

Brook End Farm,

15th February 2026

Dear Madam/Sir,

Response to MK City Plan 2050 – Regulation 19 Consultation

Milton Keynes Eastern City Expansion

While I recognise that Milton Keynes must expand and I am largely in agreement with the proposed MK City Plan 2050, I would like to present some concerns regarding the proposed Eastern City Expansion, in the hope that these will be considered and acted upon to minimise damage to the biodiversity of the area and to support those people who wish to continue to live in a rural environment. I am sure that these concerns will be reflected across the rural areas impacted by MK City expansion.

Environment and biodiversity

I live in Brook End, on the western approach to North Crawley. This is currently a scenic and productive rural area. North Crawley lies on the edge of a small valley formed by Chicheley Brook, at an elevation of 300ft above sea level with westerly views of Newport Pagnell and Milton Keynes. The village and its environment retain a strong rural feel with the surrounding fields criss-crossed by a wide range of footpaths and bridleways to other villages and towns across Milton Keynes and Bedfordshire.

Farmland is managed with the principles of regenerative farming at its core and as a result, in recent years there has been a significant, positive impact on biodiversity. Wildflowers are reappearing in fields and the number and variety of birds is increasing. Ground nesting birds such as skylarks and lapwing have increased significantly, as have other previously scarce farmland birds, such as buntings, yellowhammers and linnets. Birds of prey, including kestrel, red kite, buzzard and 3 species of owl are all resident in this area, as is a range of amphibians, including all 3 species of newt found in the UK. There are remnants of ancient woodland, interspersed with established and newly planted wooded areas, all connected by established hedgerows contributing to the richness of nature in this relatively unspoilt area of Milton Keynes.

The proposed MK City Plan 2050 shows the extent of the Eastern City Expansion abutting the parish boundary of North Crawley. Extending the urban development to this boundary will shrink the land available for nature and farming and thus harm the

existing rich biodiversity in contravention of MKCC's own policies that require a minimum 10% Biodiversity Net Gain (BNG) and mandate that developments leave the natural environment in a better state than before, with post-development biodiversity value exceeding pre-development levels.

Mitigation

Identify a wide buffer zone incorporating existing and newly planted woodland to the southern and western approaches to North Crawley. There is a natural ridge extending in an arc from Hurst Farm, taking in Tickford Park Farm and crossing the North Crawley Road to Hill Farm and Newfield Farm in Chicheley. This ridge seems to provide a natural boundary for any urban development, allowing the low level land on the approach to North Crawley to become a natural buffer area. This low lying land could be planted with additional trees, connecting and extending existing pockets of woodland; Chicheley Brook, already an identified protected nature zone could be incorporated into a green park. The south facing area to the west of Rectory Farm could incorporate a small solar panel farm, thus contributing to the City Council's net zero ambitions. I would refer you to the RSPB document 'Using Solar Energy to Power a Brighter Future' which states that "Since solar panels are raised above the ground, there's room for wildflower strips, hedgerows and other wildlife-friendly enhancements to be added alongside them."; additionally, ground nesting birds would be offered some protection.

Road network and traffic

The Newport Pagnell to North Crawley road is a narrow B road, with no kerbs or pedestrian walkways. It is currently in poor condition, with collapsed drains and numerous potholes. A brook runs in the deep ditches along a large part of its length and in places the road is disintegrating into the ditches where heavy traffic has eroded the edge of the tarmac. Despite recent changes to speed limits, it remains a fast and dangerous road. The volume of traffic, including heavy lorries has increased in recent years owing to the various diversions and closures caused by the MK East development. The impact of road vibration on the older/historic properties along this road is significant; the increase in road noise and pollution affects all households. This road cannot continue to take the current volume and weight of traffic, the impact of the not yet completed MK East development, bringing an additional 5000 homes, has not yet been realised and so measures must be taken to ensure that future traffic is diverted away from this road and thus away from North Crawley and its approach from the west. In particular there must be a robust plan to ensure that all construction traffic is diverted away from the North Crawley Road.

One of the key aims, stated in MK Plan 2050 is "Protecting the defining character of Milton Keynes City, which is Better by Design, and the separate identity of our numerous rural settlements. It is important that new development respects this diversity and significant proposals for growth around the city are sensitively planned

to maximise the reuse of previously developed land and minimise their impact on the open countryside and rural communities.” I would ask that this noble aim is respected and fully implemented when considering the urban expansion towards the rural villages. In particular, design codes should reflect the vernacular style and low density housing of the villages as the urban area merges with the existing rural areas. The plan should adopt a landscape led approach to provide large buffer areas to mitigate the valued characteristics of the rural areas, in particular the important, defining landscape area between the Eastern Area Expansion and the North Crawley plateau.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Helen Beauchamp