



FW: Milton Keynes City Plan 2050 Regulation 19 Consultation

From David Hopkins [REDACTED]
Date Sat 08/11/2025 19:26
To NCP Engagement <npc.engagement@milton-keynes.gov.uk>

From: Alan Preen [REDACTED]
Sent: 08 November 2025 16:15
To: David Hopkins <[REDACTED]>

Cc: [REDACTED]

Subject: RE: Milton Keynes City Plan 2050 Regulation 19 Consultation

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Regulation 19 Consultation Response – MK City Plan 2050

Dear Councillor David Hopkins,

Thank you for the opportunity to comment. The following represents my formal submission:

I am submitting this response as a concerned resident and stakeholder in the future of Milton Keynes.

While I welcome the opportunity to engage with the Proposed Submission MK City Plan 2050, I must express serious reservations about the effectiveness of the consultation process. Despite multiple rounds of public engagement—including over 7,000 comments during the Regulation 18 phase—there remains a widespread perception, supported by community feedback, that local views are routinely overlooked. The Consultation Statement itself acknowledges significant concerns, yet many policies remain unchanged. [milton-keynes.gov.uk]

Key Concerns

1. Infrastructure Delivery and Maintenance

The plan continues to prioritise development over infrastructure. Despite commitments to an “infrastructure first” approach, the Infrastructure Delivery Plan lacks credible long-term maintenance strategies. Congestion is worsening, and existing communities are increasingly impacted. The National Planning Policy Framework (NPPF) requires plans to be “**positively prepared**” and “**effective**”, yet MKCP 2050 fails to demonstrate how infrastructure will be sustainably delivered **and maintained**. [milton-keynes.gov.uk]

2. Transport Failures and East West Rail

East West Rail (EWR) exemplifies strategic misalignment. The project’s cost has ballooned to over £7 billion, with **the first section still non-operational more than 18 months after completion**. The Benefit-Cost Ratio is estimated at just 0.3—meaning only 30p of benefit per

£1 spent. Station locations and crossings remain undefined, with Bow Brickhill cited as a particularly unclear case. [\[wdwnt.com\]](#)

Meanwhile, the long-promised Milton Keynes Mass Rapid Transit System (MRTS) is being repackaged as a growth enabler. Yet the Strategic Outline Business Case only emerged in 2023, with no confirmed funding, route certainty, or delivery timeline. This is not visionary planning—it reflects desperation. [\[milton-keynes.gov.uk\]](#)

The anticipated arrival of Universal Studios near Milton Keynes, projected to attract up to **8.5 million visitors annually**, demands robust infrastructure planning. Yet MKCP 2050 fails to address this adequately. **Universal's** own planning submission outlines major transport upgrades—Wixams station, A421 slip roads, and local road improvements—but these are not reflected in MKCP 2050.

To treat Universal as a “Fairy Godmother” is folly; without coordinated planning, it risks becoming a “Wicked Stepmother” to surrounding authorities. [\[wdwnt.com\]](#)

3. Neglect of Existing Communities

The plan's emphasis on expansion undermines existing neighbourhoods. Community resilience is eroding, with a noticeable “**capability drain**” as volunteers and key contributors leave. Voluntary sector vacancies are rising, and those raising concerns are often dismissed as NIMBYs rather than engaged with constructively. This trend threatens the social fabric of Milton Keynes and is yet another “elephant in the room” not being addressed.

4. Lack of Strategic Soundness

MKCP 2050 does not meet the NPPF's tests of soundness, which require plans to be:

- Positively prepared
- Justified
- Effective
- Consistent with national policy [\[milton-keynes.gov.uk\]](#)

The plan lacks credible delivery mechanisms and fails to integrate transport, housing, climate policy, and wellbeing. It reads more like a speculative brochure than a grounded strategy. Government mechanisms such as **Section 106 agreements** are increasingly making smaller developments financially unviable. The average time to finalise a S106 agreement has risen to 515 days in 2024/25, up from 425 days in 2022/23. The system is being abused, and Bow Brickhill offers clear evidence of this. [\[hbf.co.uk\]](#) ‘**Robbing Peter to pay Paul**’ and Paul is often miles away and of little or no relevance to the community facing the inappropriate development – how can this be sustainable?

A Development Corporation—proven to deliver at scale—should be in place before irreversible decisions are made. The contrast between past Development Corporation-led growth and current developer-led models is stark: green spaces, architectural interest, and integrated planning have given way to fragmented, reactive development focused on profit over quality of life.

5. Poor Quality of Developer-Led Housing

Evidence from national audits and local research shows that **developer-led housing as envisaged in the plan often fails to meet basic quality standards:**

- Only 22.1% of homes built under permitted development met Nationally Described Space Standards, compared to 73.4% under full planning permission. [\[oro.open.ac.uk\]](#)
- A Housing Design Audit of 142 large-scale developments found **most new housing environments to be “mediocre” or “poor” in design quality.** [\[oro.open.ac.uk\]](#)
- The CSGD Research Paper #2 (2025) found that low-income residents in new estates face social isolation, poor transport, and lack of amenities, contributing to marginalisation and poor wellbeing. [\[oro.open.ac.uk\]](#)

- The Environment & Place Scrutiny Committee (Oct 2025) highlighted serious failings in transport, parking, school zones, EV charging, and flood management—none of which are adequately addressed in MKCP 2050. [[milton-key...ngov.co.uk](https://www.milton-keynes.gov.uk)]

This is not just about aesthetics—it affects health, wellbeing, and long-term sustainability. The current model is failing to deliver homes that people are proud to live in.

6. Need for a Moratorium

Given unresolved issues, funding shortages, and stalled development in the South, a pause is essential. House price inflation is currently lagging general inflation, with real-term growth minimal or negative. Developers are holding back, despite government pressure.

[[savills.co.uk](https://www.savills.co.uk)]

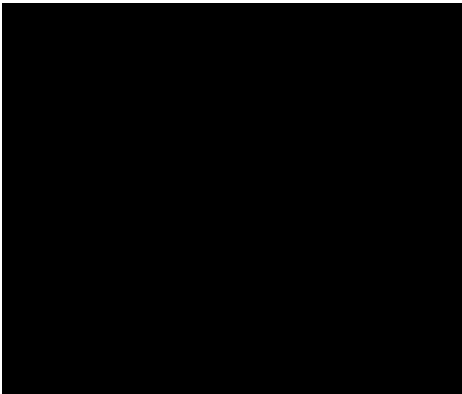
I fully support Councillor David Hopkins' call for a 12–18 month moratorium on MKCP 2050. This pause would allow Milton Keynes City Council, central government, and infrastructure bodies to reassess priorities and align strategies.

Conclusion

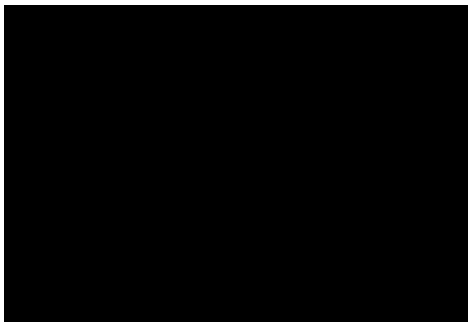
In light of the above, I do not believe the Proposed Submission MK City Plan 2050 is legally compliant or sound. I urge Milton Keynes City Council to STOP, reconsider its approach, engage meaningfully with the electorate, and prioritise the needs of both current and future residents.

That said, I submit this response with the full expectation that, like many previous engagements, the points raised here will be disregarded. This persistent pattern of dismissing public input undermines trust in the process and calls into question the legitimacy of the consultation itself.

Respectfully submitted,



Mr Alan Preen BEM



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From: David Hopkins [REDACTED]
Sent: 06 November 2025 17:49
To: David Hopkins [REDACTED]
Subject: FW: Milton Keynes City Plan 2050 Regulation 19 Consultation
Importance: High

For interest

From: NCP Engagement <ncp.engagement@milton-keynes.gov.uk>
Sent: 06 November 2025 17:30
Subject: Milton Keynes City Plan 2050 Regulation 19 Consultation
Importance: High

Dear Consultee,

As part of Milton Keynes City Plan 2050 (MKCP 2050) Regulation 19, we are inviting local people and organisations to give us feedback on the MKCP 2050 Proposed Submission.

The MKCP 2050 Regulation 19 consultation will run from the **7th November 2025** to **5:30pm** on the **22nd December 2025**.

For further information, please see the attached letter and Statement of Representations Procedure.

You can view the Proposed Submission MK City Plan 2050, proposed submission documents and other supporting documents on our website: [MK City Plan 2050](#) | [Milton Keynes City Council](#).

Kind Regards,

NCP Engagement

If one of our team has gone the extra mile to help you today, [please click here to tell us about it.](#)

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