

**Name of the Local Plan to which this representation relates:**

Milton Keynes City Plan 2050

Please return by **5.30pm** on **Monday 22<sup>nd</sup> 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](mailto: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

Mr

First Name

Jason

Last Name

Tait

Job Title  
(where relevant)

Director

Organisation  
(where relevant)

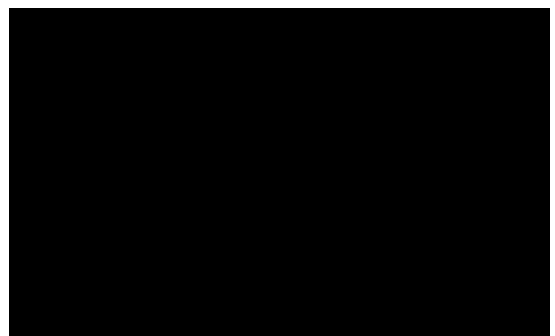
Planning Prospects Ltd

E-mail Address

Address Line 1

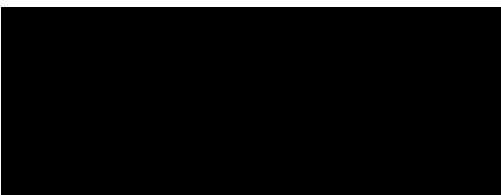
Line 2

Line 3



Line 4

Post Code



Telephone  
Number



**Part B – Please use a separate sheet for each representation**

Name or Organisation: Planning Prospects on behalf of Catesby

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

Paragraph	<input type="text"/>	Policy	CMK1 Central Milton Keynes	Policies Map	<input type="text"/>
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**4. Do you consider the Local Plan is: (Please tick as appropriate)**

4.(1) Legally compliant	Yes	<input checked="" 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 checked="" 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.

Proposals in the Plan for Central Milton Keynes seek to ensure the city centre maintains and develops its position as a regional centre and remains the driver of the city’s economy.

Central Milton Keynes is proposed to be promoted as the focus for retail, office, residential, cultural and leisure activity as part of making the city centre a more people- friendly and healthy place for a range of users.

In terms of housing, CMK1 states provision of 16,000 additional new homes in central MK with the potential a ‘skyline cluster’ of taller buildings in the central area, and close to the station with opportunities up to 30 stories and numerous opportunities for buildings of at least 15 stories at densities of 425 dwellings per ha.

There is nothing objectional about the focus on Central Milton Keynes and its opportunities for growth in principle. The aspirations and opportunities presented represent sustainable development, promoting the key role the City Centre will have in the growth of the City overall, presenting a varied range of expanded land uses, retail, services and jobs, alongside new homes which can benefit from the obvious sustainability of the location.

However, the proposals need to be carefully tested to ensure they are realistic and achievable and indeed will deliver the types and range of new homes where many people want to live. It is positive that Centre Milton Keynes is part of the overall delivery of new homes for the City, although reliance upon it is significant which is of some concern. It is likely that the scale and type of development envisaged will present new challenges, where viability may compromise the ability to deliver essential infrastructure and affordable homes. The extent of market demand at this scale in this location is currently untested and again this creates some degree of caution in the over reliance of the proposals.

(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 reliance on delivery from Central Milton Keynes should be further assessed and/or a mechanism added to the plan which reviews delivery and provides for contingencies to delivery should Central Milton Keynes fall below its expected levels of housing delivery.

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

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**Part B – Please use a separate sheet for each representation**

Name or Organisation: Planning Prospects on behalf of Catesby

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

Paragraph	<input type="text"/>	Policy	<input type="text" value="GS22"/>	Policies Map	<input type="text" value="SEMK Proposals Map – Land at Bow Brickhill"/>
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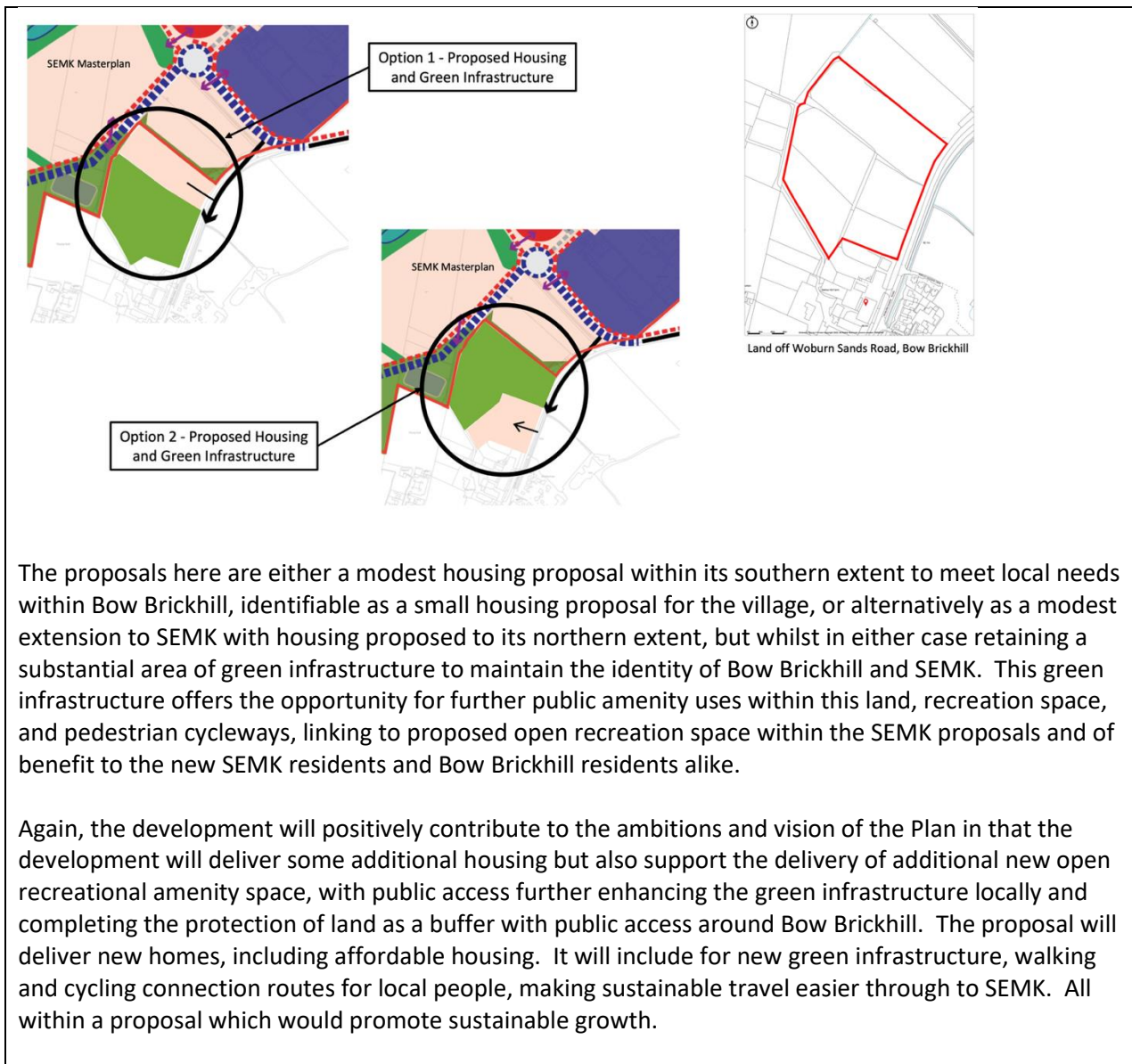
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4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="checked" type="checkbox"/>
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5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to 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 Catesby have expressed support to the re-allocation of land at SEMK, there is an opportunity however to adjust the boundaries of the SEMK allocation with a further positive area of land suitable for allocation.

**Land at Bow Brickhill** a site extending to 5.44 ha has a development potential of land of around 2.5 ha and is shown below.



The proposals here are either a modest housing proposal within its southern extent to meet local needs within Bow Brickhill, identifiable as a small housing proposal for the village, or alternatively as a modest extension to SEMK with housing proposed to its northern extent, but whilst in either case retaining a substantial area of green infrastructure to maintain the identity of Bow Brickhill and SEMK. This green infrastructure offers the opportunity for further public amenity uses within this land, recreation space, and pedestrian cycleways, linking to proposed open recreation space within the SEMK proposals and of benefit to the new SEMK residents and Bow Brickhill residents alike.

Again, the development will positively contribute to the ambitions and vision of the Plan in that the development will deliver some additional housing but also support the delivery of additional new open recreational amenity space, with public access further enhancing the green infrastructure locally and completing the protection of land as a buffer with public access around Bow Brickhill. The proposal will deliver new homes, including affordable housing. It will include for new green infrastructure, walking and cycling connection routes for local people, making sustainable travel easier through to SEMK. All within a proposal which would promote sustainable growth.

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 extent of the SEMK allocation should be extended to include land proposed at Bow Brockhill or the land allocated for housing as a proposal for housing needs at Bow Brickhill.

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

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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:

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Name or Organisation: Planning Prospects on behalf of Catesby

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

Paragraph	<input type="text"/>	Policy	GS22 SEMK SUE	Policies Map	<input type="text"/>
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**4. Do you consider the Local Plan is: (Please tick as appropriate)**

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Catesby have made submissions elsewhere alongside Fox Land with whom they control a large part of the land at South East Milton Keynes Strategic City Extension which was an allocation in Plan MK is being retained and re-allocated in the new Plan.

The re-allocation of SEMK in the new Plan is supported and is an important site which contributes to the Plan’s housing trajectory, particularly early in the plan period and to maintain the on-going requirement for a minimum 5 year supply. Working with the City Council, Catesby will be working to deliver against this trajectory and are supportive of the role the allocation is to the plan in the growth of the City in line with this trajectory.

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

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No change

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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:

N/A

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**Part B – Please use a separate sheet for each representation**

Name or Organisation: Planning Prospects on behalf of Catesby

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

Paragraph	<input type="text"/>	Policy	GS22	Policies Map	SEMK Proposals Map – Land at Wavendon
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Whilst Catesby have expressed support to the re-allocation of land at SEMK, there is an opportunity however to adjust the boundaries of the SEMK allocation with a further positive area of land suitable for allocation.

Land off Newport Road, a site extending to 4.76ha with a development potential of land of around 2 ha as shown below.



The proposals see the potential to extend and refine the SEMK development in this area, providing a highway access link to Newport Road, which as well as enhancing connectivity into SEMK, would also assist in the function of the SEMK highway infrastructure to act as an alternative transport route, with the potential to reduce traffic within the centre of Woburn Sands. Aligned with this access improvement, the site offers an opportunity for frontage housing around such a new access infrastructure, together with associated landscape green infrastructure. The development will positively contribute to the ambitions set out in the Plan and will further support the proposals at SEMK, enhancing general connectivity and accessibility at a key accessibility point to Woburn Sands and SEMK.

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The extent of the SEMK allocation should be extended to include land proposed at Wavendon.

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**Part B – Please use a separate sheet for each representation**

Name or Organisation: Planning Prospects on behalf of Catesby

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

Paragraph	<input type="text"/>	Policy	Policy GS2 Strategy for New Homes	Policies Map	<input type="text"/>
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The Plan is clearly one which embraces a strategy and ambition for growth and this is supported. It has evolved through the MK Futures 2050 Commission and aims to reach a population of 410k people within Milton Keynes by 2050, principally through sustainable and transformational growth of the city supported by significant investment in infrastructure.

Context here must recognise a fundamental aspect of government planning policy and other initiatives which are seeking to boost the supply of housing and support the Government’s stated commitment to delivering 300,000 homes a year over this 5 year parliament. Successive governments have been clear for many years, that housebuilding is critical to boosting the country’s economic growth with policies and initiatives which strongly support the necessity for more house building. A national housing crisis has seen nowhere near enough homes being built where people want to live and work especially in those places where the need for new homes is the highest. The result of long-term and persisting undersupply is that housing is becoming increasingly expensive, affordable homes are not being provided and the economic benefits are being missed. The message that this Country needs more homes, with everyone, everywhere across the Country to play its part in order to bring about economic growth, could rarely have been more strongly put.

This context is a fundamental backdrop to these representations. It is therefore essential that the new Plan provides for an appropriate level of housing where Government policy is advocating a step change

in the delivery of new housing and it is welcomed in this regard that the Plan steps up in the level of housing it intends to deliver with growth planned greater than the minimum calculation of Local Housing Need in order to support the growth ambition.

Reaching a population of 410k however equates to around 63,000 homes between 2022-2050. This is higher than the identified Local Housing Need of 50,372 new homes established using the Government's Standard Method for calculating housing need. The Plan states that its housing requirement for the MK City Plan 2050 is 50,372 being its annual LHN of 1799 over the 28 year plan period.

However the Policy also goes on to state that in line with the spatial strategy within Policy GS1, a total of 59,779 homes are planned to provide an adequate buffer on meeting the minimum housing requirement and to support the growth ambitions set out within the Strategy for 2050. The housing requirement will be used to calculate the five-year housing land supply and Housing Delivery Test. However if the higher figure is one which is being proposed to support the growth strategy, not just a buffer to deliver the lower housing requirement, then there is clearly some lack of clarity here as to what the plan requirement actually is.

The calculation of LHN as a minimum starting point for the housing requirement is set out in national policy. Catesby support the growth ambitions for the City and the increased level of growth within the plan beyond the minimum LHN. If the full ambition and growth strategy is to be met however it is important that the trajectory is robust and that the use of well used checks on progress are used and calculated against the full requirement, including 5 year land supply and housing delivery tests.

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The plan should clarify the requirement for the purpose 5 year land supply and Housing Delivery Test. If the plan is to meet its growth ambitions, then the delivery of the plan should be measured against the total 59,779 new homes planned for.

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