

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)

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

Title

First Name

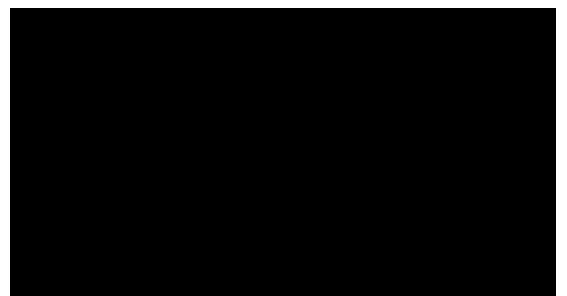
Last Name

Job Title

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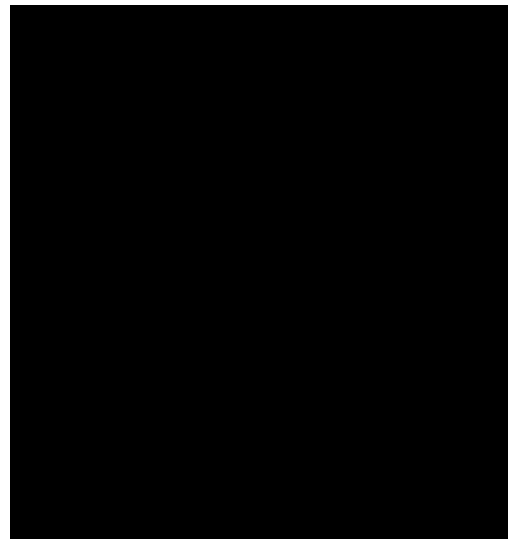
Line 2

Line 3

Line 4

Post Code

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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 Policy Policies Map

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

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4.(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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.

Hallam Land support the use of pupil yields but object to the proposed infrastructure requirements set out at Annex F (Infrastructure Planning Benchmarks).

The pupil demand per dwelling figures of 0.42 and 0.30 for primary and secondary education is not justified and may result in an overprovision of primary and secondary education in new developments. The Department for Education's pupil yields for Milton Keynes are currently 0.33 and 0.16. The Council's source for this discrepancy is noted as MKCC's Education team, but no evidence is provided to justify this departure within the Regulation 19 evidence base, or elsewhere.

The Council's latest evidence supports a 0.28 and 0.11 primary and secondary education pupil yield respectively, and therefore not in line with the proposed 0.42 and 0.30 yields proposed.

The Council must also account for falling birth rates which will lower the pupil yields further in the future. The Plan accounts for growth for the next 25 years so must account for these long-term trends.

(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.

Hallam Land request the MK City Plan 2050 is amended to account for the DfE's pupil yields.

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

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:

Hallam Land control a significant portion of the land proposed for allocation within Policy GS14 and wish to address any questions the Inspectors have regarding deliverability.

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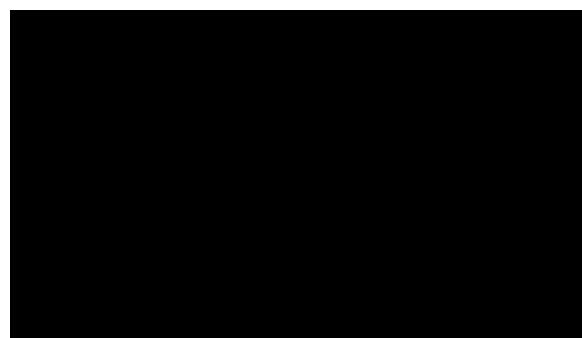
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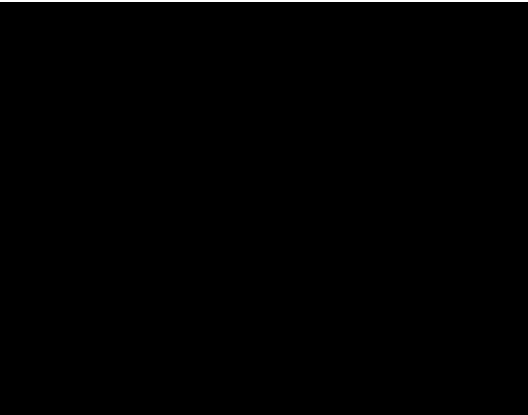


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Name or Organisation:

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Whilst Hallam Land support the principle of low energy networks, combined heat and power (CHP) and local energy networks are not “highly efficient” as noted. Gas, which is the lead heat source for more than 90% of heat networks, is so high carbon that the Government has had to allow for a specific higher-carbon threshold within Building Regulations Part L than standard development with a gas boiler. This clearly demonstrates a lack of efficiency. Further, new homes have such a low thermal demand that CHP are not considered viable in many cases, and

this is exacerbated by a lack of efficiency of the CHP sources themselves. CHP is therefore not feasible for residential developments, although there may be scope for within commercial areas. The preamble text for Policy CEA6 should be amended to acknowledge this.

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

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Hallam Land consider that the preamble supporting text for Policy CEA6 requires amendment.

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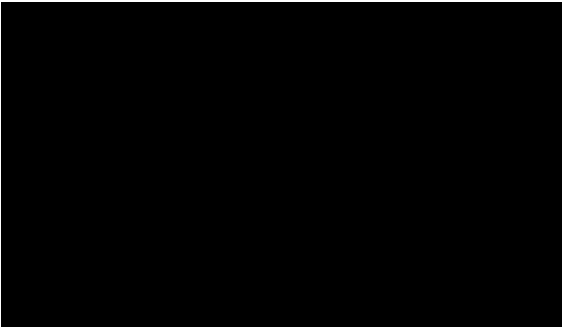
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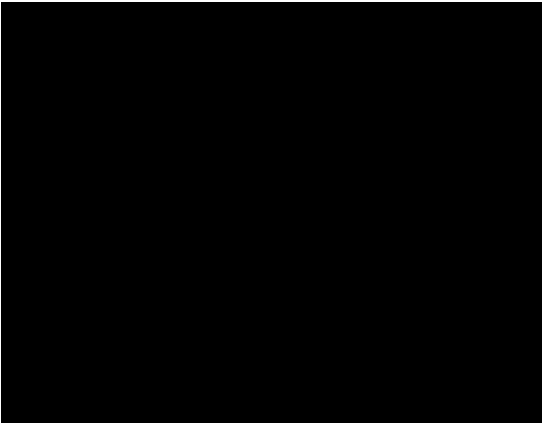


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Hallam Land support the intention of the policy but object to Policy CEA1 on the grounds that is not justified or effective, and therefore not sound.

Paragraph 32 of the Framework requires policies to be underpinned by relevant and up-to-date evidence, that should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned.

National policy and technology is rapidly evolving and will make significant progress towards achieving climate goals that this Local Plan will not be able to keep up-to-date with, and therefore more flexibility is required in policy with reference to national policy.

Sub-paragraph A should reference and include a smart energy approach. A smart energy approach makes clear that, for certain resources, it may be better to invest into more generation rather than more efficiency. A smart energy approach has been endorsed by the Government within their Future Homes Standard consultation, which outlines that higher fabric standards could not be justified on CO2 emissions or energy bill savings. As such, this amendment would ensure that Policy CEA1 is consistent with national policy.

Sub-paragraph C is not deemed to be justified, as the research and evidence that underpins the Energy Efficiency Standards Study have not accounted for the imminent changes to the Building Regulations (Part L). The upcoming changes, including the replacement of the Standard Assessment Procedure (SAP) with Home Energy Model (HEM), and a new set of carbon emission factors, which importantly will deliver the improvements to emissions and energy savings within the Council's policy. This would make the Council's policy redundant.

At the bare minimum, the Council must acknowledge the upcoming introduction of the Future Homes Standards. Hallam Land's analysis suggests that the Future Homes Standard will deliver more than a 60% reduction in CO2 emissions from the use of heat pumps alone, which should provide the confidence that these reductions can be met, without the need for this policy.

Further, in relation to embodied carbon, Hallam Land request that the specific target reduction should be replaced with the requirement for all new development to calculate and reduce embodied carbon where viable and practical. This amendment would ensure that the policy remains effective and justified, as the Council's Carbon and Climate Study acknowledges that a 2030 date for meeting these targets may not be achievable.

Hallam Land request that clause 3 of sub-paragraph C is amended to include "where this target is not feasible or viable, then flexibility will be allowed provided that reasonable measures have been taken to meet the target". This amendment would ensure that policy is viable and therefore effective.

Sub-paragraph D is not deemed to be justified and should be amended to account for the on-going decarbonisation of the grid, which will continue throughout the Plan period. The Climate and Environmental Topic Action Paper sets out the offset methodology, but there is no evidence to suggest this has been tested for its impact on development viability. Further, new development will be all-electric and therefore be decarbonising alongside the grid. Development construction in 2024 would have declining CO2 emissions every year, which therefore does not justify the flat-rate cost. Furthermore, development constructed in 2029 would be making financial contributions beyond 2050, when the UK is legally required to be net zero.

Sub-paragraph E is not deemed to be justified as the policy is not enforceable or appropriate and should be amended to ensure that resident and/ or RP agreement is sought. Hallam Land suggest the paragraph should read as "Major residential developments, subject to

resident agreement, should seek to implement monitoring of energy use, overheating, and indoor air quality in 10% of all dwellings for the first five years of occupation to assess any disparity between the 'as designed' and 'as built' building performance”

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

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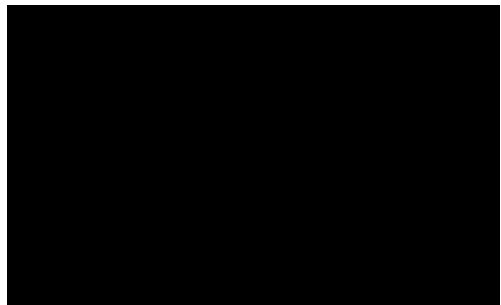
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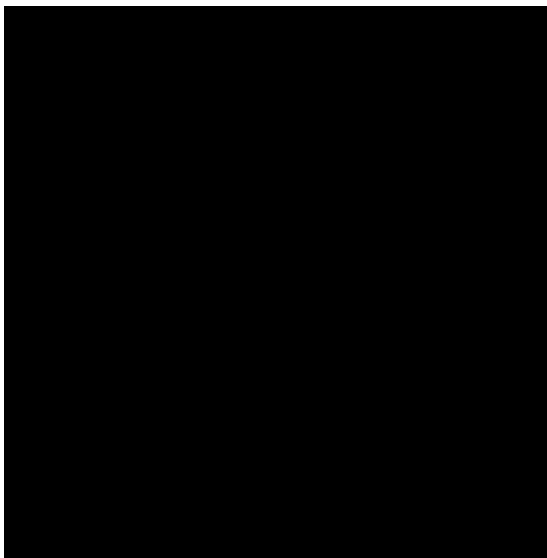
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Name or Organisation:

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

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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.

Whilst Hallam Land support the aspiration of providing green roofs, they object to the wording of Policy CEA2 as it is not justified. The inclusion of green roofs or all apartment blocks, dwellings with flat or gentle roof pitches, and non-residential buildings has not been assessed within the Whole Plan Viability Study. Instead the Study refers to this as an 'aspirational policy' and that green roofs are not compatible with solar panels and therefore not appropriate. The policy is not worded in a way that is aspirational and therefore should be amended accordingly.

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Hallam Land suggest the policy is re-worded to state that green roofs and/or walls will be 'encouraged' rather than 'provided' to reflect the evidence base for the Local Plan.

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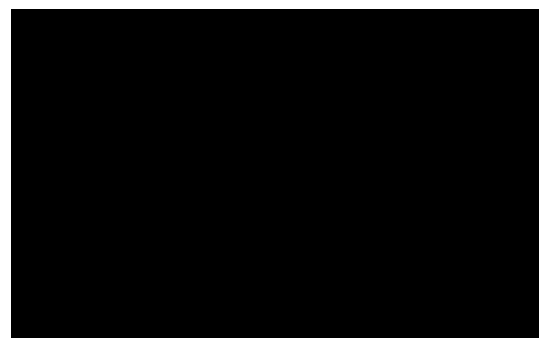
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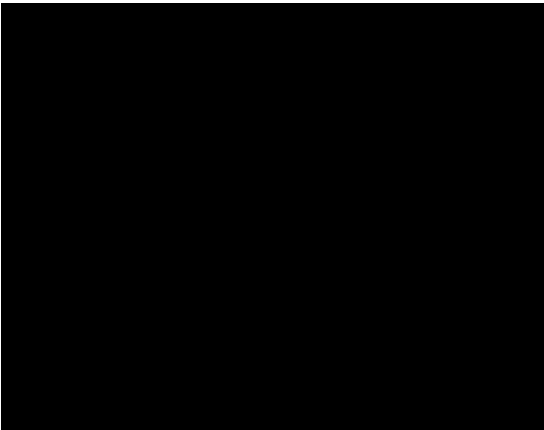


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Whilst Hallam Land support designing resilience into new developments, it objects to the specific wording of Policy CEA3 as it is not consistent with national policy as per Paragraph 16 of the Framework, as it does not avoid duplication of policies.

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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.

Sub-paragraph A of Policy CEA3 should be removed. The provisions within sub-paragraph A are accounted for within Part O of the Building Regulations which mitigates against overheating risk. Therefore this part of the policy is a duplication of existing policy and is not sound.

Sub-paragraph D of Policy CEA3 should be removed. The provisions within sub-paragraph D, and as such, the Future Homes Standard and Future Buildings Standard account for the measures outlined in the Quality Regime (Annexe F) of the Sustainable Construction SPD. This would therefore be a duplication of existing policy and is not sound.

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**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

First Name

Last Name

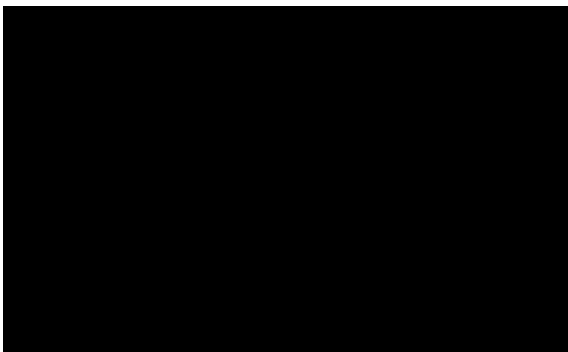
Job Title

Organisation

E-mail Address

Address Line 1

Line 2



Line 3

Line 4

Post Code

Telephone Number



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 Policy Policies Map

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

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4.(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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.

Whilst Hallam Land support the objectives of water efficiency, it objects to the detailed wording of Policy CEA5 as it is not considered to be justified and therefore not sound in going beyond the requirements of national policy.

(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.

Sub-paragraph A seeks to require developments to limit water usage to 93l/p/d. Delivery of water efficiency to this level is difficult to implement without comprising residential quality of life and adversely impacting the functionality of the dwelling. Hallam Land consider that a target of 110l/p/d is more appropriate and in line with the Government's own technical standards. Hallam Land are aware of evidence from Anglian Water and the Future Homes Hub, however, they are not aware of, and could not find evidence of, e.g. 5l/min showers that have been tested at scale. To ensure this policy is justified and effective, Hallam Land request that Policy CEA5(A) is amended to read "Proposals for residential development must achieve using a fixtures and fittings approach, unless superseded by a more stringent national policy or Building Regulations requirement, a 110 litres per person per day water efficiency standard for mains supplied water/potable water. There should be an aim to reduce this to 93l/p/d where it does not reduce the quality of life for residents"

Sub-paragraph C seeks to require developments to incorporate rainwater harvesting. Incorporation of rainwater harvesting is very rarely used on housing due to the impacts on development costs, on-going management issues and additional embodied carbon. Hallam Land request that sub-paragraph C is removed from Policy CEA3 to ensure the policy is justified and therefore can be found sound.

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

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:

Hallam Land control a significant portion of the land proposed for allocation within Policy GS14 and wish to address questions from the Inspectors as to the implications of the above policy on deliverability.

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.

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

Title

Mr

Mr

First Name

Tom

Gary

Last Name

Thornewill

Stephens

Job Title

Partner

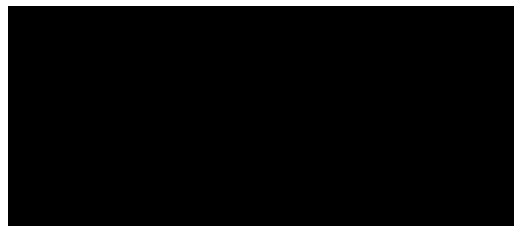
Organisation

Hallam Land

Marrons

E-mail Address

Address Line 1



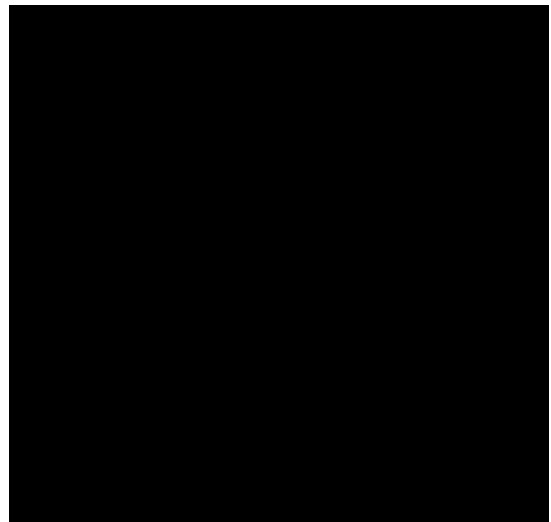
Line 2

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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 Policy 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.

Whilst Hallam Land support the provision of public open space on new developments, the requirement to comply with Annex C: Open space standards is not justified having regard to the evidence.

(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.

Hallam Land consider that sub-paragraph B of Policy CEA8 and the standards at Annex C should be amended to align with the Fields in Trust guidance. The current wording does not align with the Council's own evidence. Paragraph 32 of the Framework requires policies to be underpinned by relevant and up-to-date evidence that focusses tightly on supporting and justifying the policies concerned.

To expand, the Council's Open Space Assessment Report (Paragraphs 18.6 – 18.8) state that the Council undertook workshops to review the open space standards and acknowledge that the Fields in Trust guidance for Outdoor Sport and Play: Beyond the Six Acre Standard is "known to be the best practice guide". However, these standards have not been applied, and the Council have extended their Open Space standards set out at Annex C beyond the Fields in Trust guidance.

This amendment is justified as extending the open space standards beyond the Fields in Trust guidance will have an impact on capacity of the proposed allocations. The standards should be reviewed and amended.

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

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:

Hallam Land control a significant portion of the land proposed for allocation within Policy GS14 and wish to address questions from the Inspectors as to the implications of the above policy on deliverability.

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1. Personal Details*

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Last Name

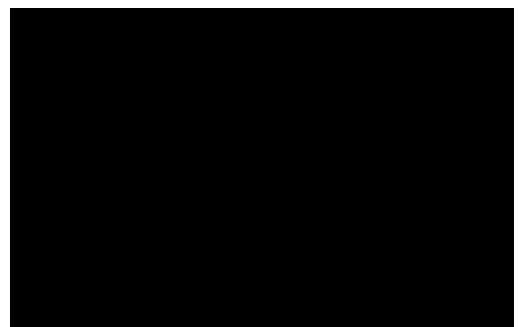
Job Title

Organisation

E-mail Address

Address Line 1

Line 2

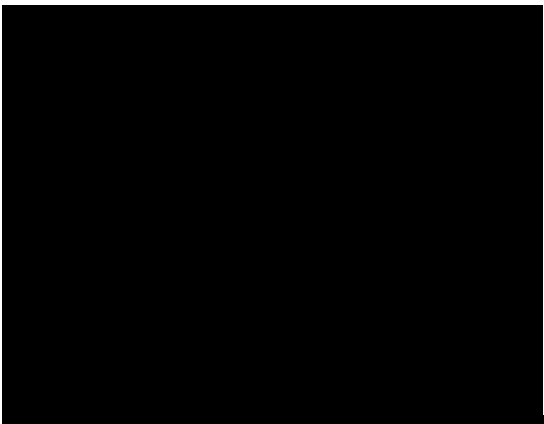


Line 3

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Telephone Number



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 Policy Policies Map

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

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox" value="X"/>
4.(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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.

Hallam Land object to Policy ECP3 as it is not considered to be consistent with national policy and therefore not sound.

(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.

Hallam Land consider that ECP3 does not align with national planning policy as it is ambiguous as to where it is to be applied by a decision maker. Paragraph 16d of the Framework states that policies within a plan should be unambiguous and clearly written.

Hallam Land suggest that ECP3 is amended to make it clear that retail impact assessment and retail sequential tests are not required for strategic allocations made within the Local Plan, such as the Eastern Strategic City Extension, where they meet the requirements set out in their respective allocation policies (GS14 in this case).

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

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)

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Part A

1. Personal Details*

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Mr

Mr

First Name

Tom

Gary

Last Name

Thornewill

Stephens

Job Title

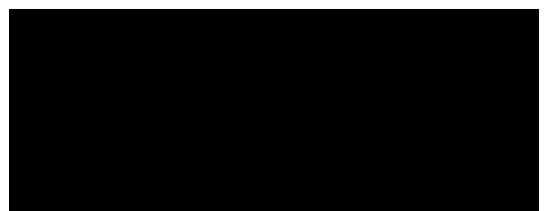
Partner

Organisation

Hallam Land

Marrons

E-mail Address



Address Line 1

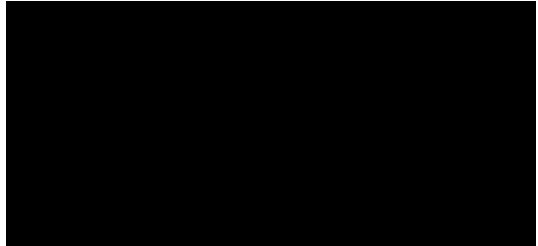
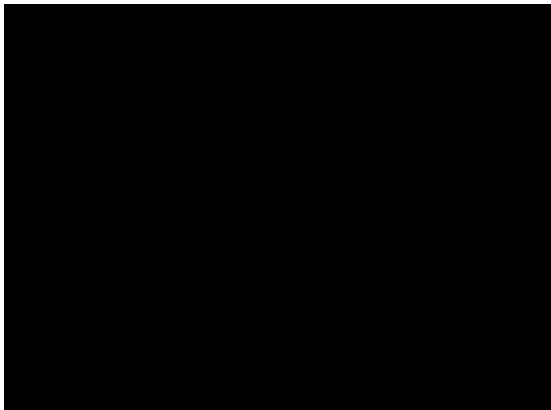
Line 2

Line 3

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Telephone Number



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 Policy Policies Map

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

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input checked="" type="checkbox" value="X"/>	No	<input type="checkbox"/>
4.(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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.

Hallam Land support the spatial strategy for the MKCP, consistent with the findings of the Sustainability Appraisal, and consider it is positively prepared, justified, effective, and consistent with national policy, and therefore meets the tests of Paragraph 36 of the Framework.

Hallam Land supports the majority of development being delivered within the MK City boundary as shown on the Policies Map, including a sustainable urban extension to the east of the M1. Hallam Land control land known as 'Keepers Place', which forms a significant portion and initial phase of the Eastern Strategic City Extension to the east of the M1 and south east of Milton Keynes East. They bring with them years of experience and knowledge in successfully collaborating to promote and deliver mixed use sustainable urban extensions across the country. Most notably, this includes the Brooklands development within Milton Keynes on the western side of the M1 within MKCP.

The identification of land within the MK City boundary for growth is consistent with paragraph 11. a) of the Framework, and is clearly the most sustainable location within the City to locate new development consistent with paragraphs 77 and 110 of the Framework in aligning growth with infrastructure (existing and planned, such as the Metro) and limiting the need for travel and offering a genuine choice of travel modes.

The inclusion of the Eastern Strategic City Extension within the MK City boundary is entirely appropriate recognising its proximity to existing and planned development (MK East), and its ability to connect into existing and proposed transport corridors giving access to services and facilities within the City by sustainable and active travel means. The land is available, free of constraints that would prevent its development, capable of accommodating the scale of development anticipated, and of relatively limited environmental value. The inclusion of the land within Tier 1 of GS1 is therefore justified and sound.

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

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(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.

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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)

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Part A

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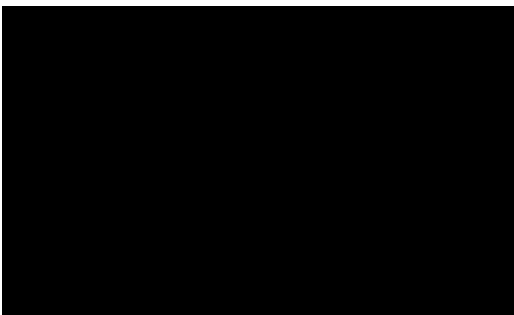
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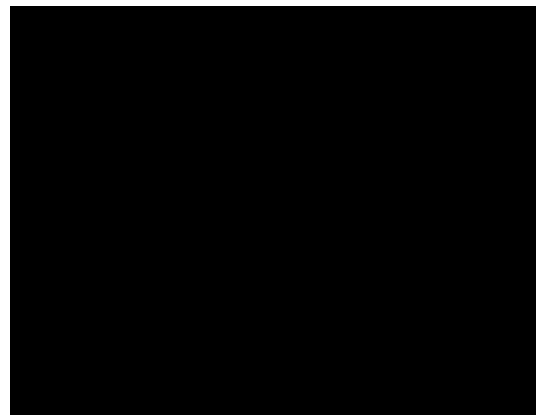


Line 3

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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 Policy Policies Map

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

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4.(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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.

Whilst Hallam Land accept the need to avoid residual cumulative impacts that are severe in highway terms taking into account all reasonable future scenarios, they object to Policy GS10 Section A on the grounds that it is not sound, namely not consistent with national planning policy.

Section A. duplicates parts of paragraphs 115 and 116 of the Framework and phrases the policy requirement in a different way which opens up the potential for ambiguity and inconsistency between applying the Development Plan and national policy, contrary to paragraph 16 f) of the Framework.

In addition to the above point, Section B. 10) is ambiguous, contrary to paragraph 16 d) of the Framework. It is unclear how a decision maker will be able to know what the future development, or design of a future development, will be on an adjoining site, and how therefore it will be prejudiced by the proposal before them for determination. It is unclear therefore how a decision maker can determine an application against this policy.

(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.

Section A of Policy GS.10 should be removed and replaced with the wording in paragraph 115 and 116 of the Framework

Section B. 10) of Policy GS10 should be removed.

(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.

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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:

To respond to any questions from the Inspector in respect of this proposed change.

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.

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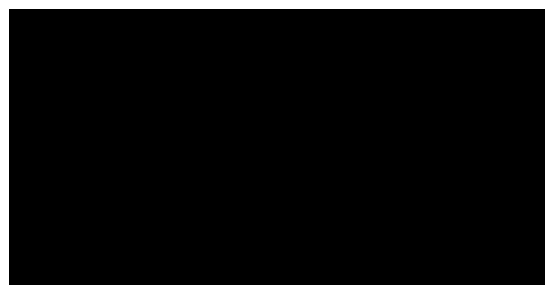
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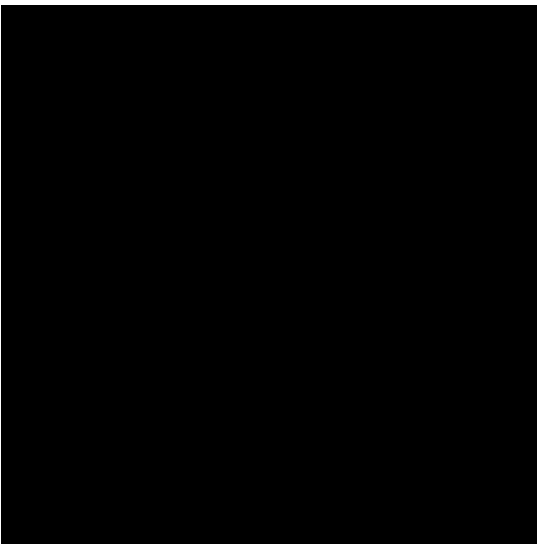
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Telephone Number



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 Policy Policies Map

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

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4.(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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.

Hallam Land strongly support Policy GS11 and consider it appropriate in the achievement of sustainable development across administrative boundaries. Development across administrative boundaries cannot be planned in isolation, and there needs to be efficient joint working processes to ensure the planning and delivery of cross border development is carried out effectively and efficiently.

However, the Council are not the determining authority for applications outside of its administrative area and therefore the Policy needs to recognise its limitations in influencing the final form of development proposals within neighbouring authorities. If the adjoining authority ultimately disagrees with the Council on an aspect of the proposal within its area, they will have to make a decision based on its Development Plan and having regard to this policy as a material consideration.

(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.

Reference be added to the Policy recognising that planning applications outside of Milton Keynes will be determined by the relevant local planning authority having regard to its development plan, and other material considerations (for which this policy will be a material consideration in that decision).

(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:

Hallam Land are proposing a development that crosses administrative boundaries and wish to ensure this policy is effective and assist the Inspector in answering any questions on this matter.

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.

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Name of the Local Plan to which this representation relates:

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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

First Name

Last Name

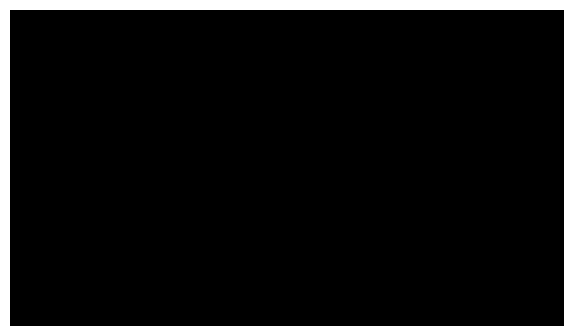
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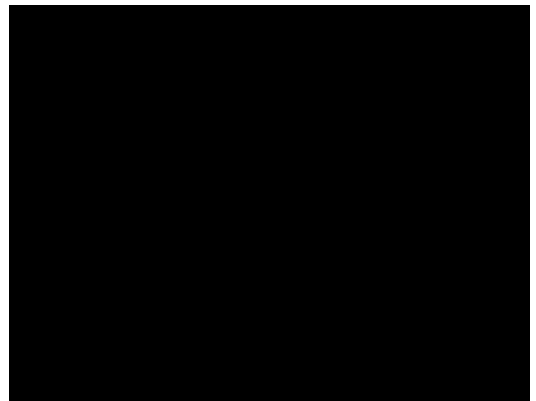


Line 3

Line 4

Post Code

Telephone Number



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 Policy Policies Map

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

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4.(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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.

Hallam Land support Policy GS14 and consider that it has in the most part been positively prepared, justified, effective and consistent with national policy, and therefore meets the tests of soundness in line with Paragraph 36 of the Framework. However, there are minor elements of GS14 that are not sound and require modification.

Hallam Land control a significant proportion of the land allocated within Policy GS14, known as “Keepers Place” to the south east of MK East, and land to the north of Keepers Place and to

the south of Moulsoe Village (see plan submitted). An outline planning application has been submitted to Milton Keynes Council in December 2025 for the land referred to as 'Keepers Place'. This includes land within Central Bedfordshire. An illustrative masterplan has been submitted with these representations consistent with the Draft Development Framework Plan for the Eastern Strategic City Extension (see below). As the closest phase of development to Milton Keynes, and the land that connects MK East to Brooklands and the City, Keepers Place is the logical initial phase of development.

Development of the ESCE will help deliver the ambition and vision of the Plan, by delivering development that will contribute to people-friendly and healthy places through the delivery of new homes, both market and affordable, in a highly sustainable location with the social and community infrastructure required to support them. These homes will be delivered alongside significant new provision of green and open space, retail development, and significant job creation through employment development, attracting inward investment into Milton Keynes, all connected and integrated via a network of active travel and rapid public transport routes.

The development of the ESCE will also contribute positively to many of the MK City Plan 2050's objectives as demonstrated below:

Objective 1: Create inclusive and safe places that encourage greater physical activity, social interaction and healthier lifestyles.

The ESCE will provide an inclusive new community that meets the needs of a broad and wide-range of future residents, employees and visitors. The proposed allocation and development of the land under Hallam's control align with the principles of promoting healthy and safe communities, as set out at Paragraph 96 of the Framework.

Objective 2: Create streets and neighbourhoods that prioritise walking, cycling and wheeling for access to shops, services, community facilities, and parks and open space.

The proposals are aligned around public- and active-transport routes, which are prioritised as the ideal ways to travel around the development. All residents will be within walking, cycling and wheeling distance of amenities, services, and facilities with local centres and educational facilities located at the heart of the development, adjacent to transport hubs. Hallam Land will build on the successful delivery of the Brooklands development and its approach to active travel, with new active travel crossings across the M1 connecting into Brooklands.

Objective 3: Provide a suitable range of facilities and infrastructure in the right places at the right time to promote walkable neighbourhoods and good physical and mental health.

As shown on the submitted Draft Development Framework Plan for the ESCE, it will deliver all the identified needs of services and facilities for the proposed development on the confluence points between major public transport and active travel links. Educational facilities will be adjacent to local services, such as shops, leisure, community facilities, reducing the need for private vehicle travel and encouraging social cohesion.

Objective 4: New homes and commercial buildings to be net zero-carbon by 2030 and carbon negative by 2050.

The development can incorporate a range of measures to reduce carbon emissions and mitigate the effects of climate change consistent with national policy.

Objective 5: New growth prioritises active travel and public transport to reduce carbon emissions.

As outlined, on the submitted Draft Development Framework Plan, the ESCE will be an active-travel and public-transport led development. Services and facilities will be accessible via these sustainable modes. Bus/public transport priority and extensive active-travel routes will be implemented along primary streets, ensuring all residents have easy access. Land will also be safeguarded for the future delivery of the Metro through the ESCE.

Objective 7: Create space for nature and deliver significant gains in biodiversity.

The ESCE will deliver protection and enhancement for green spaces. By way of example, within Keepers Place controlled by Hallam Land, this includes the Broughton Grounds Community Woodland; the provision of new multi-functional linear parks, traversing through the site and creating new connected habitats; allotments and community orchards for food growing and additional biodiversity net gain. Keepers Place will deliver at least a 10% biodiversity net gain on-site.

Objective 8: Ensure that communities and nature can cope with and bounce back from negative climate impacts and environmental change

The ESCE can be designed with future climate change built in. By way of example, development of Keepers Place within the ESCE will respond to meeting the challenge of climate change through an approach to design which is resilient. This will include drainage infrastructure will account for future increases in precipitation due to climate change.

Objective 9: Provide a range of homes for those most in need including affordable homes, and to meet the wider market demand for housing.

The ESCE will provide a range of homes. By way of example, Keepers Place will provide around 2,750 new homes, making a sizeable contribution towards meeting the Council's identified overall housing requirement, including a range of types and tenures including much needed affordable housing and homes suitable for first time buyers.

Objective 11: Support delivery of social infrastructure to enable people to prosper and have a high quality of life.

The ESCE can deliver social infrastructure necessary for a high quality of life. By way of example, Keepers Place will deliver all of the necessary education, community, healthcare and leisure facilities required for such a community, promoting social cohesion, inclusive

communities, and ensuring all residents can access such services within easy walking, cycling and public transportation distance.

Objective 12: Enable better access to education, skills and training, and economic opportunities to strengthen our regional and national economic role, with Central Milton Keynes at the heart of a diverse and resilient economy.

The ESCE will provide access to education and economic opportunities. By way of example, Keepers Place will be designed to ensure that all residents have easy access to local educational facilities, and Hallam Land will work with the Council to bring forward these facilities and employment opportunities in a timely manner. The integration of rapid public transport and active travel will also ensure residents have good access to Central Milton Keynes and its range of regional and national services.

Objective 13: Conserve our unique heritage and provide a greater diversity of places where culture can be produced and enjoyed, strengthening our role as a national and international centre of cultural and creative significance.

The ESCE will conserve the unique heritage of the area and provide a diversity of places. By way of example, Keepers Place will provide a range of new public art, new local centres with squares and informal spaces for community interaction, and community centres and hubs.

Objective 14: Support the maintenance and creation of thriving high streets and centres for leisure.

The ESCE will deliver a number of new local centres, focussed on bringing together a range of services, facilities, and spaces, alongside sustainable transport links. As such, these centres will provide for a range of social and economic backgrounds and ensure all residents can access the services they require on a day-to-day basis.

Sustainability Appraisal

The conclusions of the SA are supported. The following specific comments are made with reference to Hallam Land's interest at Keepers Place within the ESCE:

Biodiversity

In response to Paragraph 9.4.2, as shown by the submitted Draft Development Framework Plan for the ESCE, appropriate buffers can be secured around ancient woodland within the site, including initial buffers with further planting and wider buffers with an absence of development, to be used for open space. Hallam Land have provided input into the Local Nature Recovery Strategy and are working to ensure the proposed development aligns with the identified priority areas.

Climate Change

As set out at Paragraph 9.5.2, the ESCE will provide a significant opportunity to improve the existing flood risk and drainage situation on-site, including a linear park with integrated sustainable drainage measures to improve and control flood risk on-site within Keepers Place.

Historic Environment

In response to Paragraph 9.9.2, the Development Framework Plan for Keepers Place has accounted for built heritage and archaeological constraints and worked to protect and preserve their setting and significance.

Landscape

As acknowledged at Paragraph 9.11.2, this direction for MK expansion gives rise to least concerns from a landscape perspective. Further, careful and thoughtful masterplanning with input from landscape architects has ensured that the Development Framework Plan for Keepers Place mitigates and minimises any landscape impact.

Resources

In response to the Sustainability Appraisal note of a lack of an agricultural land survey, this has now been completed for Keepers Place. Within Milton Keynes, only 17% of the land is graded as Grade 3a (no land is graded higher quality than this), with the rest of land graded as Grade 3b (not best and most versatile) and other land (i.e. woodland, watercourses, hedgerows etc.). This is clearly a net positive in the assessment of the site in the context of the Sustainability Appraisal, given the appraisal has assumed the land to be mostly Grade 3a or above.

Suggested Modifications

Hallam Land consider the wording of parts of the policy are ambiguous or do not serve a clear purpose, and would benefit from minor modification as set out below.

(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.

Hallam Land propose the re-wording of sub-paragraph C. 1. to “including affordable, older persons and ~~specific and~~ specialist needs housing” for clarity.

Hallam Land propose the re-wording of sub-paragraph C.2 to “provision of land and associated planning obligation funding ~~for a minimum of two separate sites~~ to accommodate ~~31~~ pitches for Gypsies and Travellers in line with identified need and to be delivered ~~by 2035~~ in accordance with Policy HQH6;

Hallam Land propose the re-wording of sub-paragraph C. 3. to “around 40 hectares of land for employment use **(including within the centres)** primarily in the form of small to medium scale business premises to support SMEs and start-ups” to make it clear that employment uses in Class E within the centres can contribute towards employment land supply;

Hallam Land propose the re-wording of sub-paragraph C. 11. to “Provision for sports and leisure ~~in accordance with~~ **having regard to** the Infrastructure Delivery Plan and the Council’s latest sports, playing pitch and leisure strategies;” to ensure scenarios where it is agreed that sports provision can differ from the IDP and relevant strategies. This would ensure the policy is effective for the lifetime of the Plan and therefore can be found sound.

Hallam Land propose the removal of C.13. entirely as this policy requirement is not site specific to the Eastern Strategic City Extension, and relates to policy requirements already covered by other general policies.

Hallam Land propose the re-wording of sub-paragraph 16 to “Pre-determination archaeological evaluation has been undertaken and provided in support of development proposals **only where necessary to inform the determination of detailed planning applications.**” The inclusion of this wording is necessary to avoid placing unnecessary financial burdens on Applicants, and delaying the determination of applications on what is a significant area of land and a scale of development that would be more appropriately be addressed on a phased basis post determination of outline planning permission.

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

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:

Hallam Land control a significant portion of the land proposed for allocation within Policy GS14 and wish to attend the hearing session and respond to any questions from the Inspectors.

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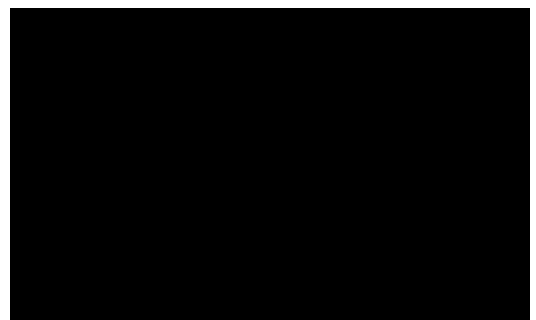
Job Title

Organisation

E-mail Address

Address Line 1

Line 2



Line 3

Line 4

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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 Policy Policies Map

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

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input checked="" type="checkbox" value="X"/>	No	<input type="checkbox"/>
4.(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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.

Hallam Land support the strategy for homes within the MKCP, consistent with the Sustainability Appraisal, and consider it is positively prepared, justified, effective, and consistent with national policy, and therefore meets the tests of Paragraph 36 of the Framework.

Hallam Land support the provision of a buffer above the minimum housing requirement as set out at Policy GS2. The scale of buffer proposed is appropriate and provides sufficient flexibility to ensure the minimum housing requirement is met.

Hallam Land support the identification of the Eastern Strategic City Extension (ESCE) and the supply of 7,750 homes by the end of the Plan period within Table 1. Hallam Land control land known as 'Keepers Place', which forms a significant portion and initial phase of the Eastern Strategic City Extension to the east of the M1 and southeast of Milton Keynes East. They bring with them years of experience and knowledge in successfully collaborating to promote and deliver mixed use sustainable urban extensions across the country. Most notably, this includes the Brooklands development within Milton Keynes on the western side of the M1 within MKCP.

Hallam Land are confident it can deliver 2,750 dwellings within the ESCE allocation by 2050. An outline planning application has been submitted to Milton Keynes Council in December 2025 for the land referred to as 'Keepers Place'. On the assumption the application is determined in monitoring year 2026/27 to align with the adoption of the Local Plan, the indicative trajectory for delivery on the land is as follows:

Year	Completions	Cumulative
2029/30	25	25
2030/31	40	65
2031/32	75	135
2032/33	100	235
2033/34	150	380
2034/35	150	530
2035/36	175	705
2036/37	175	880
2037/38	175	1055
2038/39	175	1230
2039/40	175	1405
2040/41	175	1580
2041/42	175	1755
2042/43	175	1930
2043/44	175	2105
2044/45	175	2280
2045/46	175	2455
2046/47	175	2630
2047/48	120	2750

This assumes three sales outlets. This trajectory does envisage an earlier start for completions compared to Appendix 1.

Hallam Land also control further land within the ESCE to the north of Keepers Place, and to the south of Moulsoe village. Hallam Land intend to prepare an outline planning application and bring this land forward within the Plan period, as the next phase of development.

(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.

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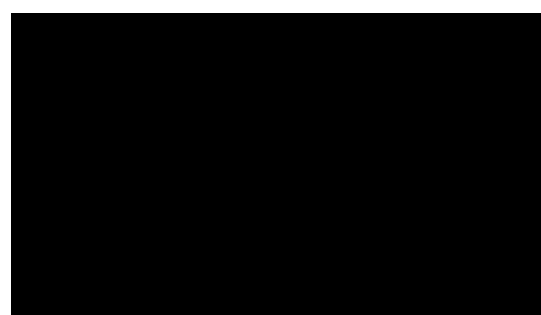
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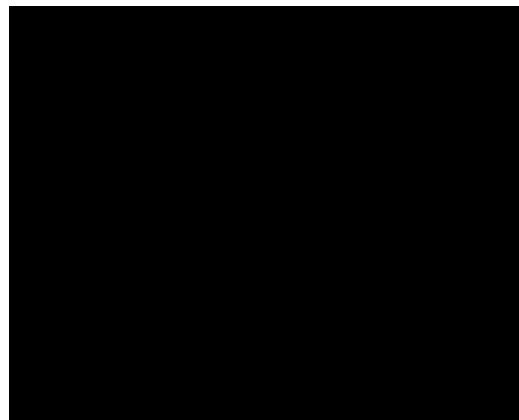


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Part B – Please use a separate sheet for each representation

Name or Organisation:

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

Paragraph Policy Policies Map

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

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4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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Hallam Land consider the wording not consistent with national planning policy in enabling the delivery of sustainable development in accordance with design and transport policies in the Framework and other policies of the Plan.

Relevant criteria within the policy should be amended to recognise the allocation of the Eastern Strategic City Extension which adjoins this allocation, namely within criteria C. 4., C. 5., C. 6. and C. 7.

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

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Reference be added to the Criteria C. 4., C. 5., C. 6. and C7. which require the networks, corridors and frameworks included to connect with the Eastern Strategic City Extension.

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

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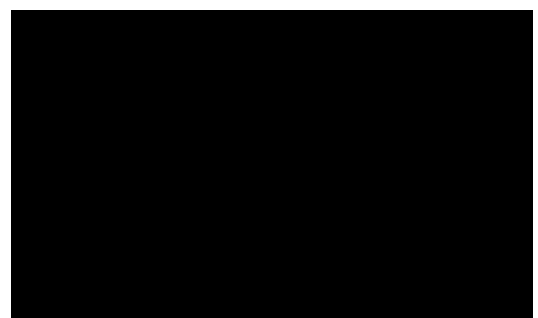
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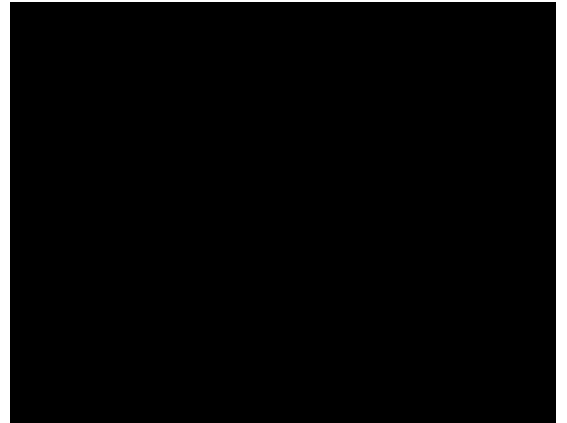


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Part B – Please use a separate sheet for each representation

Name or Organisation:

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

Paragraph Policy Policies Map

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

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4.(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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.

Hallam Land support the strategy for economic prosperity within the MKCP, consistent with the Sustainability Appraisal, and consider it is positively prepared, justified, effective, and consistent with national policy, and therefore meets the tests of Paragraph 36 of the Framework.

Hallam Land support the identification of the Eastern Strategic City Extension (ESCE) within the supply within Table 4. Hallam Land control land known as 'Keepers Place', which forms a

significant portion and initial phase of the Eastern Strategic City Extension to the east of the M1 and southeast of Milton Keynes East. They bring with them years of experience and knowledge in successfully collaborating to promote and deliver mixed use sustainable urban extensions across the country. Most notably, this includes the Brooklands development within Milton Keynes on the western side of the M1 within MKCP.

Hallam Land are confident it can deliver around 4ha of land within the ESCE allocation by 2050 on land immediately adjacent to the committed employment land at Milton Keynes East. An outline planning application has been submitted to Milton Keynes Council in December 2025 for the land referred to as 'Keepers Place'. Further employment land is expected to come forward as part of the centres within Keepers Place.

However, Hallam Land objects to the wording of the final column on Table 4 of Policy GS3 in respect of the Eastern Strategic City Extension. Hallam Land consider the wording is not justified, effective or consistent with national policy. The wording in the final column does not allow for general industrial processes (B2) or offices (E(g)(i)) to come forward within the allocation. This would potentially preclude otherwise suitable land uses, particularly offices within the centres. The wording is also inconsistent with the wording in Policy GS14 C. 3.

Further, employment development (particularly Use Class E) should be encouraged to come forward within the centres given the accessibility of these locations within the allocation, and therefore specific reference should be added to make clear that employment development that comes forward within the centres will count towards supply.

(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.

The wording in the final column of Table 4 in respect of the Eastern Strategic City Extension should include all employment uses, and acknowledge this includes employment uses within the centres.

(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:

Hallam Land control a significant portion of the land proposed for allocation within the Eastern Strategic City Extension and wish to attend the hearing session and respond to any questions from the Inspectors.

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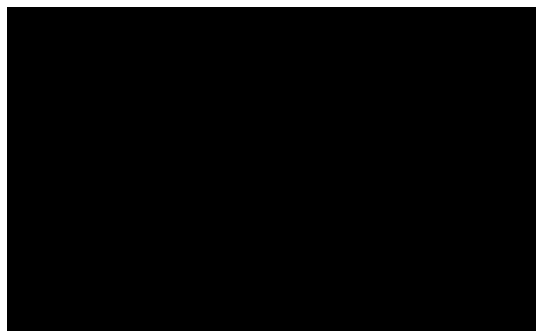
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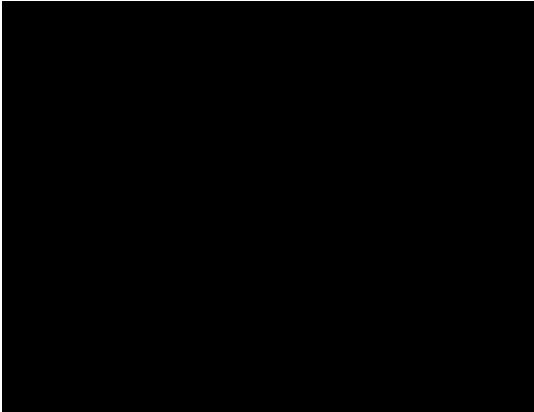


Line 3

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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 Policy Policies Map

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

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox" value="X"/>
4.(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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.

Hallam Land object to Policy HE1 as it is not considered to be consistent with national policy and therefore not sound.

Hallam Land recognise the importance of understanding the significance of heritage assets in the planning process, however they consider that Policy HE1 goes above and beyond the requirements of national planning policy, in respect of sub-paragraph G. Sub-paragraph G

requires field evaluation (i.e. trial trenching) for any development site that has the potential for archaeological assets of interest. This policy goes beyond the requirements of Paragraph 207 of the Framework and is overly onerous in the context of large scale development at outline application stage where there is sufficient flexibility to allow for the preservation of assets where appropriate.

Hallam Land request that sub-paragraph G is amended to permit archaeological field evaluation as a condition on permissions in order to make this policy sound.

(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.

Hallam Land request that sub-paragraph G is amended to permit archaeological field evaluation as a condition on permissions in order to make this policy sound.

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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:

Hallam Land control a significant portion of the land proposed for allocation within Policy GS14 and wish to address questions from the Inspectors as to the implications of the above policy on deliverability.

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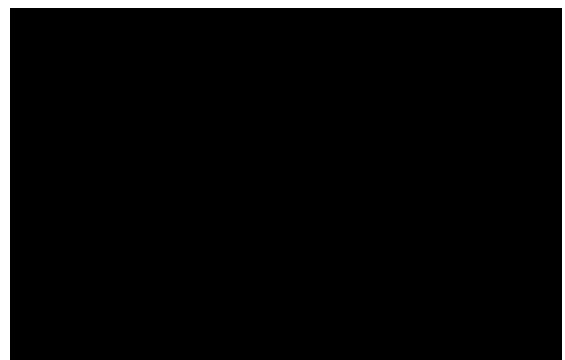
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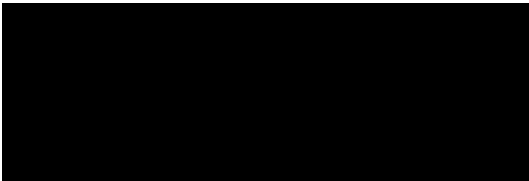
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Part B – Please use a separate sheet for each representation

Name or Organisation:

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

Paragraph

Policy

Policies Map

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

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4.(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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.

Hallam Land object to Policy HQH1 on the grounds it is not consistent with national planning policy and therefore not sound.

Paragraph 32 of the Framework requires policies to be underpinned by relevant and up-to-date evidence that focusses tightly on supporting and justifying the policies concerned.

There is no evidence, including within the Council’s HEDNA, to require a minimum of 5% of housing as self-build or custom housebuilding serviced plots. This would equate to over 387 in the ESCE, to be delivered by 2050. When replicated across other allocations, this would lead to a significant supply of plots far in excess of any evidence of need.

(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.

Policy HQH1 sub-paragraph E should be amended to state that developments over 100 dwellings should provide self-build or custom housebuilding plots having regard to the latest evidence of need and demand in the area of the Site at the time of determination of the application.

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

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

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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:

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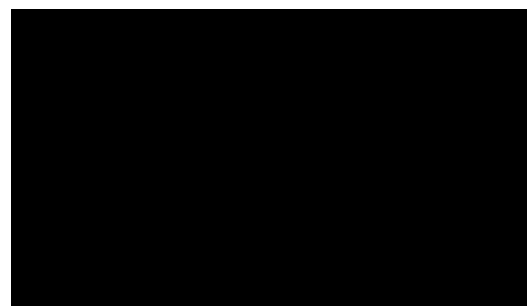
Job Title

Organisation

E-mail Address

Address Line 1

Line 2



Line 3

Line 4

Post Code

Telephone Number



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 Policy Policies Map

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

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox" value="X"/>
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Hallam Land object to Policy HQH2 on the grounds it is not justified and therefore not sound. Paragraph 32 of the Framework requires policies to be underpinned by relevant and up-to-date evidence and taking into account relevant market signals.

The need for 40% affordable housing in Viability Area 1 has not been justified having regard to the evidence of affordable housing need taken from the HEDNA. Greater clarity is required as to why 40% is necessary in Viability Area 1 having regard to the overall need being around 36% of total housing proposed.

Further, the requirement for 40% affordable housing in Viability Area 1 has an effect on the level of developer contributions towards infrastructure. Increasing affordable housing to 40% reduces the developer contribution by £20,000 per dwelling based on the Whole Plan Viability Study. In light of the importance attached to Infrastructure First in the Plan, the balance between providing affordable housing and delivering infrastructure needs to be appropriately struck in order to not undermine the deliverability of the Plan. There is also no allowance taken for abnormal costs arising from the proposed development or any tolerance built in for market fluctuations. A lower affordable housing threshold would be more appropriate to provide flexibility and allow for greater contributions towards infrastructure. Commentary on the assumptions within the Whole Plan Viability Study is also submitted separately with these representations.

(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.

The affordable housing threshold for Viability Area 1 should be reduced.

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

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:

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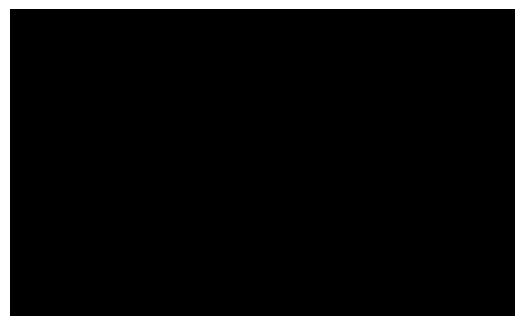
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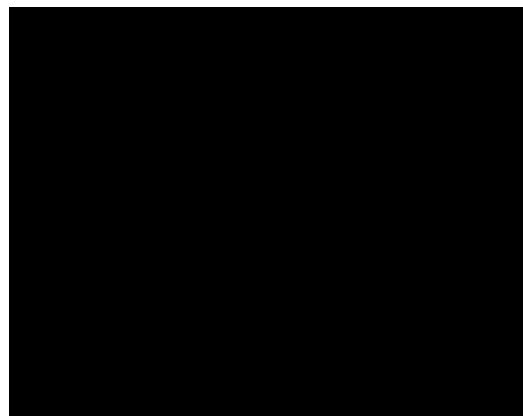


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Part B – Please use a separate sheet for each representation

Name or Organisation:

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

Paragraph Policy Policies Map

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

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4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox" value="X"/>
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Hallam Land object to Policy HQH6 on the grounds it is not justified and therefore not sound.

Paragraph 32 of the Framework requires policies to be underpinned by relevant and up-to-date evidence, that should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned.

The Council must provide evidence that outlines why some of the proposed allocations have been assigned delivery of gypsy and traveller pitches, whilst others have not. Further, the Council must provide evidence that supports why the ESCE must deliver plots by 2035. The Council must also clarify the meaning of “delivered” in the terms of gypsy and traveller pitches.

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

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Hallam Land request the requirements of Policy HQH6 be reviewed once further evidence has been provided to justify the policy requirement.

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

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

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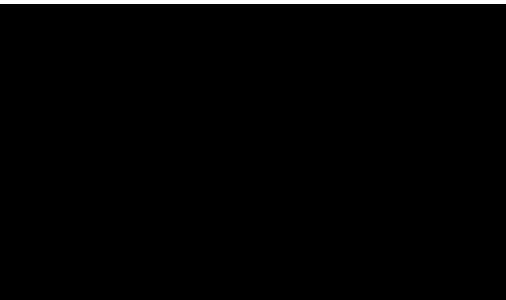
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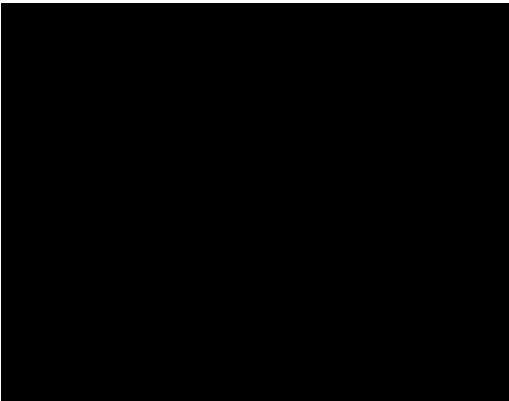


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Part B – Please use a separate sheet for each representation

Name or Organisation:

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

Paragraph Policy Policies Map

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Policy INF1 does not reference the requirement for planning obligations to meet the necessary legal tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010, and this should be added to criteria C.

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

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Reference be added to criteria C. stating that any obligations sought will comply with the legal tests set out in Regulation 122(2) of the Community Infrastructure Levy Regulations 2010.

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

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First Name

Last Name

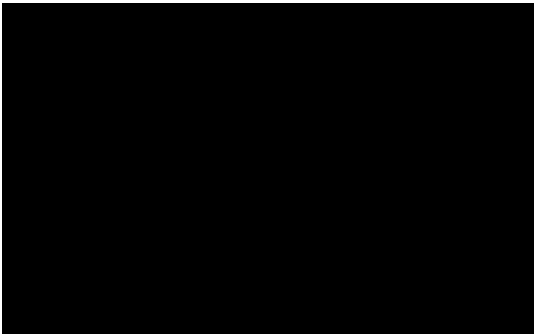
Job Title

Organisation

E-mail Address

Address Line 1

Line 2

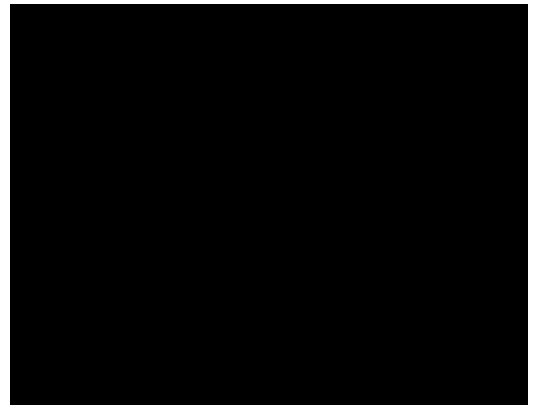


Line 3

Line 4

Post Code

Telephone Number



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 Policy Policies Map

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

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4.(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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.

Hallam Land support the principle of Policy PFHP3, however it is suggested a minor change of wording is made to ensure the policy accounts for real-world walking distances.

(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.

Hallam Land propose the re-wording of sub-paragraph C to read “Land and/or buildings for convenience retail use should be located so that most new homes are within 800 metres, **or a direct 10 minute walk**, of the retail use via active travel routes.

This modification ensures the policy complies with national planning policy and is positively prepared, as outlined above. This will ensure the policy can be found sound.

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

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.*

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

First Name

Last Name

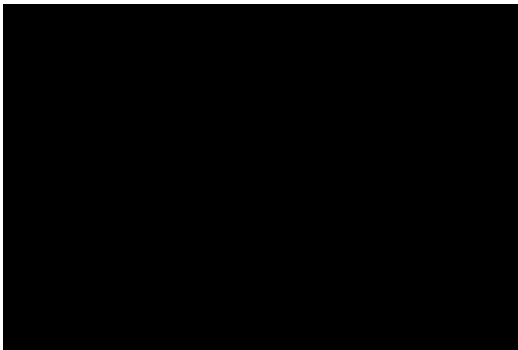
Job Title

Organisation

E-mail Address

Address Line 1

Line 2

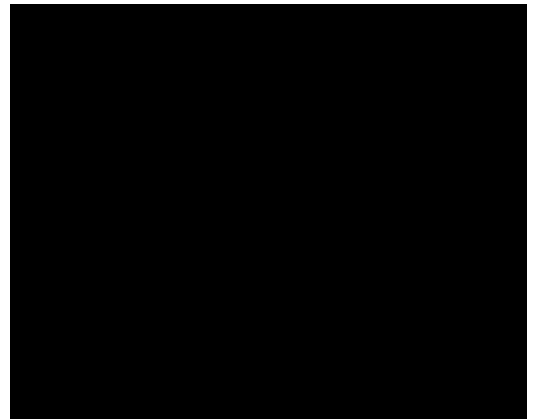


Line 3

Line 4

Post Code

Telephone Number



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 Policy Policies Map

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

4.(1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox" value="X"/>
4.(3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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.

Hallam Land object to Policy PHFP4 in its current form as there is concern that areas of the policy would not be feasible, deliverable and viable, especially for larger scale development and the greater flexibility needs to be provided.

(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.

Hallam Land propose that sub-paragraphs C and D of Policy PFHP4 are re-worded, as follows:

*“Major residential development proposals must provide allotment space to the equivalent ratio of 20 allotments per 1,000 households (0.25 ha per 1,000 population) and provide areas for on-site community orchards. Where this is demonstrated not to be feasible or viable or appropriate, an off-site contribution **or alternative provision in line with C3. below** will be sought.*

“All residential development must provide facilities for on-site food growing by residents through:

- 1. The provision of balcony, or communal, roof-top or unsheltered areas to support food-growing facilities and/or*
- 2. The provision of adequate private garden space that incorporates food-growing facilities; and/or*
- 3. Opportunities for publicly accessible/communal food growing areas (such as orchards, planters) designed into the public realm.***

This re-wording of the policy would ensure that other forms of communal food growing areas can be accounted for when delivering large-scale developments. This would ensure the policy is positively prepared, and therefore able to be found sound.

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

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

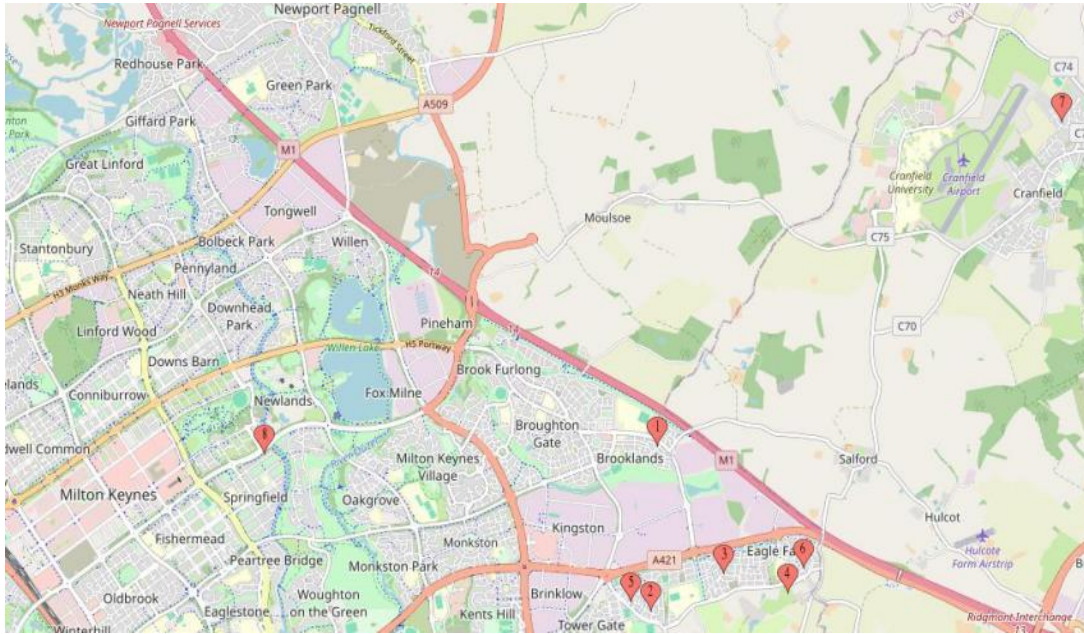
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Representations cannot be treated as confidential and will be published on our website alongside your name. *If you are responding as an individual rather than a company or organisation, we will not publish your contact details (email / postal address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

Index Rates	Location	Houses	Flats
BDW Brooklands	1	£436.35	£344.15
Bellway Wavendon View	2	£418.03	N/A
Bloor Wavendon Green	3	£453.80	N/A
BDW Eagles' Rest	4	£393.57	N/A
Vistry	5	N/A	£381.61
Dandara	6	£402.14	£357.62
Bloor Cranfield	7	£414.92	N/A
Crest Campbell Wharf	8	N/A	£518.98
		£419.80	£400.59

Misc £453.40 £540.53



Barrat David Wilson - Brooklands Houses

No	Address	Postcode	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	of bedrooms	bedrooms	floor area	Price per ft	let price p	Tenure
71	15, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NQ	MK10 7NC	27/09/2024	£536,995	£561,528	TRUE	Residential	House	Detached			1334.72	£402	£421	Freehold
159	19, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NQ	MK10 7NC	14/06/2024	£513,675	£553,017	TRUE	Residential	House	Detached			1367.02	£374	£405	Freehold
164	21, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NQ	MK10 7NC	07/06/2024	£513,595	£555,092	TRUE	Residential	House	Detached			1367.02	£376	£406	Freehold
183	23, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NQ	MK10 7NC	24/05/2024	£501,595	£543,835	TRUE	Residential	House	Detached			1334.72	£376	£407	Freehold
190	25, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NQ	MK10 7NC	17/05/2024	£427,496	£463,496	TRUE	Residential	House	Detached			936.46	£457	£495	Freehold
138	12, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR	MK10 7NR	28/06/2024	£619,995	£670,089	TRUE	Residential	House	Detached			1474.65	£420	£454	Freehold
165	7, Suez Grove, Brooklands, Milton Keynes, Milton Keynes MK10 7PB	MK10 7PB	07/06/2024	£500,000	£540,399	TRUE	Residential	House	Detached			1334.72	£375	£405	Freehold
153	46, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR	MK10 7NR	24/06/2024	£365,755	£396,997	TRUE	Residential	House	Semi_Detached			828.82	£441	£479	Freehold
154	32, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR	MK10 7NR	24/06/2024	£405,645	£440,294	TRUE	Residential	House	Semi_Detached			1184.03	£343	£372	Freehold
156	44, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR	MK10 7NR	21/06/2024	£361,945	£392,861	TRUE	Residential	House	Semi_Detached			828.82	£437	£474	Freehold
171	50, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR	MK10 7NR	31/05/2024	£366,696	£400,521	TRUE	Residential	House	Semi_Detached			828.82	£442	£483	Freehold
172	48, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR	MK10 7NR	31/05/2024	£361,945	£395,332	TRUE	Residential	House	Semi_Detached			828.82	£437	£477	Freehold
173	40, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR	MK10 7NR	31/05/2024	£361,945	£395,332	TRUE	Residential	House	Semi_Detached			828.82	£437	£477	Freehold
187	42, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR	MK10 7NR	23/05/2024	£361,945	£395,332	TRUE	Residential	House	Semi_Detached			828.82	£437	£477	Freehold
14	3, Defiance Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NS	MK10 7NS	20/12/2024	£436,496	£450,326	TRUE	Residential	House	Semi_Detached			1184.03	£369	£380	Freehold
110	4, Defiance Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NS	MK10 7NS	23/08/2024	£425,516	£453,788	TRUE	Residential	House	Semi_Detached			1184.03	£360	£383	Freehold
63	6, Suez Grove, Brooklands, Milton Keynes, Milton Keynes MK10 7PB	MK10 7PB	30/09/2024	£434,995	£457,843	TRUE	Residential	House	Semi_Detached			1184.03	£367	£387	Freehold
65	4, Suez Grove, Brooklands, Milton Keynes, Milton Keynes MK10 7PB	MK10 7PB	30/09/2024	£434,995	£457,843	TRUE	Residential	House	Semi_Detached			1184.03	£367	£387	Freehold
70	5, Suez Grove, Brooklands, Milton Keynes, Milton Keynes MK10 7PB	MK10 7PB	27/09/2024	£408,495	£429,951	TRUE	Residential	House	Semi_Detached			1184.03	£345	£363	Freehold
74	2, Suez Grove, Brooklands, Milton Keynes, Milton Keynes MK10 7PB	MK10 7PB	27/09/2024	£440,995	£464,158	TRUE	Residential	House	Semi_Detached			1184.03	£372	£392	Freehold
76	3, Suez Grove, Brooklands, Milton Keynes, Milton Keynes MK10 7PB	MK10 7PB	27/09/2024	£408,496	£429,952	TRUE	Residential	House	Semi_Detached			1184.03	£345	£363	Freehold
96	31, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NQ	MK10 7NC	30/08/2024	£317,995	£330,288	TRUE	Residential	House	Terraced			559.72	£568	£590	Freehold
98	27, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NQ	MK10 7NC	30/08/2024	£314,995	£327,172	TRUE	Residential	House	Terraced			559.72	£563	£585	Freehold
100	29, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NQ	MK10 7NC	30/08/2024	£306,995	£318,863	TRUE	Residential	House	Terraced			559.72	£548	£570	Freehold
69	54, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR	MK10 7NR	27/09/2024	£327,495	£347,712	TRUE	Residential	House	Terraced			635.07	£531	£548	Freehold
99	56, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR	MK10 7NR	30/08/2024	£325,915	£338,514	TRUE	Residential	House	Terraced			635.07	£513	£533	Freehold
101	52, Bonaventure Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NR	MK10 7NR	30/08/2024	£335,995	£348,984	TRUE	Residential	House	Terraced			635.07	£529	£550	Freehold
				£11,127,005	£11,859,519							27179	£409	£436	

Flats

No	Address	Postcode	Date sold	Sold price	Estimated market value	New build	Designation	Category	Subcategory	of bedrooms	bedrooms	floor area	Price per ft	let price p	Tenure
43	2, Defiance Avenue, Brooklands, Milton Keynes, Milton Keynes MK10 7NS	MK10 7NS	22/11/2024	£250,000	£247,730	TRUE	Residential	House	Flat			818.06	£306	£303	Leasehold
5	Flat 5, 421, Fen Street, Brooklands, Milton Keynes, Milton Keynes MK10 7PD	MK10 7PD	28/03/2025	£176,995	£173,289	TRUE	Residential	House	Flat			462.85	£382	£374	Leasehold
15	Flat 3, 421, Fen Street, Brooklands, Milton Keynes, Milton Keynes MK10 7PD	MK10 7PD	20/12/2024	£224,204	£223,068	TRUE	Residential	House	Flat			688.89	£325	£324	Leasehold
47	Flat 4, 421, Fen Street, Brooklands, Milton Keynes, Milton Keynes MK10 7PD	MK10 7PD	01/11/2024	£276,243	£273,734	TRUE	Residential	House	Flat			656.6	£421	£417	Leasehold
48	Flat 7, 421, Fen Street, Brooklands, Milton Keynes, Milton Keynes MK10 7PD	MK10 7PD	01/11/2024	£221,995	£219,979	TRUE	Residential	House	Flat			656.6	£338	£335	Leasehold
49	Flat 1, 421, Fen Street, Brooklands, Milton Keynes, Milton Keynes MK10 7PD	MK10 7PD	01/11/2024	£219,995	£217,997	TRUE	Residential	House	Flat			656.6	£335	£332	Leasehold
				£1,369,432	£1,355,797							3940	£348	£344	

Bellway - Wavendon View

No	Address	Postcode	Date sold	Sold price	anted market	New build	Designation	Category	Subcategory	No. of bedrooms	bedrooms	bedrooms	bedrooms	loor area fi	Price per ft²	Market price per ft²	Tenure
80	ililton Keyn	MK17 8ZD	27/09/2024	£567,350	£593,270	TRUE	Residential	House	Detached					1485.42	£381.95	£399.40	Freehold
114	ililton Keyn	MK17 8ZD	13/08/2024	£575,000	£609,938	TRUE	Residential	House	Detached					1485.42	£387.10	£410.62	Freehold
120	ililton Keynt	MK17 8ZD	02/08/2024	£585,466	£621,040	TRUE	Residential	House	Detached					1485.42	£394.14	£418.09	Freehold
155	ililton Keynt	MK17 8ZD	24/06/2024	£582,000	£629,024	TRUE	Residential	House	Detached					1485.42	£391.81	£423.47	Freehold
191	ililton Keynt	MK17 8ZD	16/05/2024	£570,000	£618,000	TRUE	Residential	House	Detached					1485.42	£383.73	£416.04	Freehold
116	n, Milton k	MK17 8ZY	09/08/2024	£361,000	£374,955	TRUE	Residential	House	Terraced					882.64	£409.00	£424.81	Freehold
137	m, Milton k	MK17 8ZY	05/07/2024	£385,000	£402,751	TRUE	Residential	House	Terraced					882.64	£436.19	£456.30	Freehold
175	m, Milton k	MK17 8ZY	31/05/2024	£382,375	£417,646	TRUE	Residential	House	Semi_Detached					882.64	£433.22	£473.18	Freehold
184	m, Milton k	MK17 8ZY	24/05/2024	£413,800	£448,646	TRUE	Residential	House	Detached					904.17	£457.66	£496.20	Freehold
194	m, Milton k	MK17 8ZY	03/05/2024	£417,500	£456,012	TRUE	Residential	House	Semi_Detached					904.17	£461.75	£504.34	Freehold
115	n, Milton k	MK17 8YT	09/08/2024	£567,500	£601,982	TRUE	Residential	House	Detached					1485.42	£382.05	£405.26	Freehold
161	n, Milton k	MK17 8YT	14/06/2024	£513,000	£554,449	TRUE	Residential	House	Detached					1334.72	£384.35	£415.40	Freehold
93	i, Milton Ke	MK17 8YY	09/09/2024	£395,000	£406,958	TRUE	Residential	House	Terraced					882.64	£447.52	£461.07	Freehold
136	i, Milton Ke	MK17 8YY	05/07/2024	£413,250	£442,101	TRUE	Residential	House	Semi_Detached					1173.27	£352.22	£376.81	Freehold
144	i, Milton Ke	MK17 8YY	28/06/2024	£408,500	£443,393	TRUE	Residential	House	Semi_Detached					1173.27	£348.17	£377.91	Freehold
192	i, Milton Ke	MK17 8YY	10/05/2024	£420,000	£451,389	TRUE	Residential	House	Terraced					1173.27	£357.98	£384.73	Freehold
66	n, Milton k	MK17 8YA	30/09/2024	£415,000	£433,959	TRUE	Residential	House	Detached					893.4	£464.52	£485.74	Freehold
92	n, Milton k	MK17 8YA	13/09/2024	£590,000	£616,954	TRUE	Residential	House	Detached					1517.71	£388.74	£406.50	Freehold
111	n, Milton k	MK17 8YA	23/08/2024	£333,500	£353,764	TRUE	Residential	House	Detached					1237.85	£269.42	£285.79	Freehold
119	, Milton Ke	MK17 8YB	02/08/2024	£380,000	£404,867	TRUE	Residential	House	Semi_Detached					882.64	£430.53	£458.70	Freehold
				£9,275,241	£9,881,098									23637.55	£392.39	£418.03	

Bloor - Wavendon Green

No	Address	Postcode	Date sold	Sold price	rated market v	New build	Designation	Category	subcategor	of bedroo	bedrooms	bedrooms	loor area	Price per ft	ket price	pi	Tenure
169	60, Burney Drive, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7BY	MK17 7BY	31/05/2024	£365,000	£398,669	TRUE	Residential	House	mi_Detached				742.71	£491	£537		Freehold
58	11, Cardno Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7DY	MK17 7DY	15/10/2024	£530,000	£545,900	TRUE	Residential	House	Detached				1280.9	£414	£426		Freehold
143	9, Cardno Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7DY	MK17 7DY	28/06/2024	£355,000	£385,323	TRUE	Residential	House	mi_Detached				742.71	£478	£519		Freehold
152	7, Cardno Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7DY	MK17 7DY	25/06/2024	£365,000	£396,177	TRUE	Residential	House	mi_Detached				742.71	£491	£533		Freehold
168	5, Cardno Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7DY	MK17 7DY	31/05/2024	£365,000	£398,669	TRUE	Residential	House	mi_Detached				742.71	£491	£537		Freehold
176	3, Cardno Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7DY	MK17 7DY	31/05/2024	£365,000	£398,669	TRUE	Residential	House	mi_Detached				742.71	£491	£537		Freehold
16	16, Jackson Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EA	MK17 7EA	18/12/2024	£530,000	£542,644	TRUE	Residential	House	Detached				1259.38	£421	£431		Freehold
38	20, Jackson Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EA	MK17 7EA	28/11/2024	£450,000	£460,278	TRUE	Residential	House	Detached				925.7	£486	£497		Freehold
39	14, Jackson Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EA	MK17 7EA	28/11/2024	£512,500	£524,206	TRUE	Residential	House	Detached				1259.38	£407	£416		Freehold
64	12, Jackson Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EA	MK17 7EA	30/09/2024	£489,950	£522,790	TRUE	Residential	House	Detached				1151.74	£434	£454		Freehold
75	18, Jackson Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EA	MK17 7EA	27/09/2024	£426,267	£445,741	TRUE	Residential	House	Detached				893.4	£477	£499		Freehold
104	9, Jackson Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EA	MK17 7EA	29/08/2024	£375,000	£399,540	TRUE	Residential	House	mi_Detached				742.71	£505	£538		Freehold
105	11, Jackson Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EA	MK17 7EA	29/08/2024	£370,000	£394,213	TRUE	Residential	House	mi_Detached				742.71	£498	£531		Freehold
142	1, Jackson Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EA	MK17 7EA	28/06/2024	£500,000	£540,399	TRUE	Residential	House	Detached				1280.9	£390	£422		Freehold
34	11, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE	MK17 7EE	29/11/2024	£620,000	£634,161	TRUE	Residential	House	Detached				1625.35	£381	£390		Freehold
41	2, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE	MK17 7EE	27/11/2024	£590,000	£603,476	TRUE	Residential	House	Detached				1388.54	£425	£435		Freehold
51	3, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE	MK17 7EE	30/10/2024	£600,000	£618,000	TRUE	Residential	House	Detached				1474.65	£407	£419		Freehold
52	9, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE	MK17 7EE	30/10/2024	£387,500	£402,969	TRUE	Residential	House	mi_Detached				850.35	£456	£474		Freehold
53	8, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE	MK17 7EE	29/10/2024	£400,000	£415,968	TRUE	Residential	House	mi_Detached				850.35	£470	£489		Freehold
72	6, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE	MK17 7EE	27/09/2024	£535,000	£559,442	TRUE	Residential	House	Detached				1291.67	£414	£433		Freehold
79	4, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE	MK17 7EE	27/09/2024	£540,000	£564,670	TRUE	Residential	House	Detached				1291.67	£418	£437		Freehold
86	5, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE	MK17 7EE	26/09/2024	£477,000	£498,792	TRUE	Residential	House	Detached				1097.92	£434	£454		Freehold
88	12, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE	MK17 7EE	25/09/2024	£490,000	£512,386	TRUE	Residential	House	Detached				1097.92	£446	£467		Freehold
97	1, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE	MK17 7EE	30/08/2024	£530,000	£552,204	TRUE	Residential	House	Detached				1291.67	£410	£435		Freehold
102	14, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE	MK17 7EE	30/08/2024	£595,000	£631,153	TRUE	Residential	House	Detached				1474.65	£403	£428		Freehold
122	10, Burns Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EE	MK17 7EE	31/07/2024	£477,950	£509,615	TRUE	Residential	House	Detached				1291.67	£370	£395		Freehold
19	24, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH	MK17 7EH	12/12/2024	£595,000	£609,195	TRUE	Residential	House	Detached				1474.65	£403	£413		Freehold
21	22, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH	MK17 7EH	09/12/2024	£580,000	£593,837	TRUE	Residential	House	Detached				1388.54	£418	£428		Freehold
35	12, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH	MK17 7EH	29/11/2024	£567,450	£580,411	TRUE	Residential	House	Detached				1388.54	£409	£418		Freehold
89	14, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH	MK17 7EH	25/09/2024	£535,000	£559,442	TRUE	Residential	House	Detached				1291.67	£414	£433		Freehold
123	1, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH	MK17 7EH	31/07/2024	£520,000	£554,451	TRUE	Residential	House	Detached				1280.9	£406	£433		Freehold
128	10, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH	MK17 7EH	26/07/2024	£455,000	£485,145	TRUE	Residential	House	Detached				1044.1	£436	£463		Freehold
129	19, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH	MK17 7EH	26/07/2024	£364,250	£389,680	TRUE	Residential	House	mi_Detached				742.71	£490	£525		Freehold
130	17, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH	MK17 7EH	26/07/2024	£360,000	£385,133	TRUE	Residential	House	mi_Detached				742.71	£485	£519		Freehold
133	8, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH	MK17 7EH	25/07/2024	£530,000	£565,114	TRUE	Residential	House	Detached				1291.67	£410	£438		Freehold
140	21, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH	MK17 7EH	28/06/2024	£355,000	£383,683	TRUE	Residential	House	Detached				742.71	£478	£517		Freehold
179	4, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH	MK17 7EH	30/05/2024	£390,000	£425,975	TRUE	Residential	House	mi_Detached				850.35	£459	£501		Freehold
188	15, Claridge Crescent, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EH	MK17 7EH	23/05/2024	£342,000	£373,477	TRUE	Residential	House	mi_Detached				742.71	£460	£503		Freehold
7	10, Johnson Croft, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EL	MK17 7EL	28/03/2025	£574,750	£575,309	TRUE	Residential	House	Detached				1388.54	£414	£414		Freehold
33	2, Johnson Croft, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EL	MK17 7EL	29/11/2024	£447,000	£457,210	TRUE	Residential	House	Detached				925.7	£483	£494		Freehold
141	1, Johnson Croft, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EL	MK17 7EL	28/06/2024	£510,000	£551,207	TRUE	Residential	House	Detached				1291.67	£395	£427		Freehold
151	3, Johnson Croft, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EL	MK17 7EL	26/06/2024	£400,000	£432,319	TRUE	Residential	House	Detached				850.35	£470	£508		Freehold
113	8, Palmer Close, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EP	MK17 7EP	20/08/2024	£625,000	£662,976	TRUE	Residential	House	Detached				1625.35	£385	£408		Freehold
125	7, Palmer Close, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EP	MK17 7EP	29/07/2024	£530,000	£565,114	TRUE	Residential	House	Detached				1291.67	£410	£438		Freehold
132	4, Palmer Close, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EP	MK17 7EP	25/07/2024	£490,000	£522,464	TRUE	Residential	House	Detached				1097.92	£446	£476		Freehold
148	3, Palmer Close, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EP	MK17 7EP	27/06/2024	£487,500	£526,889	TRUE	Residential	House	Detached				1097.92	£444	£480		Freehold
				£21,909,117	£23,065,155						50827.16	£431.05	£453.80				

Barrat David Wilson - Eagles' Rest

No	Address	Postcode	Date sold	Sold price	ated market	New build	Designator	Category	Subcategory	of bedrooms	bedrooms	loor area f	Price per ft ²	ket price p	Tenure
46	8, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER	MK17 7ER	08/11/2024	£769,496	£787,071	TRUE	Residential	House	Detached			1948.27	£395	£404	Freehold
87	10, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER	MK17 7ER	26/09/2024	£799,995	£836,543	TRUE	Residential	House	Detached			2454.17	£326	£341	Freehold
112	12, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER	MK17 7ER	22/08/2024	£780,848	£828,294	TRUE	Residential	House	Detached			2454.17	£318	£338	Freehold
127	16, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER	MK17 7ER	26/07/2024	£872,996	£930,834	TRUE	Residential	House	Detached			2658.68	£328	£350	Freehold
139	14, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER	MK17 7ER	28/06/2024	£606,245	£655,228	TRUE	Residential	House	Detached			1517.71	£399	£432	Freehold
147	3, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER	MK17 7ER	27/06/2024	£579,995	£626,857	TRUE	Residential	House	Detached			1420.83	£408	£441	Freehold
157	6, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER	MK17 7ER	21/06/2024	£575,696	£622,211	TRUE	Residential	House	Detached			1474.65	£390	£422	Freehold
177	4, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER	MK17 7ER	30/05/2024	£579,496	£628,296	TRUE	Residential	House	Detached			1517.71	£382	£414	Freehold
178	9, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER	MK17 7ER	30/05/2024	£835,196	£905,528	TRUE	Residential	House	Detached			2292.71	£364	£395	Freehold
186	7, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER	MK17 7ER	24/05/2024	£864,995	£937,837	TRUE	Residential	House	Detached			2292.71	£377	£409	Freehold
189	5, Field View, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ER	MK17 7ER	17/05/2024	£569,996	£617,996	TRUE	Residential	House	Detached			1474.65	£387	£419	Freehold
77	2, Holloway Drive, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7ET	MK17 7ET	27/09/2024	£598,486	£625,828	TRUE	Residential	House	Detached			1517.71	£394	£412	Freehold
27	17, Locker Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EU	MK17 7EU	29/11/2024	£580,980	£594,250	TRUE	Residential	House	Detached			1420.83	£409	£418	Freehold
30	15, Locker Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EU	MK17 7EU	29/11/2024	£592,320	£605,849	TRUE	Residential	House	Detached			1517.71	£390	£399	Freehold
55	34, Locker Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EU	MK17 7EU	25/10/2024	£498,091	£513,034	TRUE	Residential	House	Detached			1388.54	£359	£369	Freehold
78	32, Locker Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EU	MK17 7EU	27/09/2024	£497,606	£520,339	TRUE	Residential	House	Detached			1388.54	£358	£375	Freehold
81	9, Locker Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EU	MK17 7EU	27/09/2024	£702,996	£735,113	TRUE	Residential	House	Detached			1743.75	£403	£422	Freehold
170	10, Locker Avenue, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EU	MK17 7EU	31/05/2024	£398,445	£435,199	TRUE	Residential	House	mi_Detached			1140.97	£349	£381	Freehold
149	4, Wigg Close, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EX	MK17 7EX	27/06/2024	£750,495	£811,133	TRUE	Residential	House	Detached			1959.03	£383	£414	Freehold
				£12,454,373	£13,217,440							33583.34	£371	£394	

Vistry

No	Address	Postcode	Date sold	Sold price	Estimated m.	New build	Designatio	Category	Subcategori	No. of bed	Est. bedro	Est. bedro	Floor area	Price per ft	Market pri	Tenure
121	Flat 1, 36, I MK17 8YQ		02/08/2024	£233,975	£236,626	TRUE	Residential	House	Flat				570.49	£410	£415	Leasehold
134	Flat 2, 36, I MK17 8YQ		22/07/2024	£237,500	£240,438	TRUE	Residential	House	Flat				570.49	£416	£421	Leasehold
145	Flat 3, 38, I MK17 8YQ		28/06/2024	£176,000	£180,033	TRUE	Residential	House	Flat				570.49	£309	£316	Leasehold
146	Flat 4, 38, I MK17 8YQ		28/06/2024	£199,750	£204,328	TRUE	Residential	House	Flat				570.49	£350	£358	Leasehold
163	Flat 1, 38, I MK17 8YQ		11/06/2024	£222,000	£227,088	TRUE	Residential	House	Flat				570.49	£389	£398	Leasehold
				£1,069,225	£1,088,513								2852.45	£374.84	£381.61	

Dandara																
No	Address	Postcode	Date sold	Sold price	Estimated m	New build	Designation	Category	Subcategory	No. of bed	Est. bedro	Est. bedro	Floor area	Price per f	Market pri	Tenure
6	4, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW	MK17 7EW	28/03/2025	£475,000	£475,462	TRUE	Residential	House	Detached				1044.1	£455	£455	Freehold
9	2, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW	MK17 7EW	20/03/2025	£620,000	£620,603	TRUE	Residential	House	Detached				1571.53	£395	£395	Freehold
11	60, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW	MK17 7EW	28/02/2025	£680,000	£688,016	TRUE	Residential	House	Detached				1948.27	£349	£353	Freehold
12	69, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW	MK17 7EW	31/01/2025	£677,000	£691,090	TRUE	Residential	House	Detached				1926.74	£351	£359	Freehold
44	71, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW	MK17 7EW	22/11/2024	£685,000	£700,645	TRUE	Residential	House	Detached				1926.74	£356	£364	Freehold
57	52, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW	MK17 7EW	25/10/2024	£685,000	£705,550	TRUE	Residential	House	Detached				1926.74	£356	£366	Freehold
82	46, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW	MK17 7EW	27/09/2024	£679,995	£711,061	TRUE	Residential	House	Detached				1926.74	£353	£369	Freehold
91	65, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW	MK17 7EW	13/09/2024	£679,950	£711,014	TRUE	Residential	House	Detached				1948.27	£349	£365	Freehold
126	50, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW	MK17 7EW	26/07/2024	£685,000	£730,383	TRUE	Residential	House	Detached				1926.74	£356	£379	Freehold
158	58, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW	MK17 7EW	21/06/2024	£610,000	£659,386	TRUE	Residential	House	Detached				1571.53	£388	£420	Freehold
162	67, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW	MK17 7EW	14/06/2024	£520,000	£562,015	TRUE	Residential	House	Detached				1216.32	£428	£462	Freehold
180	64, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW	MK17 7EW	24/05/2024	£579,950	£628,788	TRUE	Residential	House	Detached				1399.31	£414	£449	Freehold
185	54, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW	MK17 7EW	24/05/2024	£565,000	£612,579	TRUE	Residential	House	Detached				1442.36	£392	£425	Freehold
32	8, Lectern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF	MK17 7FF	29/11/2024	£444,607	£454,762	TRUE	Residential	House	Detached				1044.1	£426	£436	Freehold
36	1, Lectern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF	MK17 7FF	29/11/2024	£465,000	£475,621	TRUE	Residential	House	Detached				1001.04	£465	£475	Freehold
56	6, Lectern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF	MK17 7FF	25/10/2024	£455,000	£468,650	TRUE	Residential	House	Detached				1044.1	£436	£449	Freehold
20	2, Friary Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FG	MK17 7FG	12/12/2024	£700,000	£716,700	TRUE	Residential	House	Detached				1948.27	£359	£368	Freehold
50	42, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW	MK17 7EW	31/10/2024	£440,000	£457,565	TRUE	Residential	House	Semi_Detached				1001.04	£440	£457	Freehold
167	61, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7EW	MK17 7EW	31/05/2024	£439,950	£480,532	TRUE	Residential	House	Semi_Detached				1259.38	£349	£382	Freehold
8	12, Lectern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF	MK17 7FF	28/03/2025	£439,250	£440,943	TRUE	Residential	House	Semi_Detached				1001.04	£439	£440	Freehold
17	3, Lectern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF	MK17 7FF	17/12/2024	£399,950	£412,622	TRUE	Residential	House	Semi_Detached				1044.1	£383	£395	Freehold
18	10, Lectern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF	MK17 7FF	13/12/2024	£440,000	£453,941	TRUE	Residential	House	Semi_Detached				1001.04	£440	£453	Freehold
22	9, Lectern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF	MK17 7FF	06/12/2024	£400,000	£412,673	TRUE	Residential	House	Semi_Detached				1044.1	£383	£395	Freehold
23	5, Lectern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF	MK17 7FF	06/12/2024	£400,000	£412,673	TRUE	Residential	House	Semi_Detached				1044.1	£383	£395	Freehold
37	7, Lectern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF	MK17 7FF	29/11/2024	£400,000	£412,673	TRUE	Residential	House	Semi_Detached				1044.1	£383	£395	Freehold
108	2, Lectern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF	MK17 7FF	23/08/2024	£390,000	£415,521	TRUE	Residential	House	Semi_Detached				1044.1	£374	£398	Freehold
109	4, Lectern, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FF	MK17 7FF	23/08/2024	£390,000	£415,521	TRUE	Residential	House	Semi_Detached				1044.1	£374	£398	Freehold
83	38, Friary Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FG	MK17 7FG	27/09/2024	£422,000	£444,166	TRUE	Residential	House	Semi_Detached				1001.04	£422	£444	Freehold
84	36, Friary Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FG	MK17 7FG	27/09/2024	£440,000	£463,111	TRUE	Residential	House	Semi_Detached				1001.04	£440	£463	Freehold
85	15, Friary Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FG	MK17 7FG	26/09/2024	£385,483	£405,731	TRUE	Residential	House	Semi_Detached				1044.1	£369	£389	Freehold
90	13, Friary Grove, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7FG	MK17 7FG	20/09/2024	£399,950	£420,357	TRUE	Residential	House	Semi_Detached				1044.1	£383	£403	Freehold
				#####	#####								41430.3	£386	£402	

No	Address	Postcode	Date sold	Sold price	ated market	New build	Designation	Category	Subcategory	1. of bedro	bedrooms	bedrooms	loor area	fPrice per	ftket price p	Tenure
42	Flat 3, Lewington House, 28, Chalice Way, Eagle Farm South, Milton Keynes, Milton Keynes MK17 7	MK17 7FB	23/11/2024	£252,500	£250,207	TRUE	Residential	House	Flat				699.65	£361	£358	Leasehold

£358

Crest - Campbell Wharf

No	Address	Postcode	Date sold	Sold price	ated market	New build	Designation	Category	subcategory	of bedroc	bedrooms	bedrooms	loor area	fPrice per	fiarket price per	Tenure
1	Flat 11, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL	MK9 4BL	11/07/2025	£385,000	£383,050	TRUE	Residential	House	Flat				775	£496.77	£494.26	Leasehold
3	Flat 6, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL	MK9 4BL	29/05/2025	£420,000	£414,096	TRUE	Residential	House	Flat				764.24	£549.57	£541.84	Leasehold
4	Flat 10, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL	MK9 4BL	07/05/2025	£285,000	£280,994	TRUE	Residential	House	Flat				548.96	£519.16	£511.87	Leasehold
10	Flat 15, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL	MK9 4BL	07/03/2025	£388,000	£379,876	TRUE	Residential	House	Flat				775	£500.64	£490.16	Leasehold
24	Flat 18, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL	MK9 4BL	04/12/2024	£415,000	£412,898	TRUE	Residential	House	Flat				764.24	£543.03	£540.27	Leasehold
25	Flat 5, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL	MK9 4BL	29/11/2024	£382,500	£379,026	TRUE	Residential	House	Flat				775	£493.55	£489.07	Leasehold
26	Flat 2, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL	MK9 4BL	29/11/2024	£412,500	£408,754	TRUE	Residential	House	Flat				764.24	£539.75	£534.85	Leasehold
28	Flat 25, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL	MK9 4BL	29/11/2024	£425,000	£421,140	TRUE	Residential	House	Flat				796.53	£533.57	£528.72	Leasehold
29	Flat 28, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL	MK9 4BL	29/11/2024	£270,000	£267,548	TRUE	Residential	House	Flat				548.96	£491.84	£487.37	Leasehold
31	Flat 13, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL	MK9 4BL	29/11/2024	£415,000	£411,251	TRUE	Residential	House	Flat				796.53	£521.01	£516.28	Leasehold
40	Flat 30, Grand Court, 39, Canal Street, Campbell Park, Milton Keynes, Milton Keynes MK9 4BL	MK9 4BL	27/11/2024	£435,000	£431,049	TRUE	Residential	House	Flat				764.24	£569.20	£554.03	Leasehold
				£4,233,000	£4,189,662								8072.94	£524.34	£518.98	

Site Name	Applicant	Planning Ref:	Units	Consented AH %	Gross Acres	Date Viab Agreed	Applicant Consultant	Council Consultant	On Site Infrastructure		Abnormals		Standard Build (APPLICANT)		Total (Infra + Abnormals) per dwelling
									Total	£ per dwelling	Total	£ per dwelling	BCIS	Externals %	
OPA 1 - NE Chelmsford	Ptarmigan Chelmsford A Ltd	22/01950/OUT	1,500	N/A	192	Ongoing	TM	Gerald Eve	£36,053,498	£24,036	£1,059,325	£706	LQ	13%	£24,742
OPA 3 - NE Chelmsford	Halley Developments	23/00124/OUT	1,250	N/A	137.8	Ongoing	TM	Gerald Eve	£33,102,360	£26,482	£12,446,370	£9,957	LQ	13%	£36,439
Great Leighs	Bellway	23/01583/FUL	750	35%	147.12	Mar-25	TM	Gerald Eve	£38,486,236	£51,315	£0	£0	LQ	13%	£51,315
Gilston Park Estate	Places for People	3/19/1045/OUT	8,500	23%	821.00	Aug-22	TM	BPS	£854,310,586	£100,507	£0	£0	Median	15%	£100,507
Swindon East	Hallam/ Taylor Wimpey/ Hannick	S/OUT/13/1555	2,380	23%	334.62	Oct-17	TM	White Land Strategies	£53,161,981	£22,337	£0	£0	Median	10% (Houses) 5% (Flats)	£22,337
West Northants	Bloor	DA/2017/0889	1,750	26%	201.68	Jul-19	TM	White Land Strategies	£42,488,986	£24,279	£0	£0	Median	10% (Houses) 5% (Flats)	£24,279
Cambourne West	Taylor Wimpey / Bovis	S/2903/14/OL	2,350	30%	345.95	2016	TM	BPC	£62,701,015	£26,681	£7,226,250	£3,075	Median	10% (Houses) 5% (Flats)	£29,756
Ermine Street, Huntingdon	Bloor	18/01918/OUT	1,000	35%	123.65	Nov-21	TM	VOA	£14,266,065	£14,266	£10,766,510	£10,767	Median	10%	£25,033
Melton North Sustainable Urban Extension - Bwood	Barwood	21/00973/OUT	575	7%	74.13	2024	TM	Thomas Lister	£19,435,807	£33,801	£0	£0	LQ	10%	£33,801
Melton North Sustainable Urban Extension - TW	Taylor Wimpey	21/01198/OUT	425	7%	54.14	2024	TM	Thomas Lister	£13,689,751	£32,211	£0	£0	LQ	10%	£32,211
Melton North Sustainable Urban Extension - WD	William Davis	21/00989/OUT	174	7%	20.50	2024	TM	Thomas Lister	£5,875,206	£33,766	£0	£0	LQ	10%	£33,766
North Horsham	L&Q	DC/16/1677	2,750	27%	572.78	2021	TM	DSP	£211,032,326	£76,739	£0	£0	Median	10%	£76,739
Tendring, Colchester	Clarion	No planning application	7,500	N/A	1039.8	2023	TM	Gerald Eve	£547,138,325	£72,952	£0	£0	LQ	10%	£72,952
SW Aylesbury	Gleeson	18/04346/AOP	1,400	Ongoing	235.77	2024	TM	BPS	£39,193,081	£27,995	£0	£0	LQ	15%	£27,995

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 13-Dec-2025 07:23

Rebased to 4Q 2025 (407)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
810. Housing, mixed developments (15)	1,609	860	1,395	1,556	1,761	4,004	1245
810.1 Estate housing							
Generally (15)	1,584	790	1,347	1,516	1,737	5,439	1273
Single storey (15)	1,816	1,054	1,515	1,740	1,981	5,439	199
2-storey (15)	1,528	790	1,320	1,479	1,680	3,271	1005
3-storey (15)	1,612	972	1,357	1,557	1,800	3,238	64
4-storey or above (15)	3,297	1,613	2,640	2,947	4,386	4,899	5
810.11 Estate housing detached (15)	2,120	1,168	1,525	1,779	2,422	5,439	18
810.12 Estate housing semi detached							
Generally (15)	1,607	924	1,363	1,555	1,761	3,512	331
Single storey (15)	1,792	1,158	1,552	1,766	1,932	3,512	75
2-storey (15)	1,554	924	1,351	1,491	1,718	2,696	246
3-storey (15)	1,528	1,156	1,232	1,452	1,762	2,251	10
810.13 Estate housing terraced							

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (15)	1,587	935	1,317	1,482	1,719	4,899	198
Single storey (15)	1,770	1,125	1,504	1,724	2,107	2,509	14
2-storey (15)	1,528	935	1,312	1,461	1,654	3,271	156
3-storey (15)	1,609	972	1,376	1,542	1,786	3,238	26
4-storey or above (15)	4,643	4,386	-	-	-	4,899	2
816. Flats (apartments)							
Generally (15)	1,890	982	1,556	1,773	2,152	6,306	730
1-2 storey (15)	1,813	1,074	1,513	1,694	2,079	3,546	150
3-5 storey (15)	1,860	982	1,549	1,755	2,110	3,857	493
6 storey or above (15)	2,191	1,340	1,761	2,086	2,420	6,306	86



KEY

- Site boundary
- Proposed residential area
- Proposed local centre
- Proposed employment area
- Proposed secondary school
- Proposed primary school
- Proposed sports pitches
- Primary street
- Existing water body
- Existing watercourse
- Primary SuDS feature
- Existing woodland
- Proposed woodland
- Proposed landscaped bund
- Indicative ESCE development

Rev | Description | Date

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Client:

Hallam Land

PART OF HENRY BOOT

Keepers Place

Illustrative Masterplan

Scale@A1:	Drawn:	Designed:	Approved:
1:5,000	IW	IW	IW

0m 200m

Drawing Number:	Revision:	Date:
HLM073-079	A	11/12/2025

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DRAFT

Eastern Strategic City Expansion

STRATEGIC MASTERPLAN FRAMEWORK

Prepared on behalf of:
Hallam Land
Gallagher Developments
Berkeley Group

December 2025



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PART 1: CONTEXT & GUIDING PRINCIPLES



INTRODUCTION

1.1 *This document has been prepared to support the emerging MK City Plan and the draft allocation of land east of the City for strategic term growth to 2050 and beyond. This allocation is termed as the Eastern Strategic City Expansion, or 'ESCE'.*

1.2 Milton Keynes has a tradition of planning well at scale and over the long term. Following the completion of the designated New Town, under the current planning system new directions for growth are being allocated through successive local plans, but many of the long term ambitions and outcomes for planned growth remain aligned with the New Town's original vision and delivery. In addition, new ambitions for sustainable forms of development and infrastructure are being pursued by the Council.

1.3 This document is intended to form part of the evidence base underpinning the draft local plan. It has three main purposes:

- It sets out how enduring MK principles can be carried forward into a spatial framework for new strategic development;
- It sets out the characteristics of the draft allocation area, and explains how site constraints and opportunities are influencing the emerging concept masterplan; and
- It sets out the way in which the allocation area is anticipated to accommodate the scale of growth proposed, and how this can be achieved within the new plan period to 2050, and beyond.

1.4 Our thinking has been informed by a suite of technical evidence and analysis submitted alongside this document, as part of the evidence base needed to ensure the policy and local plan can be found sound.

1.5 Working with the Council and key stakeholders, the concept plan and key policy requirements will be reviewed and refined to ensure support for the emerging proposals and demonstrate their deliverability.



POLICY CONTEXT

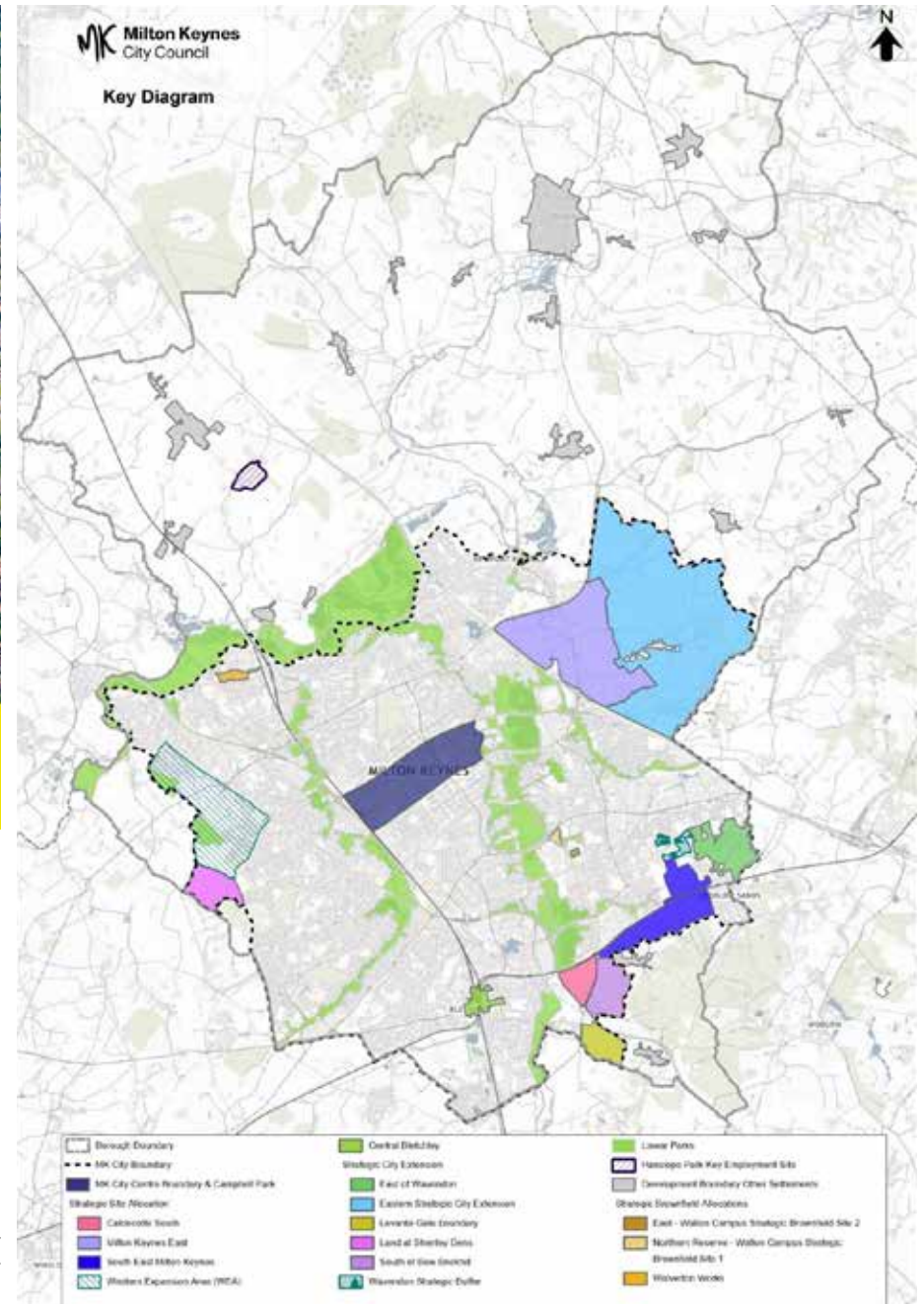
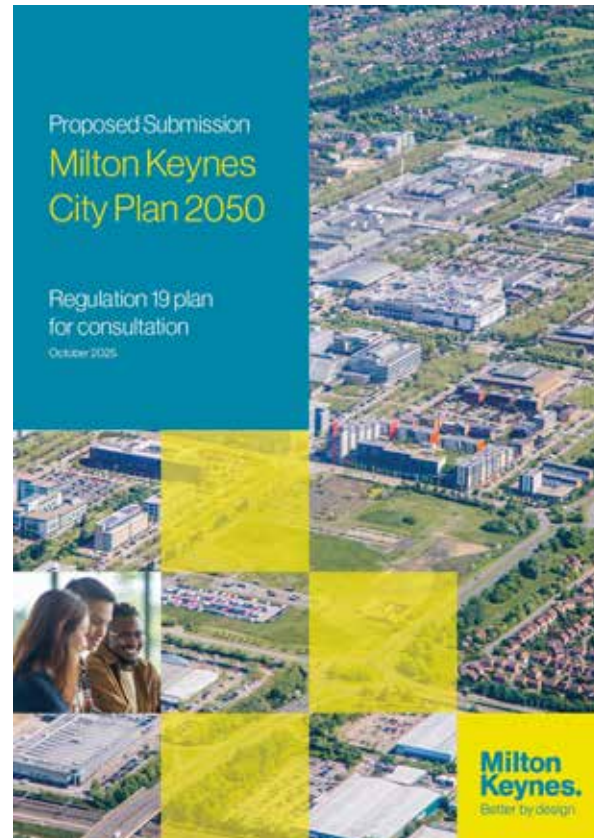
1.6 *The Proposed Submission version of the Milton Keynes City Plan 2050 (Regulation 19) was published in October 2025. A number of strategic City Extensions are proposed, of which ESCE is the largest.*

In addition to the overarching policies of the local plan, draft Policy GS14 sets out the area specific policy requirements for the development of ESCE.

1.7 Envisaged as a “major new mixed use residential district allocated to the north and east of the city”, ESCE is required to “provide a comprehensive mixed-use development through a network of public transit-oriented neighbourhoods” that makes a significant contribution toward the City’s identified need for homes and ambition for long-term growth.

1.8 Key criteria of the draft policy include:

- Delivery of c. 16,000 new homes (c 7,750 within the plan period)
 - Around 40 hectares of land for employment use, designed to complement the role and function of CMK
 - A comprehensive masterplanned approach which:
 - » Includes a range of house size, type and tenure, including affordable, older persons and specific needs housing including for the gypsy and traveller community;
 - » Prioritises layouts, designs and ranges of densities that meet public transit-oriented, people-friendly and healthy places principles.
 - » Through their location, scale and phasing, delivery of social infrastructure, services and community amenities to support communities from the early phases of development
 - » Includes a strategic green and blue infrastructure framework and open space strategy to meet strategic and local requirements.
 - » Is informed by appropriate surveys of archaeology, built heritage and ecology with appropriate mitigation of impact.
 - Appropriate buffers, setbacks and landscaping to successfully protect the character, heritage assets, and sense of place of Moulsoe village as separate rural settlement
 - Plans for primary and secondary education, health and other community amenities (play space, shops, public transport stops and hubs)
 - An integrated network of low and zero carbon energy infrastructure at all scales
 - The phased introduction of a comprehensive network of transport infrastructure that delivers dedicated and prioritised routes for active travel and Mass Rapid Transit, as well as connections and improvements to existing routes and networks as appropriate
 - The futureproofing and safeguarding of routes and land to enable future connections east and north beyond the allocation, including to adjacent sites in neighbouring local planning authorities.
- 1.9** A Framework Masterplan and site-based area Design Code are to be prepared, with which development proposals within the ESCE allocation must accord.



Right: Key Diagram (MK City Plan 2050: Regulation 19 for Consultation October 2025)

THE NEXT GENERATION OF NEW TOWNS

1.10 *In September 2025 the New Towns Taskforce issued its report to Government (New Towns Taskforce: Report to government - GOV.UK).*

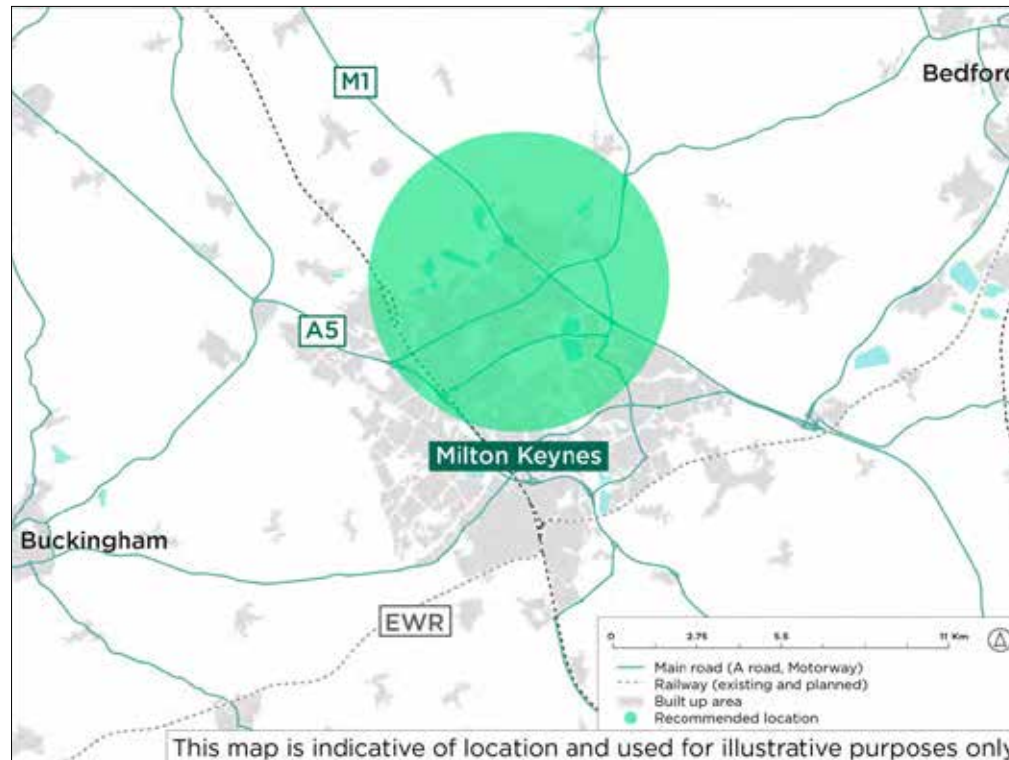
1.11 One of its recommendations for the next generation of new towns was a “*Renewed Town’ in Milton Keynes; reinvigorating the city centre and expanding to the city periphery whilst reshaping the way people travel, by delivering a Mass Rapid Transit system*”. The Report explains that “[t]he ‘renewed town’ proposal in Milton Keynes could support the increased delivery of c.40,000 new homes across the city and expansions to the city periphery, to reinvigorate an already highly productive local economy.”

1.12 The Report includes the plan to the right:

1.13 The Government’s initial response under the heading “Planning and decision-making in potential new town locations, states that “[i]n advance of the government confirming new town locations, planning authorities for areas in which a new town may be located should continue with plan-making. Local planning authorities should continue to approach planning applications in these locations in a positive and proactive manner. Development of new towns is a priority ambition of this government.”

1.14 This ambition is fully supported by both MKCC and the ESCE Consortium members. If the proposition for a renewed town approach in Milton Keynes is to be realised, strategic development at ESCE will form a key component of it. As such, the proposals set out in this strategic masterplan framework have regard to the key placemaking principles set out by the New Towns Taskforce as well as other national and local policy guidance.

1.15 The Taskforce report notes that the level of prescription and policy focus will likely vary from location to location, to allow room for innovation and to respond to local opportunities and challenges. Whilst government will maintain a degree of support and oversight of the New Towns Programme, they will also support local capacity and capability to share the responsibility for effective delivery.



Above: Extract from New Towns Taskforce (September 2025)

NEW TOWNS TASKFORCE'S RECOMMENDED PLACEMAKING PRINCIPLES FOR NEW TOWNS

1

Vision led

Each new town should have a clear long-term vision for creating a well-designed and distinctive place, supported by a town-wide strategic masterplan and design code to ensure placemaking quality.

2

Ambitious density

New towns should be built at a density sufficient to enable residents to walk to local amenities, support public transport, unlock better social infrastructure, and create active and liveable neighbourhoods.

3

Affordable housing and balanced communities

New towns should provide a diverse range of high-quality housing, with a range of housing types and tenures to suit the needs of a balanced community.

4

Social infrastructure

New towns should support thriving communities by ensuring access to schools, cultural, sporting and healthcare facilities, and other social infrastructure that meets new residents' needs from the outset.

5

Healthy and safe places

New towns should be healthy and safe places which promote active lives for residents, with easily accessible green spaces and recreational facilities.

6

Environmental sustainability

New towns should be designed and delivered to embrace environmental principles, with buildings and neighbourhoods that are low carbon, climate resilient and which help to protect, restore and enhance biodiversity.

7

Transport connectivity

New towns should connect people to skills, jobs, services and amenities. This should include high-quality public transport, walking and cycling networks within each town and convenient connections into wider transport networks.

8

Business creation, growth and employment opportunities

New towns must be places that provide jobs for residents and enable businesses to grow, supporting the government's economic growth mission.

9

Stewardship

A sustainable stewardship model for new towns should be in place from the outset, including clear governance and funding structures to manage and maintain communal assets over the long term.

10

Community engagement

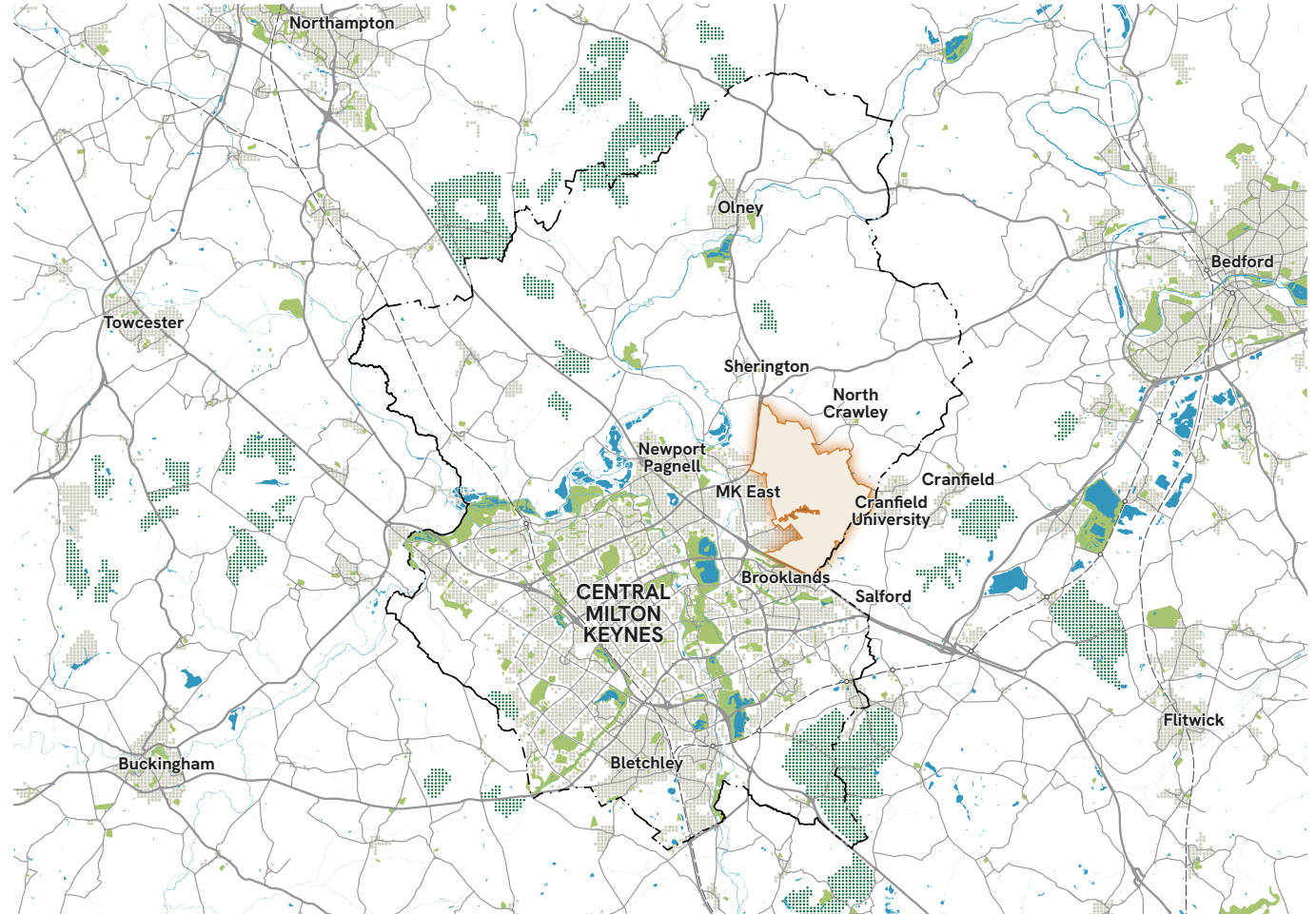
New towns should establish clear and effective ways to engage the local community in shaping the vision and proposals for their town and empower residents to build social capital and help define the town's cultural identity.

SETTLEMENT CONTEXT

1.16 *What role ESCE plays as a new part of the City of MK is evolving. Its scale is such that in other contexts, it could become a new place in its own right. However, Milton Keynes' long held ambition to share the benefits of new growth with the city as a whole to create a bigger and better Milton Keynes means that the interrelationship between ESCE as a new community and its neighbouring communities old and new must be carefully considered.*

1.17 There is no doubt that ESCE will form a significant extension to the urban area of the New City of Milton Keynes once built out. However, within the wider area, and during its delivery to 2050 and beyond, ESCE will have an ongoing and evolving functional relationship with:

- to its West:
 - » the M1, and new community of Broughton, with the emerging MK East development underway
 - » the Town of Newport Pagnell, one of the historic settlements in the area and a distinctive place and destination in its own right



Above: ESCE Strategic Context

- to its North and East:
 - » Cranfield
 - » the historic villages of North Crawley and Chicheley
- to its South:
 - » the new community at Brooklands
 - » the villages of Salford and Hulcote



Above: Salford



Above: Cranfield

- Established Employment Destinations at CMK, Cranfield University & Technology Park and Cranfield Airport
- Established Town and District Centre Destinations at CMK, Newport Pagnell, Kingston and to the north, Olney and its High Street
- Local Centres at Willen, Brooklands & Broughton

1.18 It is important to recognise the relationship that ESCE will have with the established village of Moulsoe, which sits at the centre of the strategic allocation. In the same way that the 13 original MK villages were carefully assimilated into the New Town Development Area, the use of landscape, visual screening and village buffers will ensure that the character, identity and setting of Moulsoe is respected throughout and beyond the completion of the development.

1.19 We are working with the City Council to develop a shared position on the type and nature of the place(s) we want to create. We will engage with the communities outlined above as well as the adjoining planning authority at Central Bedfordshire to further shape our thinking.



Above: Newport Pagnell



Above: North Crawley



Above: Moulsoe



Above: Brooklands, East Milton Keynes

LANDSCAPE CONTEXT

1.20 *The ESCE allocation sits with a medium to large scale rolling plateau landscape, lying directly east of the A509 and the Milton Keynes East (MKE) area (currently under construction) to the northeast of the M1.*

1.21 The landform rolls across the allocation area:

- from a localised ridgeline on the northern boundary (approx. 95m AOD)
- down into a valley along the Chicheley Brook (approx. 58–62m AOD) and the North Crawley Road (approx. 62–64m AOD)
- rising to an approx. east / west ridgeline (approx. 82–94m AOD) elevating Tickford Park Farm
- dropping into an enclosed ‘Bowl’ landscape (lowest point approx. 65m AOD)
- then rising to another ridgeline through the village of Moulsoe, along Newport Road (approx. 80–90m AOD)
- before falling south of Newport Road into the southern part of the Site (approx. 60–75m AOD along the southern boundary between the M1 and Lower Wood)

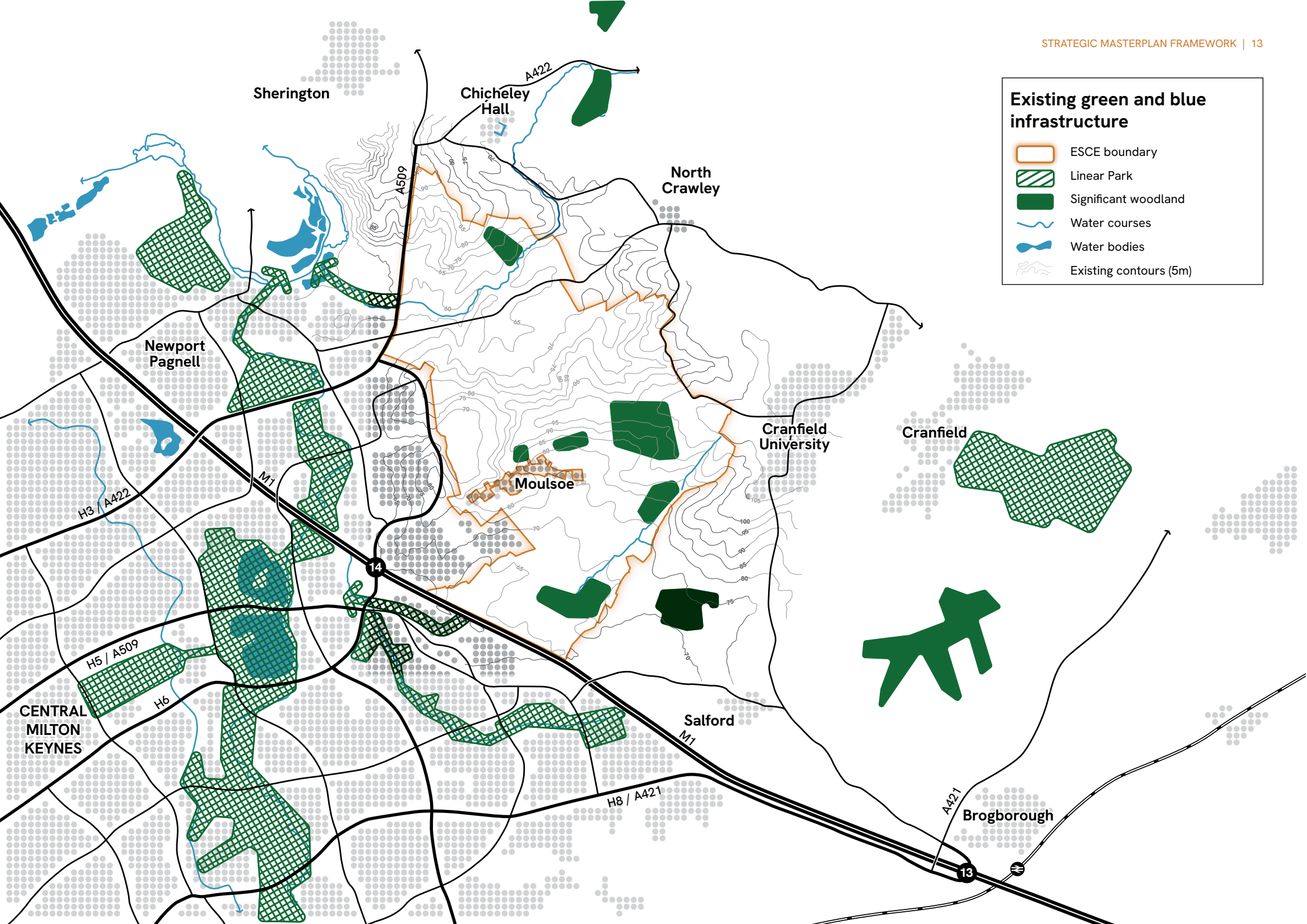
1.22 Key considerations within the landscape context include¹:

- Chicheley Hall, Registered Park & Garden & Listed Buildings: located to the north of the Site. The park has substantial woodland directly to the east and north of the Chicheley Hall (Grade I) and most other listed buildings in the complex, whilst also containing a number of well vegetated field boundaries and scattered trees across the park. An avenue of trees provides a vista toward the Chicheley Road and beyond to a localised vegetated ridgeline on the northern boundary of the allocation area.
- Moulsoe Village & Listed Buildings: located along Newport Road and Cranfield Road and positioned centrally to the allocation area, with views from the Newport Road areas of the village, north across the ‘Bowl’ to the ridgeline east and west of Tickford Park Farm. There is a varying degree of visual sensitivity through this ‘Bowl’, high on the northern edge of the village (in the proximity of the listed buildings) but reducing in the central, northern and western areas of the ‘Bowl’.
- Other Listed Buildings within the Site and its immediate influence comprise:
 - » Hill Farmhouse (Grade II): located within the allocation area, to the north of North Crawley Road, enclosed by woodland copses / plantation to the north, east and west, along with large farm buildings to the west of the farm complex.







Views out are largely only to the south east, over two small pasture fields and on to a relatively new tree avenue flanking the driveway (also bridleway) to Chicheley Brook.

- » Newfield Farmhouse (Grade II): located near to the northern boundary of the allocation, with views largely orientated to the south east, across small pasture fields with hedgerow boundaries, into the area of the site north of Chicheley Brook. An area of new woodland, combined with a strong conifer hedge on the south boundary of the farm complex, substantially limits views further into the allocation area.
- » Tickford Park Farmhouse (Grade II): located along the ridgeline north of the Moulsoe ‘Bowl’, with views out largely only to the south east of the ridgeline (with vegetation and farm buildings surrounding the farm impeding or blocking views in other directions).
- » Tickford Park (Grade II): located within the ‘Bowl’ north of Moulsoe, surrounded by mature woodland and trees which impedes views out to the surrounding landscape.
- » End Thatch (Grade II): located on Wood End Lane, between Moulsoe Old Wood and Moulsoe village, with mature woodland to the north, north east and north west and filtered views to the south through field boundary vegetation and garden trees.

¹ For details see Landscape & Visual Capacity Appraisal (BMD, 2025)



Existing green and blue infrastructure

-  ESCE boundary
-  Linear Park
-  Significant woodland
-  Water courses
-  Water bodies
-  Existing contours (5m)

- A strong network of Public Rights of Way cross the allocation, following agricultural field boundaries and the central ridgeline running east / west through Tickford Park Farm. This rights of way network provides connections between the village of Moulsoe west towards Newport Pagnell and the edge of Milton Keynes, north toward Sherington and North Crawley and east towards Cranfield. The Milton Keynes Boundary Walk, a long-distance footpath, is located along the eastern boundary of the allocation and, for the most part, follows the district boundary between Milton Keynes and Central Bedfordshire. This network of bridleways and footpaths will form an important element of any green infrastructure framework and Active Travel network.
- There are a number of woodland areas within the allocation, including:
 - » Moulsoe Old Wood (Ancient) - located directly to the east of Moulsoe
 - » Lower Wood (Ancient) - located directly south of Moulsoe Old Wood
 - » Longclose, Newfield, Mouthslade and Beech Spinneys (part Ancient) - some connected by tree belts to Hill Farm in the northern area of the Site
 - » Plantations and spinneys along Chicheley Brook and east of Hill Farm in the northern area of the Site
- » Small and medium sized areas of woodland and spinneys in the 'Bowl', directly north of Moulsoe
- » Old Covert (large plantation) and various small spinneys located in the southern area of the Site
- The areas of woodland and tree belts noted above are connected by a series of hedgerows and ditches which currently form boundaries between agrarian field parcels. These should be retained wherever possible and, along with existing PRoW, can form part of the green infrastructure framework shaping development.

1.23 Other Conservation Areas and listed Buildings lie within 2km of the allocation boundary, within Broughton, Newport Pagnell, North Crawley, Sherington and Willen. However, our analysis indicates that based on the nature of the site and development proposed within it, there would be very limited or no visual interaction with these features. Further details can be found in the BMD Report.

Landscape and Visual Capacity Analysis

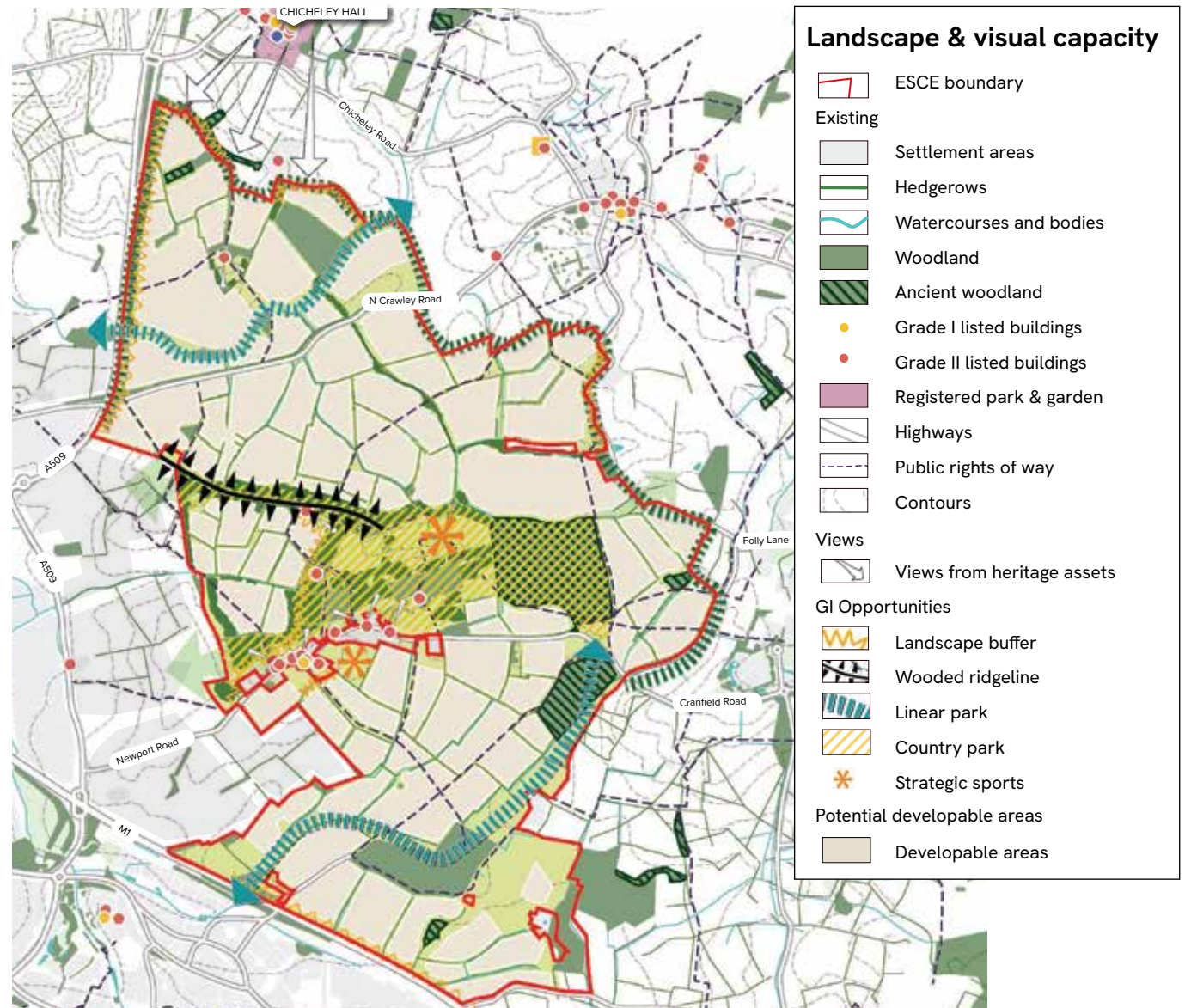
1.24 In order to inform our conceptual masterplanning, we have undertaken landscape and visual capacity analysis (LVCA) with the aim of providing a high-level assessment of the allocation land with regard to its landscape and visual sensitivities and to identify the capacity of the allocation in landscape and visual terms to accommodate residential-led development.

1.25 This analysis comprises a baseline review to understand, define and record the context, character, setting and sensitivity of the allocation land to consider its capacity and that of the surrounding context to accommodate development, taking into account:

- planning policy and guidance of relevance to consideration of landscape and visual issues
- environmental designations within the allocation and wider study area (2km from site boundaries)
- key characteristics of the landscape character associated with the allocation, including a review of published Landscape Character Areas; and
- likely views of potential development from residential properties / settlements and publicly accessible areas including public rights of way and the road network.

1.26 Following the baseline study and on consideration of the findings, the following landscape and visual capacity plan has been prepared. This defines the extent of built development which could be considered acceptable from a LVCA perspective and indicates the key areas of opportunity for well-designed multifunctional landscape and green infrastructure.

1.27 Within these potential developable areas, existing green and blue infrastructure should be accommodated, where possible, along with SuDS and formal POS requirements at a local scale, designed alongside active travel networks (utilising existing PRow if applicable), all integrated within a more detailed green infrastructure framework.



HERITAGE CONTEXT

1.28 Initial assessment work to inform high level masterplanning has identified the following features within the Allocation area:

Heritage features

- there are relatively few designated heritage features within the allocation; there are Grade II listed buildings at Hill Farmhouse, Tickford Park Farmhouse, Tickford Park and End Thatch.
- A small area of common land located off Wood End Lane to the north of Moulsoe.
- Blocks of Ancient Woodland of varying sizes distributed across the allocation area.

Archaeological features

- A number of archaeological notification sites exist within the allocation area with high potential for archaeological remains of Iron Age, Roman, Medieval and Post-Medieval date to be present, including the potential for a Roman Villa in the north of the site.
- Areas of medieval ridge and furrow also exist across the landscape.

Beyond the allocation area

1.29 The key heritage features are considered to be Chicheley Hall, Registered Park & Garden and Listed Buildings and those located in and associated with Moulsoe village.

1.30 Located to the north of the Site, north of Chicheley Road and east of the A509 and A422, Chicheley Hall park has substantial woodland directly to the east and north of the Chicheley Hall (Grade I) and most other listed buildings in the complex, whilst also containing a number of well vegetated field boundaries and scattered trees across the park. An avenue of trees provides a vista toward the Chicheley Road and beyond to a localised vegetated ridgeline on the northern boundary of the Site.

1.31 Moulsoe village, evolved as a linear settlement focused on a local high point within the landscape. The village contains a number of listed buildings including the Grade I St Mary's Church, Grade II listed Tickford Park, Tickford Park Farmhouse and End Thatch amongst others.

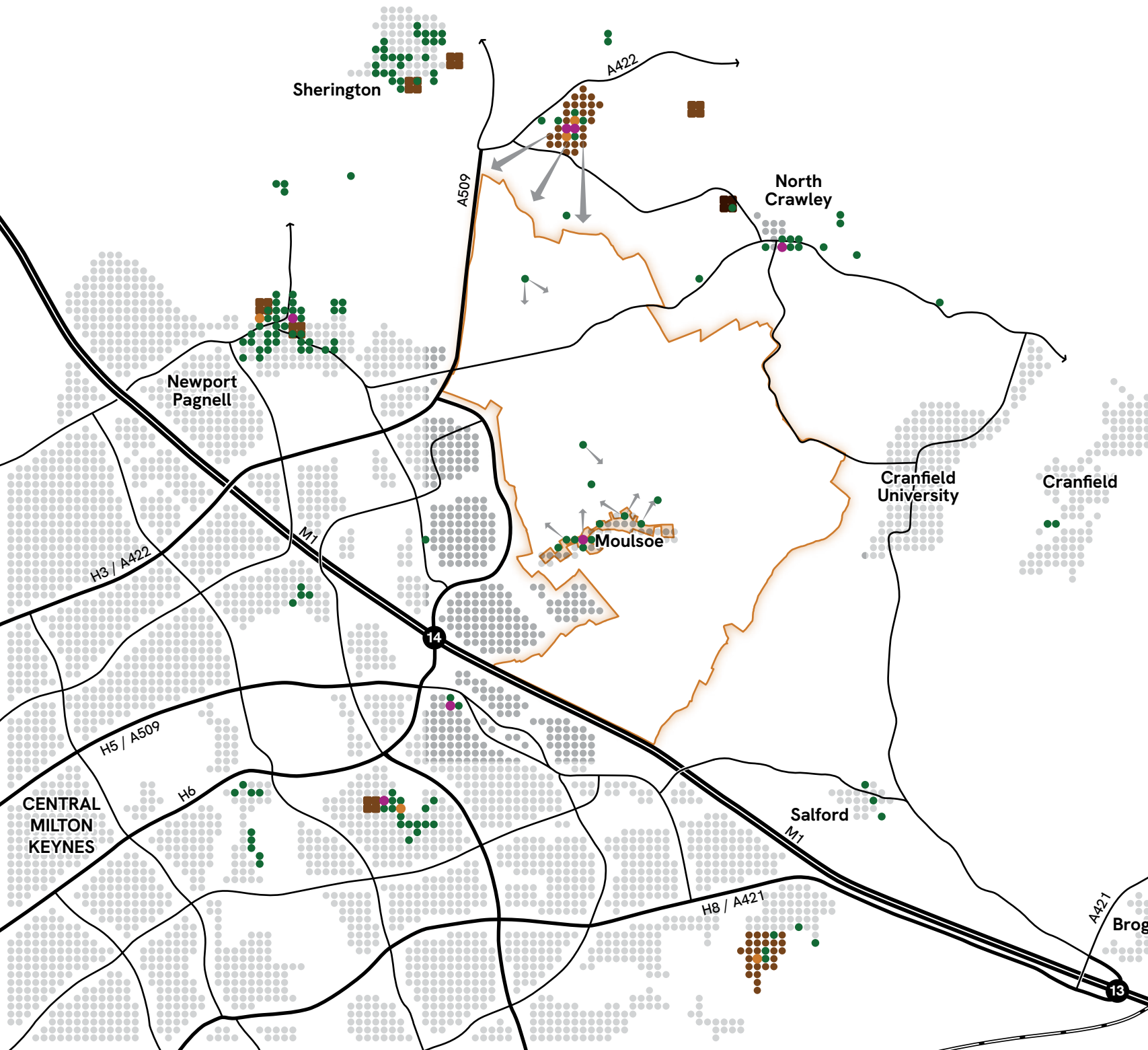
1.32 A number of other heritage features are of note, including:

- Grade I listed Church of St Lawrence
- Grade II listed Newfield Farmhouse
- Grade II listed Newlands Farmhouse
- Grade II listed Hill Farmhouse
- Salford village contains Grade I and II listed buildings but the distance and intervening landscape prevents any impact from the ESCE
- A Scheduled Ancient Monument (Moat) sits to the north of Little Crawley
- St Firmin's Church (Grade I listed building) in North Crawley, east of Rectory Farm and visible from the highest parts of the site.
- Closer to Rectory Farm, Brook End Farmhouse (Grade II listed building) is located north of North Crawley Road.
- Conservation Areas exist within parts of Newport Pagnell, North Crawley and Sherington

1.33 Where heritage features are known, the concept masterplan has built in appropriate design responses to avoid or mitigate impacts on the features directly or their setting. Such measures include:

- Considered arrangement of land uses, such as integrating features within open space
- Respecting key view corridors and sight lines
- Provision of landscape buffers or offsets
- Provision of structural planting to provide visual screening / containment
- Development of an appropriate scale and design

1.34 Detailed assessment and design work will inform and evolve further detailed or specific mitigation measures required. Further survey work will be carried out at the appropriate time to identify archaeological features and to enable mitigation measures to be agreed.



Heritage features

- ESCE boundary
- Historic Parks and Gardens
- Scheduled Monuments
- Views from heritage assets

Listed buildings

- Grade I
- Grade II*
- Grade II



Above: Grade I listed Chicheley Hall



Above: Grade I listed St Mary's Church, Moulsoe

CONNECTIVITY CONTEXT

1.35 *The allocation area is well connected to the strategic road and rail transport network, which means it is easily accessible from locations beyond Milton Keynes as well as from the rest of the City and nearby settlements.*

1.36 Locally, the site is also well connected to its surroundings; within reasonable walking and cycle distance of various local facilities and amenities, located within surrounding urban centres of Newport Pagnell, Cranfield, Brooklands and in due course, the new development area at MK East.

1.37 The strategic allocation of MKE adjoins the site and will provide 400,000sqm of new employment and other community facilities and infrastructure in this location. Additionally, Broughton Grounds Lane provides direct access between the site and the adjoining community of Brooklands (via the M1 overbridge) and associated facilities such as Walton High and the local centre, with onward connectivity to strategic employment areas at Magna Park, Kingston and Brinklow. The Tickford Fields development to the west of the A509 provides a new local centre, accessible from the northern part of the site by a short walk.

1.38 There are numerous existing bus services that route in the vicinity of the site, as well as Milton Keynes Coachway, which provides access to local bus connections, a Park & Ride (P&R) and National Express intercity coach services (including numerous major airports). Further services are planned to serve adjacent consented development at MKE.








1.39 The site is well-positioned for access to railway stations that would be served by East-West Rail, a planned rail project that will provide services between Oxford and Cambridge at a frequency of two services per hour. These include Woburn Sands, which would be accessible via connections to the existing active travel network.

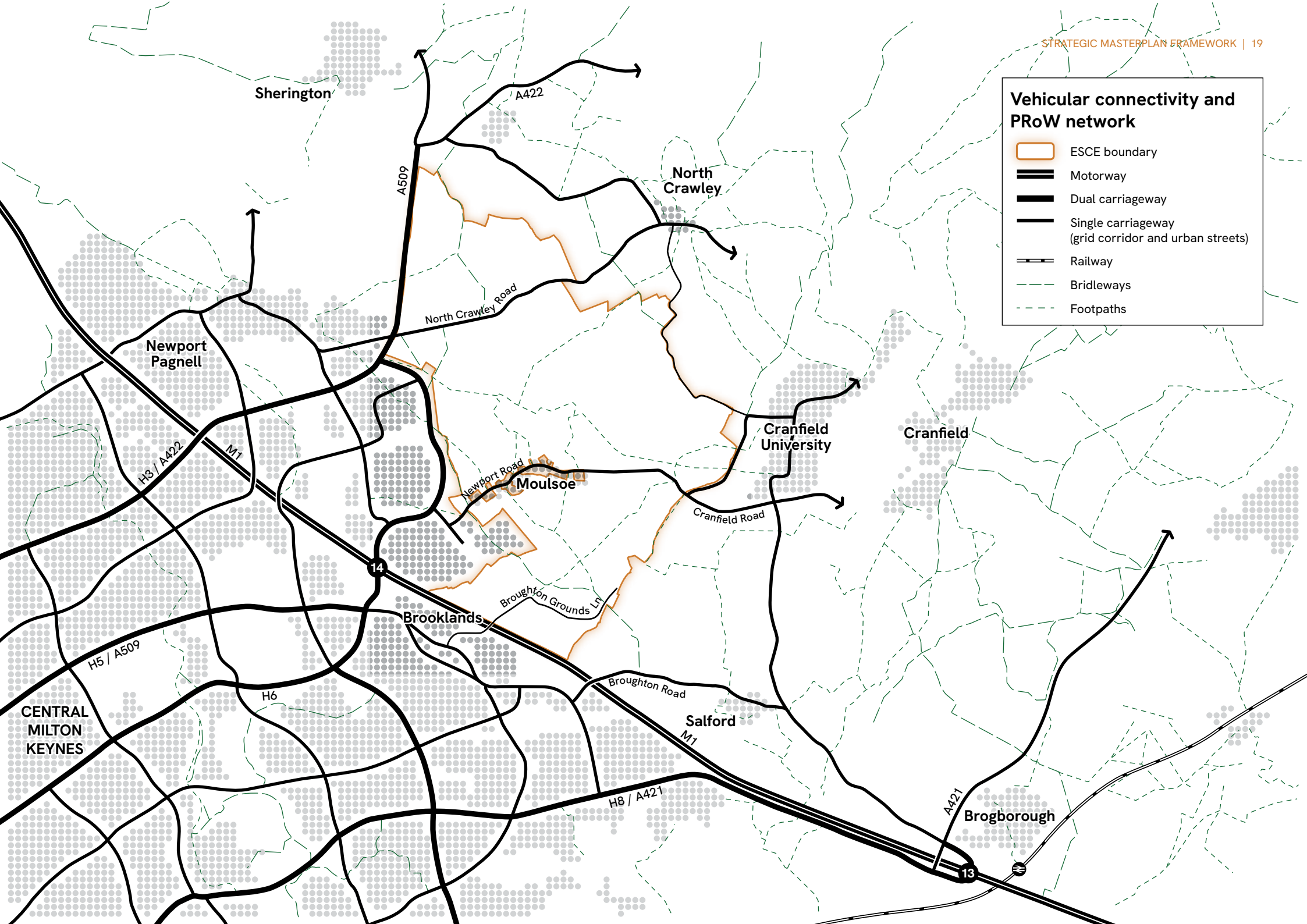
1.40 The site's proximity to Milton Keynes, Newport Pagnell, Cranfield University/Airport, Brooklands and consented developments MKE and Tickford Fields, means there are excellent opportunities for off-site travel to be undertaken by walking and cycling. New and improved active travel routes would be facilitated by the proposed development – along Broughton Grounds Lane, North Crawley Road, Cranfield Road and Newport Road – to provide walk, cycle and bus connectivity to various local destinations where day-to-day facilities are available. Furthermore, the connections to the consented MK East Eastern Perimeter Road (EPR) would provide onward connections to M1 Junction 14 and to Central Milton Keynes via Tongwell Street.

1.41 This means that active travel from the allocation area to existing / planned facilities and services can build on this connectivity to maximise attractive walking and cycling routes both onsite and offsite.

1.42 However, the scale of development proposed within the allocation means that it can accommodate and support a wide range of proposed uses – including various employment opportunities, provision for schools, shops and services within new neighbourhood and local centres – connected by high-quality walking and cycling routes within the allocation area, thus supporting better self-containment of local trips and a reduction in the requirement for trips to be made to areas external to the site.

Vehicular connectivity and ProW network

-  ESCE boundary
-  Motorway
-  Dual carriageway
-  Single carriageway (grid corridor and urban streets)
-  Railway
-  Bridleways
-  Footpaths

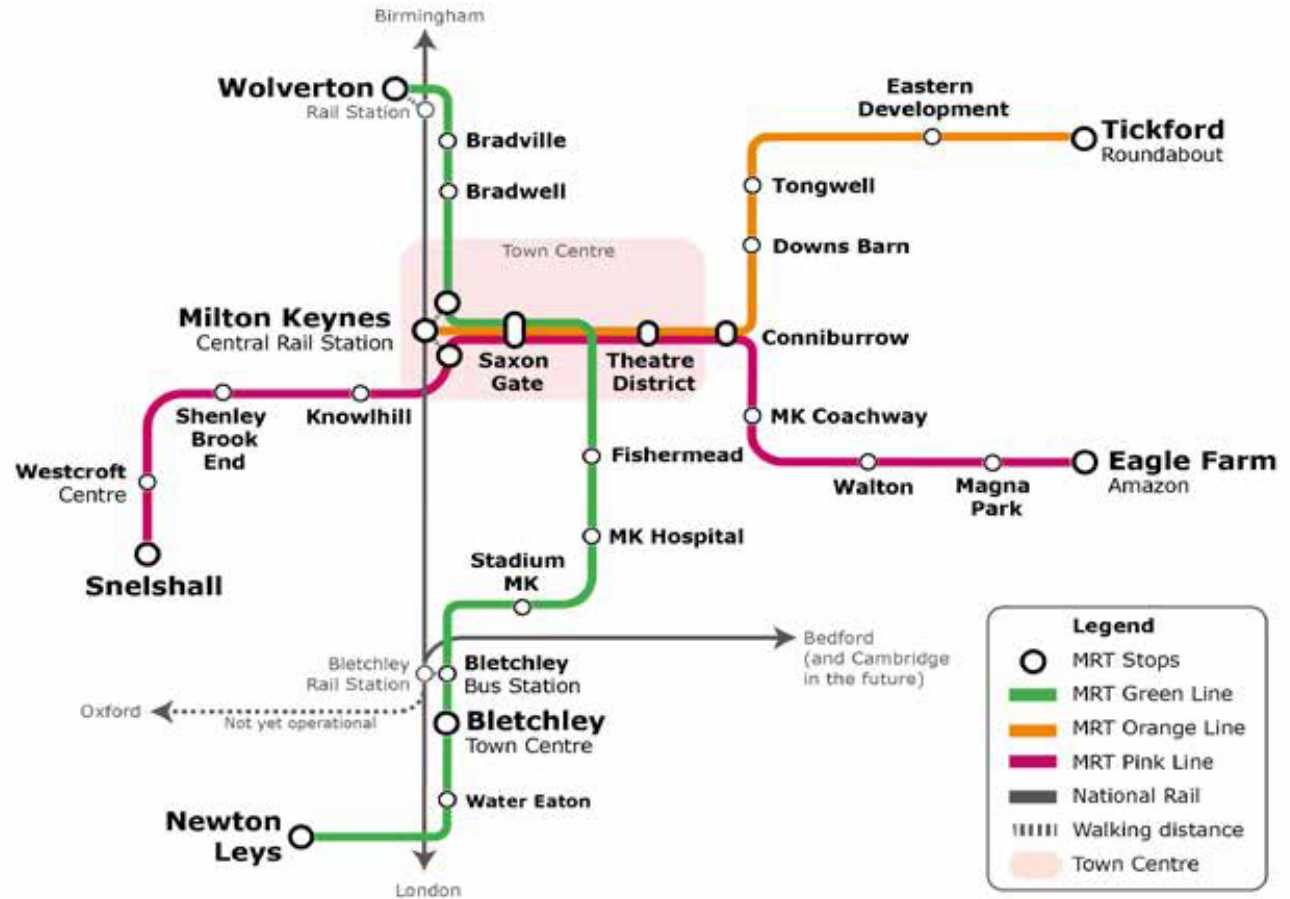


A STEP CHANGE IN SUSTAINABLE TRANSPORT

1.43 *ESCE has been conceived as a growth area to meet the needs of Milton Keynes to 2050 and beyond, alongside wider ambitions for investment in growth and infrastructure.*

1.44 Growth of the scale planned within Milton Keynes is being supported by a city-wide plans to introduce a new Metro (MRT) network to help accommodate the travel needs of both existing and planned new communities in a more sustainable way. Coupled with investment in active travel infrastructure – including extending and improving the MK Redway network – this will not only provide real choice for residents and visitors moving around the city, but will also help to reduce private vehicle movements generated by existing parts of the city as well as from new development, particularly at peak hours when congestion can occur at certain ‘pinch points’ on the network.

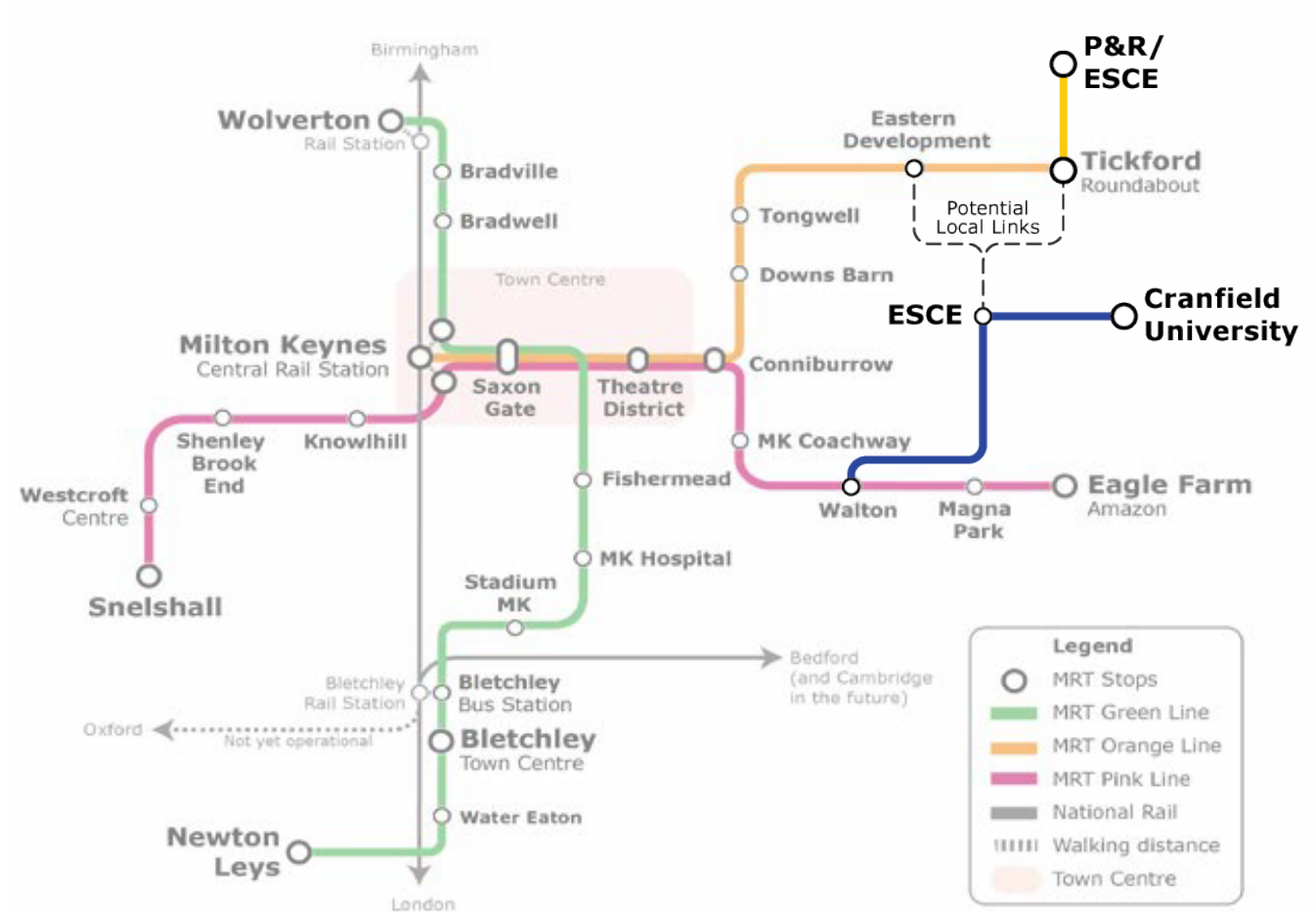
1.45 A network of cross city routes is planned on or alongside the existing grid network. Planned and committed development across the city – including at MK East – is designing-in and futureproofing routes for the MRT system so that it can provide direct, accessible routes for residents and visitors to key existing and new destinations for employment, leisure, health and education.



Above: Planned MK Metro (MRT) network

1.46 We are committed to supporting the Council’s plans to deliver a comprehensive, city-wide Metro system as part of its ambition for Milton Keynes to be carbon neutral by 2030 and carbon negative by 2050. There is an opportunity as part of our masterplanning for ESCE to structure new development in a way that can deliver Metro routes and design neighbourhood, land use, and connections to ensure people can access its services.

1.47 The allocation of ESCE at the north eastern gateway to the City also enables the delivery of a Park & Ride interchange at a key point on the wider network, taking people coming into MK from elsewhere out of their cars onto the Metro services into the City. There is also an opportunity to accommodate a Metro (MRT) route through the allocation to enable journeys between CMK and Cranfield University/Tech Park and airport as part of better interconnectivity between these two key nodes of economic growth.



Above: Potential extension to the planned MK Metro (MRT) network

GUIDING PRINCIPLES FOR ESCE

1.48 *Our emerging masterplan and placemaking thinking for ESCE has been shaped by the ‘Seven Big Ambitions’ set out in the [Council’s Strategy for 2050](#).*

These guiding principles mirror the New Town Taskforce’s Placemaking Principles set out earlier in this document.

Strengthen those qualities that make Milton Keynes special



Make Milton Keynes a leading green and cultural city – by global standards



Make it easier for everyone to travel on foot, by bike and with better public transport



Ensure everyone has their own decent home to rent or buy



Build safe communities that support health and wellbeing



Provide jobs for everyone by supporting our businesses, and attracting new ones



Offer better opportunities for everyone to learn and develop their skills



TRANSLATING PRINCIPLES INTO PLACE

1.49 Our aim is to ensure that the principles of ‘good growth’ set out in both the Strategy for 2050 and the emerging Local Plan around **Healthy, Sustainable, and Inclusive Growth** – do not only shape our guiding principles and high level masterplanning work, but can be carried forward through the planning process to delivery.

1.50 This means we are working with the Council to agree that what is agreed and approved at each stage of the process, and each phase of development, is designed to meet and deliver these ‘good growth’ objectives.

1.51 Our work to date has focused on testing and refining our proposals against technical assessment and evidence, to ensure that what is set out in the emerging local plan for the site allocation can be accommodated. We are working closely with the Council to ensure that both Policy and Infrastructure Delivery Plan requirements are justified, viable and therefore can be robustly relied upon as the basis for what is to be delivered through the planning application process.

1.52 The vision, masterplan and delivery strategy for ESCE will be refined over time, through a process of regular and effective engagement with stakeholders and communities in the local area.



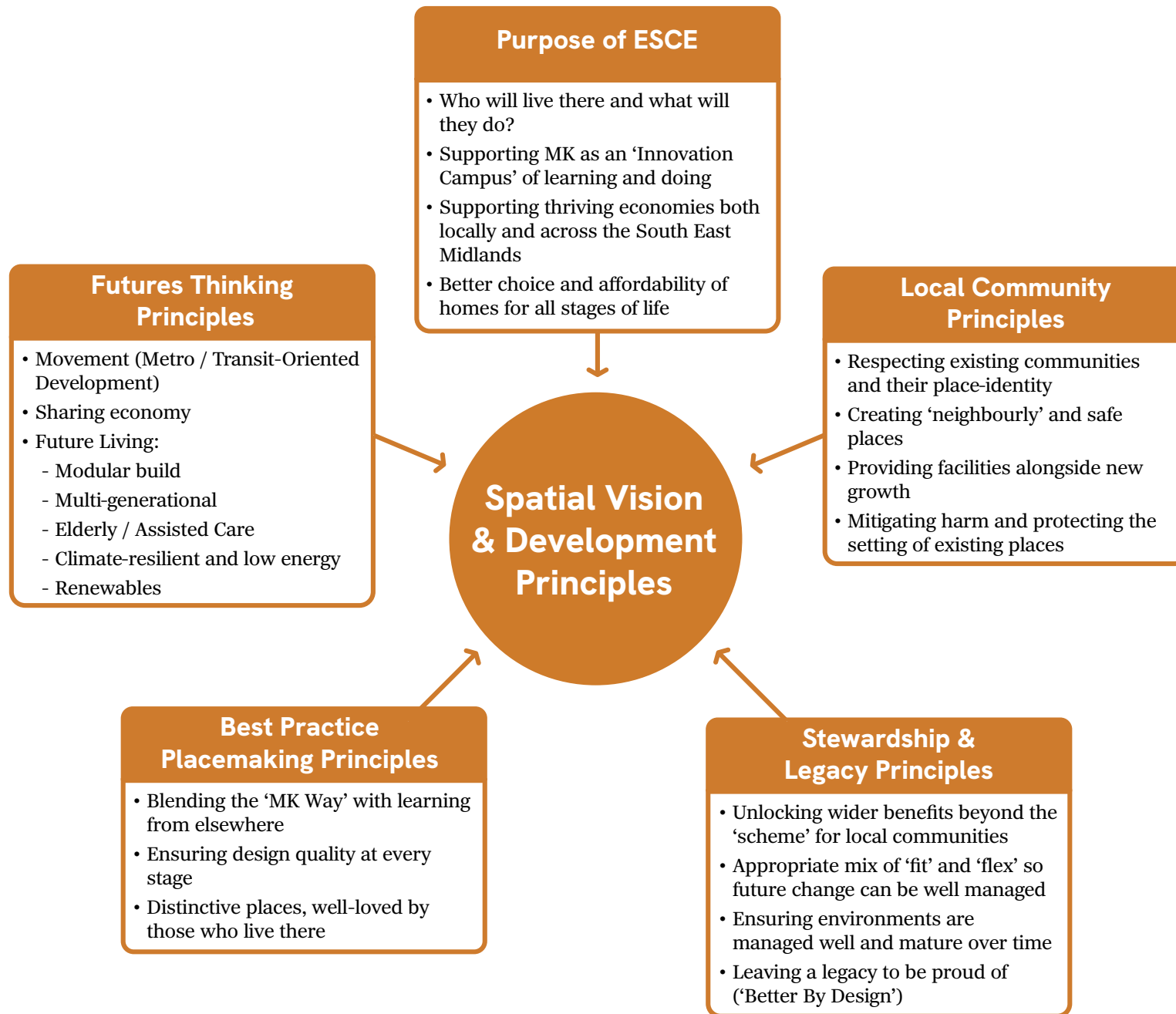
Above: Oakridge Park Medical Centre



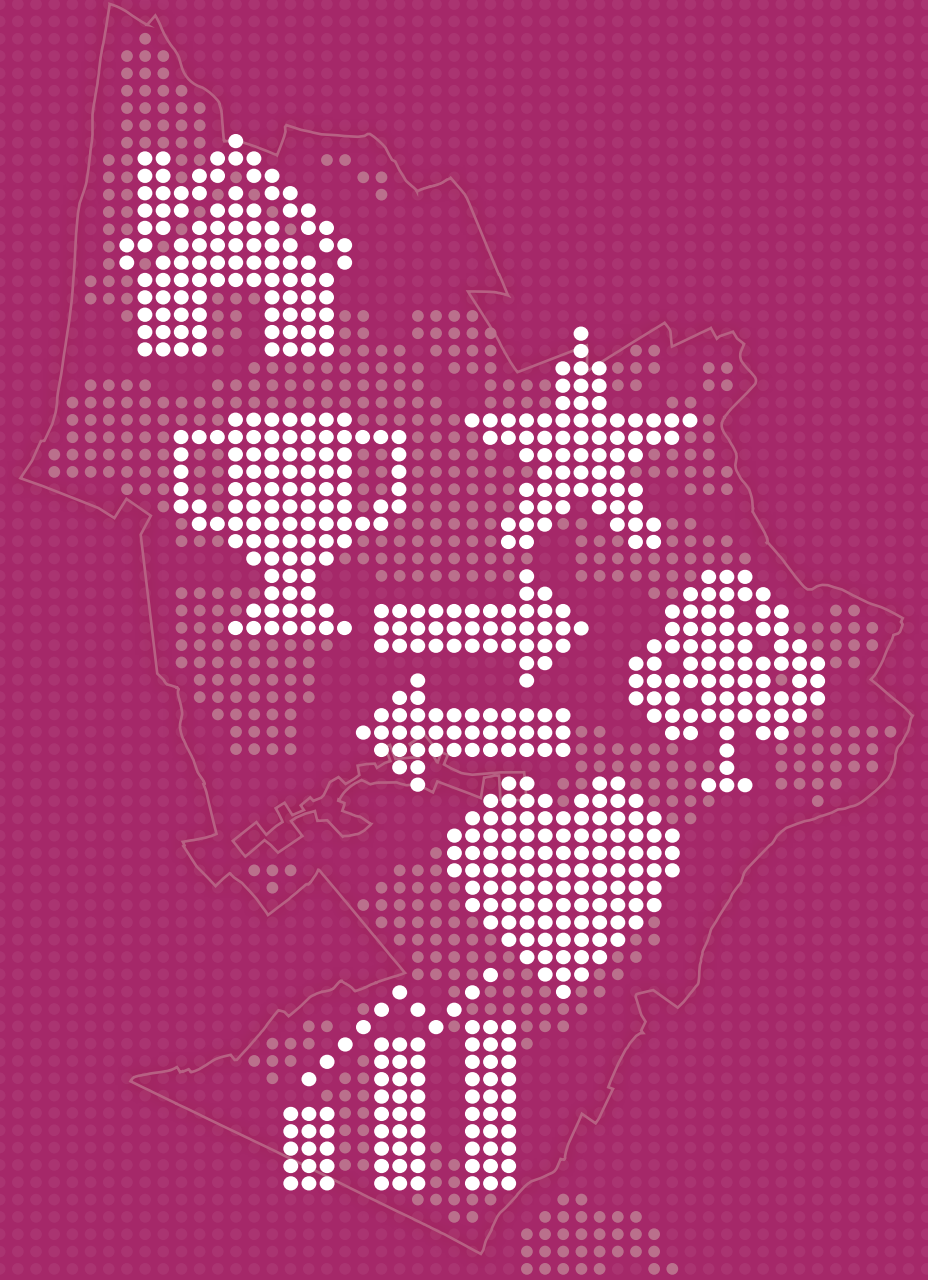
Above: Play area, Brooklands, Milton Keynes



Above: Community building, Hampton, Peterborough



PART 2: THE SITE AND STRUCTURING ELEMENTS



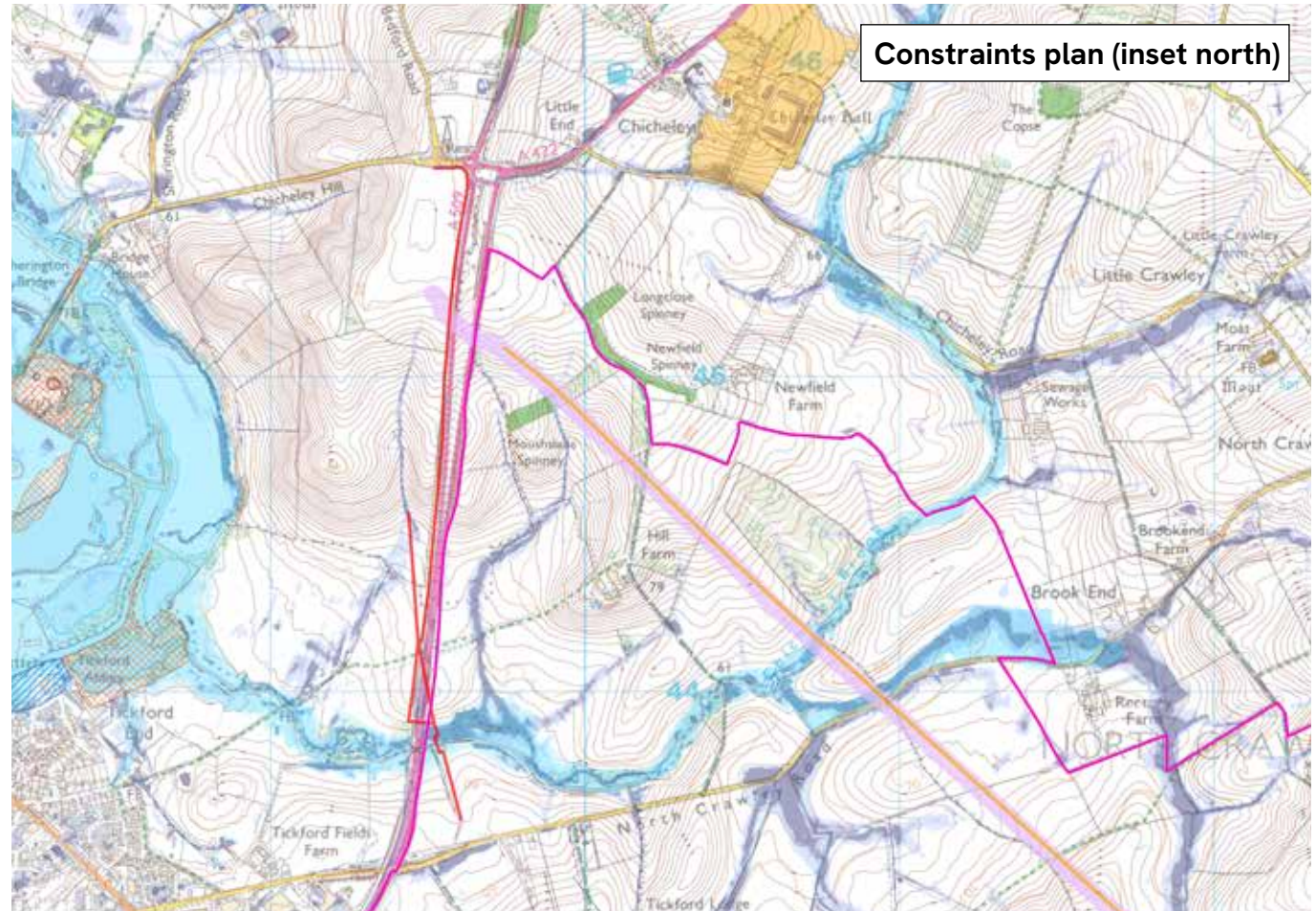

















SUMMARY OF CONSTRAINTS AND DESIGNATIONS

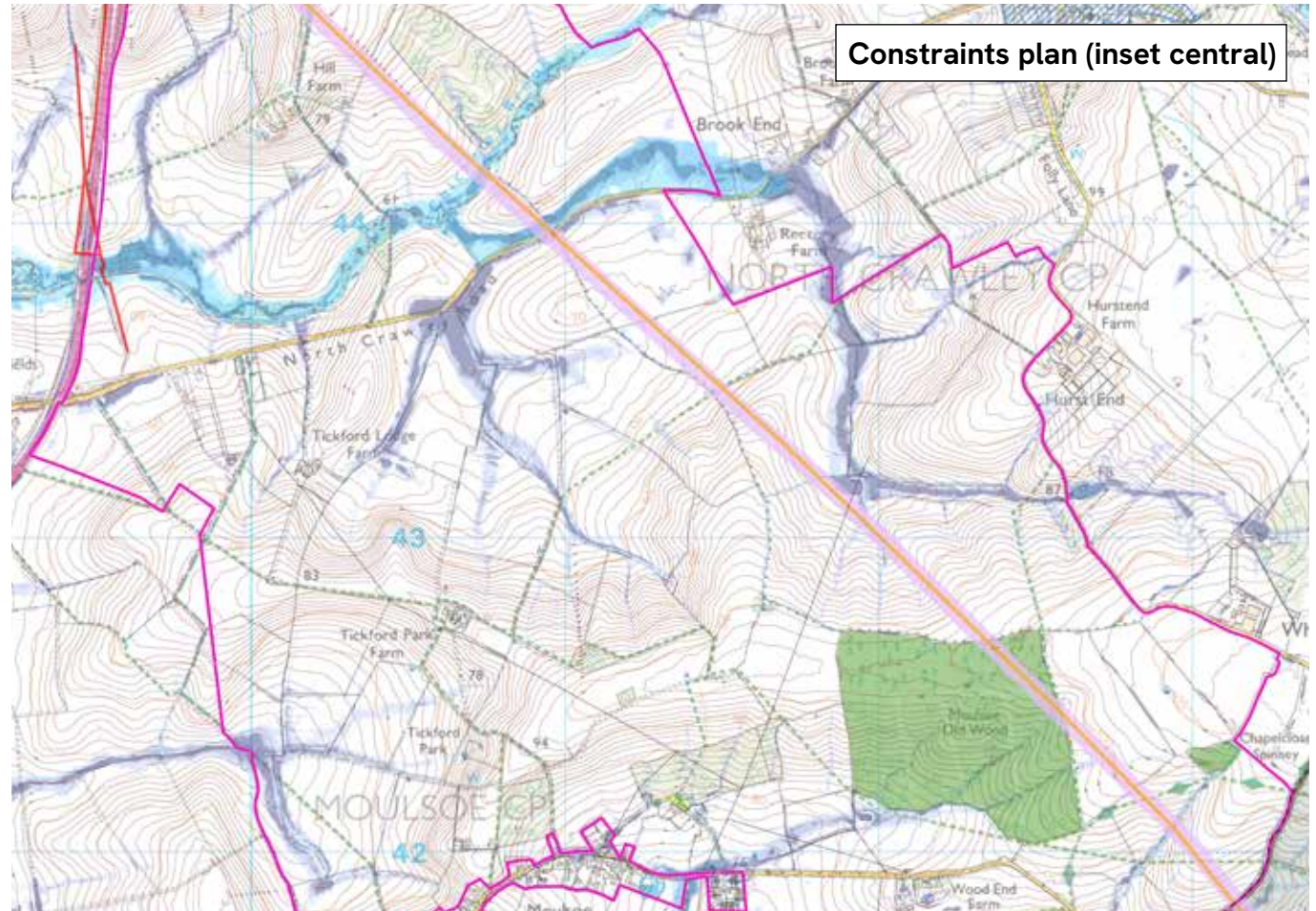
2.1 *The draft allocation area is generally free from high level constraints and protected designations at the strategic level, and has a good number of existing built and natural features and assets which provide positive design references to help shape new development.*

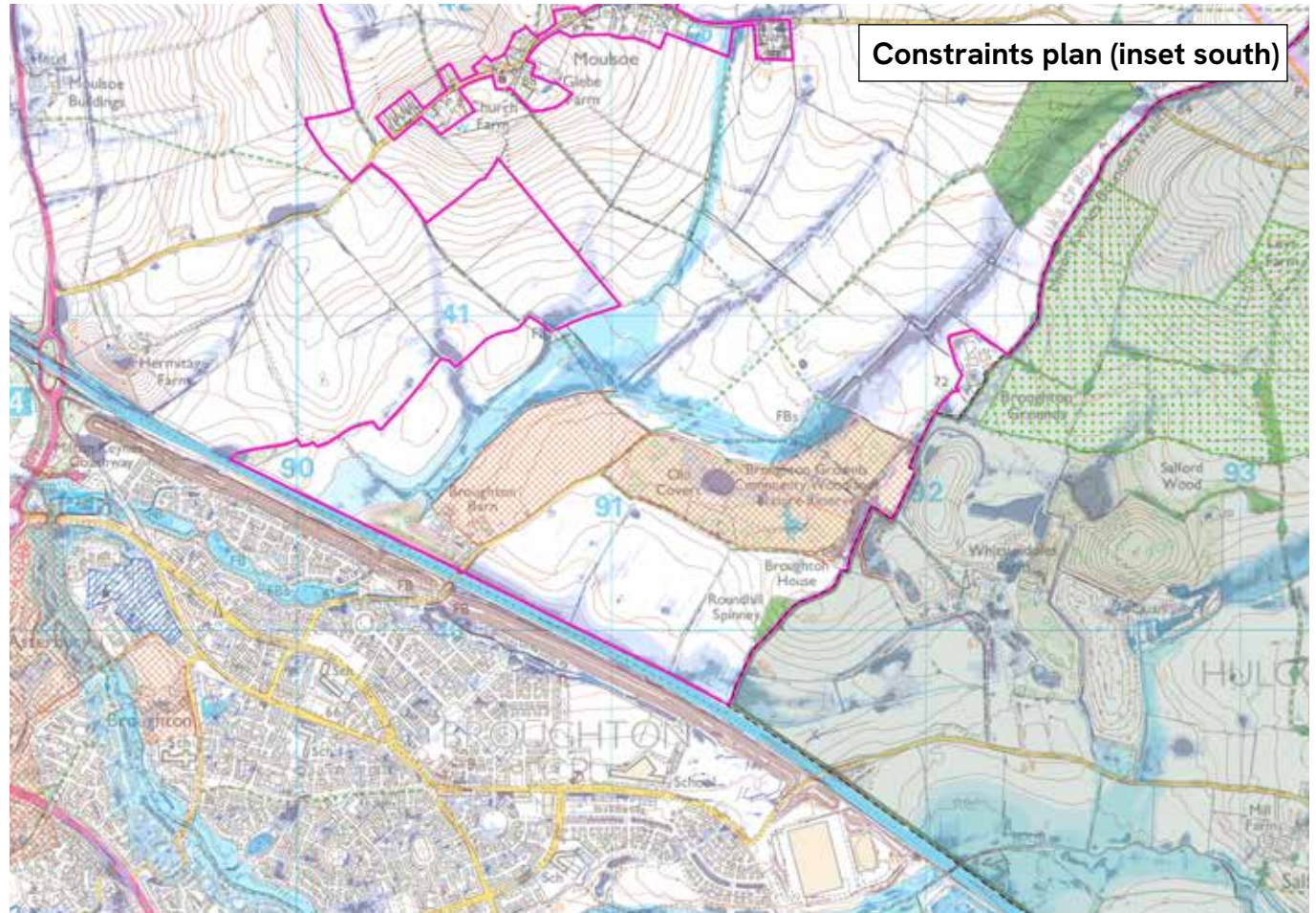
2.2 The topography of the site and its visibility from key viewpoints has heavily influenced the way in which the emerging concept masterplan assimilates new development within the landscape and defines the broad extent of built development areas so as to nestle the new development within its landscape setting.

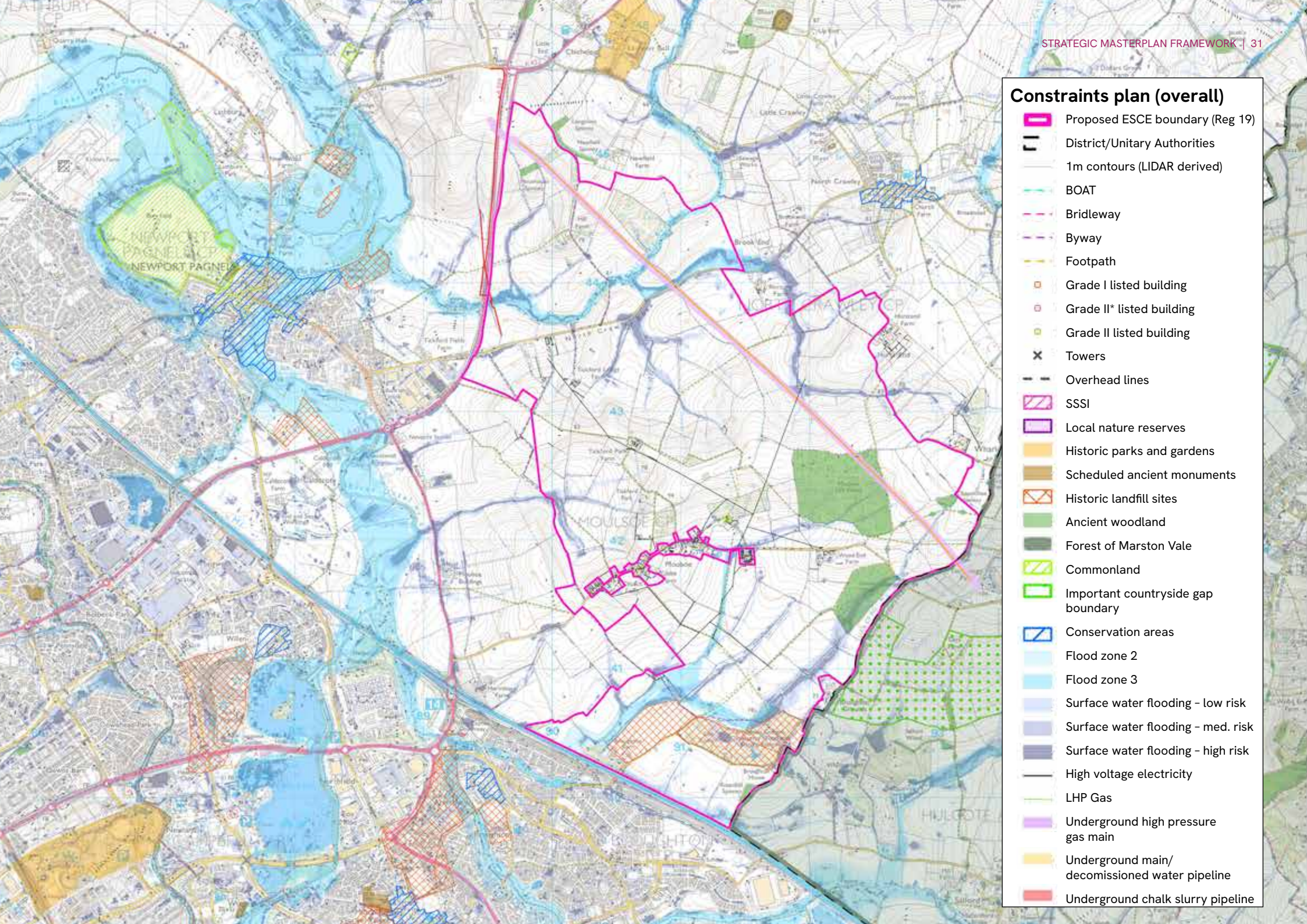
2.3 There are multiple ways in which the area can be well-connected with the urban area and surrounding settlements whilst carefully managing the impacts of this increased inter-connectivity. The presence of Moulsoe Village and associated heritage features at the centre of the growth area will require a carefully-crafted and well-considered design response at both the conceptual and detailed level in order to retain its distinct identity and character and to assimilate it well into its new context.



-  Proposed ESCE boundary (Reg 19)
-  District/Unitary Authorities
-  1m contours (LIDAR derived)
-  Bridleway
-  Footpath
-  Grade I listed building
-  Grade II* listed building
-  Grade II listed building
-  Historic parks and gardens
-  Scheduled ancient monuments
-  Historic landfill sites
-  Ancient woodland
-  Forest of Marston Vale
-  Commonland
-  Important countryside gap boundary
-  Conservation areas
-  Flood zone 2
-  Flood zone 3
-  Surface water flooding - low risk
-  Surface water flooding - med. risk
-  Surface water flooding - high risk
-  High voltage electricity (National Grid)
-  LHP Gas (Cadent)
-  Underground high pressure gas main, with associated 28.9m no-buildings zone either side of the gas main
-  Underground mains/decommissioned water pipeline, with associated 5m no-buildings zone either side of the pipeline
-  Underground chalk slurry pipeline, with associated 65m no-buildings zone either side of the pipeline







Constraints plan (overall)

- Proposed ESCE boundary (Reg 19)
- District/Unitary Authorities
- 1m contours (LIDAR derived)
- BOAT
- Bridleway
- Byway
- Footpath
- Grade I listed building
- Grade II* listed building
- Grade II listed building
- Towers
- Overhead lines
- SSSI
- Local nature reserves
- Historic parks and gardens
- Scheduled ancient monuments
- Historic landfill sites
- Ancient woodland
- Forest of Marston Vale
- Commonland
- Important countryside gap boundary
- Conservation areas
- Flood zone 2
- Flood zone 3
- Surface water flooding - low risk
- Surface water flooding - med. risk
- Surface water flooding - high risk
- High voltage electricity
- LHP Gas
- Underground high pressure gas main
- Underground main/decommissioned water pipeline
- Underground chalk slurry pipeline

SUMMARY OF OPPORTUNITIES

2.4 *At scale, it is possible to design-in the provision of a wider range of facilities and services within the overall development, to ensure that short journeys can be made by walkable or active travel for day to day needs, and a good degree of self containment can be achieved, reducing the overall need to travel. For longer journeys, improved connectivity between existing and new places and to key destinations – particularly by planned Metro and active travel means – will also provide benefits for existing communities in terms of access to a real choice of comprehensive and interconnected sustainable travel options across the city, arguably for the first time in MK’s history.*

2.5 Masterplanning for development at this scale means it is possible to design-in ‘city scale’ green and blue infrastructure alongside new development – in much the same way as the original Plan for MK was devised. A new Country Park and Linear Parks, strategic SuDs, a new Green Gateway to the New City and delineation of appropriate permanent landscape and visual buffers to villages, clusters of properties and existing heritage assets can all be incorporated into the emerging concept masterplan.

2.6 Bespoke design responses to edges and existing settlements will be needed as more detailed designs are progressed to ensure complementarity, preservation of setting and distinctiveness to aid successful assimilation within the established settlement pattern.

2.7 The plan opposite provides a summary of opportunities which have influenced the emerging concept masterplanning.



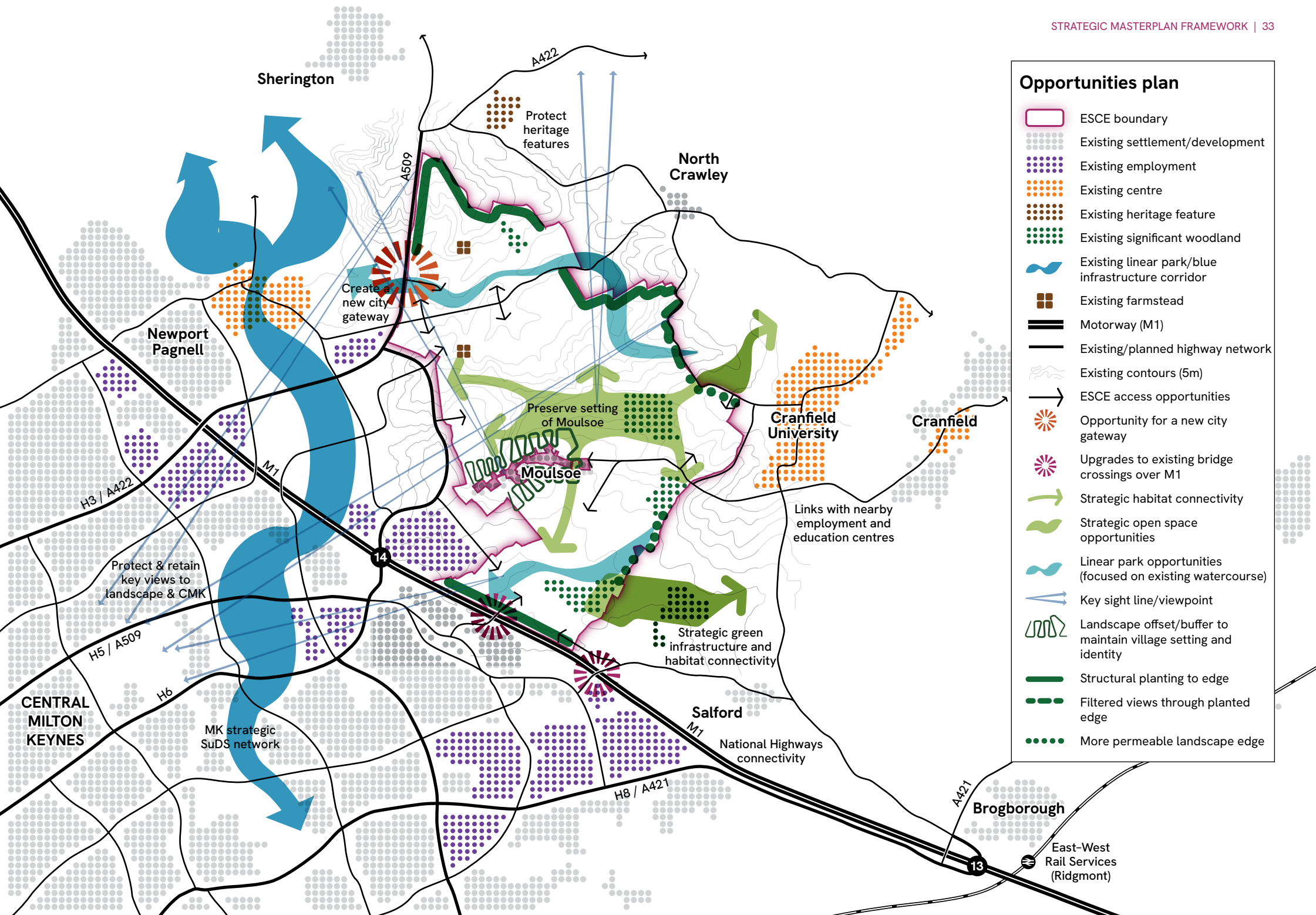
Above: Linear Park, Woughton on the Green









Above: Sustainable drainage features, Brooklands Meadows



Above: Designing in provision for active travel



Opportunities plan

-  ESCE boundary
-  Existing settlement/development
-  Existing employment
-  Existing centre
-  Existing heritage feature
-  Existing significant woodland
-  Existing linear park/blue infrastructure corridor
-  Existing farmstead
-  Motorway (M1)
-  Existing/planned highway network
-  Existing contours (5m)
-  ESCE access opportunities
-  Opportunity for a new city gateway
-  Upgrades to existing bridge crossings over M1
-  Strategic habitat connectivity
-  Strategic open space opportunities
-  Linear park opportunities (focused on existing watercourse)
-  Key sight line/viewpoint
-  Landscape offset/buffer to maintain village setting and identity
-  Structural planting to edge
-  Filtered views through planted edge
-  More permeable landscape edge

2.11 Landscape, heritage, ecology and connectivity within and in the vicinity of ESCE, together with Policy requirements, present a range of considerations and opportunities which have informed the scale, distribution and character of the masterplan proposals. These influences have contributed to the following key design principles:

1. Working With the Existing Topography

2.12 Development proposals are laid out to reflect the existing topography of the site with steeper or higher, more visually exposed areas reserved for public open space. Similarly, lower lying areas and shallow valleys subject to flooding are also maintained clear of development.

2. Create a Strong Green Infrastructure Framework

2.13 Existing public rights of way, heritage assets and high quality green and blue infrastructure elements are identified, retained, protected and enhanced through their integration within the growth area as part of an overall green infrastructure framework.

2.14 Within this framework, we have tested public open space typologies distributed in accordance with emerging local plan policy, and the provision of formal play facilities in accordance with the FiT Standards².

3. Preserve the setting of Moulsoe

2.15 The masterplan incorporates appropriate separation – in both physical and perceptual terms – between new development and the village of Moulsoe, to ensure the retention of its sense of identity and character, particularly at the more sensitive western end of the village.

4. Landscape Buffers

2.16 Landscape buffers have been incorporated to ensure an appropriate design response to sensitive rural facing edges of development areas including those to the south-eastern, eastern and north-eastern parts of the allocation, and to the western edge of the allocation, alongside the A509 corridor to reflect its relationship with the Special Landscape Area to the west.

2.17 These landscape buffers are provided to mitigate impacts of existing features such as the M1, A509, employment areas and sewage treatment works, and to enhance the setting of proposed development areas and public open space.

2.18 Buffers will include both woodland and structural planting to reduce the visual prominence of development and mitigate impacts on views from sensitive receptors within the surrounding landscape and villages, elevated viewpoints and heritage assets.



Above: Open space aligned to steeper, more visually exposed areas



Above: Active open space



Above: Housing overlooking linear park, Broughton, Milton Keynes

² See Landscape & Visual Capacity Appraisal (BMD, 2025) for further details.

5. Biodiversity

2.19 Connectivity within the growth area between existing and proposed habitats including woodlands, hedgerows, grasslands, watercourses and biodiversity priority areas will be key to ensuring good biodiversity outcomes. Where possible, connections have been identified to habitat assets beyond the growth area including with the existing and consented MK Linear Park network.

2.20 Our emerging analysis suggests that we can achieve a minimum 10% Biodiversity Net Gain on site, through:

- the retention of - all ancient and substantial areas of woodland, along with the vast majority of mature trees, hedgerows and watercourses;
- enhancement to watercourses to optimise ecological value; and
- creation of new, inter-connected habitats, appropriate to the site conditions and biodiversity targets – integrating the above as part of an extensive, multi-functional green infrastructure framework.

6. Environmental Resilience

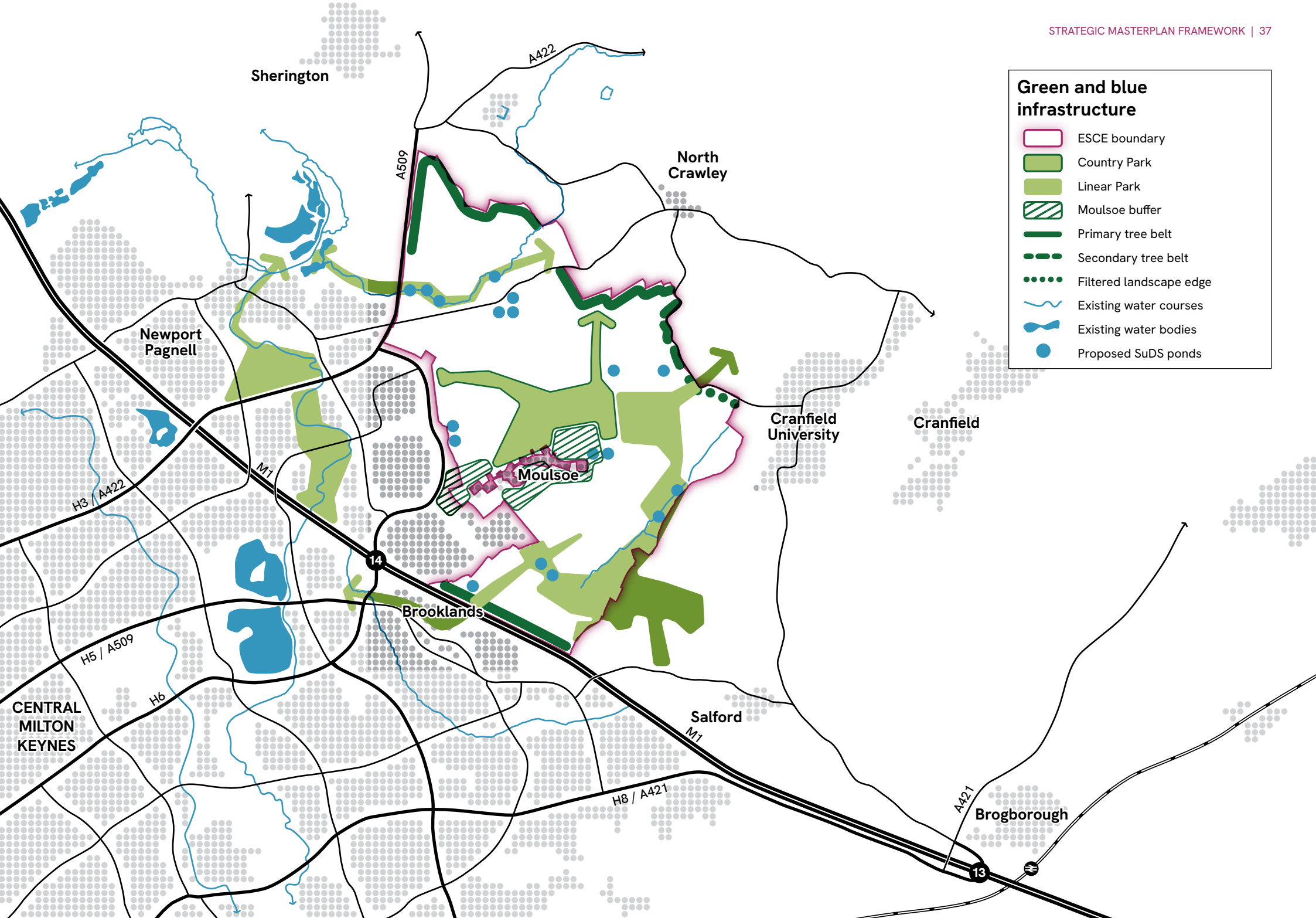
2.21 Integration of sustainable drainage systems (SuDS) within the green infrastructure framework is an important design principles, and one which has long been followed in Milton Keynes.

2.22 Detailed SuDS designs for the conveyance and attenuation of water through the allocation area - including a range of high quality features such as swales, ponds, basins and ditches –will provide protection from storm events and flooding.

2.23 SuDS features will be sensitively designed to provide water quality improvements, visual amenity and biodiversity value in line with the Milton Keynes existing blue infrastructure network, connecting to the existing SuDS system where possible and appropriate.

2.24 Energy efficient, low or no carbon and renewable energy technologies will feature within built development. Details of how this is to be achieved will evolve over the life of the development as technologies shift and behaviour changes, but solutions can be explored as part of planning applications and delivery models.





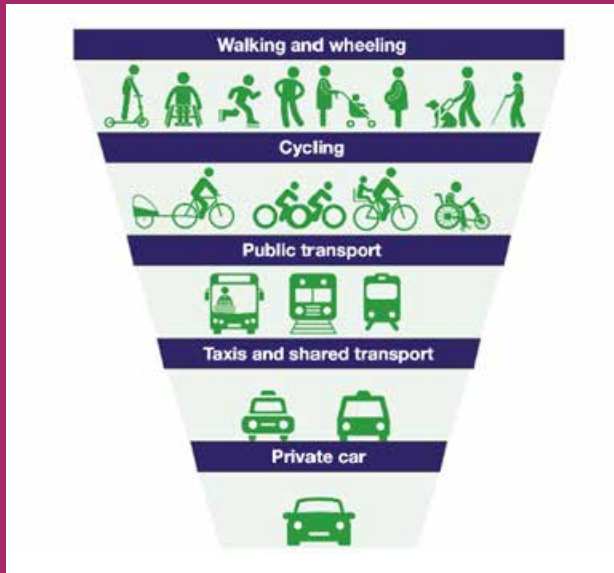
Green and blue infrastructure

- ESCE boundary
- Country Park
- Linear Park
- Moulsoe buffer
- Primary tree belt
- Secondary tree belt
- Filtered landscape edge
- Existing water courses
- Existing water bodies
- Proposed SuDS ponds

#2 Movement and Connected Places

“We need to make walking, cycling and scooting our first choice for shorter trips. Our world class Mass Rapid Transit (MRT) system will be best for longer trips”.

(MK Strategy for 2050)



Above: Transport User Hierarchy for Local Transport Plans

2.25 The masterplanning of the allocation and associated transport strategy are being developed with the principles of sustainability and accessibility at their heart to ensure that the opportunities are fully realised.

Walkable Neighbourhoods

2.26 Our approach to movement and connectivity is centred around the above transport user hierarchy. The structure of the urban form within the masterplan prioritises the creation of walkable and mixed-use neighbourhoods, following the principle of ‘20-minute neighbourhoods’ designed to promote and encourage active travel and sustainable transport through the balanced distribution of local and neighbourhood centres, community facilities such as schools, public transport services, local employment and retail facilities and public open space.

2.27 Local and Neighbourhood Centres will include a range of components and facilities such as shops, cafes, health centres, mobility hubs and bus stops and employment space.

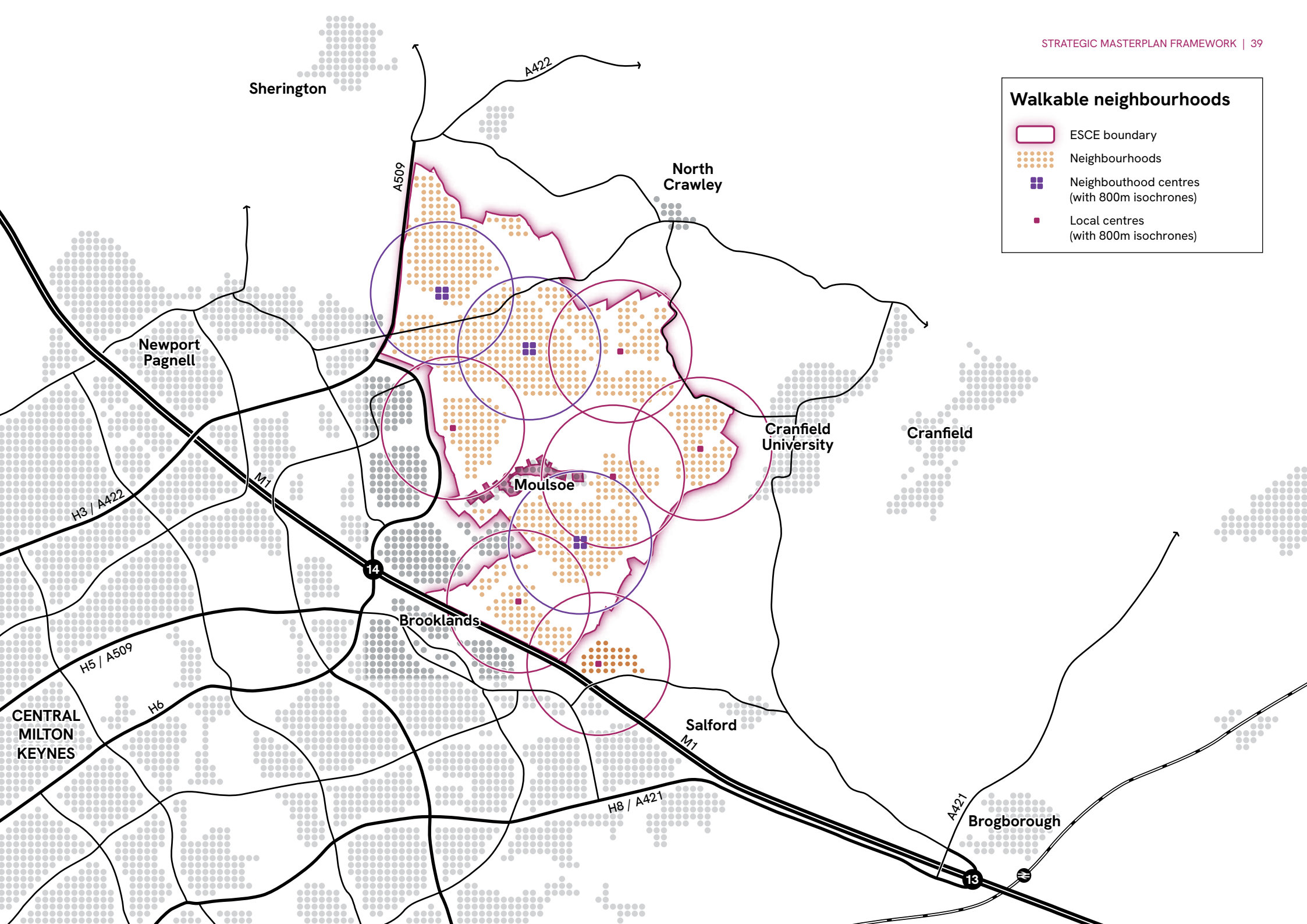
2.28 This approach reduces the need to travel outside of the development on a day-to-day basis and also encourages people to move around by active means, increasing the opportunity to meet and interact with their neighbours.







Above: Campbell Park, Broughton, Milton Keynes



Above: Oakgrove, Milton Keynes



Walkable neighbourhoods

-  ESCE boundary
-  Neighbourhoods
-  Neighbourhood centres (with 800m isochrones)
-  Local centres (with 800m isochrones)

Active travel

2.29 Each walkable neighbourhood will be connected to each other by a network of accessible footpath, cycling and leisure routes through development and open spaces which integrate with existing Redways and Public Rights of Way where possible and provide connections beyond the growth area to surrounding communities. These routes will also link to key adjoining locations such as the consented MK East, Brooklands, Newport Pagnell and existing strategic employment destinations at Magna Park, Kingston, Brinklow and potential connections through to Cranfield University/Airport. This would not only ensure high-quality active travel links for the development but would also enhance opportunities for existing users.



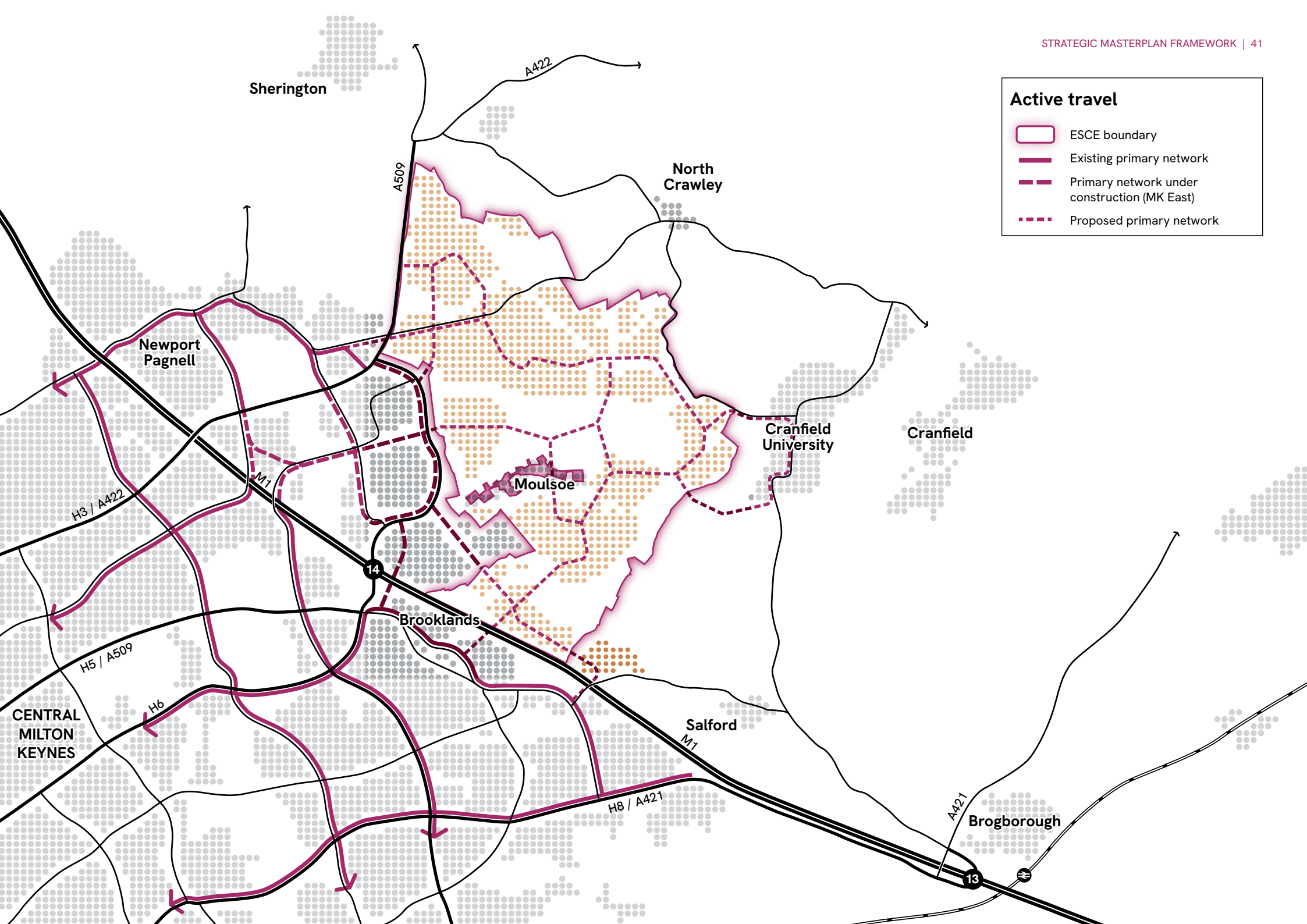
Above: Cyclists passing Brooklands Farm Primary School, Milton Keynes



Above: Integrated cycleways



Above: National Cycle Route 51, Campbell Park, Milton Keynes



Active travel

- ESCE boundary
- Existing primary network
- Primary network under construction (MK East)
- Proposed primary network

Sherington

A422

North
Crawley

A509

Newport
Pagnell

Cranfield
University

Cranfield

Moulsoe

H3 / A422

M1

14

Brooklands

Salford

M1

CENTRAL
MILTON
KEYNES

H5 / A509

H6

H8 / A421

A421

Brogborough

13

2

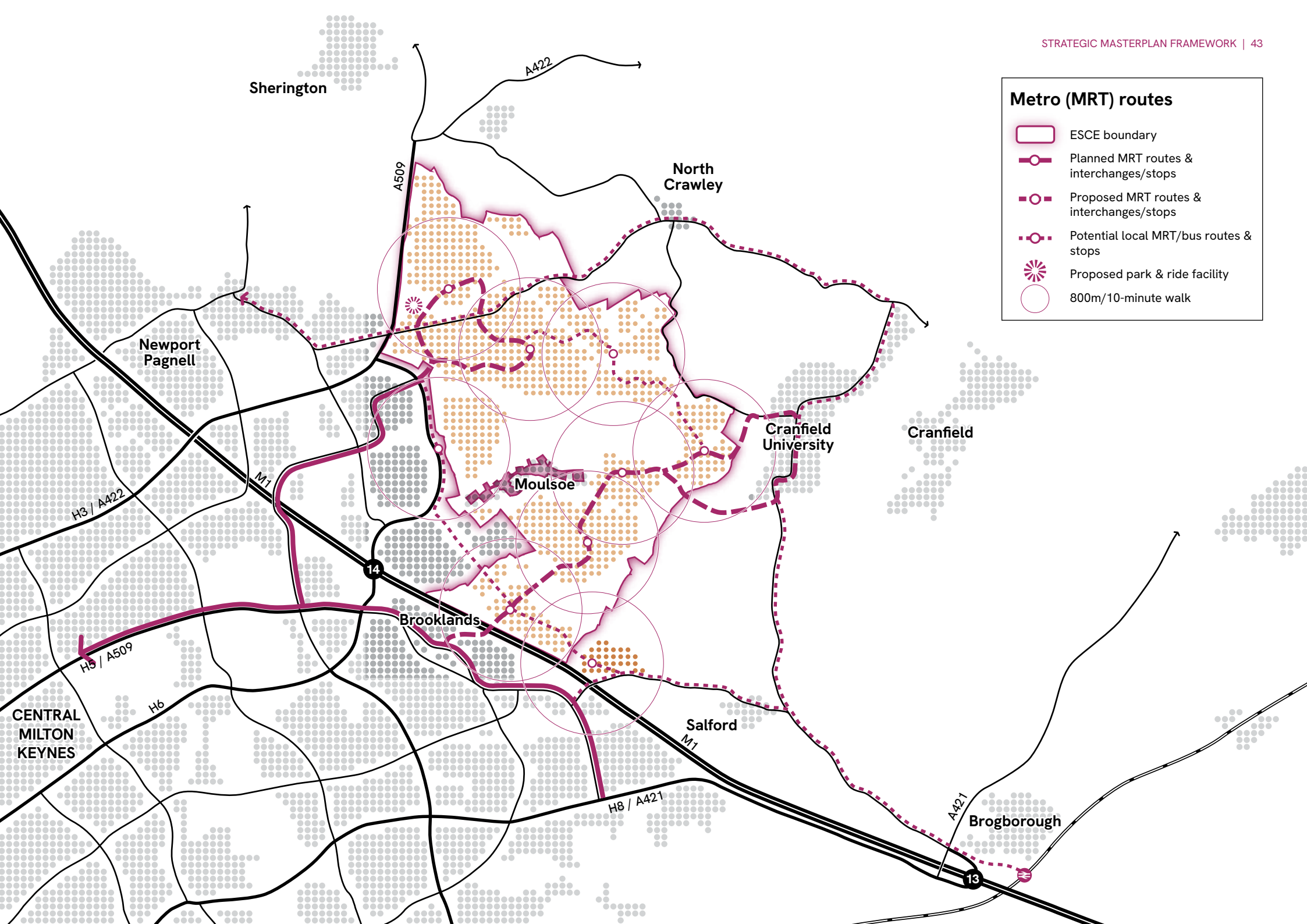
Metro (MRT) Route, Stops and Mobility Hubs

2.30 The movement network within the allocation is also designed to support delivery of the Metro, which is accommodated through the site by way of two routes. The first route – designed to intercept trips travelling into MK from the north east into a new P&R facility at the northern extent of the allocation and thereby to Central Milton Keynes via ESCE and MK East – is planned as one of the early Metro routes on the network; and the second route will enable interconnectivity between Milton Keynes and Cranfield, both key regional centres for employment and learning.







2.31 Routes are already safeguarded for Metro as part of MK East, providing the connection to Tongwell Street via a new bridge over M1. This provides direct active travel, bus and vehicular connection to Willen and Tongwell, and onwards to Central Milton Keynes.

2.32 Residential development of the scale proposed will be instrumental in providing the critical mass to help sustain early delivery of the Metro, therefore maximising sustainability benefits through establishing sustainable travel patterns early-on, aligning with national and local objectives. We recognise that Metro routes and services may not be available from day one. In order to encourage and support sustainable transport behaviours from the outset, the proposed movement network and primary routes are designed to accommodate early and interim bus priority measures and mobility hubs until such time Metro services are running. Local bus services can complement the Metro routes as they emerge, providing feeder services to key Metro stops and interchanges as necessary. Metro interchanges can also include provision of bike storage/ hire, charging for EVs as part of an integrated transport service.





Metro (MRT) routes

-  ESCE boundary
-  Planned MRT routes & interchanges/stops
-  Proposed MRT routes & interchanges/stops
-  Potential local MRT/bus routes & stops
-  Proposed park & ride facility
-  800m/10-minute walk

Vehicular Movement

2.33 Wider connectivity for vehicles – which could include taxis, shared transport and even autonomous vehicles in future – is also incorporated into the concept masterplan, ensuring that connectivity within and between existing places can be maintained, but is set within the above user hierarchy and modal shift objectives.

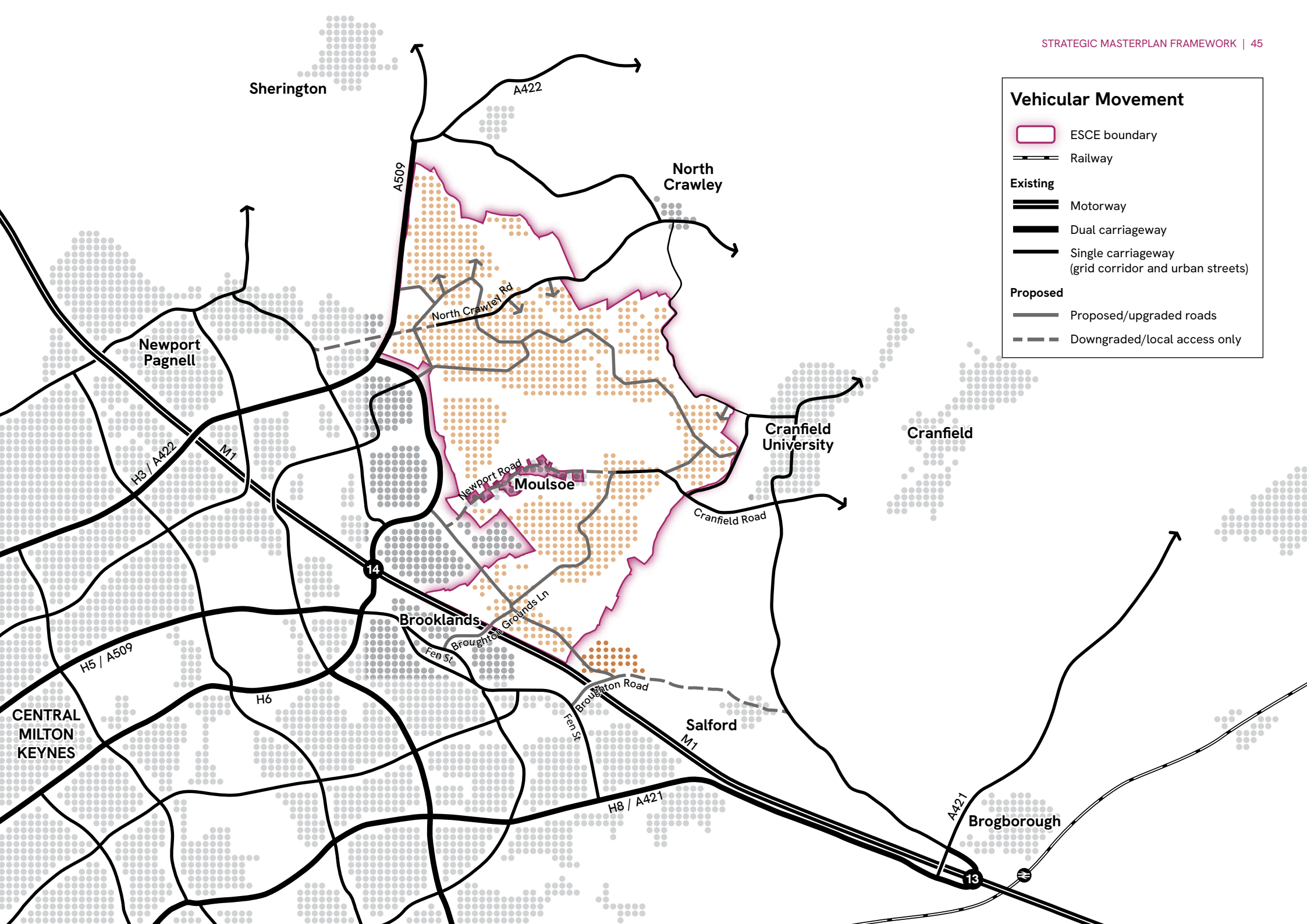
2.34 Accesses into and through the area are numerous, including:

- Via Broughton Grounds Lane, a no-through road serving existing residential development at Brooklands and, north of the M1, a small number of dwellings and premises.
- Broughton Road, a single carriageway with residential frontage south of the M1, connecting to Fen Street to the south-east of the site.
- Fen Street, in combination with Newport Road, provides access to the wider network and a connection to Broughton Road which runs adjacent to the southern boundary of the allocation site, linking to Cranfield and M1 Junction 13. As part of the consented Brooklands scheme a signalised junction will be provided at the connection of Fen Street and Broughton Road.

- Within MK East, a new dual carriageway Grid Road (the Eastern Perimeter Road, or EPR) connects the A509 to the west with M1 Junction 14 to the south/east and provides the opportunity to access the central part of the allocation site along its shared boundary.
- Cranfield Road is an existing single carriageway road passing through the centre of the allocation area, connecting Salford with the Cranfield area to the east. To the west of Moulsoe village, Cranfield Road becomes Newport Road to connect at the A509 just north of M1 Junction 14.
- The northern part of the allocation abuts the A509 to the west, a dual carriageway road with derestricted speed forming one of the key routes from the surrounding area into the City. North Crawley Road, a single carriageway road, crosses over the A509 to Newport Pagnell.

2.35 As a result, there are a number of opportunities for suitable and safe junctions to provide access to the allocation area, as well as opportunities to consider slowing speed limits and restricting through movements as part of a wider connectivity and movement strategy. This strategy can also adapt as behaviours and mode shift occur over time.





Vehicular Movement

- ESCE boundary
- Railway
- Existing**
- Motorway
- Dual carriageway
- Single carriageway (grid corridor and urban streets)
- Proposed**
- Proposed/upgraded roads
- Downgraded/local access only

Sherington

A422

North
Crawley

North
Crawley Rd

Newport
Pagnell

H3 / A422
M1

Cranfield
University

Cranfield

Newport Road
Moulsoe

Cranfield Road

14

Brooklands

Grounds Ln

Fen St

Broughton

Fen St

Broughton Road

Salford

H8 / A421

M1

Brogborough

A421

13

CENTRAL
MILTON
KEYNES

H5 / A509

H6

#3 Growth Typologies, Neighbourhoods and Urban Form

“We will use transit-oriented development principles and the walkable neighbourhood concept to design communities that are people-friendly and that provide excellent access to the mobility network. Places that are not dominated by cars can instead be shaped around our residents”.
(MK Strategy for 2050)



2.36 Our approach to the design of new neighbourhoods, centres and urban form within the allocation area is shaped by best practice design principles, but also recognising the distinctive characteristics of different parts of Milton Keynes and how places evolve over time.

Hierarchy of Centres

2.37 At a city scale in MK, there is a well-established hierarchy of centres – from CMK to Town and District Centres, to local centres within grid squares or as small parades of shops within pre-new Town settlements.

2.38 Within ESCE, the scale, hierarchy, distribution and inter-relationship between centres will be designed to be complementary rather than competing ensuring that residents and visitors to each neighbourhood can easily access local services and facilities, schools and play spaces by active and sustainable modes of travel.

2.39 Some centres can be larger than others; this will depend on the ability to co-locate some of the key activity-generators such as secondary schools, places of worship, GP surgeries and Metro (MRT) stops/interchanges. Other centres may be focused on a lower key offer, such as an outdoor café, small parade of shops, primary school or community hub served by local public transport services.

2.40 Regardless of scale, new communities will be structured around these vibrant and active centres with walking and cycling links providing convenient and direct connectivity.

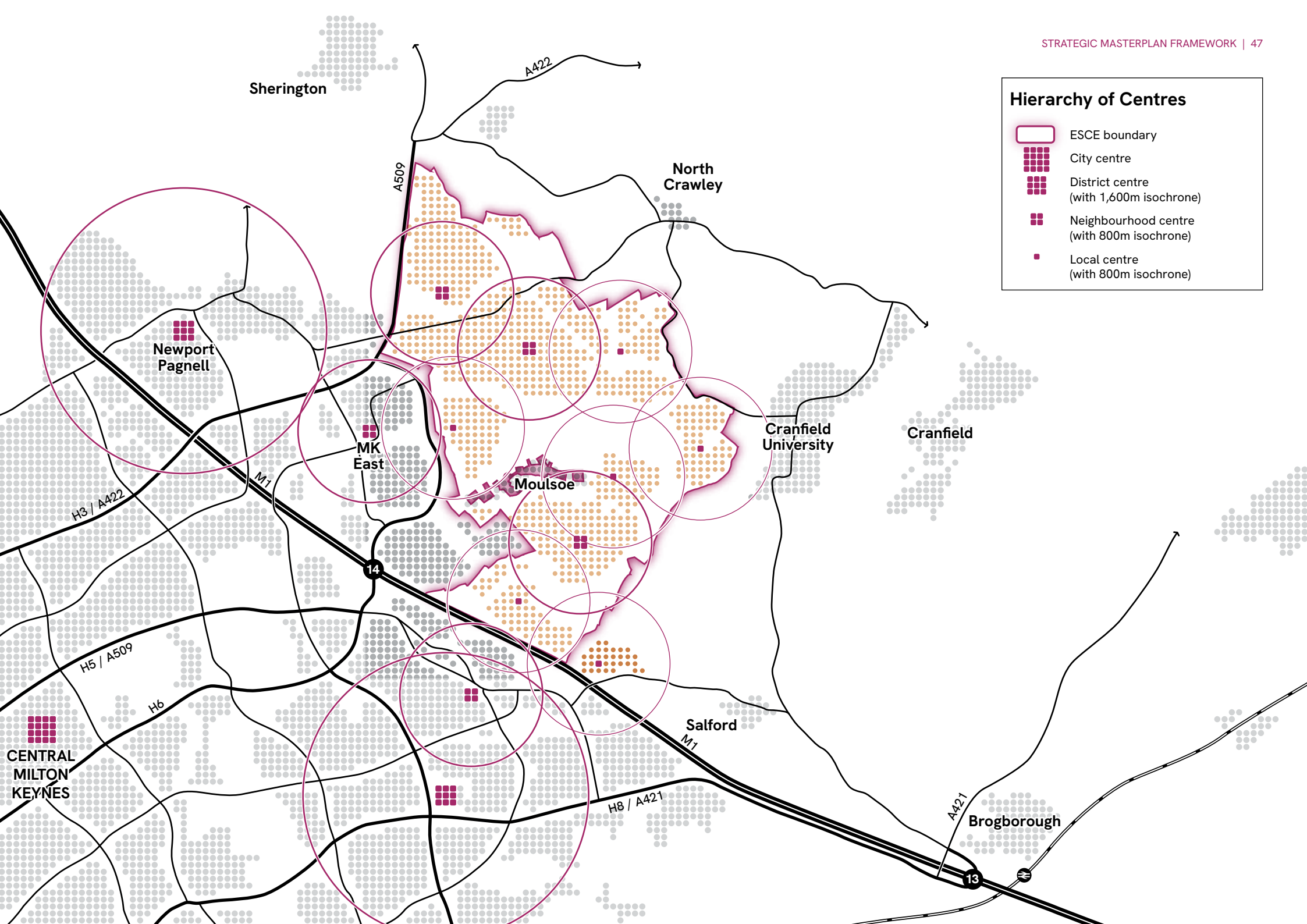
2.41 The move to more remote and flexible working means that there is more opportunity to achieve better integration of live/work units or employment start up space within centres, helping to foster a sense of activity and identity.








Above: Residential above retail space, Oakgrove, Milton Keynes



Above: Live/Work units, Camberwell, London



Hierarchy of Centres

-  ESCE boundary
-  City centre
-  District centre (with 1,600m isochrone)
-  Neighbourhood centre (with 800m isochrone)
-  Local centre (with 800m isochrone)

A Series of Connected Neighbourhoods

2.42 *“The diversity of neighbourhoods is made richer by homes and buildings that work for people at all stages of their life. This will mean that even if our health, mobility or cognitive functions decline, we can stay as part of our community”.*

2.43 ESCE is not envisaged as a ‘single suburb’ of Milton Keynes, but instead as a series of distinctive but connected neighbourhoods (‘grid squares in a re-imagined form’). Following the MK tradition, neighbourhoods will be well connected to each other by the networks of planned green infrastructure as well as the network of new Redways, footpaths and leisure routes.

2.44 Neighbourhoods should have a mix of homes to suit the varied cultural and social needs of households and to engender welcoming and inclusive communities. Healthy communities can be supported by designing places that are dementia-friendly and space which support both physical and mental health. Street and spaces should be safe and easy to navigate, and incorporate street trees and areas where nature can flourish on the doorstep³.



Above: Elderly care/third age living units, St. Bede's, Bedford



Above: Café and community hub, Houlton

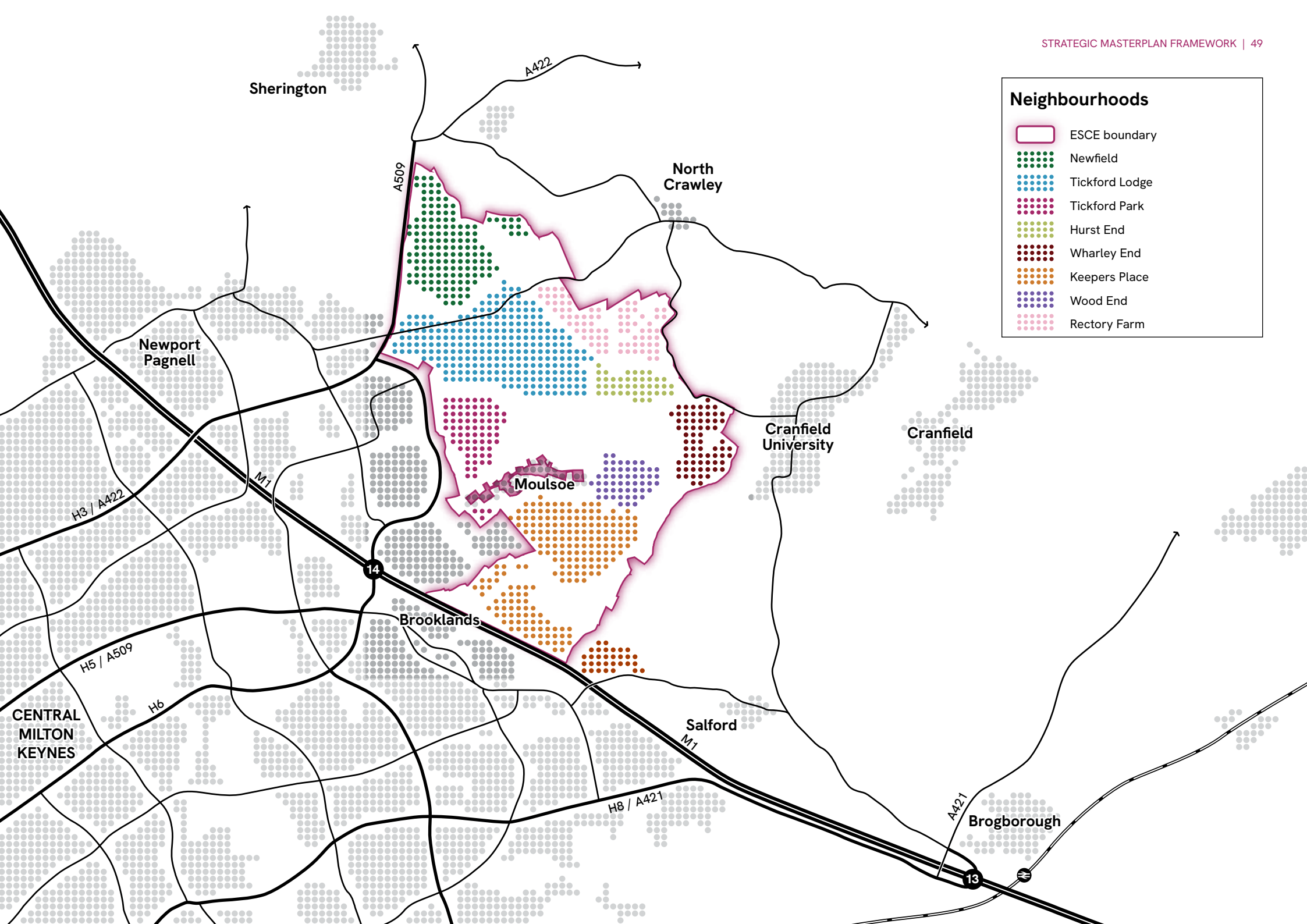


Above: Newhall, Harlow



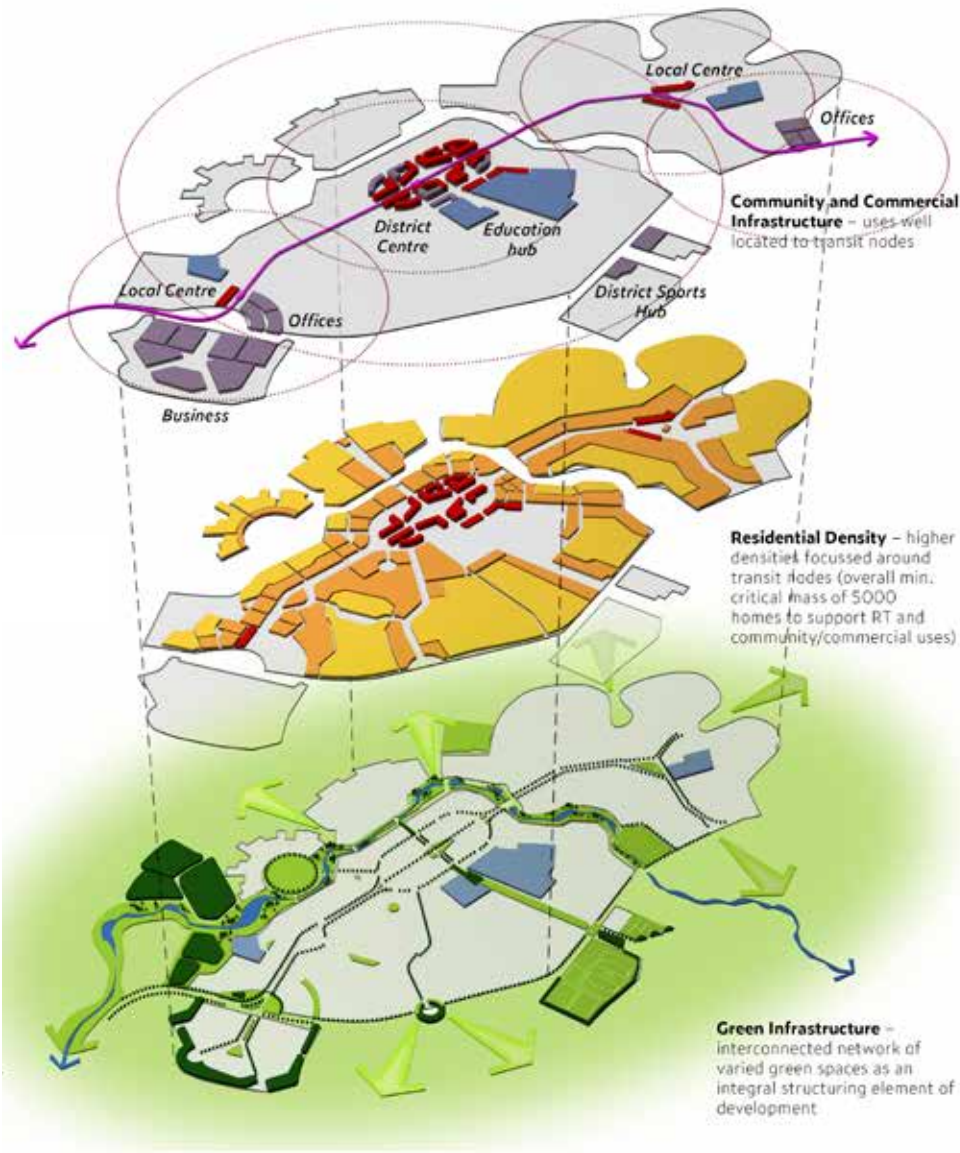
Above: Oxley Park, Milton Keynes

³ Further discussion with MKCC will confirm and/or refine the preferred approach to neighbourhoods in the context of the scale of development envisaged at ESCE.



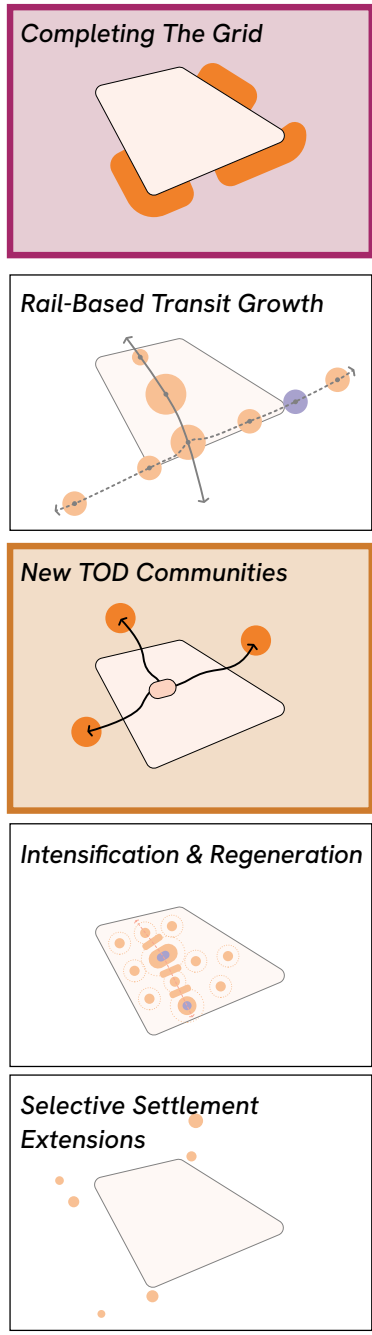
Neighbourhoods

- ESCE boundary
- Newfield
- Tickford Lodge
- Tickford Park
- Hurst End
- Wharley End
- Keepers Place
- Wood End
- Rectory Farm



Above: Transit Oriented Neighbourhoods Concept (2019)

Right: MK2050 Growth Strategy Typologies (2019)



Urban Form

2.45 The scale of development within the ESCE allocation is such that neighbourhoods are likely to exhibit different characteristics as they emerge and may well reflect the time at which they are implemented, particularly as the Metro (MRT) is established and starts to positively impact on travel behaviours and car use, which in turn will influence density, car parking strategies and intensity of the built form.

2.46 In other areas, neighbourhoods may include semi-rural elements, complementing existing village patterns and built form (for example around Moulsoe) and reflecting more sensitive landscape edges.





2.47 In order to provide a sensitive transition between established urban areas and new development, the neighbourhoods closest to the existing edge of the urban area of Milton Keynes may more closely reflect these characteristics.

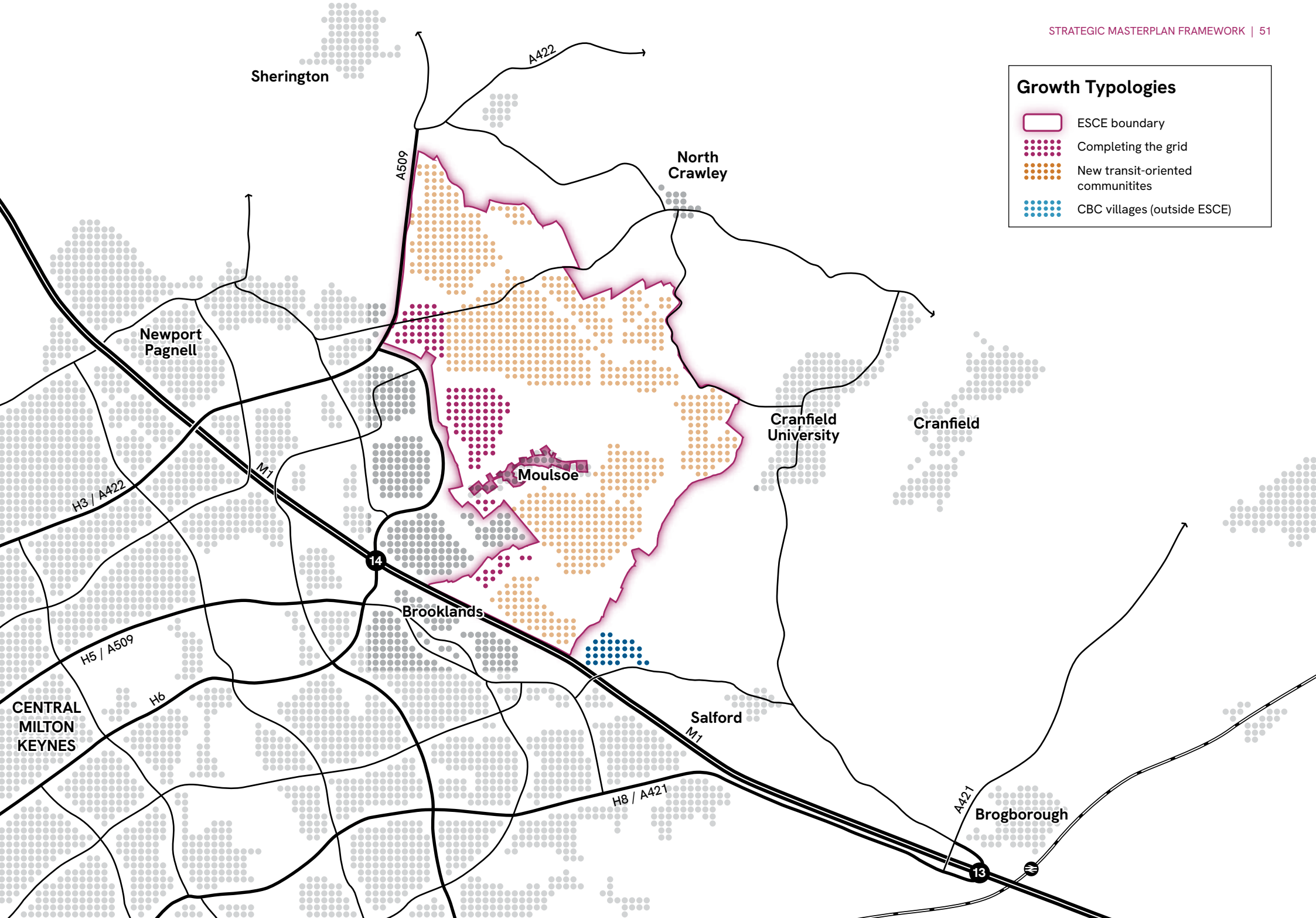
2.48 In order to support the move to Metro (MRT), and reflecting the MK Strategy for 2050, urban form within new neighbourhoods will be designed to follow transit-oriented development, or 'TOD', principles.

2.49 Transit Oriented Development (TOD) can be defined as compact development with a mix of activity-generating uses (housing, jobs, shops, restaurants, community and social facilities) all with easy walking access to public transport stations or stops.

2.50 TOD is not just 'any development near public transport'. It increases 'location efficiency' so people can walk, cycle and take public transport, boosting public transport patronage and minimising the impact of traffic on the community. TOD communities provide a rich mix of housing, jobs, shopping and recreational choices within close proximity to create a sense of community and of place.

Growth Typologies

-  ESCE boundary
-  Completing the grid
-  New transit-oriented communities
-  CBC villages (outside ESCE)



Approach to Employment

2.51 Over the life of the planned delivery of the allocated area – which will extend well beyond 2050 into the following decades – it is likely that the characteristics of how people work and what businesses need will evolve and may even shift significantly.

2.52 As such, planning for employment to meet the requirements of local business but also the wider economy of this part of the region requires a nuanced and flexible approach.

2.53 Strategically, MK's location has made it attractive to the warehousing and logistics sector, particularly in locations with good access to the strategic transport network. But MK is also very successful at nurturing new business start-ups, and a number of growth sectors are looking to MK as a location to do business.

2.54 Improvements in wider transport connectivity – such as East West Rail – will also change the ability to travel more sustainably between work and home, supported by the city-scale Metro (MRT) to provide 'first last' mile connectivity.

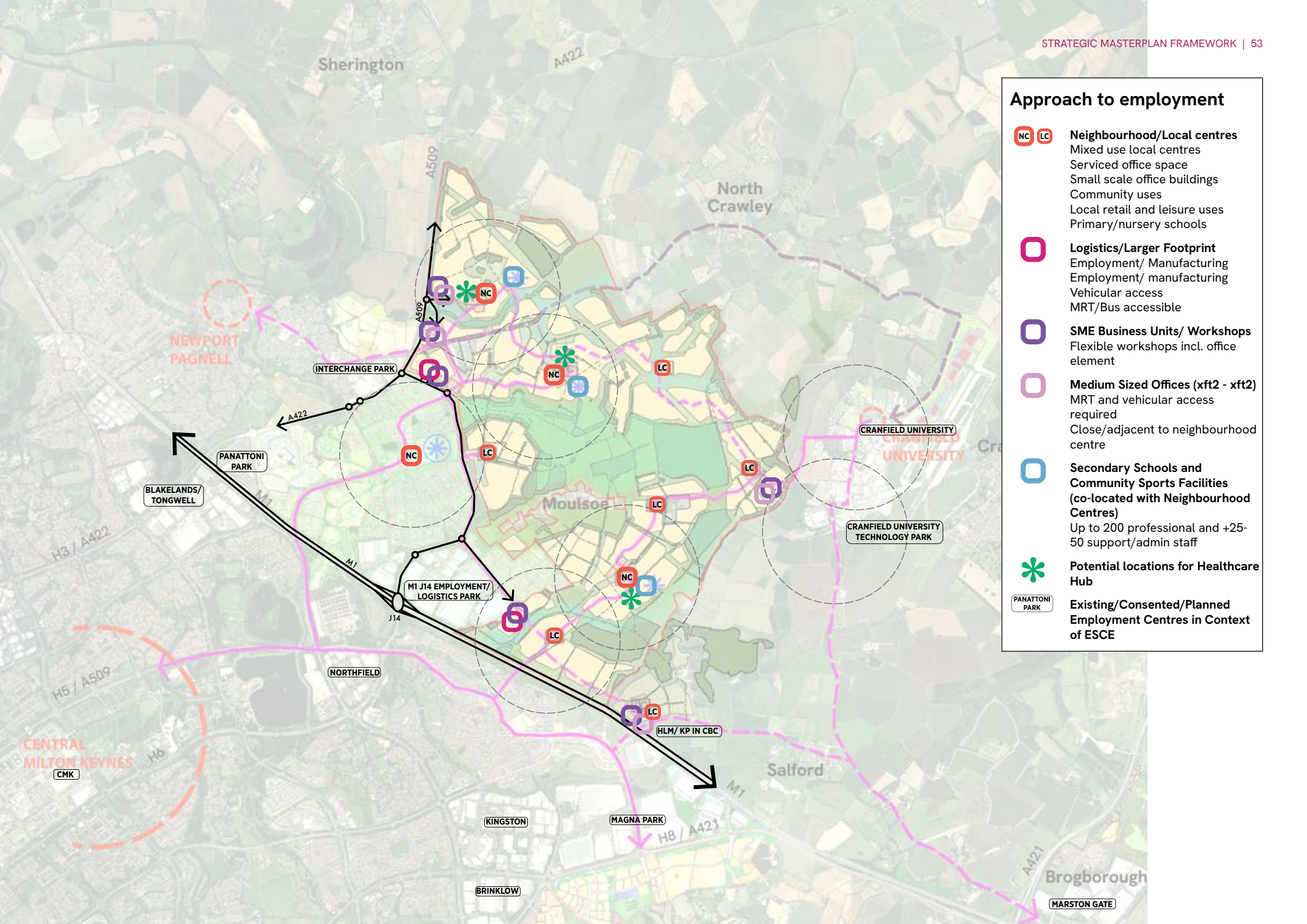
2.55 For ESCE, its location between CMK, the established eastern employment areas and the centres of technology and learning at Cranfield, means that it will be attractive to a range of potential businesses and occupiers.

2.56 This means there will be a varied and fluid need for different types of premises at different stages of ESCE's delivery.

2.57 Draft planning policy suggests that provision is made for around 40 hectares of employment land, designed to accommodate Offices, Research & Development and Industrial occupiers but with a focus upon the provision of small to medium scale business premises to support SMEs and start-ups, and complementing the role and function of CMK.

2.58 Our emerging masterplanning looks to enable the distribution, scale and phasing of employment land to optimise the ability to meet a range of occupier demands as they arise, but also to ensure that wherever possible these locations are well served by bus priority/Metro connectivity back into the wider network and support the vibrancy and activity within the new district/local centres.

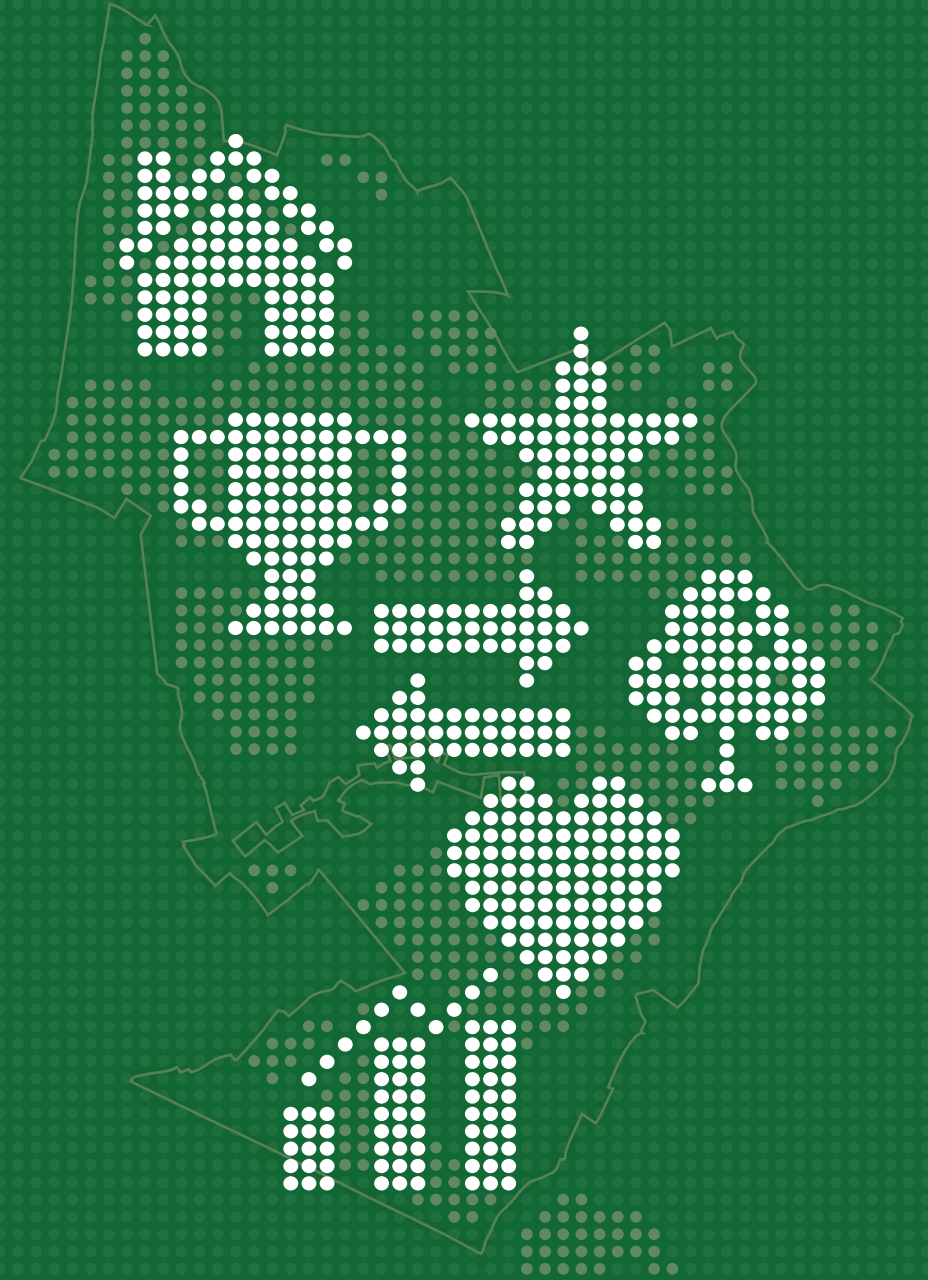




Approach to employment

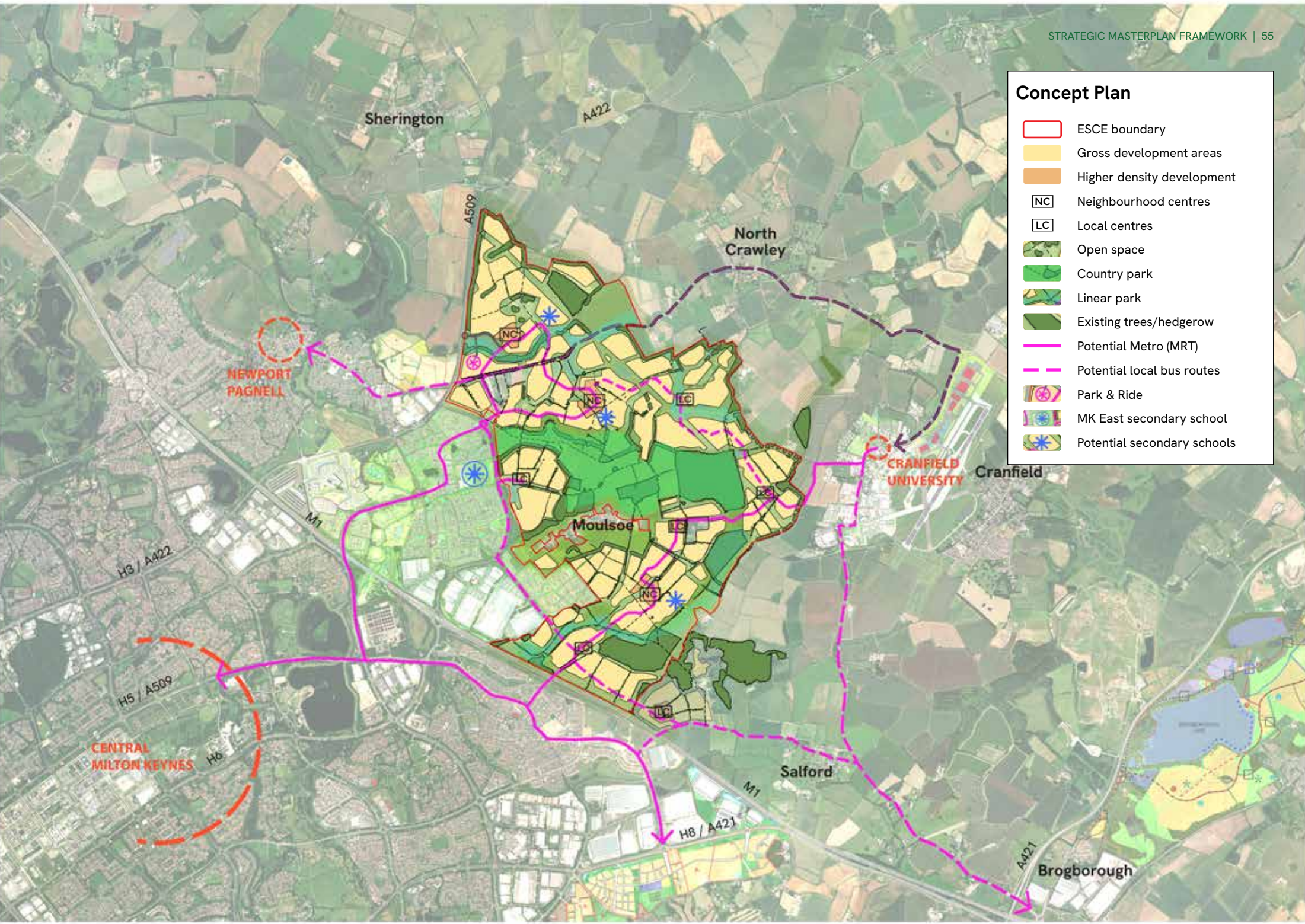
- NC LC **Neighbourhood/Local centres**
 Mixed use local centres
 Serviced office space
 Small scale office buildings
 Community uses
 Local retail and leisure uses
 Primary/nursery schools
- Logistics/Larger Footprint**
 Employment/ Manufacturing
 Employment/ manufacturing
 Vehicular access
 MRT/Bus accessible
- SME Business Units/ Workshops**
 Flexible workshops incl. office element
- Medium Sized Offices (xft2 - xft2)**
 MRT and vehicular access required
 Close/adjacent to neighbourhood centre
- Secondary Schools and Community Sports Facilities (co-located with Neighbourhood Centres)**
 Up to 200 professional and +25-50 support/admin staff
- ✱ **Potential locations for Healthcare Hub**
- PANATTONI PARK **Existing/Consented/Planned Employment Centres in Context of ESCE**

PART 3: EMERGING CONCEPT MASTERPLAN



Concept Plan

-  ESCE boundary
-  Gross development areas
-  Higher density development
-  Neighbourhood centres
-  Local centres
-  Open space
-  Country park
-  Linear park
-  Existing trees/hedgerow
-  Potential Metro (MRT)
-  Potential local bus routes
-  Park & Ride
-  MK East secondary school
-  Potential secondary schools



PLACEMAKING AND OVERARCHING DESIGN DRIVERS

3.1 In drawing together to concept masterplan, taking into account the baseline analysis and high level principles set out earlier in this document, the emerging masterplan is shaped by:

Following established and loved MK principles...

- City-Scale Blue and Green Infrastructure both as the setting for new development and to ensure climate resilient growth
- Respecting the Setting of the Moulsoe
- Ensuring early consideration given to delivering 'infrastructure alongside expansion' (through the MK Tariff)
- Using the enduring model for Milton Keynes of the Parks Trust to demonstrate commitment to long term stewardship as part of creating high quality places

...But within a New Context

- Not creating a single suburb or series of 'inward looking' grid squares, but a series of interconnected walkable neighbourhoods, based on new ways of living and the imperative of reducing the need for car travel
- Of Post Covid flex working and the merging of work, home and leisure
- Connected by active travel, sports and outdoor living, and the need to enable environments conducive to good physical and mental health
- More compact built forms to support the necessary levels of uptake of public transport patronage

The Concept Plan has applied the following key Design Principles



LANDSCAPE

- Working with the varied topography
- Avoiding steeper slopes (generally of more than 1:15)
- Avoiding lower lying areas subject to surface water flooding
- Respecting sensitive views
- Celebrating visual connectivity with CMK – grounding the new growth area within its new City Context



HERITAGE

- Respecting the identity, character and setting of Moulsoe
- Retaining and protecting the heritage assets / listed buildings through sensitive assimilation into the masterplan
- Respecting the setting of Chicheley Hall and Registered Park & Gardens



GREEN INFRASTRUCTURE

- Retention of existing woodland and hedgerow structure
- Creation of strategic scale open spaces extending the existing MK open space network
- City / Country Park at the heart of the place, on the high ground, incorporating a range of activities including formal sports
- Linear parks created along existing water course / flow paths
- Strategic habitat connectivity through the allocation and enabling wider habitat connections beyond
- Use of landscape and open space to define each new neighbourhood
- Consolidation of sports provision through creation of strategic facilities which would be supplemented with more local provision as required
- Structural planting proposed in key areas and along key edges to mitigate visual impact / reduce visual prominence and help assimilate development into the landscape



BLUE INFRASTRUCTURE

- Incorporation of existing water courses within a site wide drainage strategy
- Integration of strategic SUDs features within the open space / green infrastructure framework



MITIGATION OF ENVIRONMENTAL/ UTILITIES CONSTRAINTS

- Noise mitigation incorporated within the green infrastructure framework
- Significant utilities corridors maintained clear of development



EMPLOYMENT

- A mix of employment opportunities accommodated across the allocation area at a variety of scales and typologies
- Access to surrounding jobs/work destinations via the Metro (MRT) and active travel network (including CMK, Cranfield University and along the M1 corridor)



NEIGHBOURHOODS

- Growth typologies and distribution aligned with MK Strategy for 2050 and applied as appropriate to suit site conditions
 - » Growing the grid – extension to MK East
 - » Transit Oriented Development – development focused around and along new transit corridors
- Compact and Walkable neighbourhood units served by appropriately sized centres to meet day-to-day needs
- 20-minute neighbourhood principles
- Secondary school provision equally distributed
- Primary schools generally provided alongside mixed use centres with walkable catchments serving the local population



HOMES

- A wide mix of homes within each neighbourhood to ensure balanced and social communities
- Opportunities for innovative housing forms and tenures
- Higher density development centred around Metro stops/hubs and local centres to support Metro patronage, wider connectivity by public transport and walkable access to support the viability of local services and facilities



CONNECTIVITY

- Metro network as a key structuring element for streets, spaces and built form (including enabling wider MRT connections)
- Active and sustainable modes prioritised to support modal shift
- Redway infrastructure extending through neighbourhoods and open spaces with improvements to and connections with the existing redway network
- P&R facility in line with Strategy for 2050
- Access over the M1 via a series of bridge links including some active and sustainable modes only
- Utilising the existing highway network to provide a variety of permeable connections serving neighbourhoods within the allocation area
- Public Rights of Way incorporated into the active travel network wherever practical
- Mitigation of impacts on existing communities (esp Moulsoe) through appropriate measures to prevent rat-running and slow speeds

INDICATIVE DEVELOPMENT CAPACITY AND APPROACH TO DENSITY

3.2 One of the purposes of undertaking high level masterplanning at this stage is to test the indicative development capacity of the allocation area for the land uses indicated in the Council’s emerging Policy for ESCE.

3.3 We have undertaken some high-level testing of development capacity at ESCE, based on the requirements set out in draft policy and our knowledge of site constraints and development principles.

3.4 Our analysis also responds to the Council’s suggested approach to the density levels needed to support Metro (MRT).

3.5 Our work has tested the following:

- 1.** The overall gross development footprint within the allocation (and split per landowner)
- 2.** The ability of the site to accommodate the built development requirements in MKCC’s emerging policy, namely:
 - » c. 16,000 residential units
 - » Up to 40 ha of Employment land
 - » Primary and Secondary Schools sized to accommodate the full anticipated needs of the allocation
- 3.** The request from MKCC to consider significantly higher densities within 600m of Metro stops/hubs to support Metro patronage, and the impact this would have on typologies/% split of apartments; and what might be an alternative scenario.

1. Overall Gross Development Footprint

3.6 The gross site area of ESCE as set out in this document totals 1140.1ha. Our design analysis (taking account of constraints, buffers and offsets and topography as per the team’s technical analysis) has established a deliverable gross development footprint (see Plan on Page 57 opposite).

3.7 These areas have then been digitised and quantified in GIS (see Plan on Page 59), and are split by landowner, totalled as follows:

Gallagher Developments	78.05 ha
MKCC	18.66 ha
Berkeley Group	248.88 ha
Hallam Land	117.79 ha

2. Outline Land Use Budget

3.8 The GIS areas have been used as the basis to derive an Outline Land Use Budget for the overall local plan allocation area:

(i) Site area

Potential Total Gross Development Footprint = 463.4ha

(ii) Assumptions on ‘deductions’ for non-resi uses:

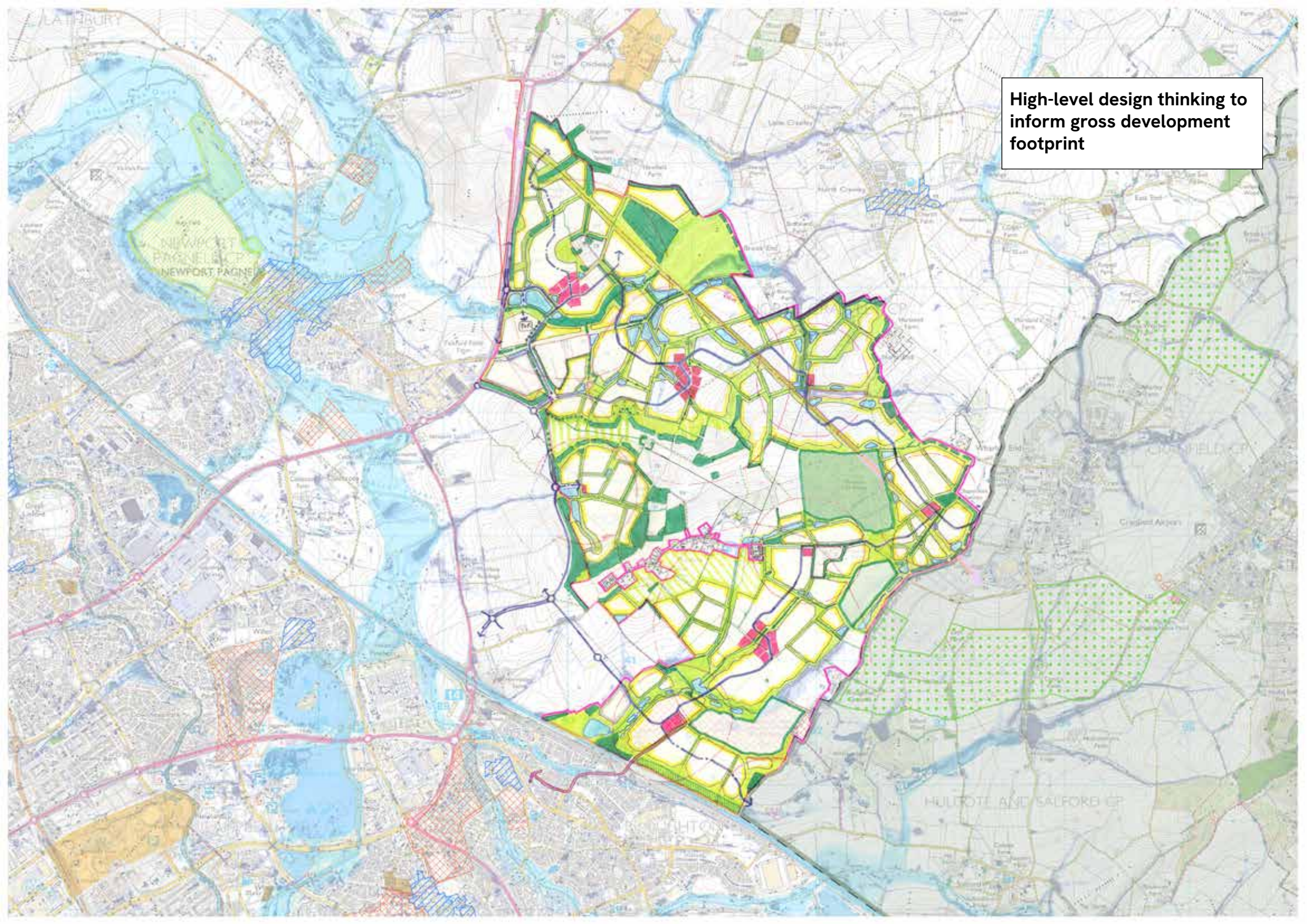
3no. Secondary Schools (assumed 11ha each, site wide)	33.0ha
11no. Primary Schools (assumed 2.1ha each, site wide)	23.1ha
Park & Ride and part Dedicated Employment Land (parcel 17)	5.9ha
Dedicated Employment Land (parcel 73)	4.33ha
Dedicated Employment Land (parcel 18)	8.7ha
Total deductions	c.75ha

Note: Providing the full quantum of employment land on site (the 40ha sought in MKCC draft policy) will have a material impact on the ability of the allocation to deliver the full range of development, green infrastructure and supporting facilities sought through policy.

Our calculations therefore assume c. 20ha of dedicated employment land, with additional employment floorspace provided as part of mixed use Neighbourhood and Local Centres.

Note: Mixed use areas are included within the developable area as they will provide residential units above ground floor uses.

High-level design thinking to inform gross development footprint



(iii) Residual Area

Potential Gross Development Footprint (Residential) = c.388.4ha

3.9 At 40dph as an overall average⁴, the gross development footprint in (iii) opposite would generate an overall capacity of 15,536 dwellings.

3.10 In order to achieve the 16,000 dwellings required through emerging MKCC policy, an average of between 41–42dph would be needed.

3.11 In the context of transit oriented development, and as an average across the whole allocation, this is considered a reasonable high level assumption, but we have worked this through below to test implications for density ranges, extents and % of apartments.

Note. There may be additional efficiencies to be found to maximise gross development footprint in some areas at the detailed design stage, but our experience suggests that this would likely be offset by so far unquantified constraints and local open space requirements.

Approach to Employment Land Provision

3.12 The principle of accommodating some dedicated employment land within the allocation area is accepted and a reasonable policy requirement. In addition, at the scale of ESCE there will also be a good amount of employment floorspace generated within local and neighbourhood centres which could also meet the needs of the HEDNA for SME and start ups.

3.13 However, our analysis indicates that beyond the 20ha or so of dedicated employment land we have accommodated (shown in locations where the market is most likely to deliver this type of use), this will start to materially impact on the capacity of the site to accommodate the level of homes and supporting infrastructure sought through policy.

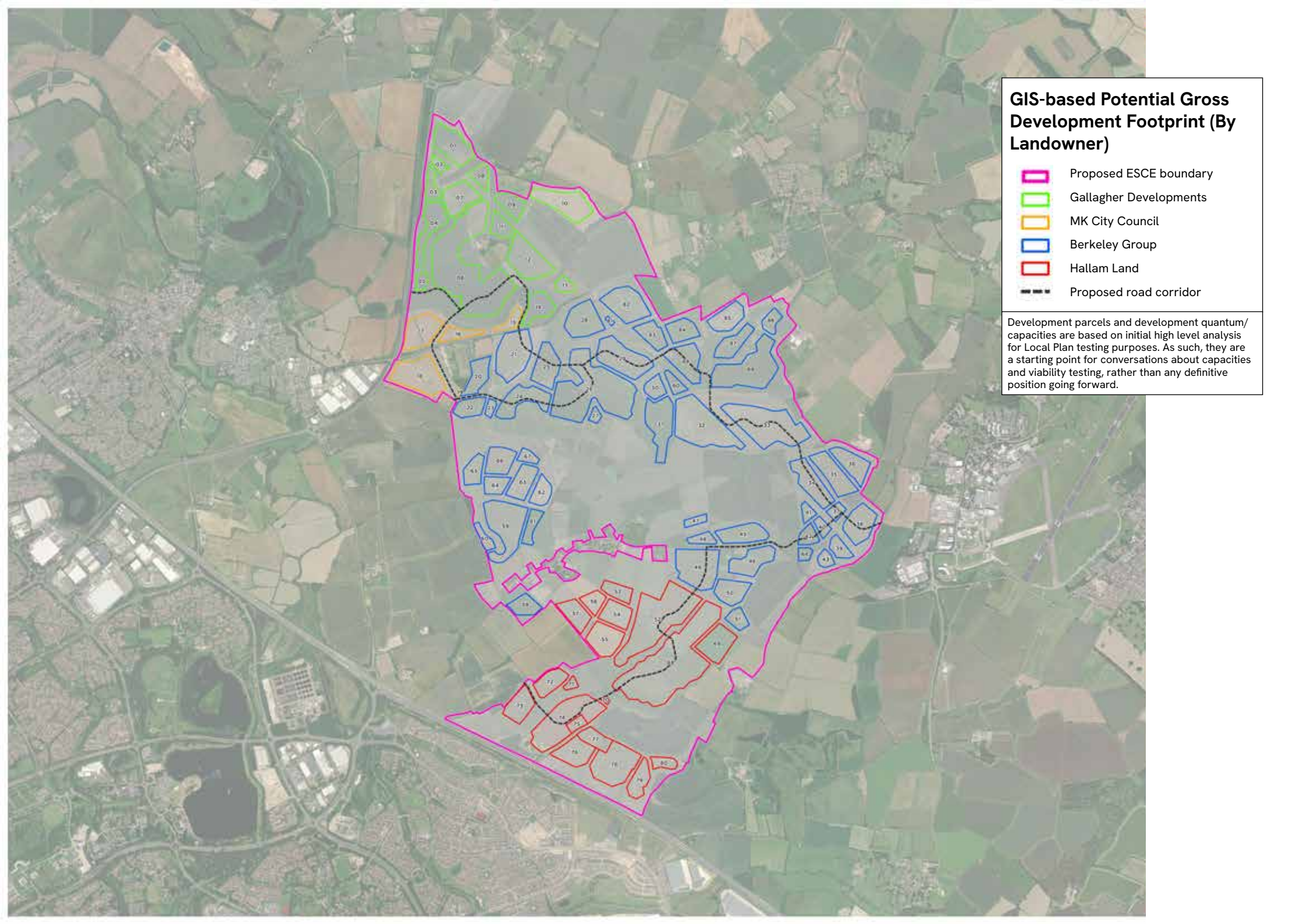
3.14 We would welcome further discussion with MKCC on how a more flexible and nuanced approach to the nature, scale and typology of employment floorspace provision at ESCE can be secured in local plan policy to reflect the changing needs of employment over the next 30 years, and how this can be reflected in the masterplanning and overall proposition for the new community.

⁴ 40dph is considered the 'standard' deliverable minimum density for large scale sustainable developments for LP testing purposes.

GIS-based Potential Gross Development Footprint (By Landowner)

- Proposed ESCE boundary
- Gallagher Developments
- MK City Council
- Berkeley Group
- Hallam Land
- Proposed road corridor

Development parcels and development quantum/capacities are based on initial high level analysis for Local Plan testing purposes. As such, they are a starting point for conversations about capacities and viability testing, rather than any definitive position going forward.



3. Approach to Residential Density

(i) MKCC Aspiration

3.15 We have tested MKCC's stated aim of achieving an average density of 60dph within 600m of mixed use centres/ transit hubs by running this scenario conceptually through GIS (See Plan on Page 63 opposite).

3.16 The outcomes of adopting this approach (assuming other areas outside of the 600m radii are set at an average of @40dph) would be as follows:

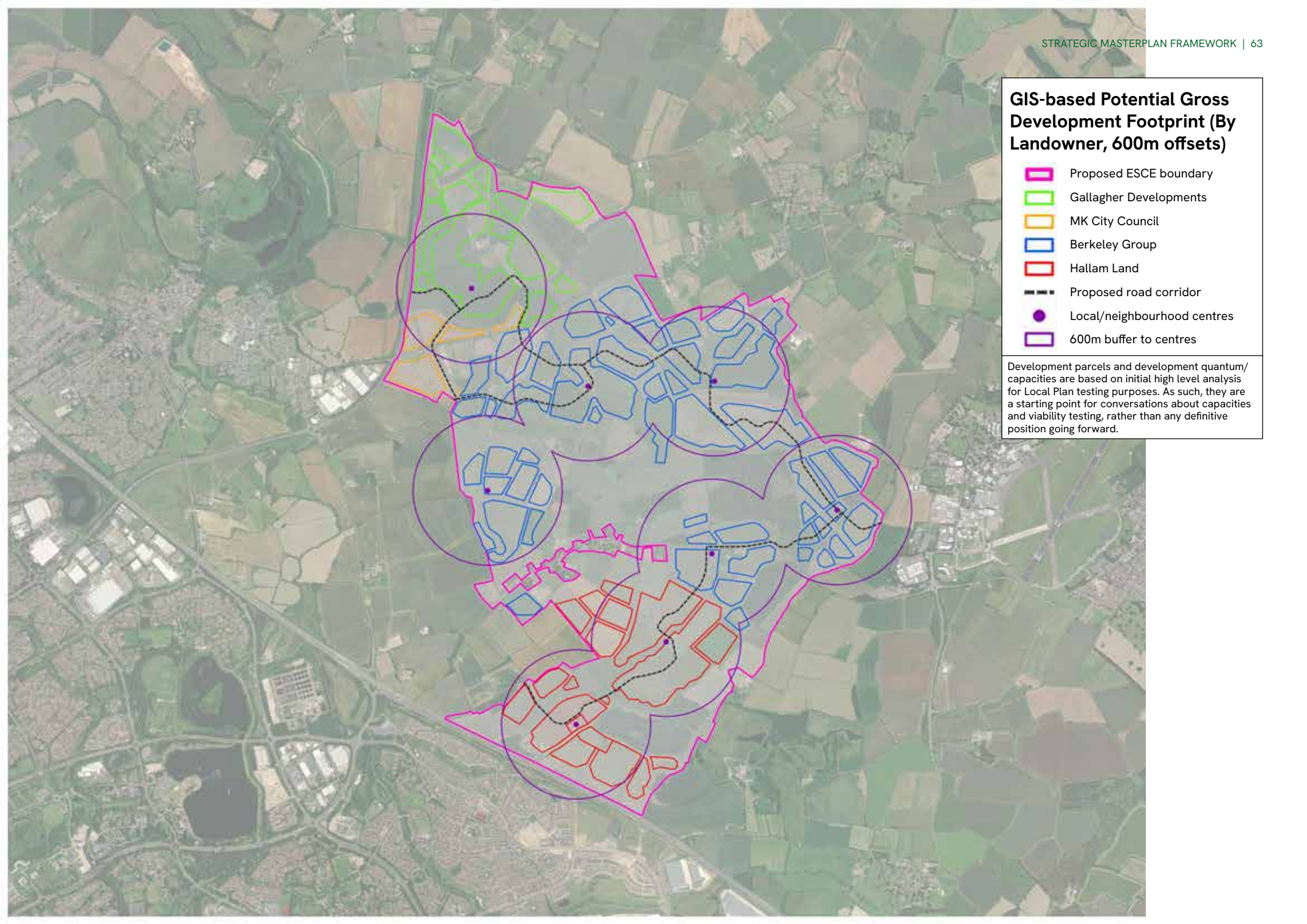
- c.80% of the gross development footprint shown is within 600m of the mixed use centres/nodes:
 - » If this is reduced to 65% (to make an allowance for schools) and applied to the residual gross development footprint (residential), it would have the following effect:
 - » 65% of 463.4ha (301.2ha) @ 60dph Av. = 18,072 dwgs
 - assuming 50% apartments needed to achieve 60dph = 9,036 apartments (41.5% of the total); or
 - even if we assume 35% apartments needed to achieve 60dph = 6,325 apartments (29% of the total);
- c. 20% of the 463.4ha (92.7ha) outside the 600m catchment @ 40dph Av. = 3,707 dwgs

Total units = c.21,779

GIS-based Potential Gross Development Footprint (By Landowner, 600m offsets)

- Proposed ESCE boundary
- Gallagher Developments
- MK City Council
- Berkeley Group
- Hallam Land
- Proposed road corridor
- Local/neighbourhood centres
- 600m buffer to centres

Development parcels and development quantum/capacities are based on initial high level analysis for Local Plan testing purposes. As such, they are a starting point for conversations about capacities and viability testing, rather than any definitive position going forward.



(ii) Our Alternative (Preferred) Approach

3.17 In our view, MKCC's suggested approach in Scenario (i) above resulting from the suggested 600m catchments would generate averages of 60dph across an overly large proportion of the site which would adversely impact upon the ability of ESCE to provide a balanced mix of homes and range of housing typologies.

3.18 However, we are committed to securing higher density development around the Metro (MRT) stops/hubs and in the larger centres themselves to ensure a good level of patronage and support active and non-car travel.

3.19 So, in looking at how an average of c.42dph as an average across the whole allocation could be achieved to meet the 16,000 dwellings in total, the following high level scenario has been tested:

- Higher densities applied around local and neighbourhood centres combined with mobility hubs (including Metro (MRT)/bus stops)
 - » At 80dph for a radius of 100m from the heart of local centres, and
 - » At 100dph for a radius of 200m from the heart of neighbourhood centres.

⁵ We have not made any allowance for elderly care/care homes; however, these would be well located within these zones.

3.20 The plan opposite indicates the extent of these radii on the Potential Gross Development Footprint. Applying this scenario to the Gross Development Footprint (overall less residential) in (iii) above (388.4 ha) gives the following outputs:

100m higher density zone from local centres	c.9.26 ha @ 80dph; c.741 dwgs (c.4 % of total)
200m higher density zone from neighbourhood centres	c.31.58 ha @ 100dph; c.3,158 dwgs (c.18% of total)
Residual residential area	c.347.56Ha; @ 40dph, generates c.13,902 dwgs (c.78% of total)
Total units	c.17,800

If we assume 100% apartments within these zones⁵, this would generate c.22% of apartments across the allocation (compared with between c. 29 and 41.5% in the MKCC scenario).

3.21 In terms of headline conclusions drawn from this analysis to inform the Reg 19 Local Plan formation:

- At an average density of c.41-42dph, a total of 16,000 homes is deliverable within the proposed draft allocation (in the context of an integrated rapid transit-based development form, this is considered a reasonable proposition). If we apply the principle of higher density development around transit/mixed use nodes (as set out above) to generate a total of c.17,800 dwgs, then the average density would be c.46dph.

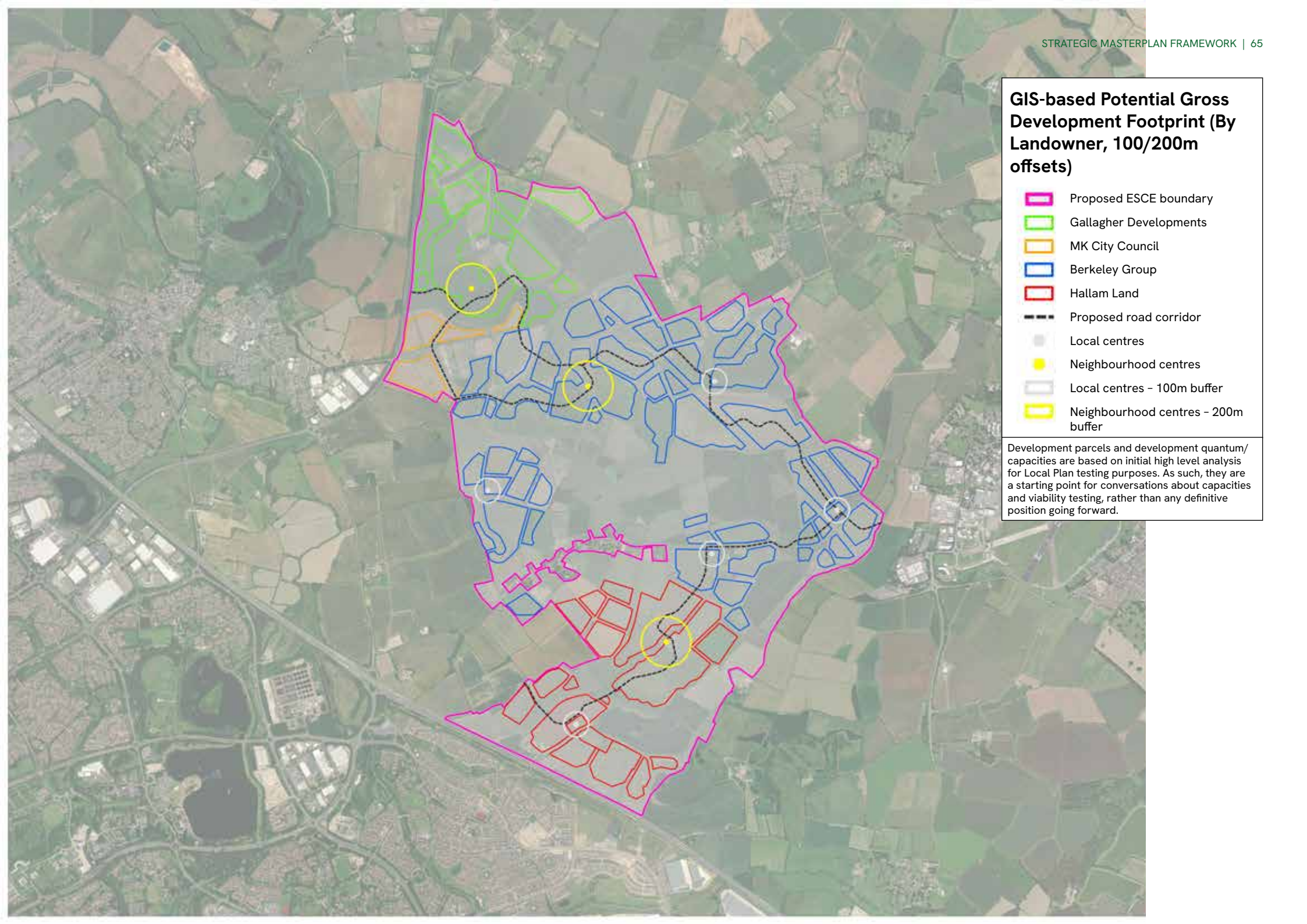
- However, this assumes a lower quantum of dedicated employment land than currently set out in policy (with the balance of employment provision within mixed use areas, neighbourhood and local centres);
- We support the principle of higher density development around Metro (MRT) stops/hubs and at neighbourhood and local centres, but adjusting assumptions to ensure higher density development does not result in an imbalance of apartments to housing;
- Given the timeframes related to the delivery of 16,000 homes at ESCE (to likely beyond 2060), market needs and/or demand for apartments/higher density housing forms could change to enable higher densities to be achieved, thus enabling the delivery of additional homes within the allocation area (esp post 2050).

3.22 The preferred approach above is considered to represent a reasonable response at this stage of establishing local plan policy. It demonstrates the soundness of the draft allocation to accommodate the scale of growth required in policy with sufficient flex to respond to changes in market demands over the life of the development without compromising the ability to deliver the 16,000 home target. It allows for a range of typologies which support the move to/patronage for Metro (MRT) (also a policy requirement), whilst working within acceptable limits of what the market can reasonably deliver to meet the speed of delivery and range of housing required to meet the needs of the population to 2050 and beyond.

GIS-based Potential Gross Development Footprint (By Landowner, 100/200m offsets)

- Proposed ESCE boundary
- Gallagher Developments
- MK City Council
- Berkeley Group
- Hallam Land
- Proposed road corridor
- Local centres
- Neighbourhood centres
- Local centres - 100m buffer
- Neighbourhood centres - 200m buffer

Development parcels and development quantum/capacities are based on initial high level analysis for Local Plan testing purposes. As such, they are a starting point for conversations about capacities and viability testing, rather than any definitive position going forward.



3.23 The images below provide an indication of the housing typologies and built form which would be generated by the application of the range of densities tested in our analysis.

Dwellings per hectare (DPH)	80+	100% apartments
	60	More than c. 50% apartments required
	40	Approaching limit of density for 100% houses (incl. need for reduced parking)
	30	'Average' commonly understood suburban houses
	20	Mix of detached & semi-detached houses

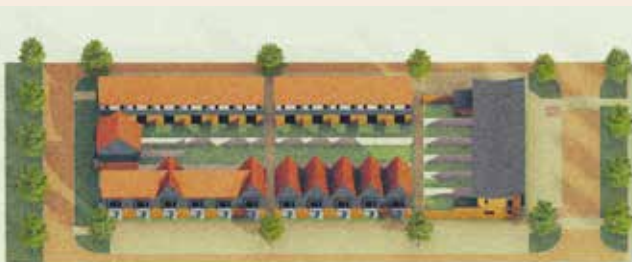
20 DWELLINGS PER HECTARE



30 DWELLINGS PER HECTARE



40 DWELLINGS PER HECTARE



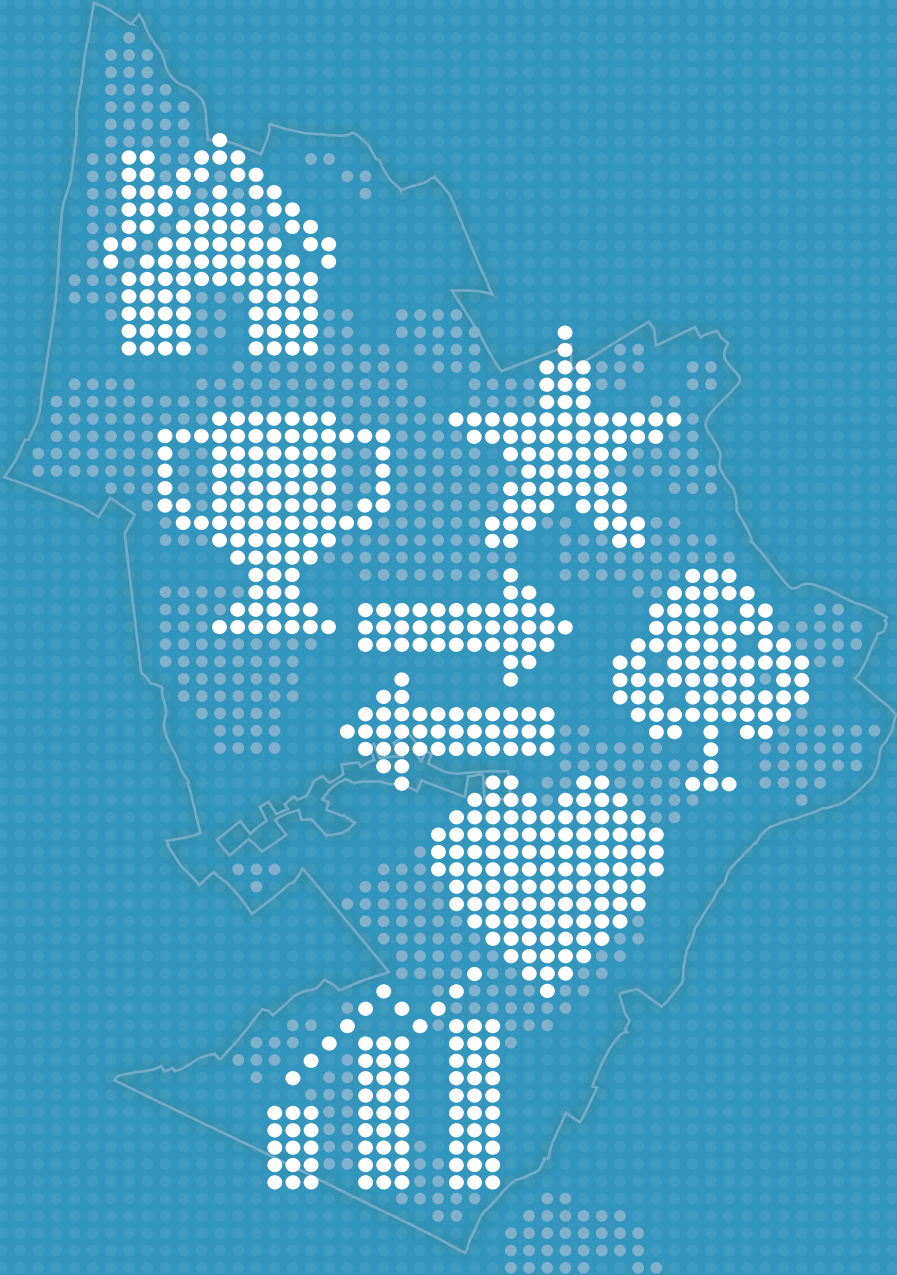
60 DWELLINGS PER HECTARE



80+ DWELLINGS PER HECTARE



PART 4: DELIVERY

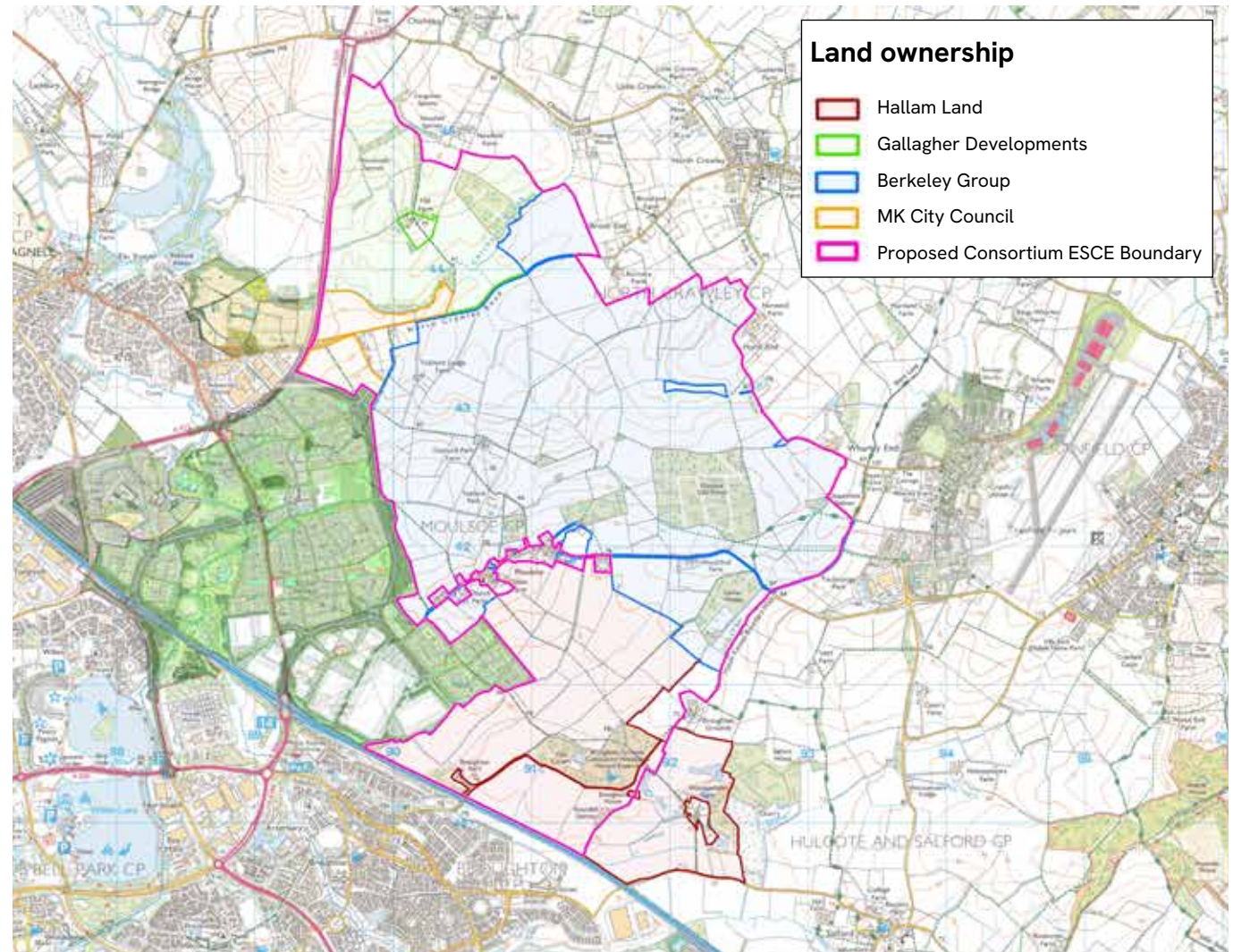


LAND OWNERSHIP

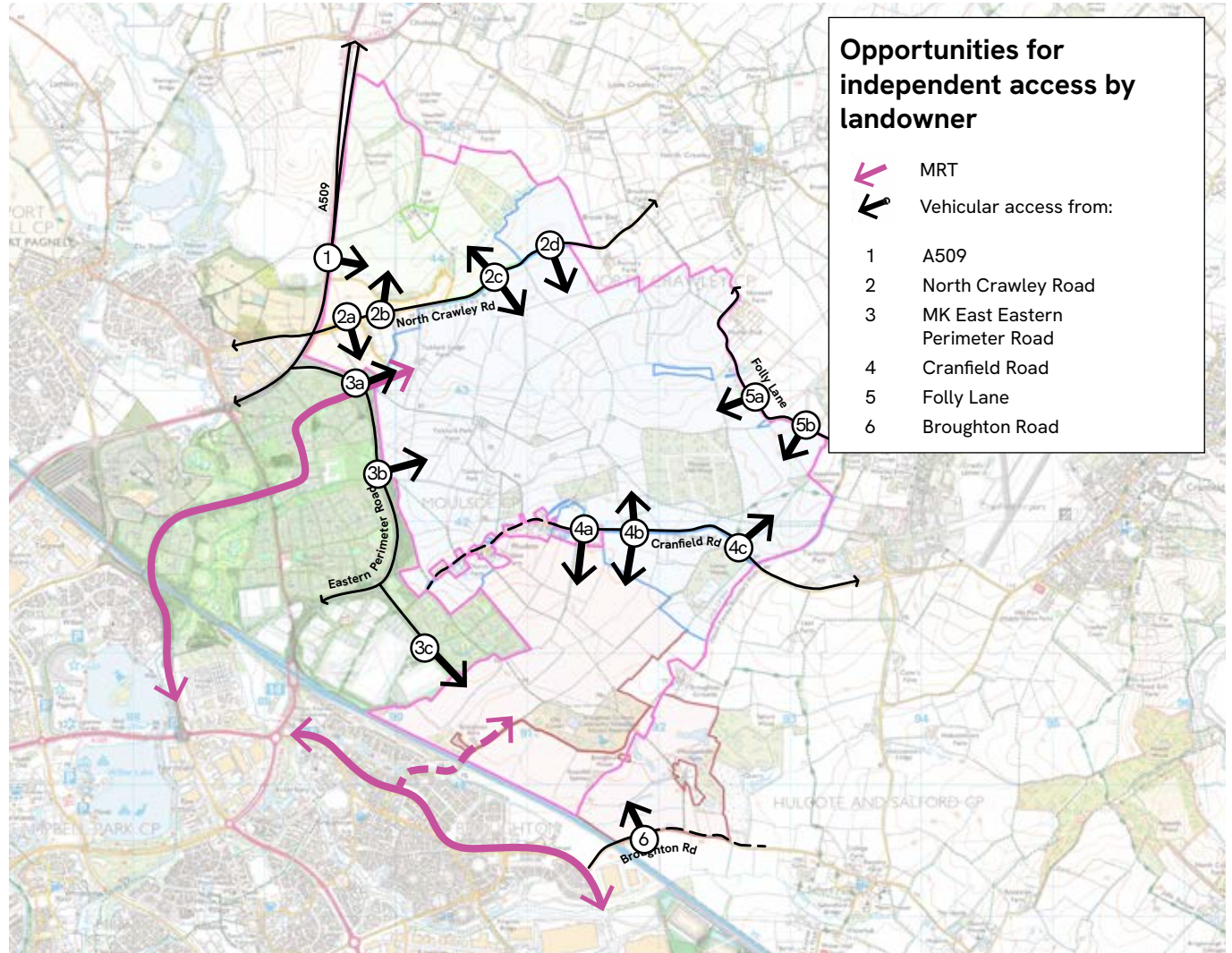
4.1 *The land ownership within the allocation boundary is shown opposite.*

4.2 It is envisaged that development within the allocation will come forward as a series of separate outline planning applications, designed to a common spatial design, development and infrastructure framework, with appropriate design coding prior to the submission of detailed / reserved matters applications.

4.3 Infrastructure delivery is expected to be implemented through a Framework S106 arrangement using the MK Tariff Model. This will ensure that the infrastructure which will be planned and co-ordinated to meet the needs of more than one neighbourhood, or the overall development – such as secondary schools, health facilities, the P&R and MRT routes – can be forward funded to ensure it is provided at the time it is needed.



4.4 In order to meet the ambitious delivery trajectory and to allow concurrent delivery there are multiple access options into the scheme which relate well to and connect with existing infrastructure and development.



DELIVERY TRAJECTORY

4.5 *The delivery trajectory shown here indicates how the quantum of residential development set out in local plan policy is anticipated to be brought forward within the plan period to 2050. We consider that this represents a robust trajectory given the site characteristics and ability to commence and deliver land concurrently by each landowner. Nonetheless, the aspiration is to exceed this level of delivery subject to the delivery of the required infrastructure, so this trajectory should not be considered a maximum or ‘cap’. The timing of the Berkeley-controlled land takes account of the existing MK East development adjacent.*

	Berkeley-controlled land	Hallam-controlled land	Gallagher-controlled land	ESCE Total	Cumulative Total	Assumed Start Date
Year 1		25	25	50	50	2030
Year 2		40	40	80	130	2031
Year 3		75	75	150	280	2032
Year 4		100	100	200	480	2033
Year 5		150	150	300	780	2034
Year 6		150	150	300	1,080	2035
Year 7	25	175	175	375	1,455	2036
Year 8	50	175	175	400	1,855	2037
Year 9	100	175	175	450	2,305	2038
Year 10	100	175	175	450	2,755	2039
Year 11	100	175	175	450	3,205	2040
Year 12	150	175	175	500	3,705	2041
Year 13	175	175	175	525	4,230	2042
Year 14	175	175	175	525	4,755	2043
Year 15	175	175	175	525	5,280	2044
Year 16	175	175	175	525	5,805	2045
Year 17	175	175	175	525	6,330	2046
Year 18	175	175	175	525	6,855	2047
Year 19	175	175	0	350	7,205	2048
Year 20	175	175	0	350	7,555	2049
Year 21	175	175	0	350	7,905	2050
Total	2,100	3,165	2,640	7,905		

Years 1-5	Years 6-10	Years 11-15	Years 16-21
780			
	1,975		
		2,525	
			2,625

APPROACH TO DEVELOPMENT PHASING

4.6 *In order to ensure its effective delivery and to meet the anticipated delivery trajectory for both development and key infrastructure elements, there are several principles which have governed our approach to phasing:*

1. Development areas are able to be opened up concurrently to ensure expedite delivery whilst managing impacts of construction activity;
2. Each landowner is able to start on site and access development parcels independently (*to an agreed high level development sequencing plan*) to avoid delay;
3. Neighbourhoods are envisaged as separate development entities (*to address any concerns around market absorption constraints*) and will ensure a breadth of market offer can be maintained at each phase;
4. Initial phases will unlock early infrastructure delivery (*the 'I before E' MK2050 /LP objective*), releasing early housing numbers in locations which are connected to existing development and/or each other;
5. Opportunities for advance planting or early green and blue infrastructure provision will be explored in order to mitigate impacts on existing communities or from key viewpoints/receptors;
6. Development will facilitate the provision/safeguarding of MRT routes and wider accessibility needs (active and vehicular);
7. Schools and supporting community/retail and employment infrastructure will be phased and timed to optimize the ability of ESCE to be as self contained as possible (esp for walkable neighbourhoods) and be responsive to market demand.

4.7 The following commentary provides an indication of how development and infrastructure might be phased in the plan period to 2050, to deliver the minimum of 7,750 homes envisaged in the draft plan. The detailed phasing of individual infrastructure elements will require further discussion and agreement between the parties including as part of Section 106 agreements for the respective planning applications.

Phase 1

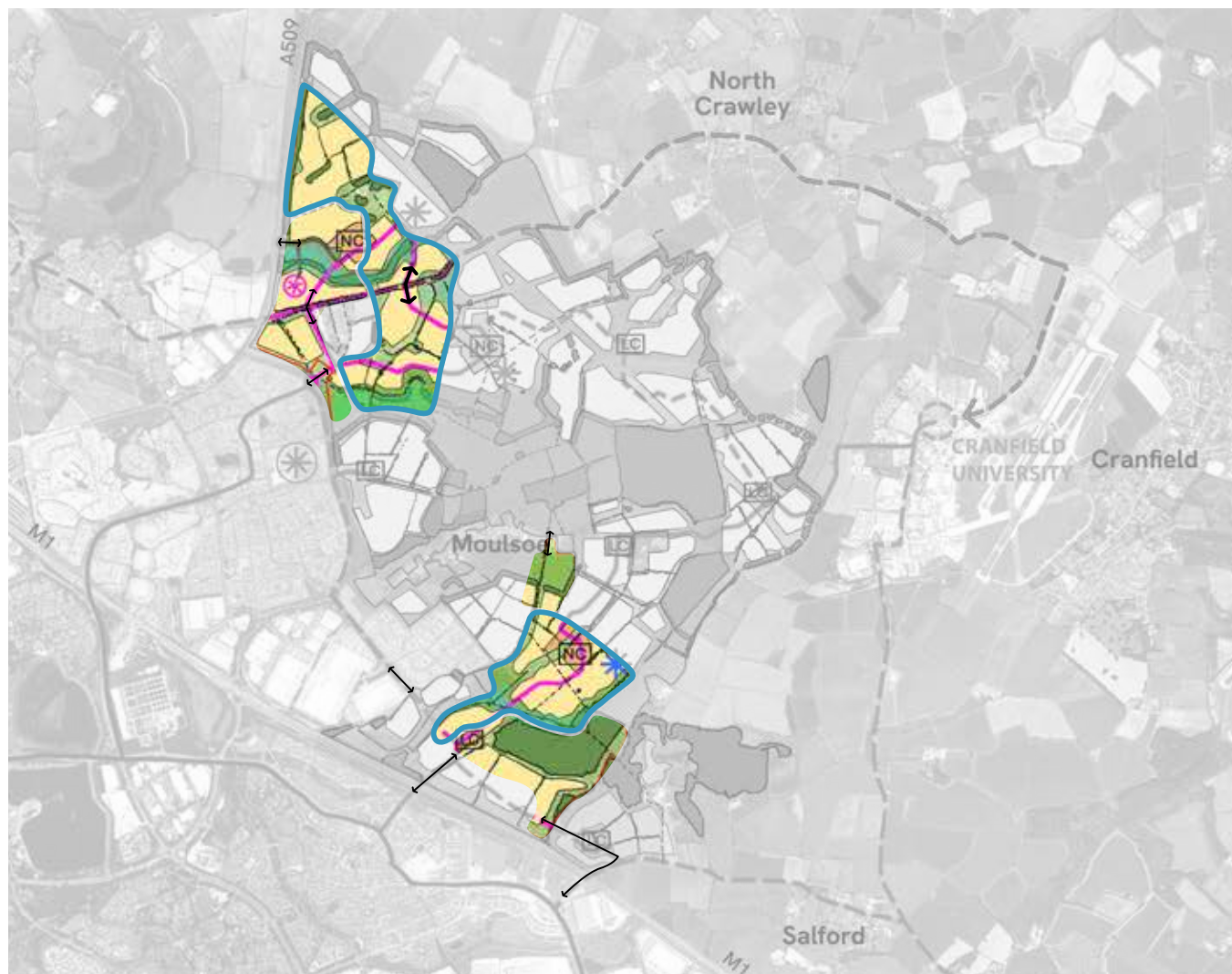
New homes	At least 1,455
Primary school	2 - Northern and Southern neighbourhoods
Secondary school and associated community sports facilities	-
Local centre	1 - Southern neighbourhood
Neighbourhood centre	1 - Northern neighbourhood
Park & Ride	1 - Northern neighbourhood
MRT	<ul style="list-style-type: none"> MRT route extension from MK East to new P&R / PT interchange MRT / active travel link to/from Brooklands over M1 including improvements to Broughton Grounds Lane bridge providing early connected PT 'loop' with MK East
Key access links / junctions	<ul style="list-style-type: none"> Grid corridor extension from EPR linking to new A509 junction in Northern neighbourhood Grid corridor extension to/from MK East in Southern neighbourhood Primary movement route from Cranfield Road providing additional development frontage Primary movement route with active travel links to/from Brooklands over M1 including improvements to Broughton Road bridge
Strategic open space	<ul style="list-style-type: none"> Linear parks (part of) Strategic SuDS network (part of) Moulsoe buffer (part of)



Above: Phase 1: c.6,500m Primary Streets for both MRT and development access

Phase 2

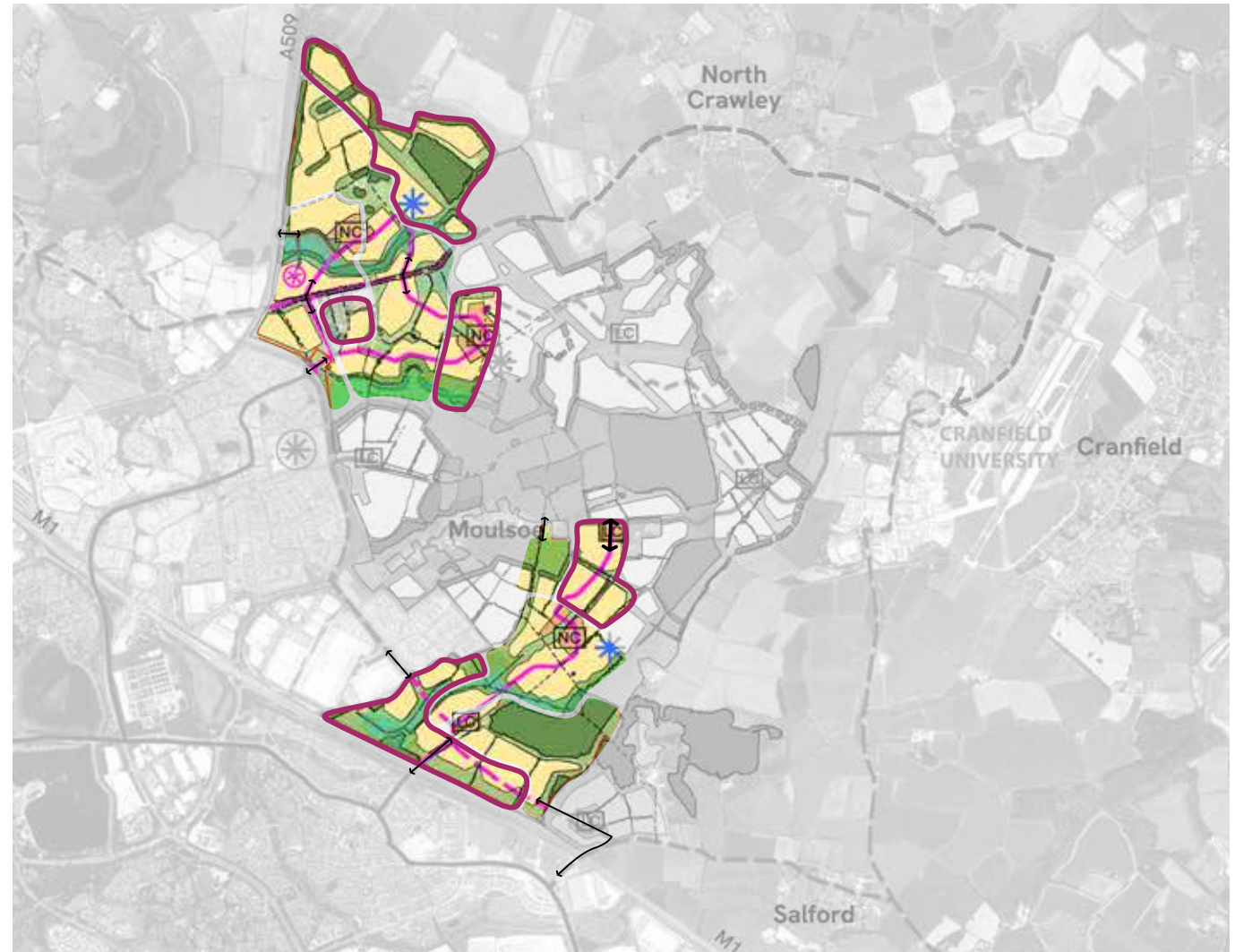
New homes	At least 3,300
Primary school	2 - Northern neighbourhood
Secondary school and associated community sports facilities	1 - Southern neighbourhood Site available for when required
Local centre	-
Neighbourhood centre	1 - Southern neighbourhood
Park & Ride	-
MRT	<ul style="list-style-type: none"> Primary movement routes extended in Northern neighbourhood, with ability for a prioritised 'MRT loop' to be delivered and enable/deliver continued sustainable travel patterns Primary movement route extended in Southern neighbourhood with ability for an interim MRT connection to Cranfield via Phase 1 Cranfield Road access
Key access links / junctions	<ul style="list-style-type: none"> Potential for restrictions on North Crawley Road to minimise impacts on Newport Pagnell Local active travel/PRoW connections improved to Moulsoe Potential for restrictions on Cranfield Road to minimise impacts on Moulsoe
Strategic open space	<ul style="list-style-type: none"> Keepers Place wood park (part of) Country Park (part of) Linear parks (part of) Strategic SuDS network (part of)



Above: Phase 2: c.2,900m Primary Streets for both MRT and development access

Phase 3

New homes	At least 3,150
Primary school	2 - Southern neighbourhood
Secondary school and associated community sports facilities	1 - Northern neighbourhood Site accessible from Phase 2, available for when required
Local centre	1 - Southern neighbourhood
Neighbourhood centre	1 - Northern neighbourhood
Park & Ride	-
MRT	<ul style="list-style-type: none"> Full MRT loop delivered to integrate with Neighbourhood Centre in Northern neighbourhood Direct MRT link through to Cranfield via Cranfield Road in Southern neighbourhood Potential for MRT / bus link through to Broughton Grounds Road - Salford - Cranfield Potential Broughton Road
Key access links / junctions	<ul style="list-style-type: none"> Primary movement route extended with development through to Cranfield Road
Strategic open space	<ul style="list-style-type: none"> Keepers Place wood park (completion) Country Park (part of) Linear parks (part of) Strategic SuDS network (part of)



Above: Phase 3: c.1,600m Primary Streets for both MRT and development access

CONCLUSION

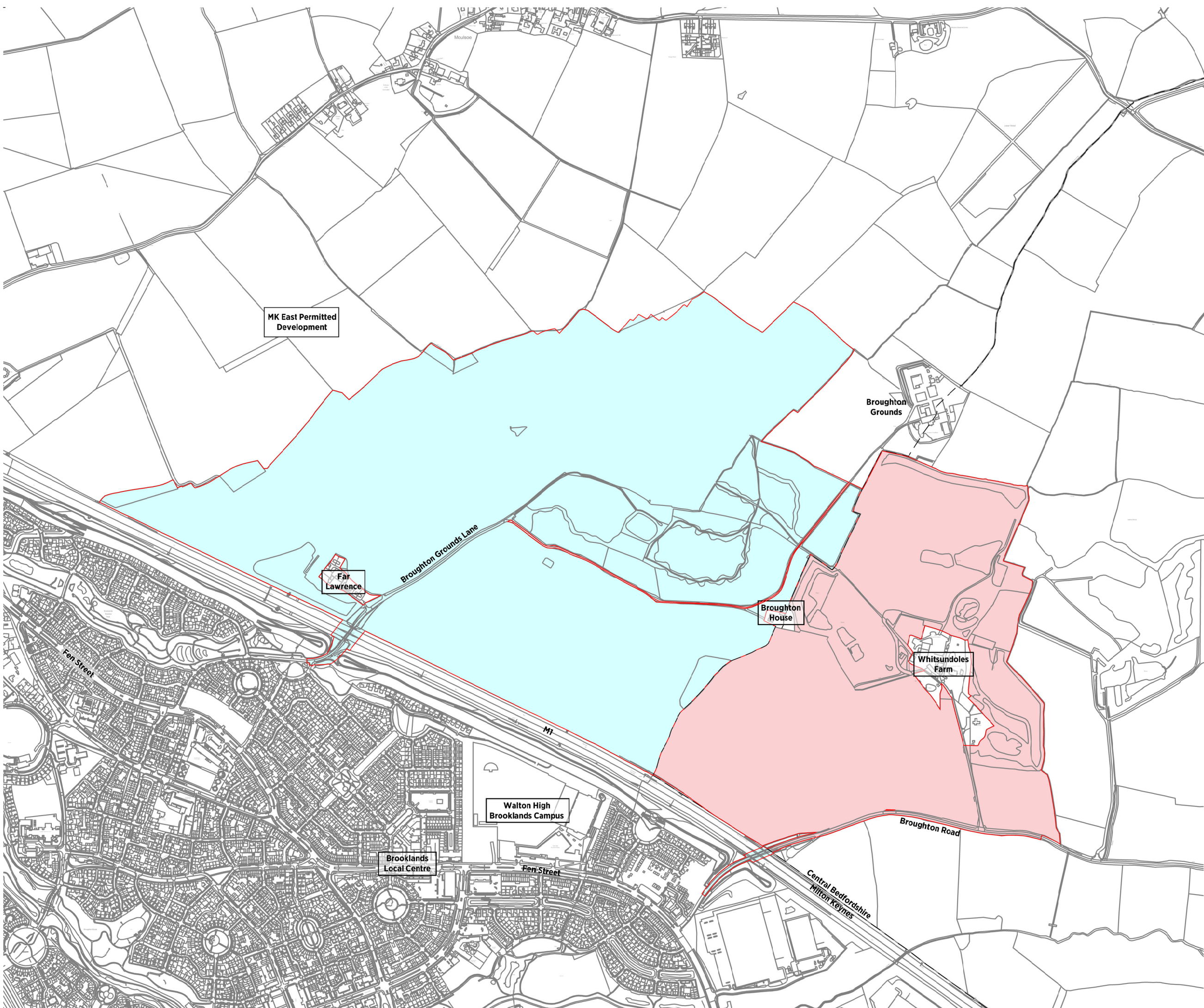
4.8 *The emerging proposals for ESCE as set out in this document, informed by its accompanying technical evidence base, demonstrate that the draft allocation is capable of incorporating the overarching objectives of the Council’s Strategy for 2050 and delivering the overall quantum of development and infrastructure provision sought in draft policy.*

4.9 We look forward to continuing to shape our proposals by working positively with the Council, key stakeholders and local communities as the local plan progresses.



Prepared by
David Lock Associates
BMD
Jubb

- Site Boundary
- Authority Boundary
- Development within **Milton Keynes** -
As set out in the Description of
Development on the Application Form
- Development within **Central Bedfordshire** -
As set out in the Description of
Development on the Application Form



Rev	Description	Date
A	Boundary and key updates	11/11/25

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Client:



Hallam Land
PART OF HENRY BOOT

Keepers Place
Location Plan

Scale@ A3:	Drawn:	Designed:	Approved:
1:10,000	ADW	IW	HP

0m 400m

Drawing Number: **HLM073/083** Revision: **C** Date: **10.12.25**

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