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**Sent:** 16 February 2026 12:36  
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**Cc:** NCP Engagement  
**Subject:** OBJECTION to MK City Plan 2050: Levante Gate Strategic City Extension

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## Formal Objection to the Allocation of Levante Gate

We are writing to formally **OBJECT** to the proposed allocation of Levante Gate as a Strategic City Extension in the draft MK City Plan 2050. This proposal represents an unsustainable and disproportionate expansion that threatens the integrity of the rural fringe and the historic character of Little Brickhill.

Our objection is based on the following material planning considerations:

### 1. Conflict with Established Landscape Protections

The site is situated within a designated **Area of Attractive Landscape (AAL)** and the proposed **Brickhill Special Landscape Area (SLA)**.

- **Irreversible Harm:** The development would destroy the "Greensand Ridge" setting, one of the few areas of significant topography in Milton Keynes.
- **Planning Precedent:** A smaller residential scheme was refused on this site in 2017/2019 specifically due to its "urbanising effect" and impact on the landscape. These material grounds have not changed; the current proposal is simply larger and thus more damaging. Experience at Eaton Leys shows that land allocation for schools and GP surgeries does not guarantee delivery. Residents currently face overstretched services; adding a development twice the size of the village will collapse local primary healthcare and education provision, even though a new primary school has been proposed.
- **Adding to Cumulative Recent Developments:** In the last four years there have been at least two other significant developments in the area. One is the immense Logistic Park right next to the A5 roundabout, and the Eaton Leys site is also next to the roundabout. Currently, there are also plans for 1500 homes adjacent to Levante Gate, in the Bow Brickhill parish. Much open land has already been consumed by these, and the new developments will totally wipe out any green land in the area of the A5 roundabout.

### 2. Ecological Impact and Biodiversity Loss

The area serves as a critical habitat for a variety of wildlife species.

- **Habitat Fragmentation:** Decorative "garden planting" promised by developers cannot compensate for the loss of open agricultural hunting grounds for birds of prey or the displacement of mammals including badgers and foxes.
- **Policy Conflict:** The scale of the proposal is incompatible with the requirement for **Biodiversity Net Gain**, as the baseline value of this "pristine" countryside is too high to be mitigated on-site.

### 3. Sustainability and "Reasonable Alternatives"

The Council's own **Sustainability Appraisal** categorises the Levante Gate site as a poor performer.

- **Isolation:** The site is remote from employment hubs. In spite of the proposed extension of the Redway, it will become a "car-dependent island," contrary to the National Planning Policy Framework's (NPPF) focus on sustainable transport.
- **Alternative sites:** We do not think the Council has sufficiently demonstrated that all viable **Brownfield sites** or partially developed areas have been exhausted before encroaching on this "Area of Attractive Landscape."

### 4. Severe Infrastructure and Highway Constraints

**Traffic volumes :** The traffic modelling for this area is already outdated. The A5/A4146 roundabout has reached a critical saturation point at peak periods following the development of the **Eaton Leys site** and the massive expansion of nearby **logistics and warehouse hubs**. These industrial developments will introduce a high volume of Heavy Goods Vehicles (HGVs) to the local network, which already conflict with commuter traffic. This will get worse as the Logistic Park becomes more populated - this process is only just starting. Adding an estimated 2,500+ daily vehicle movements from Levante Gate will result in total gridlock at this key arterial node. And the Bow Brickhill planned development will make this even worse.

**Effect on Little Brickhill :** As a resident of Little Brickhill, our village will bear the brunt of this congestion. This is not merely an inconvenience; it is a significant safety hazard. the dangerous slip roads entering and exiting the A5 are already ill-equipped for current speeds and volumes. Furthermore, the physical 'engulfing' of Little Brickhill would destroy the **tapering transition** from urban Milton Keynes to rural local villages. This development doesn't just sit alongside the village; it threatens to swallow it. We risk losing the distinct identity of a historic Conservation Area, turning a unique hilltop settlement into a nameless suburb of a sprawling strategic extension."

### 5. Hydrology and Flood Risk

The site sits "uphill" from Eaton Leys. Developing this land will replace absorbent agricultural soil with **impermeable surfaces**, significantly increasing surface water runoff. This poses a direct flood risk to existing properties in the lower-lying Eaton Leys area.

### Conclusion

The Levante Gate proposal is an ad-hoc, opportunistic development that ignores the historical and environmental significance of the Brickhills. We urge the Council to **REMOVE** Levante Gate from the MK Plan 2050 to protect this landscape for future generations.

Yours faithfully,  
Barry and Linda Landsberg

