

Name of the Local Plan to which this representation relates:

Milton Keynes City Plan 2050

Please return by **5.30pm** on **Monday 22nd December 2025** to Development Plans, Milton Keynes City Council, Civic, 1 Saxon Gate East, Milton Keynes MK9 3EJ, or via email at ncp.engagement@milton-keynes.gov.uk

This form has two parts –

Part A – Personal Details: need only be completed once.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details*

2. Agent's Details (if applicable)

**If an agent is appointed, please complete only the Title, Name and Organisation (if applicable)*

boxes below but complete the full contact details of the agent in 2.

Title	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Chris"/>	<input type="text"/>
Last Name	<input type="text" value="Summers"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
E-mail Address	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Line 2	<input type="text"/>	<input type="text"/>
Line 3	<input type="text"/>	<input type="text"/>

Line 4



Post Code

Telephone Numb

Part B – Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph

6–21, 16–18, 78–79.

Policy

GS2, GS3, GS4

Policies Map

4. Do you consider the Local Plan is: (Please tick as appropriate)

4.(1) Legally compliant

Yes

No

4.(2) Sound

Yes

No

4.(3) Complies with the Duty to co-operate

Yes

No

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

While I support the principle of sustainable, well-planned growth, I have concerns about financial deliverability, infrastructure cost transparency, and local impact on Walnut Tree.

The Plan relies heavily on large-scale infrastructure—especially the proposed Metro system—without clear evidence of secured funding or long-term operating costs. This raises the risk of cost escalation or future council tax pressure if public subsidy is required.

The “Infrastructure First” commitment is welcome but underexplained. The Infrastructure Delivery Plan should identify clear funding sources and timing for major items, including health and education provision.

The East of Wavendon Strategic City Extension (2,250 homes) and Walton Campus brownfield redevelopment (450 homes) are immediately adjacent to existing Walnut Tree communities. These areas already face traffic, school capacity and healthcare pressures, and growth on this scale could reduce local quality of life unless infrastructure precedes development.

The Plan's assumption of 40% affordable housing and net-zero construction by 2030 is commendable but may be financially unviable, risking either delivery failure or cost transfer to the public.

There is insufficient evidence of coordination with Central Bedfordshire and Buckinghamshire on cross-boundary transport and infrastructure funding.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

1. Require a published financial delivery plan for the Metro and major infrastructure projects, showing public/private funding proportions and long-term maintenance implications.
2. Insert a new policy clause confirming that council tax revenues will not be used to underwrite developer-led infrastructure.
3. Amend Policy GS2 and the East of Wavendon allocation to require detailed local infrastructure assessments for Walnut Tree, Wavendon Gate and Walton Park, covering roads, schools, and GP capacity before planning approval.
4. Include a clear viability test for achieving 40% affordable housing and net-zero standards, with a mechanism for periodic review.
5. Expand the Duty to Cooperate section to include specific Statements of Common Ground with neighbouring authorities on transport and health infrastructure.

(Continue on a separate sheet /expand box if necessary)

Please note your representation should cover succinctly all the evidence and supporting information necessary to support/justify your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

***Please note** the Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.*

Sharing your personal details

Please be aware that, due to the process of having an Independent Examination, a name and means of contact is required for your representation to be considered. Respondent details and representations will be forwarded to the Inspector carrying out the examination of the Local Plan after the Proposed Submission period has ended. This data will be managed by a Programme Officer who acts as the point of contact between the Council and the Inspector and respondents and the Inspector.

For more information on how we use your data – please see our privacy notice by using the following link: <https://www.milton-keynes.gov.uk/milton-keynes-council/privacy-notice/milton-keynes-city-council-corporate-privacy-notice>

Representations cannot be treated as confidential and will be published on our website alongside your name. *If you are responding as an individual rather than a company or organisation, we will not publish your contact details (email / postal address and telephone numbers) or signatures online.*