

15 December 2025



Development Plans Team  
Milton Keynes City Council  
Civic Offices, 1 Saxon Gate East  
Milton Keynes, MK9 3EJ

David Bainbridge MRTPI

By email only to  
[ncp.engagement@milton-keynes.gov.uk](mailto:ncp.engagement@milton-keynes.gov.uk)

Dear Sir / Madam

**Proposed Submission Milton Keynes City Plan 2050  
Regulation 19 Plan for Consultation, October 2025  
Response on Behalf of EPMK**

Savills is instructed by EPMK to submit representations to Milton Keynes City Council (the Council) on the above consultation.

This response is specifically in respect of land known as EPMK (Elfield Park Milton Keynes), which is situated off H8 Standing Way, Milton Keynes. We have enclosed a site location plan.

EPMK is a 21st century industrial scheme that, with Phase 1 already delivered, sets a new benchmark for industrial development in Milton Keynes. EPMK is unique in its approach to industrial development, with an ambition to create a market leading scheme that will redefine how people think of industrial space not only in Milton Keynes but the wider industrial market.

The three key principles that are fundamental to the applicants ethos and the EPMK scheme are the following:

1. Think Beyond – pushing the boundaries of design and our team members
2. Safeguard our World – incorporating a meaningful connection to nature
3. Improve people's lives – ensure a positive impact on employee wellbeing

The Site is located to the south of Central Milton Keynes, approximately 2.2km from the Milton Keynes Central Station. The site area is some 7.4 hectares (18.41 acres).

The site has Outline Planning Permission, granted in January 2025 under application reference 23/02443/OUT.

There is a current application for approval of reserved matters in with the Council, under reference: PLN/2025/1674. This application is progressing well and we are expecting to receive approval shortly.

There are a number of planning and associated applications associated with Phase 1 dating back to 2021, and then more recently the Outline Planning Permission that this Reserved Matters Application follows on from this. Phase 1 is already built on the wider site.

We wish to express support for the draft proposed Policy GS3 Strategy for economic prosperity, within the emerging Local Plan.

Policy GS3 includes Table 4. which is MK City Plan 2050 employment land supply, September 2025. Within this table is Elfield Park at some 6.8 hectares. The proposed permissible uses for Elfield Park within table 4 are Class E and Classes B2 and B8 Research and development and general industrial, storage or distribution and ancillary office floorspace.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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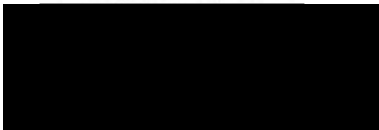


This is an appropriate description for the potential range of employment uses for the site.

We do hope to receive approval of reserved matters shortly from Milton Keynes City Council and to move on to the next stage of delivery of this sustainable, employment-generating development.

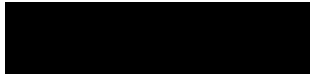
We are available to discuss any aspect of this submission with the Council and we look forward to receiving confirmation of receipt of this submission.

Yours faithfully

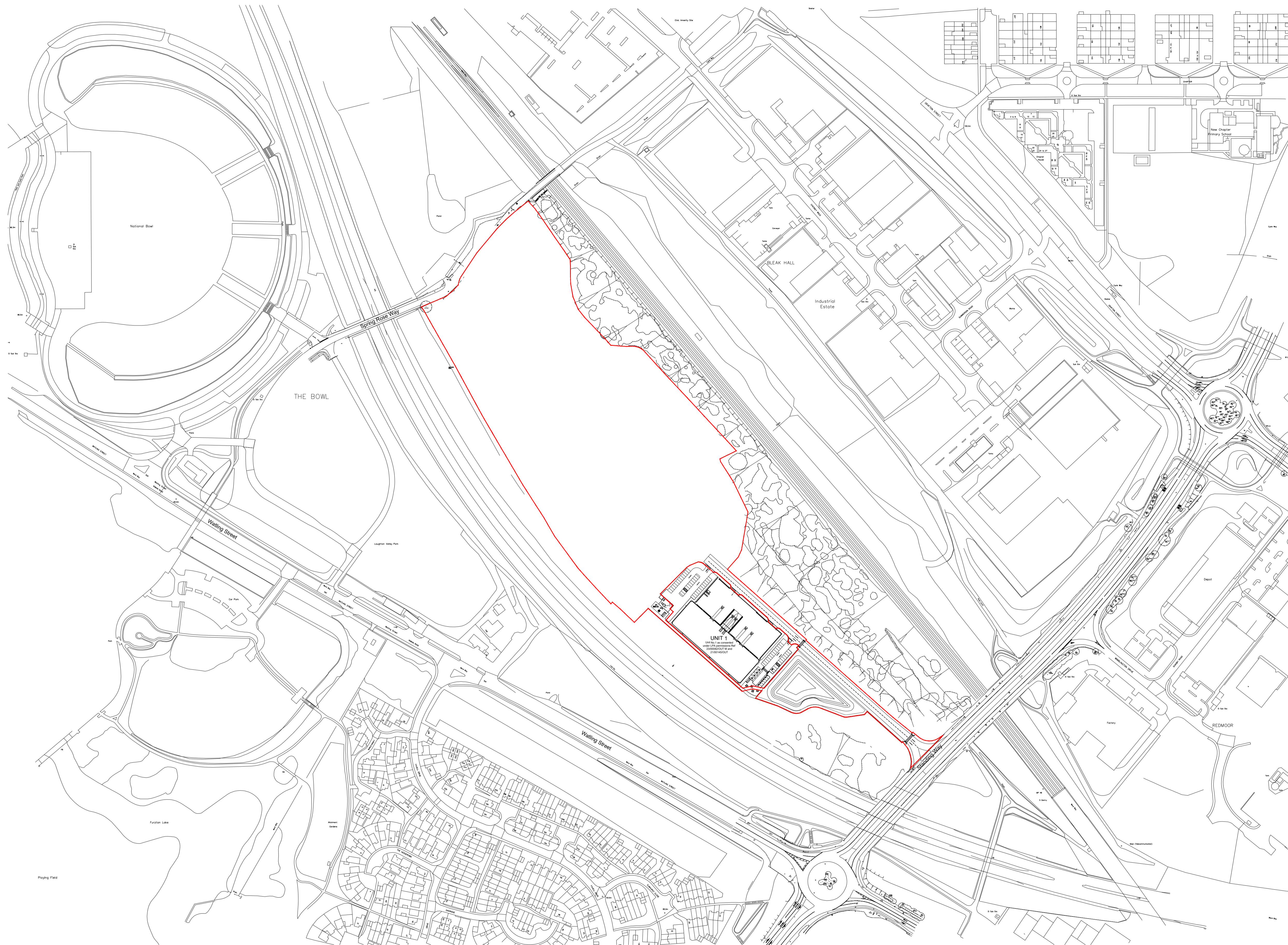


**David Bainbridge MRTPI**  
**Planning Director**

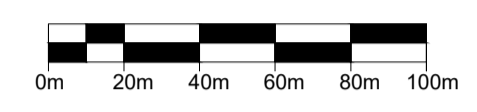
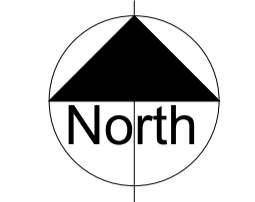
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Encl: Site location plan

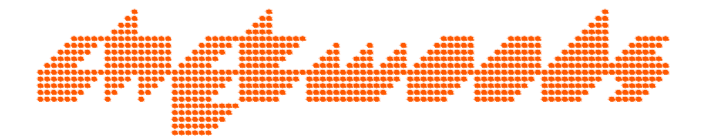


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 Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.  
 Subject to statutory approvals and survey.  
 Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.  
 Please note the information contained within this drawing is solely for the benefit of the employer and should not be relied upon by third parties.  
 The CDM hazard management procedures for the Chetwoods aspects of the design of this project are to be found on the "Chetwoods - Hazard Analysis and Design Risk Assessment" and/or drawings. The full project design team comprehensive set of hazard management procedures are available from the Principle Designer appointed for the project.



**Key**  
█ Application Area  
 Site Area: 74,499m<sup>2</sup> = 18.41 acres

P01 Preliminary Issue 14/03/25 TH/CW  
 Rev Revision Description Date Author/Reviewer  
**PRELIMINARY**  
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 London EC1R 9QJ www.chetwoods.com



Project  
**EPMK (Elfield Park Milton Keynes)**

Client  
**Elfield Park Ltd.**

Drawing Title  
**Location Plan**

Scale	Size	Drawn	Checked	Date			
1:2000	A1	TH	CW	14/03/2025			
Project	Originator	Zone	Level	Type	Roll	Number	Rev
5880	CA	00	00	DR	A	01000	P01