



The Civic Society For Milton Keynes

MK CITY PLAN 2050

A Response to
Milton Keynes City Council's
Regulation 19 Plan for Consultation

December 2025

INDEX

Introduction		p2
Our Objectives		p3
POLICY CMK1& POLICY CMK 2	Central Milton Keynes Development Framework Area and Central Milton Keynes Placemaking Principles	p4
POLICY GS13	Redevelopment of Walton Campus	p8
POLICY HQH1	Healthy Homes (D&E) Self-build and Custom Homes	p9
POLICY HE1	Heritage (a)	p10
Other Minor Points		p28

INTRODUCTION

We are pleased to present our comments on the MK City Plan 2050 on the following pages, using the relevant headings within the text.

We do not have the resources to comment in detail on the whole plan and so have restricted ourselves to matters where we believe that we can make points of relevance.

Milton Keynes is at a key point in its development. The Forum is always keen to look forward but, at the same time, we feel that it is important to look at the past. This is why we have been so assiduous in engaging with the New Town Heritage Register which will eventually plot the development of the city in a manner unlike that of any of the other British New Towns. At the same time, however, it is now important that we build upon the Register to create both some relevant Conservation Areas as well as taking the opportunity to look further backwards and establish a Local List.

As the following pages indicate, we are particularly concerned about the city centre: Central Milton Keynes (CMK). The proposals to insert a substantial volume of new dwellings into CMK, without full examination of the consequences on matters such as parking, open space and facilities seem, to us, misguided. We believe that the city's residents have been poorly served by the consultation process to date for something so fundamental to us all.

Looking across the city as a whole, we are bemused by the issues around public transport and the fact that the consultation on Local Transport Plan 5 have yet to commence. The grid gives Milton Keynes a unique traffic pattern and a will to continue impose a radial rapid transit system on a grid requires the deepest of examination. We do not understand how we can seriously consider the Plan without an approved LTP5. The issue of transport has been considered in detail in a submission by one of our members, Stuart Turner.

We hope that our comments will be of benefit to the inspection process for the Plan.

OUR OBJECTIVES

The Objectives are unsound because:

There is no Objective that relates specifically to the creation of employment opportunities. This is a major shortcoming if we are striving to create a balanced city

Proposal:

There should be an additional objective, carrying forward Strategic Objective 5 of Plan:MK: “To allocate and manage the development of employment land and pursue a vigorous economic development strategy so that the business sector and local economy are supported, existing firms can expand, new firms are attracted, the level of working skills among the local population is enhanced and the area's resident population can find employment locally “.

Comment:

We have a general concern that there is a relentless focus within the Council on the creation of more and more housing at the expense of creating a balanced city, which is typified by the approved motion at the Council meeting on 19 November 2025 which refers to “Being a new town may provide the opportunity to ensure that as the city grows, we attract even greater levels of investment in affordable homes, public transport, health facilities and other infrastructure required to deliver successful communities”. It seems a stretch to consider employment as “other infrastructure”.

Whilst there are three “Our Objectives” within the Plan that relate to Economic and Cultural Prosperity, there are none that relate specifically to a wish to create high quality jobs for our residents, in the manner of the Strategic Objective 5 in Plan:MK, referred to immediately above.

We refer below (GS13) to the need to protect the land at Walton Campus for employment use and our proposed Objective will help to give support to our argument regarding this particular Policy.

POLICY CMK1 Central Milton Keynes Development Framework Area

POLICY CMK 2 Central Milton Keynes Placemaking Principles

These policies are unsound because:

They present a prospect for development in Central Milton Keynes that will irreversibly change the character of the city centre from its current spacious, relatively low rise nature into one that is more crowded, denser and with less open space. There are critical issues with two key plans – one is grossly incorrect and the other is only visible to those who undertake a deep forensic search of the consultation material and, even then, is only available in digital form. Furthermore we feel that substantial matters (which were not apparent at the previous consultation stage) should be the subject of a proper citywide consultation exercise.

Proposal:

The policies are not fit for purpose and should be withdrawn. A more realistic proposal should be prepared in full consultation with the public.

Comment:

“It is by their centres that cities are recognised, judged and remembered. Most visitors to a city see nothing but the central area and one approach to it; and the only knowledge of a city that is shared by all who live in it is their knowledge of its centre. In the minds of residents and visitors alike, it is the image of a city’s centre that is called up by mention of its name: for all, in a real sense, the centre is the city.”

This paragraph, which so eloquently describe the importance of city centres, come from the 1968 Master Plan for the expansion of Peterborough under the New Towns Act: they are wise words.

The particular importance of Central Milton Keynes (CMK) to the city’s residents and businesses was exemplified by the Inspector who, when considering the draft Central Milton Keynes Business Neighbourhood Plan, insisted that the public vote should be extended beyond the plan’s boundaries of Central Milton Keynes to the whole of the then Borough. We believe that this was a rare, if not unique, decision. The public wholeheartedly endorsed the Plan with majorities of 72,668 residents and 309 businesses. This indicates, we suggest, a strong interest of our residents and businesses in our city centre.

We understand that places have to change and evolve – the Forum has never resisted the principle of change *per se* but we have always been concerned that, where change occurs it should be “good” change and not “bad” change. **It is vitally important too that, in presenting plans, they should be readily comprehensible to the wider public, supported by them and be capable of realization.**

We do not think that the proposals for CMK are so realizable. Like our comments above under *Our Objectives* we feel that the matter is being driven by sheer housing numbers rather than taking a broader look at the type of city centre that Milton Keynes needs for the future.

The following represent our particular thoughts:

Lack of consultation

The Plan posits major changes for CMK – some are readily comprehensible from the documentation but others are not. It is only by the most determined of forensic exploration of the Plan’s policies that one encounters the plan below (from the Strategic Housing Land Availability Report) which lays bare the reality of the wish to provide 16,000 new homes in MK. Regrettably the plan only seems to be available in digital form, and does not form part of any printed documents (as far as we can tell because it is absent from the pdf version of the Plan¹). This is a gross mistake and we think that, if members of the public were fully aware of it, it would provoke great concern. It should have been included in the main documentation.

¹ Available at <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/mk-city-plan-2050/evidence-base>

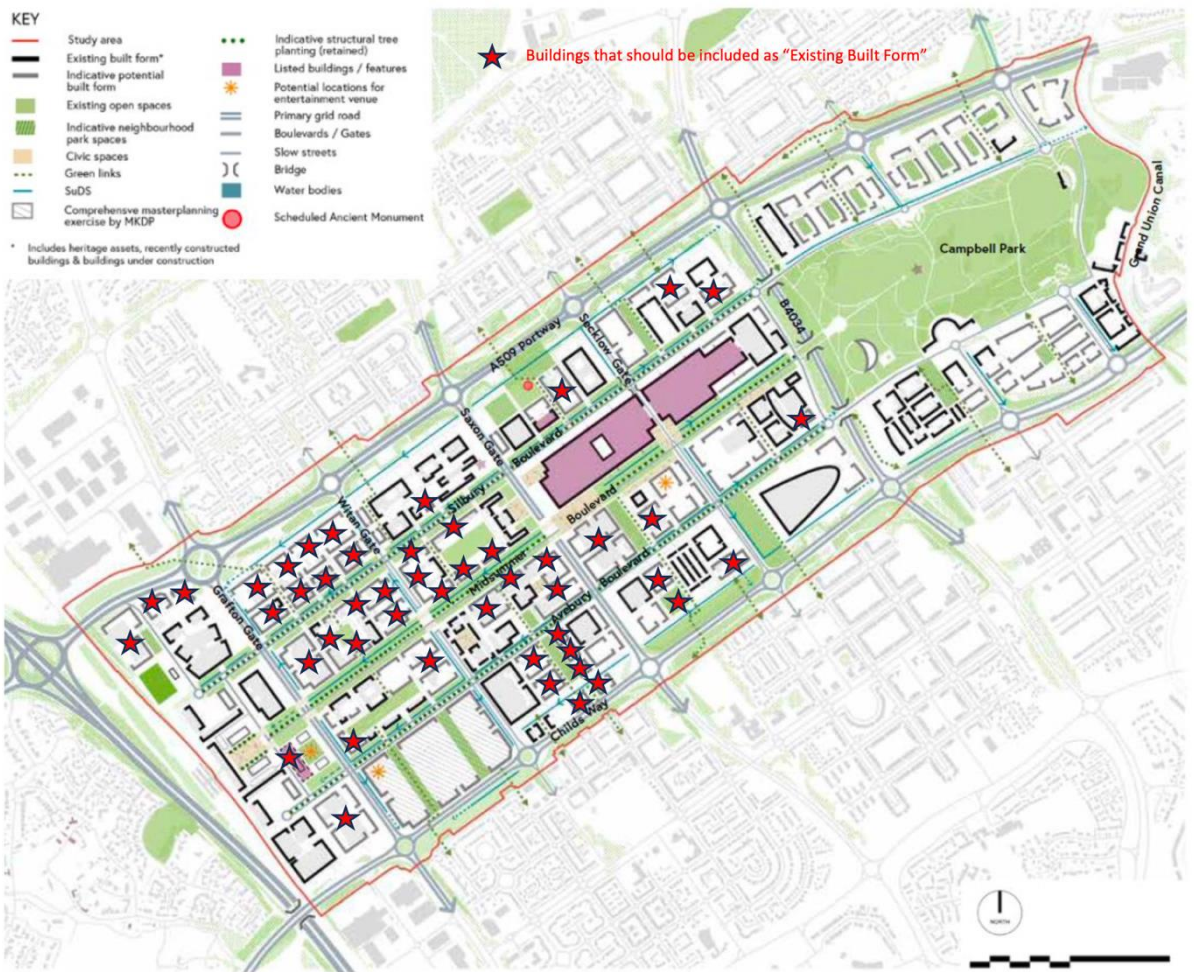


We are concerned about the actual consultation process for the Plan, which minimized personal contact in favour of online material. There was one consultation event in CMK – on the top floor of Margaret Powell House, Midsummer Boulevard on a Friday afternoon (13 September 2-8pm) – there was not even a board on the pavement outside to tempt the curious passer-by into the building. There should have been manned displays in Centre MK to publicise this and the whole plan.

Recent change and room for manoeuvre

CMK has been through a period of subtle but important change in recent years with many building owners taking benefit of changes in planning legislation to convert offices to residential use and add two upper stories with deemed planning consent. This means that a high proportion of the building stock in CMK is now “fit for purpose” and the opportunities for further redevelopment are severely diminished. It is in this context that Figure 7 (Central Milton Keynes Development Framework – see below) is highly misleading because, in showing “Indicative Built Form”, it is seeking to imply that such buildings could be demolished and rebuilt to a larger footprint, whereas the reality is that many of them have already been redeveloped. We have identified nearly 50 buildings that should have been marked as “Existing Built Form” – see below.

Figure 7. Central Milton Keynes Development Framework



CMK Development Framework showing MK Forum Corrections

Apart from the block B4, the only realistic options to provide housing sites in number is to build on the ground level parking spaces, but there is no analysis anywhere that we could find in the documentation to assess the implications of this and how the city would then balance the need for parking for new and existing residents with that of visitors to CMK. Whilst there are references within the documents to multi-storey car parks, there is no indication regarding their size and location(s). Our initial assessment concludes that, if all of the car park spaces are built on as shown, we will lose in the order of 5,700 spaces (c25% of the total) and, also, 740 trees. We feel that the implications of this issue are a gross omission from the City Plan 2050.

Retail

A thriving city centre needs a wide range of retail and catering units. High street brands are well catered for in Centre:MK and Midsummer Place but high rents mean that there are few units for local independent traders to create the secondary shopping areas that are important components of vibrant shopping areas. The repurposing of Lloyds Court has been an example of what can be achieved but we still feel that CMK could be a lot better. We have long advocated the need for a Boxbark style of development using shipping containers or other temporary/semi-permanent types of unit that can fill the gap in the retail/leisure sector. As well as Midsummer Boulevard East (to which we refer below) we think that such units could be placed in the parking bays alongside the boulevards, say Midsummer Boulevard between Saxon and Witan Gates or, as a grouping, on the temporary car park to the east of The Point. There is nothing of any substance in the Plan to create units for this important sector of the retail market.

Midsummer Boulevard East (MBE)

MBE (principally the area of the Boulevard between Saxon and Secklow Gates) should be the beating heart of the city. It should be a focus of civic events and celebrations – the location for a large screen to watch major sporting events, the place where we celebrate MK Dons winning the FA Cup (one day, maybe), where we have the New Year Countdown and a place where one just goes to meet friends or hang out. In short, it should be the most important single space in the city, our equivalent of a Market Square. And yet....it is not.

It was for precisely such reasons that the potential replanning of MBE was the result of a series of workshops that were held during 2014 involving nearly 100 people from all sectors of the community: “The overarching intention was to ensure that MBE would make an enhanced and positive contribution to the economic, social and environmental improvement of the Primary Shopping Area within CMK “². The Council was an active participant of the workshops (as was MK Development Partnership) and senior officers from both were present, from the Chief Executive of the Council down. There was a remarkable unanimity from all sectors about what was required and yet somehow, (and with considerable disappointment), the event and the resulting documentation seems to have slipped from the Council’s corporate memory – it is not mentioned in either the Central Milton Keynes Placemaking Principles review by Allies and Morrison or the City Plan (even though the Council was reminded of it in our response to the Reg 18 consultation, although we note that our response about this was not included in the published comments).

In the period since the workshops there have been two planning applications for The Point (one of the major sites fronting the Boulevard) and the applicants have had to work in a void regarding how their buildings were to relate to the area in front of their property – it is not the best way to secure high quality buildings and spaces.

To make matters worse, the City Plan 2050 Master Plan Framework proposes a Civic Square, not on Midsummer Boulevard East (which was the area supported by the public) but in the confined area of Midsummer Boulevard **west** of Midsummer Place: it makes no mention whatsoever of what is to happen to the land to the east.

In short, therefore, there is nothing of any pertinence in the Plan for the most important single area of the city centre, if not the city as a whole – we simply do not understand why this should be.

We would ask that the Inspector is provided with the agreed documents from the workshops.

² Positively Influencing the Future of Midsummer Boulevard East (2nd Workshop)

POLICY GS13 Redevelopment of Walton Campus

This policy is unsound because:

It removes an important strategic site that could be developed for office and research purposes to take the benefit from the existing nearby sites of the Open University (Walton Hall) and MSD (Walton Manor) and for the wider benefit of the development of Milton Keynes.

Proposal:

The policy should be deleted. For the sake of completeness this should also include the deletion of the site currently occupied by the Open University in Timbolds Drive, Kents Hill in Policy GS2.

Comment:

We are concerned that Milton Keynes is being slowly denuded of high-quality employment sites suitable for office and research purposes in favour of residential use, either as a result of demolition or repurposing – see, for example, Shenley Wood³, Caldecotte Lake Drive⁴ and Linford Wood⁵. The situation is exacerbated by the fact that such changes can occur as Permitted Development.

If Milton Keynes is to compete with other locations, either within the Oxford – Cambridge Corridor or elsewhere, it has to be able to offer sites that are attractive in terms of physical aspect and location. Walton Campus is just such a site, adjoining existing parkland with good communications to the rest of Milton Keynes as well, as being adjacent to the Open University. In short, it is an ideal location for offices and research purposes.

Whilst Table 4 (p28) of the MK City Plan 2050 identifies sites for research and development, they are very much “scrag ends” – sites land over from the wider development of the gridsquares in question. The only other sites of an appropriate size that could be considered for such purposes are in the Expansion Areas but their timescale is too remote and, in any event, current developers in Milton Keynes seem very much focussed on the creation of large footprint warehouses rather than business and research parks.

Alongside this, the plans for Milton Keynes, at a broad level, do not suffer from a shortage of housing land – at least, not to the extent of having to sacrifice high quality employment land to meet demand.

We are also concerned that, should the policy be approved as drafted it would set an unwelcome precedent should MSD decide to move from their nearby site at Walton Manor.

The Open University has a worldwide reputation as an academic institution and we should reinforce this by using the surrounding land for complimentary uses for the wider benefit of Milton Keynes.

³ 21/03650/OUT

⁴ 24/01127/PRIOR

⁵ 23/00358/PRIOR

POLICY HQH1 Healthy Homes

This policy is unsound because:

Whilst the basic proposal is laudable and supported by us, we do not think that it is strategic enough to deliver the numbers of self-build plots that are required. Furthermore, we do not consider that the architectural variety that such houses produce has been properly considered.

Proposal:

We therefore propose the following two changes:

- a) Subsection D: add after "will be supported""**and such sites (detailing approximate plot numbers and sizes) will be identified in Design Codes as appropriate**".
- b) Subsection E: add "**For the avoidance of doubt individual plots will not be marketed until they have each been properly fenced and provided with foul and surface water connections and with the strategy and programme for gas, electricity, telecommunications and water connections having been agreed with the appropriate providers**".

Comment:

Self-build plots can result in a wide variety of designs which, depending upon one's point of view, can be seen as either a positive or a negative attribute. This, in turn, can impact upon their location either along a frontage road (eg Wedgwood Avenue, Blakelands) or a backland site (eg Burewelle, Two Mile Ash).

Accordingly, the location, sizes and numbers of contiguous plots need to be considered from the outset – and the appropriate documents to reference this are the Design Codes for the relevant areas.

We have been extremely disappointed therefore that the two Design Codes for Milton Keynes East do not mention self-build (even though the provision of such plots are conditions within the two planning approvals)⁶ and we therefore think that it is vitally important that this needs to be properly addressed at policy level.

We also feel that the wording in respect of marketing needs to be tightened up to avoid land owners paying lip service to the condition, marketing plots that are not properly serviced and subsequently arguing that there is no demand and, therefore, that the land should revert to them so that they can build housing themselves.

⁶ 21/00999/OUTEIS and 21/03420/OUTEIS

POLICY HE1 Heritage (a)

This policy is unsound because:

There is no definition of “Heritage Asset” within the Milton Keynes City Plan 2050. This could cause confusion when assessing planning applications and could lead to the demolition/alteration of buildings that have a local importance together with the loss of the opportunity to record them in their original state.

Proposal:

There should be a definition of “heritage asset” within the Glossary. We suggest that the definition within the NPPF is used (as amended in bold to recognise the particular situation in Milton Keynes): “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing **and those nominations made for inclusion on the Milton Keynes New Town Heritage Register but not yet evaluated by the Assessment Panel**).”

Comment:

The need to have a “Local List” of buildings of the New Town era (1967-92) was recognised in both the Milton Keynes Core Strategy⁷ and Plan:MK⁸ and, in 2017 nominations were sought from the public. Around 240 were received, most of which were submitted by Milton Keynes Forum. An Assessment Panel (which included the Forum) was duly chosen to consider the first batch of 160 of the nominations and, in September 2024, a Delegated Decision confirmed the selection of the first 133 entries to form the initial part of the Milton Keynes New Town Heritage Register.

However c60 nominations remain to be assessed and there is no timescale for this to be completed, meaning that these properties are left in limbo. In the interim there has been an inconsistent approach within the Council to planning applications involving the nominated properties:

- In one case (23/00318/FUL) the Officer’s Report includes the comment from “Conservation and Archaeology” that “it is difficult to conclude whether the building meets the definition of a non-designated heritage asset” before then asserting that “as guided by the comments from the Conservation Officer, it is not considered that the building would fall under the definition of a non-designated heritage asset”. The application was duly approved. In making our comments on the application we asked that, if it be approved, there should be a condition to record the building’s current state (which seemed entirely appropriate in the circumstances) but this was not done, albeit that a subsequent conversation between the Forum and the applicant’s architect confirmed that they would have had no objection to this. The formal opportunity to record the state of the building prior to the alterations was therefore lost.
- In another case (24/01613/FUL) the Officer’s report makes no reference to the Register, albeit that we had referenced it in our objection. As a consequence, there was no condition imposed to record the building in its current state (which would be the norm in such circumstances). We have asked for an explanation for the way in which the decision was made but have not received a response.

This inconsistency is an unacceptable situation and it should not require the Forum to be ever vigilant. Once spaces are lost, or buildings demolished, they cannot be reinstated or recorded. As a consequence there should be a default position, in assessing planning applications for buildings nominated for inclusion in the Register, whereby it is assumed that any nominations to the Register will be confirmed, until a final decision has been made by the Council. This seems an entirely reasonable and non-contentious point.

⁷Milton Keynes Core Strategy Adopted Version July 2013 - Para 15.5 - Plan:MK 2016-2031 (Adopted March 2019) Section 13.5

POLICY HE1 Heritage (b)

This policy is unsound because:

It does not properly protect key important buildings and developments that tell the story of the history of Milton Keynes.

Proposal:

Add additional wording to para 380, inserting new section 2 and renumbering subsequent sections: Section 2 to read: “We will commence work to review and prepare a) a citywide “Local List” and b) if appropriate, designate five new Conservation Areas that are important in telling the story of the development of the New Town of Milton Keynes, as shown on the following plans: Central Milton Keynes (west) , Central Milton Keynes (Station Square) and the three housing exhibition villages of HomeWorld 81 (Bradwell Common), Energy World (Shenley Lodge) and Future World (Kents Hill)”.

Comment:

The NPPF recognises the importance of heritage assets as being “an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations” (para 202). Furthermore, the Planning (Listed Buildings and Conservation Areas) Act 1990 (s69) requires that “Every local planning authority—

- a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and
- b) shall designate those areas as conservation areas”.

We have been disappointed in the Council’s overall approach to the city’s built heritage which ranges from our initial excitement over the diligent commissioning of the New Town Heritage Register to the frustrating delays in its completion and the lack of any sign of wanting to follow this with a citywide Local List. We note, also with disappointment, that the Council was not one of the 170 authorities which contributed to Historic England’s RRS Local Heritage Lists: The National Perspective report (38/2025).

It seems to us that there is a lack of resources within the Council’s Planning Team to deal with such matters. Whilst we understand the issues around Local Lists being a non-statutory matter, by comparison, Buckinghamshire Council assessed 3440 nominations over a three year period (2021-4) of which 2217 were chosen to form a countywide Local List.

As far as a citywide Local List is concerned, perhaps we can suggest an approach, inspired by the Newport Pagnell Town Council, which produced a draft Local List for the town as part of their preparatory work on their Neighbourhood Plan?⁹ Whilst the List did not proceed any further (we do not know the reasons for this) it occurs to us that the Council could use the fact that MK is fully parished to ask each Parish to produce its own draft list, which could then be assessed by a citywide Assessment Panel, in the manner of the New Town Heritage Register. The main onus of compilation would therefore fall to the individual parishes with the Council acting in a co-ordinating role of administering the project, running the assessment process and producing the final List. This would be a good citywide project and would also help to raise the profile of the parishes, a number of which already have heritage groups of one form or another - see the Milton Keynes Heritage Association website (mkheritage.org.uk).

Looking specifically at our New Town heritage, whilst the incomplete New Town Heritage Register helps to tell the broad spread of the development of Milton Keynes, there are five particular developments for which, we feel, a greater protection is required and designation as Conservation Areas seems to be an appropriate move:

- a) Central Milton Keynes (West): The area that we are proposing represents the first phase of development of CMK, in which low rise buildings are generally subservient to the trees. It is under particular threat from insensitive surrounding development (as we have outlined elsewhere in our submission) and we feel that it deserves an extra layer of protection for its importance in telling, not only the story of the development of Milton Keynes but also the

⁹ Newport Pagnell Neighbourhood Plan Review: Newport Pagnell Design Study May 2020 (<https://www.milton-keynes.gov.uk/sites/default/files/2023-03/5.%20Newport%20Pagnell%20NPR%20Design%20Study%20May%202020.pdf>)

nationwide UK New Town development programme.

Whilst other New Towns developed their central areas on virgin land, Cumbernauld and Milton Keynes were the only ones to do so with architectural style and verve and, whilst the former is now much derided, Milton Keynes has been hugely successful and deserves to be celebrated as such.

The architectural quality of the area that we have proposed is already recognised through national Listing of two buildings (the Shopping Building and the Library) and one sculpture (Octo) and contains ten entries on the New Town Heritage Register (with a further two nominations awaiting consideration). It is clearly therefore an area of high architectural quality and protection via Conservation Area status is a perfectly logical next step.

The row of buildings on the north side of Silbury Boulevard between Witan Gate and Saxon Gate, is a particularly fine grouping (especially when viewed together from the south of the Boulevard) that would be destroyed were one of them to be replaced with a fifteen-storey tower, as per the CMK Building Heights Threshold Plan (MK City Plan 2050 Fig 9).

- b) Central Milton Keynes (Station Square): The recent, radical transformation of Station Square was undertaken without (apparently) the need for planning consent because it was classed as “maintenance”. We queried this because, to us, “maintenance” is the conscientious repair of what exists rather than its wholesale alteration but, as the work was underway, it seemed futile to raise objections. However, we want to preclude such a situation arising in the future and ensure that work of such scale is undertaken with public awareness and consent. The Square, and the fact that it is flanked by three buildings with identical facades, is vital for the perception of the city to those who arrive and leave by train and we feel that it is critically important that it has a level of protection to recognise this. To quote from the Council’s formal application for city status in 2021 “Emerge from the central railway station...and you could not be anywhere else in the UK”. Station Square is the city’s most important formal space and deserves an appropriate level of protection.
- c) The three housing exhibition sites of HomeWorld 81, Energy World and Future World. The exhibitions were important to put a national focus on the New Town of Milton Keynes at differing times in its development.
 - a. HomeWorld 81 (2-31 May 1981) was designed to promote the New City as an attractive place to live and work and build upon the success of the recently opened Shopping Building, opening the eyes of people to Milton Keynes. Developers from around the world were invited to build a “house for the future” and we have houses from Canada, New Zealand, Sweden and Denmark as well as a group of distinctive dwellings from exhibitors from the UK. Our proposal covers the whole of the exhibition site, including dwellings that were subsequently built on plots that were used for temporary exhibits during the exhibition. The exhibition featured 19 developers, who built 36 separate units.
 - b. Energy World (23 August – 21 September 1986) built on the ground breaking work that had been undertaken by Milton Keynes Development Corporation and the Open University in the field of energy conservation, particularly in housing. Developers were invited to build houses that were at least 33% more energy efficient than those built to the then Building Regulations standards, with the assessment methodology becoming, in due course, the National Homes Energy Rating scheme. As with Homeworld 81, our proposal covers plots that were built at a later date. The exhibition featured 58 units built by 21 developers).
 - c. Future World (6 June – 10 July 1994) was important in publicising the city in a post-MKDC era. It was built at a time when the economic situation was more challenging and, whilst it has fewer exhibitors (16) and fewer exhibits (34), its compactness means that it has stood the test of time better than its two predecessors.

HomeWorld 81, Energy World and Future World are an integral part of the national story of Housing Exhibitions held at various times in the Twentieth Century which encompasses exhibition sites at Letchworth, Gidea Park and Welwyn Garden City¹⁰, all of which already have Conservation Areas status. It seems a logical step to protect our three sites in a similar

¹⁰ Letchworth (Cheap Cottages Exhibition, 1905 and Urban Cottages Exhibition, 1907), Gidea Park (1911) and Welwyn Garden City (1922)

fashion and we would therefore argue that the case is not a matter of “if” but more one of “when”. We are particularly concerned that the inherent architectural quality of the areas is in danger of being eroded by permitted development, as shown in the photos of houses in Energy World below, and we think that it is vitally important to act sooner rather than later.

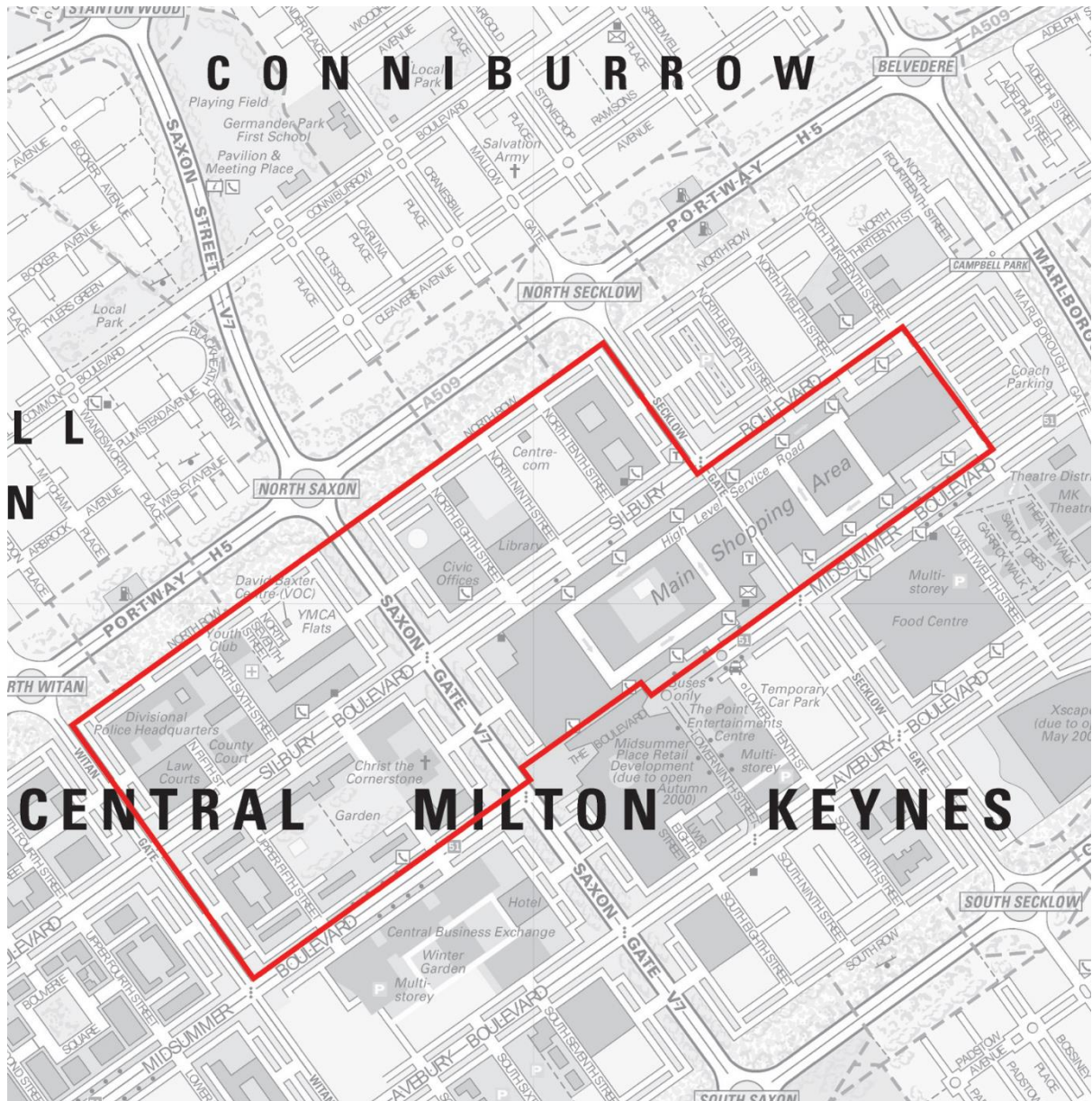
We appreciate that our proposal for new Conservation Areas might find resistance from the Council at a time when they are busy with the expansion of the city but we would strongly argue that this should not be used as an excuse to neglect the past. Indeed, one of the reasons that our city has been successful is precisely because of the developments to which we refer and it is important that their proper place within the story of the city should be protected and not allowed to be eroded.

The designation of new Conservation Areas can have long gestation periods. By way of illustration, the 2013 Core Strategy referred to “an urgent need to identify and catalogue this resource to identify the best and most valuable examples (*“of high quality modern architecture in the city”*)”¹¹ and, twelve years later, the task has still not been completed.

We feel that the Conservation Area that we have proposed are a logical step forward from the New Town Heritage Register and are non-controversial as they only give further recognition to buildings and spaces which have already been recognised as being better than the norm. The words “Milton Keynes Better by Design” have been adopted as a strapline in recent years by MKCC and, indeed, the same words appear on the cover of its City Plan 2050. We feel that it is vitally important therefore that the Council acts on the principles which it is keen to espouse so prominently and we hope that they will support our proposed amendments to the Plan.

The suggested boundaries for each Conservation Area are shown on the following pages together with some current photos of the proposed sites.

¹¹ Para 15.5 (which also noted “We need to manage the growth of the city to avoid the fragmentation and loss of these recent historical assets).



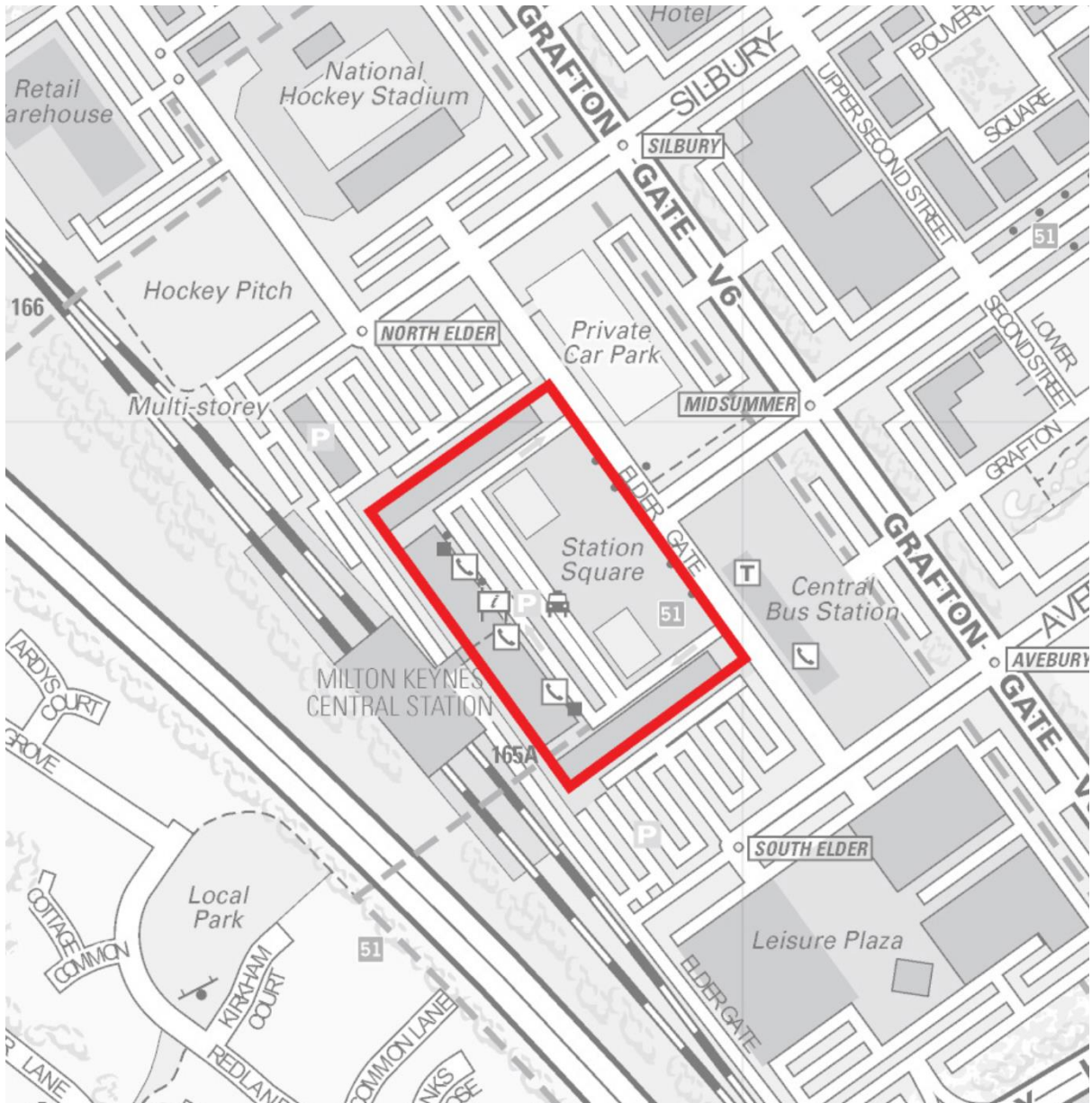
CENTRAL MILTON KEYNES (WEST)



CENTRAL MILTON KEYNES (WEST)



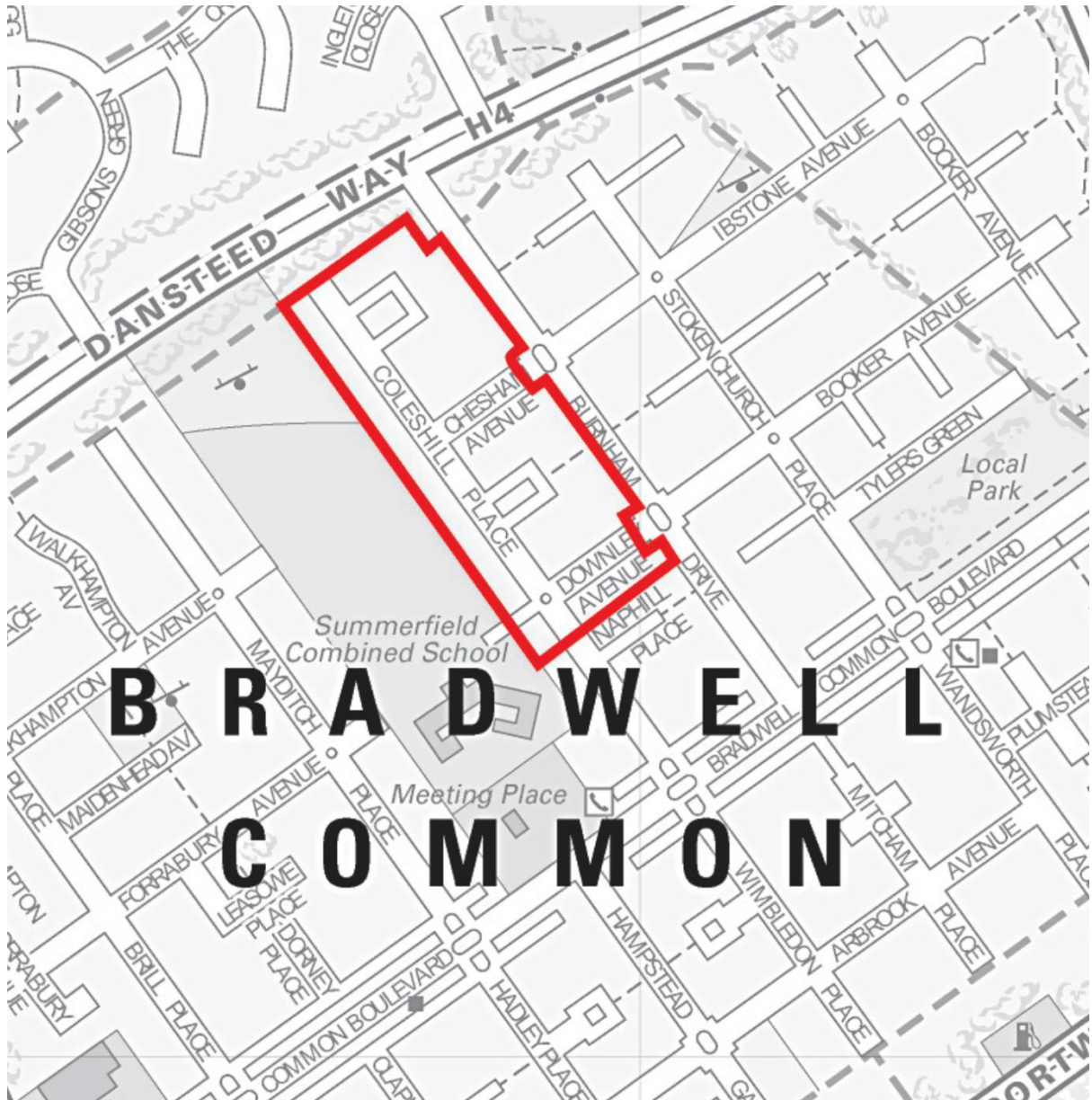
CENTRAL MILTON KEYNES (WEST)



CENTRAL MILTON KEYNES (STATION SQUARE)



CENTRAL MILTON KEYNES (STATION SQUARE)

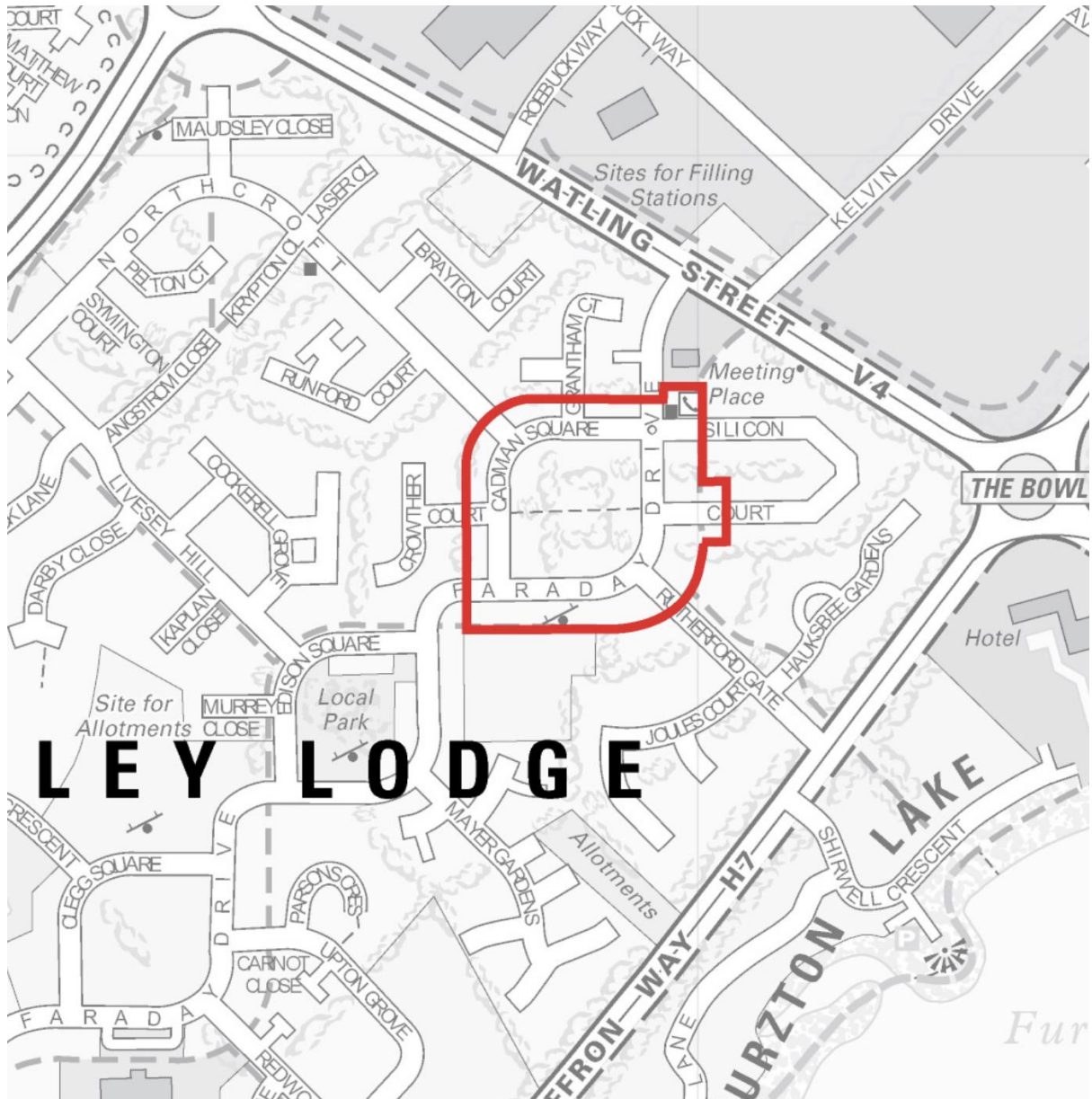


**B R A D W E L L
C O M M O N**

**HOMEWORLD 81
BRADWELL COMMON**



**HOMEWORLD 81
BRADWELL COMMON**



**ENERGY WORLD
SHENLEY LODGE**



**ENERGY WORLD
SHENLEY LODGE**



2012



2024



2014



2024

**ENERGY WORLD
SHENLEY LODGE**



**FUTURE WORLD
KENTS HILL**



**FUTURE WORLD
KENTS HILL**

OTHER MINOR POINTS

We have noticed a small number of other points that probably should be addressed in the Plan:

1. There should be definitions of “Metro Corridor” and “Independent Design Review Panel” – should the Forum be a member of the latter, we wonder?
2. Perhaps it might be preferable to use the English spelling of “Annexe” rather than the American one (“Annex”)?
3. PFHP 4 (B1 - Allotments) – Whilst we have no particular views on the matter, it occurs to us that there will always be demand for allotments somewhere within the city and, if there are sites in one area that are not viable, then perhaps they should be replaced with equivalent sites elsewhere. In short, viability should not be used as an excuse to reduce the number of allotments throughout the city.

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

Mr

First Name

Tim

Last Name

Skelton

Job Title

Chair

(where relevant)

Organisation

Milton Keynes Forum

(where relevant)

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:

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

Paragraph

Various

Policy

Policies Map

4. Do you consider the Local Plan is: (Please tick as appropriate)

4.(1) Legally compliant

Yes

No

4.(2) Sound

Yes

No

4.(3) Complies with the Duty to co-operate

Yes

No

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.

Please see attached submission

(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.

Please see attached submission

(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

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:

To present our response and answer any questions that the Inspector might have.

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.*