

**MILTON KEYNES'  
GREENEST NEW  
COMMUNITY**

**CAMPBELL PARK NORTH**



# AGENDA

- The site
- Our proposals
- Who we are
- Our vision for Campbell Park North
- Flythrough video
- Public consultation so far
- Building heights
- Social infrastructure and the local centre
- Improving the Redway
- Connections to Campbell Park
- Building a beautiful new community
- Q&A

**Please use the  
Q&A button at  
the bottom of  
your screen to  
submit questions**

# THE SITE



- Vacant land north of Campbell Park
- Between Silbury Boulevard and Portway
- Planned for development since Milton Keynes was laid out
- Allocated for new homes in the Local Plan – supporting Milton Keynes City Council’s ambition to reach a population of 410,000 by 2050



# THE PROPOSALS

- Up to 1,850 homes in total
- A mix of houses and apartments - including family housing, later living, student, self-build and affordable homes
- Up to 2,800 sqm of retail, leisure, and community infrastructure in a new local centre
- Electric vehicle charging points for cars
- Sustainable and active travel
- A conscious approach to biodiversity and wildlife habitats





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# WHO WE ARE

**urbansplash**



**GLENBROOK**

Urban Splash in partnership with Glenbrook are the Masterplan Developers working together to bring forward the Campbell Park North Outline Masterplan and a new neighbourhood for Milton Keynes.

Urban Splash is a purpose led multi award-winning regeneration company.

Over the last 30 years Urban Splash has invested over a billion pounds in regeneration creating over 5,000 new homes, 2 million sqft of work space and thousands of jobs.

The company has a fundamental belief and a proud track record in delivering places that are attractive, desirable and sustainable using good design to transform places.





# URBAN SPLASH: OUR COMMITMENT TO GOOD DESIGN

**Port Loop, Birmingham**  
A new waterside neighbourhood,  
Birmingham's bravest and most  
exciting new place to live.





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# URBAN SPLASH: OUR COMMITMENT TO GOOD DESIGN

Park Hill, Sheffield

Norwich Street  
52-27 >



# GLENBROOK: WE DELIVER ON OUR PROMISES

Glenbrook has delivered £700m of new homes across the UK – around 1,200 purpose-built rental homes, shared ownership, affordable housing, and homes for sale.





# GLENBROOK: WE DELIVER ON OUR PROMISES

Glenbrook prides itself on its strong reputation for integrity and sustainability, and delivering on promises made to local communities.





# OUR VISION

Living in a park, not just beside one



The city on your doorstep



Homes for every stage of your life



Sustainability at its heart





**Our Campbell Park  
neighbourhood is about living  
in the park, not beside it**

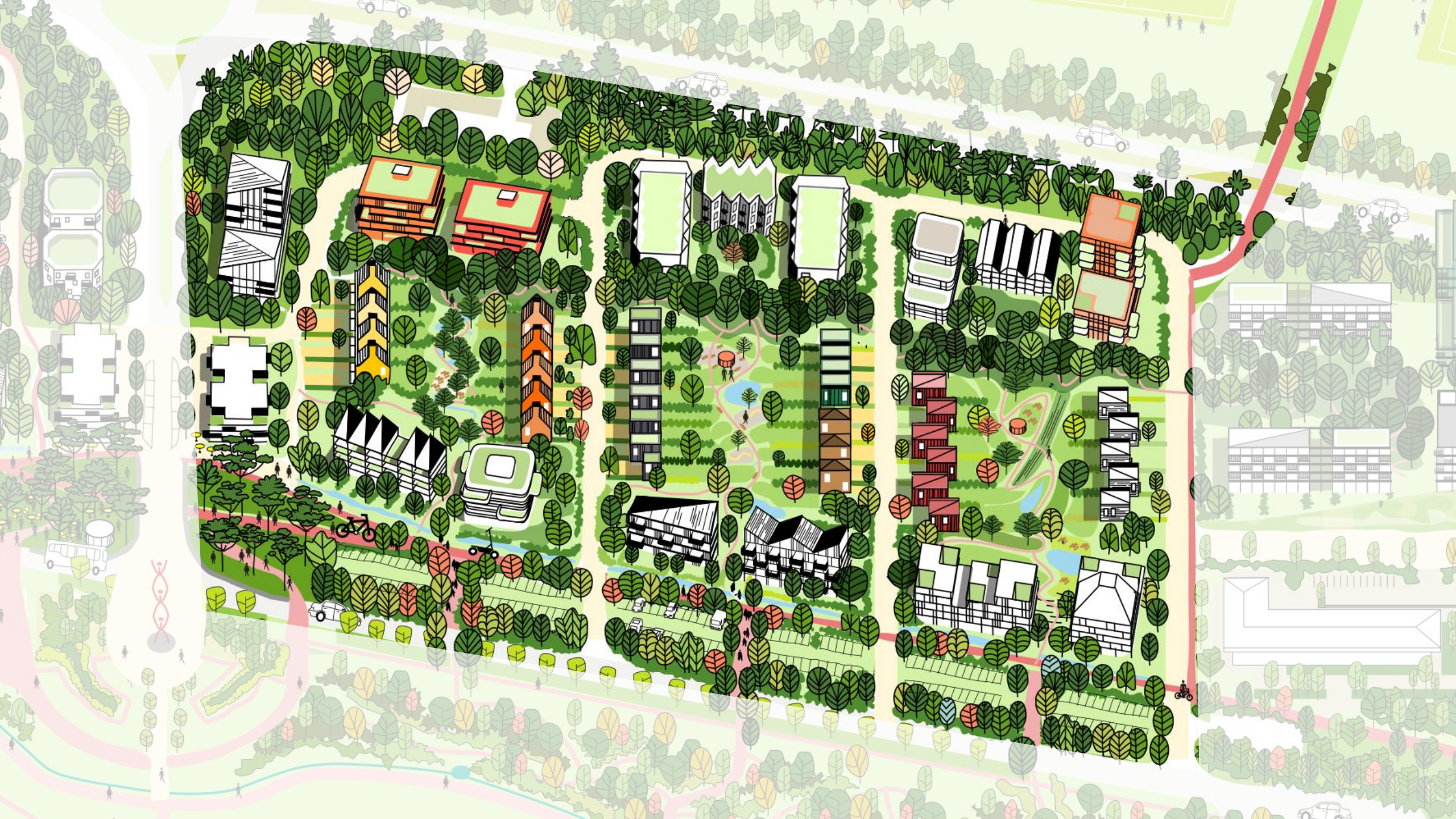






**Successful neighbourhoods have a diverse mix of people of all ages, with homes for every stage of their lives...**







Residents' gardens where green spaces extend from the park to join up with the ancient Portway at the heart of our new neighbourhood











With direct connections  
to Campbell Park and the  
shared gardens











Modern homes, for modern people...













Our local centre compliments  
the city centre and enhances  
connections into Campbell  
Park









# PUBLIC CONSULTATION – JULY 2024





## You told us:

- Height of the new buildings is a key issue
- Architecture is important – need to create attractive buildings
- Landscaping is critical
- Concern about impact of increased population on local public services – doctors, dentists etc
- Redway connections important for connectivity to city centre
- Connections to the park important for leisure walkers





# ORIGINAL PROPOSED BUILDING HEIGHTS

-  Heights up to 4 storeys
-  Heights up to 6 storeys
-  Heights up to 9 storeys
-  Heights up to 12 storeys





# CHANGES TO BUILDING HEIGHTS



-  Heights up to 2 storeys
-  Heights up to 4 storeys
-  Heights up to 6 storeys
-  Heights up to 9 storeys
-  Heights up to 12 storeys



# VIEW FROM DOWNS BARN





# VIEW FROM DOWNS BARN





# IMPROVING THE REDWAYS AND CONNECTIVITY







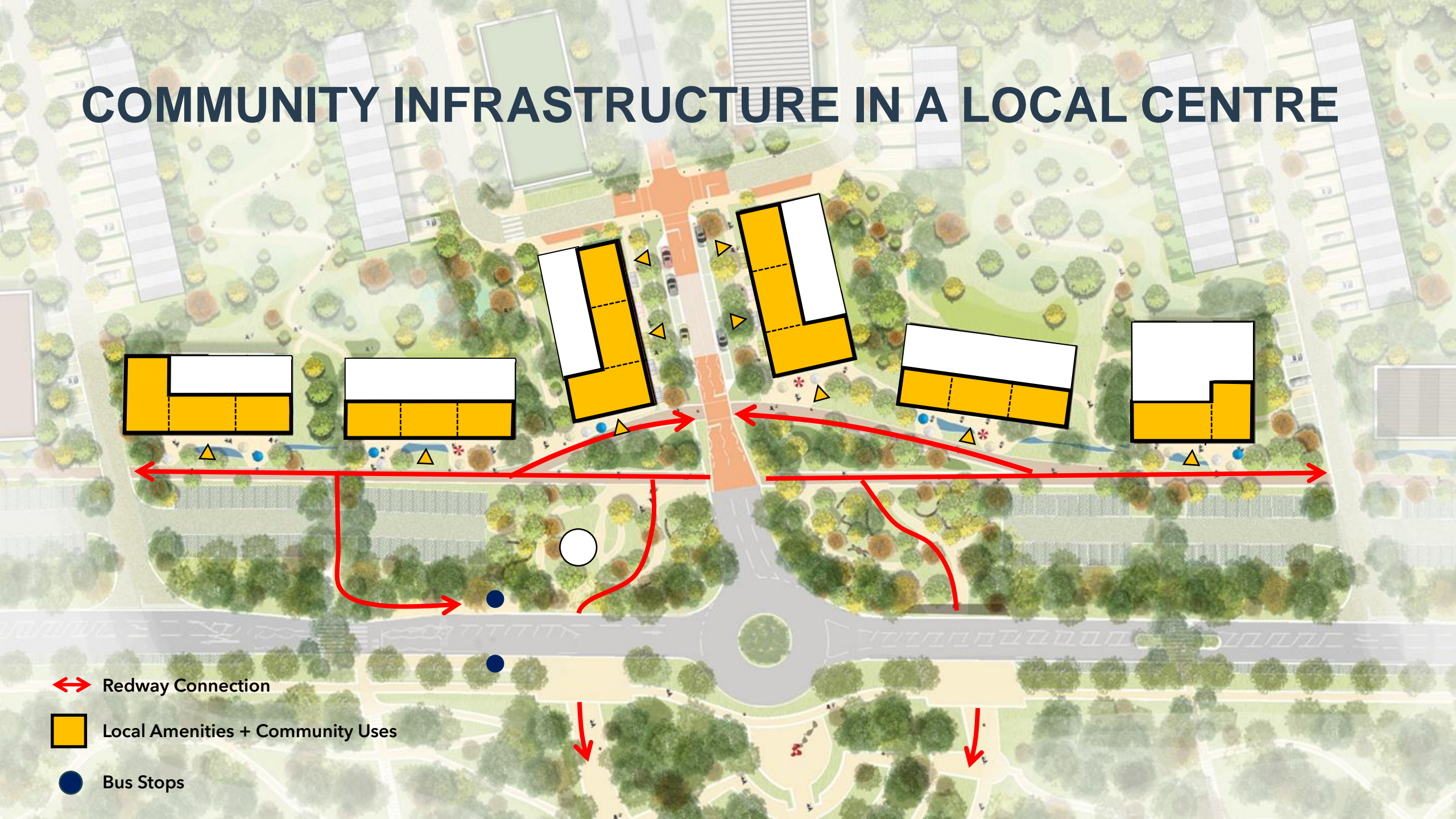


# COMMUNITY INFRASTRUCTURE IN A LOCAL CENTRE

↔ Redway Connection

■ Local Amenities + Community Uses

● Bus Stops







Bakery



Pharmacy



Local Cafe



Dentist



Plant shop



Greengrocer



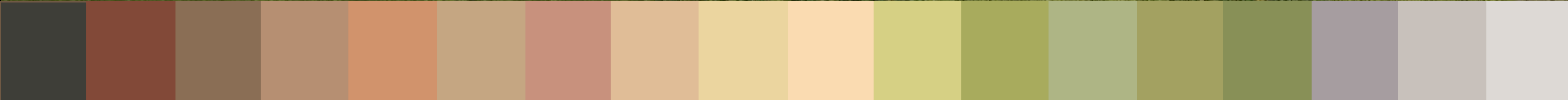
Co-working Space







# BUILDING A BEAUTIFUL NEW COMMUNITY













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# CONSULTATION – HOW TO HAVE YOUR SAY

- **Website:** [campbellparknorth.com](http://campbellparknorth.com)
- **Email:** [consultation@realestatecomms.com](mailto:consultation@realestatecomms.com)
- **Telephone:** 07523 696 293
- **By post:** Real Estate Communications, 25 Wilton Road, London, SW1V 1LW
- In the Q&A of this Zoom call

**Please send all your comments by 23:59 on Sunday 3 November**

**Please use the Q&A button at the bottom of your screen to submit questions**



# QUESTIONS