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Land south of the High Street, Lavendon

Representations to the Milton Keynes New City Plan
Regulation 19 Consultation

December 2025



Representations Objecting to the Regulation 19

Milton Keynes New City Plan 2050

Submitted by WSP on behalf of Colecar Strategic Land

Overview

These representations are submitted by WSP in response to the current Regulation 19 consultation on the Milton Keynes New City Plan to 2050 “the Plan”.

They are made on behalf of Colecar Strategic Land, the promoter of land to the south of the High Street, Lavendon, and draw on detailed site evidence and professional planning analysis including pre-application engagement and public consultation.

These representations are informed by the previous Regulation 18 submissions prepared by Mintridge Strategic Land (before the name of the business was changed to Colecar Strategic Land).

It is the conclusion of these representations that the Plan fails to meet the statutory tests of soundness and national policy requirements and is “**unsound**”.

Summary of Objections

We consider the Regulation 19 New City Plan to be unsound for the following principal reasons:

1. Failure to Plan Positively for Rural Growth

1.1 The Plan's spatial strategy is fundamentally flawed in its exclusion of meaningful housing allocations in rural settlements such as Lavendon. This approach is inconsistent with national policy, which requires plans to meet objectively assessed needs and to promote sustainable development in both urban and rural areas.

1.2 The blanket focus on urban extensions ignores the demonstrable need for housing, community infrastructure, and services in rural communities, as evidenced by the acute pressures on local schools, health facilities, and affordable housing in Lavendon.

2. Lack of Flexibility and Responsiveness to change

2.1 The Plan is overly rigid, failing to provide sufficient flexibility to respond to changing circumstances or to accommodate sustainable proposals that would deliver significant community benefits. The absence of allocations or positive policies for rural sites such as land to the south of the High Street, Lavendon, undermines the Plan's ability to adapt to evolving housing and infrastructure needs over the plan period to 2050, i.e. for the next 25 years. It can't be a sound policy approach to not have any new housing or social infrastructure in sustainable, well-located settlements such as Lavendon.

2.2 In addition, the spatial strategy of the Plan makes little or no reference to the report and recommendations of the New Towns Task Force. To not consider the potential for a new "Reimagined New Town of Milton Keynes" with an additional 10,000-20,000 new dwellings and supporting physical and social infrastructure renders the Plan unsound.

3. Inadequate Evidence Base and Outdated Policy Context

3.1 The Plan relies on an evidence base and policy framework (Plan:MK and the Lavendon Neighbourhood Plan) that are now over five years old. It does not adequately reflect the latest National Planning Policy Framework (NPPF, December 2024) or the most recent Housing and Economic Development Needs Assessment (HEDNA), both of which identify a substantial and growing need for new homes and supporting infrastructure across Milton Keynes, including in rural areas.

4. Failure to Meet the Tests of Soundness

4.1 The Plan is not positively prepared, justified, effective, or consistent with national policy.

4.2 In particular, the Plan fails to:

- Address the full, objectively assessed housing needs of the whole of the Milton Keynes urban and rural areas
- Provide a justified spatial strategy for distributing growth
- Demonstrate deliverability of key infrastructure, especially in rural settlements
- Support the regeneration and sustainability of rural communities

5. Proposed Modifications

5.1 It is suggested that the Plan could be made sound through a number of “Modifications”. One Modification would be to introduce a bespoke policy to address sustainable sites in the rural areas of Milton Keynes that are well located close to or adjacent to villages such as Lavendon that have an existing identity, scale and range of supporting social and physical infrastructure.

5.2 It is our view that the land to the south of the High Street, Lavendon is:

- Well-located, adjacent to the village centre, with excellent access to services, public transport, and sustainable travel options
- Free from significant environmental or heritage constraints
- Capable of delivering up to 150 new homes, including 40% affordable housing
- Could provide land or s.106 contributions for a school extension, a health centre or multi-purpose community building
- Substantial biodiversity and landscape enhancements

5.3 Despite these clear benefits, the Regulation 19 Plan fails to allocate or support such sustainable rural development, thereby missing a critical opportunity to address local needs and contribute to the borough’s overall housing and infrastructure targets.

6. Summary of Representation and Requested Modifications

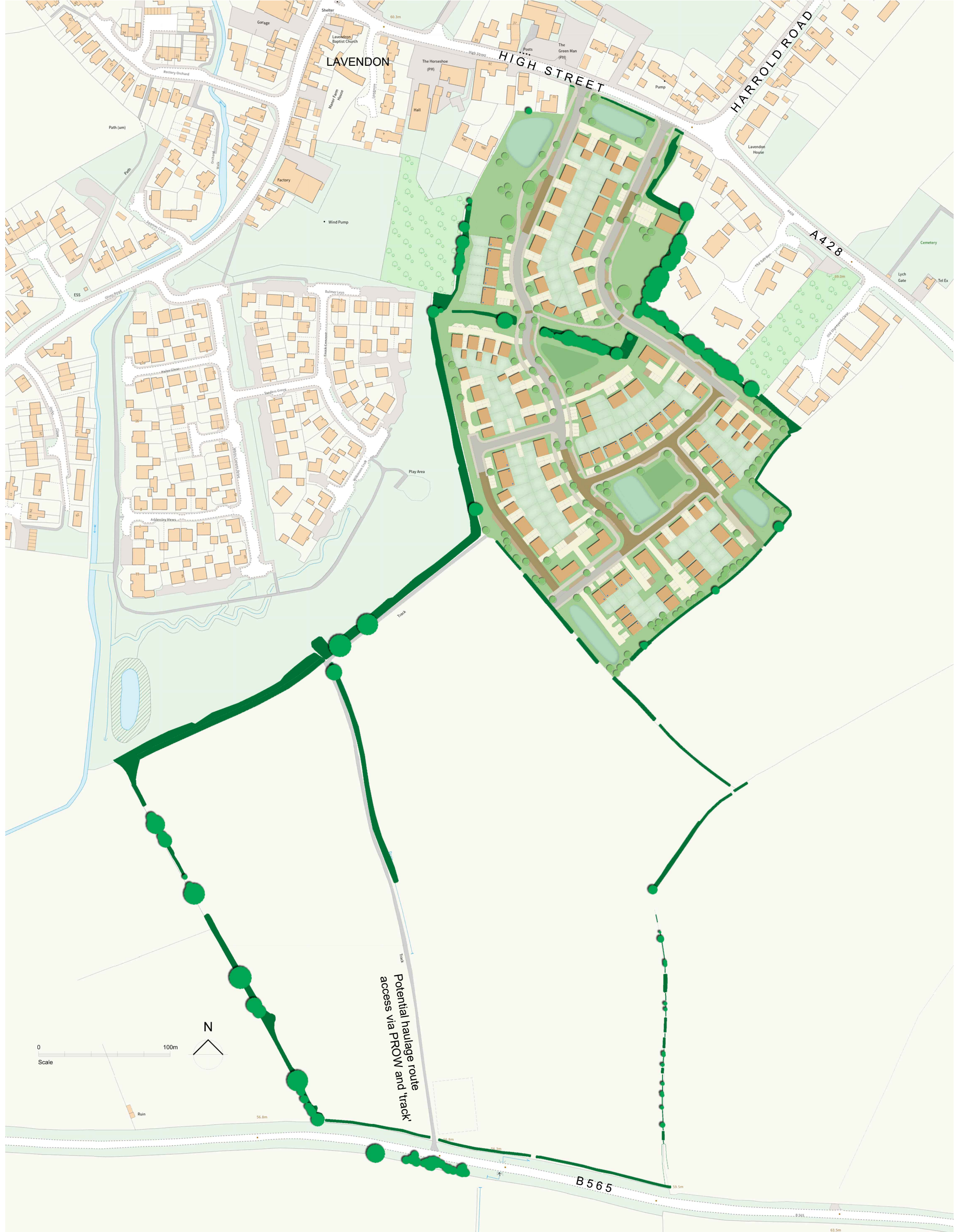
6.1 For the reasons set out above, our clients respectfully request that the Regulation 19 New City Plan be modified to:

- Allocate land to the south of the High Street, Lavendon, for small scale residential-led development as set out in the Regulation 18 representations, the pre-application submission made to MKCC and the public consultation undertaken in November 2025
- Introduce greater flexibility and positive policy support for sustainable rural growth
- Update the evidence base and policy context to reflect the latest national guidance and local needs
- Ensure the Plan is sound, deliverable, and capable of meeting the full range of housing and infrastructure requirements across Milton Keynes, including its rural communities.

6.2 Failure to address these fundamental shortcomings will render the Plan unsound and open to challenge at Examination.

Appendix

Land to the south of the High Street, Lavendon Concept Masterplan



architecture
 planning
 project management
 interior design
 graphics

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NOTE: NO DIMENSIONS TO BE SCALED FOR CONSTRUCTION. DRAWINGS MAY BE SCALED FOR PLANNING PURPOSES ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. COPYRIGHT RESERVED.

PROJECT: Land South of High Street
 Lavendon

CLIENT: .

ISSUE STATUS:

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