

Name of the Local Plan to which this representation relates:

Milton Keynes City Plan 2050

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

This form has two parts –

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

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

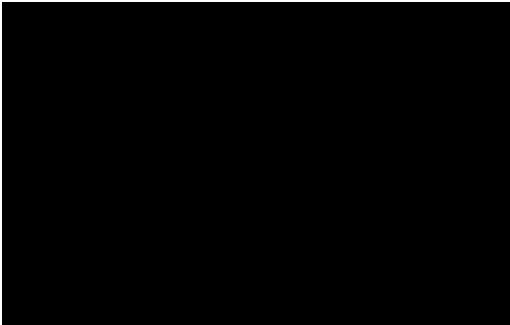
Part A

1. Personal Details*

2. Agent's Details (if applicable)

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

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

Title	<input type="text"/>	Mr
First Name	<input type="text"/>	Jason
Last Name	<input type="text"/>	Tait
Job Title (where relevant)	<input type="text"/>	Director
Organisation (where relevant)	Catesby and Fox Land	Planning Prospects Ltd
E-mail Address	<input type="text"/>	
Address Line 1	<input type="text"/>	
Line 2	<input type="text"/>	
Line 3	<input type="text"/>	
Line 4	<input type="text"/>	<input type="text"/>

Post Code

Telephone
Number



Part B – Please use a separate sheet for each representation

Name or Organisation: Planning Prospects on behalf of Catesby and Fox Land

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

Paragraph Policy Vision Policies Map

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 checked="" type="checkbox"/>	No	<input 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.

The National Planning Policy Framework (NPPF) confirms that the planning system should be genuinely plan-led. Up-to-date plans should provide a positive vision for the future of each area including a framework for meeting housing needs and addressing other economic, social and environmental priorities.

The preparation and review of all policies should be underpinned by relevant and up-to-date evidence and such evidence will continue to progress, undoubtedly, as the Plan progresses to later stages. It is welcomed that the Council are producing a new Local Plan for Milton Keynes. When adopted, it will replace Plan MK. It provides the opportunity to bring together into the Development Plan, the Strategy for 2050 together with other policies which will set out clear aspirations and requirements for development and growth in the City.

The City Plan is clearly going to be a key document that will shape the future of the City to 2050.

This vision seeks to bring transformational change, whilst protecting that which is unique to Milton Keynes and will play an important role in the City's future success. The previously published Strategy for 2050 clearly provides important context that has been integrated into the City Plan's evidence base and policies.

The new Plan sets out a Spatial Vision. The Spatial Vision is supported. Particularly so where it focuses on the need to provide more good quality, energy efficient homes including affordable homes. The delivery of new homes will positively contribute to the economic objectives of the vision, where new homes will also support economic growth and jobs. Catesby and Fox Land also support the Vision where it aims to improve high quality transportation around the City as well as providing quality open and green space, schools and services in the right places.

The Plan's objectives are also supported, where positive planning for growth within the plan can deliver on these objectives, not least supporting climate change objectives, the need to provide a range of new homes including for those most in need including affordable homes, as well as meeting wider market demand for housing.

(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.

None required.

(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:

N/A

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.*

Part B – Please use a separate sheet for each representation

Name or Organisation: Planning Prospects on behalf of Catesby and Fox Land

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"/>
-----------	----------------------	--------	---------------------	--------------	----------------------

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 checked="" type="checkbox"/>	No	<input 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.

Catesby and Fox Land alongside O&H, control the vast majority of the land within the South East Milton Keynes Strategic City Extension.

The plan confirms that in addition to the new Strategic City Extensions, the sites such as South East Milton Keynes which were allocation in Plan MK will be retained and re-allocated in the new Plan. To appropriately integrate them into the Plan they each have a new Policy reference, which in the case of South East Milton Keynes is Policy GS22, with the policy effectively being the same as Plan MK but with due appropriate adjustments to policy cross references.

The re-allocation of SEMK in the new Plan is supported. The site is identified on the Proposals Map.

By way of some context and to assist, the Council will be aware that they have already resolved to approve applications within the allocated SEMK site amounting to some 2555 dwellings south of the railway including a resolution to grant planning permission for 1920 for Catesby and Fox Land.

Construction is well underway in respect of a separate planning permission for 103 dwellings on land north of the railway line. Further applications will be progressed in due course. The development of the site, in the context of those decisions of the council, is self evidently in the process of being delivered and brought forward in line with its allocation in the plan.

Policy GS2 of the Plan identifies a minimum housing requirement for the MK City Plan 2050 of 50,372 and a total of 59,779 dwellings are planning to provide an adequate buffer and to support the growth ambitions set out in the Plan.

Table 1 to the policy identifies commitments and existing and proposed allocations. The commitments included in Table 1 include the existing Plan MK allocations and includes SEMK. This is supported as SEMK remains a deliverable, achievable and suitable site to deliver a significant number of new homes over the plan period, indeed many of which can be achieved early in the plan period given the stage of planning much of the site has already reached.

Appendix A to the plan includes a proposed housing trajectory. SEMK is relied on to deliver significant new housing from 2028/29 onwards. It is an important site to maintain the on-going requirement for a minimum 5 year supply. Working with the City Council, the developers will be working to deliver against this trajectory and are supportive of the role the allocation has in the growth of the City in line with this trajectory.

(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.

None required.

(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:

N/A

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.*