

Jack Pope

From: Lizzie Barnicoat [REDACTED]
Sent: 22 December 2025 14:01
To: NCP Engagement
Subject: Hulcote and Salford Parish Council response to Milton Keynes City Plan 2050 Regulation 19 Consultation

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To Whom It May Concern,

Hulcote and Salford Parish Council continue to be committed to making strong representation on the Milton Keynes City Plan 2050 development strategy document. As a rural community within the neighbouring Central Bedfordshire Council local authority, that shares a direct boundary with Milton Keynes local authority, it is absolutely vital that those considering the MK City Plan have due regard for the communities such as Hulcote and Salford, that will be significantly impacted by the proposals presented in Policy GS14, Eastern Strategic City Extension and Policy GS15, East of Wavendon Strategic City Extension.

Hulcote and Salford Parish Council remain fully supportive of the representation submitted by Central Bedfordshire Ward Councillor Sue Clark, and stand collectively with the local neighbouring parishes and the concerns expressed in the joint submission.

In addition, the Parish Council wish to highlight specifically the concerns previously submitted by the Parish Council in October 2024, which all remain valid. Hulcote and Salford Parish Council as always continue to be committed to engaging in consultations such as this, which given the close proximity of Milton Keynes, its continued growth expansion area all so nearby to such a rural parish means that the local authority needs to ensure the local settlement character of Hulcote and Salford is not adversely impacted going forwards by the MK Local Plan. It is important to recognise at this Regulation 19 the extreme disappoint of the lack of consideration in particular to this aspect, which is clearly defined in the NPPF. In no way, does Hulcote and Salford as a rural community feel safeguarded, with the threat of coalescence and being submerged by high density housing development a serious threat.

In regards to the proposed MK East growth it is understood this area of development is more likely to be, than not, in the style of the original MK Development Plan. It is important to look to have an increased number of walking, cycling facilities, promoting sustainable and healthy modes of transport for the inhabitants and wider communities that connect to them as well.

There must be more robust policy making needed to ensure this is delivered, not in regards to travel but also in regards to making sure homes are as energy efficient as possible with improvements in such technologies these should be utilised as much as possible. It is also understood that there is planned to be a public transport system MRT (Mass Rapid Transit), there should be careful reflection on this and how it will not only benefit the new, but in addition need to benefit the existing communities whether they have an urban or more rural outlook.

At present the Broughton/Brooklands development area is of a high housing density, not sheltered from the highways. The Parish Council would welcome an improved more sympathetic landscaping in future

expansion areas such as MK East, that is softer, more sympathetic and looks to work with the local natural environment more. Promotion of landscape buffers would be welcome, to protect the harsh impact on the local landscape such high density housing development has.

With such continued development growth it is important that the local authority are mindful of the distinctive character of Milton Keynes so the new communities within Milton Keynes also feel unique and special, like the rest of Milton Keynes do. Being mindful that they are very different from nearby local settlements like Hulcote and Salford.

With such enormous housing development expansion, the Parish Council with the local community naturally have concerns relating to highways network impact at all levels, local village roads, through to key national network junctions such as Junction 13 of the M1. Both ends of the highways spectrum are equally valued given they are used everyday by this community, so there will be anxiety over such large scale development when the network is already saturated and the village used as a 'rat run' which is well documented. There needs to be more appropriate studies and suitable protection provided to rural communities like Hulcote and Salford, with more extensive traffic modelling to account for the Marston Valley 5,000 housing development which in recent months have provided more detailed data relating to traffic movements. As well as including the traffic data information from the government approved application for the Universal Studios theme park.

Also given the highways infrastructure is managed by different organisations, taking into account the strategic direction, Officer opinion and organisation resources of a local authority being needed, alongside strategic direction, Officer opinion and organisation resources of National Highways, plus not forgetting the developers who will have their own interpretation. It really is vital that there is alignment between all parties. At present, the MK Local Plan does not address sufficiently how highways infrastructure will manage and there needs to be clearer mitigation for management of not only the major road network like Junction 13, but equally, the local road network, within Hulcote and Salford parish, which is exposed and unprotected.

Unfortunately, as the Bedford Borough Local Plan 2024 process has shown, current opinions differ enormously in regards to Junction 13 of the M1 as it also does for the A421 trunk road, involving many of the same organisation who will be involved in this Local Plan. Given this element will for the MK East development be a key factor, without forgetting the Universal Studios theme park (Bedford Borough Council) and Marston Valley 5,000 houses (Central Bedfordshire Council) which rely on both the aforementioned roads in their traffic management plans, it appears short sighted not to have a clearer strategic direction of managing this key factor during this consultation.

Part of any Local Plan process also, requires a duty to cooperate consideration with neighbouring local authorities. It is not exactly clear from the consultation on how this is being done in a meaningful way with a clear strategy given the high volume of development being placed in this area which is a concern and a worry for the Parish Council.

Such new communities will look to areas closest to them for infrastructure and at present in this part of rural Central Bedfordshire Council there is very little. There should be clearer direction already at this early stage of the Plan making process on what this support for developing new communities will look like, for example, will there be a specific body to manage this expansion like the Milton Keynes Development Corporation? Integration and connectivity when new communities develop and evolve over time is crucial, so there needs to be more specific information on what this will look like and if there is planned to be a different approach than the MKDC then clear evidence to explain why.

The Parish Council would like to add that it is disappointing that there was not any specific engagement carried out by Milton Keynes Council to raise local awareness of this Regulation 19 consultation within the

village community given the significant proposals and impact on Hulcote and Salford residents who will be affected enormously by these proposals. Whilst developing strategic planning policy there are clear NPPF guidelines to shape policy, it is really important not to lose sight of the huge impact on the well-being of the local residents who already live here will suffer. The disruption to their daily life with constant construction work taking place, ongoing road diversions making it difficult to access work, home and recreational activities, in addition to an exponential increase in traffic volumes turning a rural location more into city style living. By not having appropriate public engagement at this Regulation 19, or during any of the previous public consultations it has taken away the ability for the residents to highlight the disruption to their lives, and to actively encourage them to bring forward requests and ideas as this stage, rather than during or after the plans are implemented.

This lack of local engagement with residents by Milton Keynes Council, as well as the lack of duty to co-operate with the neighbouring local authority, do make a strong case that this Plan is not sound.

Best wishes

Lizzie

Lizzie Barnicoat

Parish Clerk

From: NCP Engagement <ncp.engagement@milton-keynes.gov.uk>

Sent: 07 November 2025 12:06

Subject: Milton Keynes City Plan 2050 Regulation 19 Consultation

Dear Consultee,

As part of Milton Keynes City Plan 2050 (MKCP 2050) Regulation 19, we are inviting local people and organisations to give us feedback on the MKCP 2050 Proposed Submission.

The MKCP 2050 Regulation 19 consultation will run from the **7th November 2025 to 5:30pm** on the **22nd December 2025**.

For further information, please see the attached letter and Statement of Representations Procedure.

You can view the Proposed Submission MK City Plan 2050, proposed submission documents and other supporting documents on our website: [MK City Plan 2050 | Milton Keynes City Council](#).

Kind Regards,

NCP Engagement

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