start-ups.

Milton Keynes offers a prime location with Milton Keynes Central train station offering excellent connectivity across the UK, with services to London and Birmingham in under 45 minutes. It is also within proximity to 5 international airports within a 90 -minute drive