



# ASPLEY GUISE PARISH COUNCIL

From Aspley Guise Parish Council  
To: Milton Keynes Council  
By Email: [ncp.engagement@milton-keynes.gov.uk](mailto:ncp.engagement@milton-keynes.gov.uk)

22nd December 2025

To Whom it may concern,

**Plan: MK Plan Consultation (2050) Regulation 19 consultation**

Aspley Guise Parish Council wishes to make the following representation on the Development Plan for Milton Keynes specifically Regulation 19 consultation. We consider the plan to be unsound for the following reason:

During this consultation process there has been an absence of local engagement outside of the Milton Keynes authority areas.

This is a significant disregard given that the proposed future expansion of Milton Keynes is heavily weighted towards the east of the city and especially through Policy GS14, Eastern Strategic City Extension and Policy GS15, East of Wavendon Strategic City Extension.

We understand a commitment to properly inform and consult neighbouring communities was given by MK officers to CBC councillors. This has not happened.

As a Parish Council we strongly expect to be fully consulted and involved in all stakeholder groups and future discussions regarding this site to ensure any impact on local communities is appropriately and robustly considered and mitigated.

Given there has been no consultation with communities outside the Milton Keynes Local Authority Area, we therefore consider the plan unsound.

Aspley Guise Parish Council is particularly concerned about the impact of expansion to the east of the city, especially regarding traffic flow through and around Aspley Guise, work completed north of the village and particularly with regards to traffic flow to and from the M1 Junction 13.

We consider the Regulation 19 proposed submission is unsound because traffic impacts on the neighbouring roads and communities in Central Bedfordshire have been modelled but not considered and no mitigation is proposed.

The Highways flow difference maps do not cover the whole of the simulation area but focus on the city area. Significant increases in traffic volumes are shown on roads in Central Bedfordshire which are illustrated in the figures, but the information is incomplete.



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Figure 4.4 shows a significant increase in highways volumes on the local roads in Central Bedfordshire. Where is the cumulative impact of this additional traffic assessed with the National Highways studies of J13 and the A421 which already show severe congestion?

What are the predicted highways impacts across the wider villages, such as at Apsley Guise, which is adjacent to, and a popular route to, Junction 13. Even though many roads are single track at times and not suitable for high volumes of traffic or larger vehicles. Additionally, when roadworks occur there are no suitable diversion routes through the villages, how is the extra volume of traffic modelled to cope during these times?

This is of significant concern for our residents.

The impact on Junction 13, M1 is critical. Given the heavy weighting of development to the East of Milton Keynes, the impact on the wider arterial road network must also be fully considered. Aspley Guise is deeply concerned about the impact future development will have on small local roads and the major highways network, especially at Junction 13 and the direct routes to Junction 13 from the Milton Keynes area, and the resulting impact on all the local communities.

Having read the Plan several references suggest a desire to expand into Central Bedfordshire. We are concerned about this.

Given that so much growth is proposed to be to the east of the city, we are deeply concerned as to how this might impact the neighbouring communities in Central Bedfordshire with the resulting pressure on our infrastructure and road network and loss of open countryside.

It is for Central Bedfordshire to determine where and how housing growth is delivered within its administrative area. As a rural area we would not expect to see urban extensions but a style of development reflective of our rural landscape character.

We would respectfully request going forward, that Aspley Guise Parish Council is fully and robustly consulted. The commitment for cross boundary consultation with Local Parish Councils and local communities should be honoured.

We request to be able to address the Inspector on these matters at the public inquiry.

I look forward to hearing from you

Yours faithfully,

Aspley Guise Parish Council

