

FOR MK COUNCIL PLANNING DEPARTMENT
Milton Keynes East Extension – Hallam Land / Keepers Place

The comments are being submitted based on it being the last opportunity to make comments before planning when I understand it will be more difficult to influence changes. I believe the Transport Assessment is key and it's vague as far as existing businesses and homes on the East side are concerned (Moulsoe area), as well as any disruption on the West side (Broughton Grounds Road).

Hallam Land - Keepers Place and its impact on existing infrastructure

I am submitting comments as a local resident of [REDACTED] who attended Hallam's presentation of their development proposals to the public at Moulsoe Village Hall in September 2025, and who understands the impact this development will have on both the community and the local businesses that operate east and west of the M1.

I want to be clear that I am not opposed to development, but Regulation 19 (IDP 19) and Hallam's website for Keepers Place (as of 14.12.25) do not include specifics on how construction traffic would be controlled or the access for existing residents and businesses. I believe this would be more detailed in a Transport Assessment when the Planning Application is submitted, but I'm commenting now before it's more difficult to challenge.

Legal concerns

The Plan does not secure or fund the link road that runs across Broughton Grounds Lane or the M1 bridge, even though these are essential for the area. It also relies on narrow rural lanes for construction and early residential traffic, and it does not guarantee a safe alternative route for the affected residents and businesses such as Broughton Grounds Business Park.

Soundness concerns

The Plan is not fully prepared because new homes would come before key infrastructure exists.

- It is not justified because the existing M1 bridge has already been identified for future public-transport-only use, meaning both current and future users will need an alternative route.
- It is not effective because rural lanes cannot safely carry construction or residential traffic without major impacts on residents and business operations.
- It is not consistent with national policy, which requires safe access and protection of established lawful businesses.

Impacts on residents and businesses

Residents will face safety risks, congestion, and disruption, while businesses depend daily on the existing bridge and lanes. If those routes are changed or restricted, proper mitigation must be provided if necessary.

Impact on residents west of the M1

People living on Broughton Grounds Lane and Fen Street would face disruption if construction traffic is ever allowed to use these routes. Broughton Grounds Lane runs alongside Brooklands Meadow Park and the children's play area, creating serious safety concerns. Fen Street is already very constrained due to added roadside parking on both sides of the road, and large construction vehicles would only increase congestion, noise, and danger.

Impact on residents and businesses east of the M1

Local homes and rural businesses rely every day on the current bridge and lanes. Any restriction or loss of access would directly affect their ability to trade and operate. Official footpaths in the area have been in use for centuries and must be preserved for public access.

Requested modifications

1. Construction traffic not to use Broughton Grounds Lane. When constructing the link road to the north towards the MKE Development, only allow a single carefully controlled crossing over Broughton Grounds Lane with measures in place to keep traffic, walkers, and children safe.
2. No homes east of the M1 should be lived in until a safe, permanent access route for residents and businesses east of the motorway is ready because the existing bridge at Broughton Grounds Lane is designated for future public transport only.
3. A Construction Traffic Management Plan incorporating the above points must be drawn up and put into action early. This plan should make sure that any construction traffic—even the single crossing on Broughton Grounds Lane—is handled safely, protecting the lanes, footpaths, and local public areas.
4. This area has a long-standing community heritage, supported by local churches, village halls, and pubs that provide social and cultural life, and the Plan should require that new development protects these community institutions and incorporates community amenities to maintain the character and identity of the area.
5. Developer-funded mitigation must be provided for any residents or businesses whose access, property boundaries, or land are affected.

I have also signed a local petition highlighting concerns: <https://focusteamlive.co.uk/broughton-grounds-lane/>

With these changes, local people could feel more supportive toward the plans.

Kind regards,

Susan Ringsell

