

MK City Plan 2050: Emerging Growth Options

Planning Cabinet Advisory Group

February 2024

Outline

- What we are presenting today
- Process for defining growth options for the draft Regulation 18 Plan
- Take a look at the options
- Feedback
- Next steps



What we are presenting

- Emerging strategic options and early indication of preferences, to consider in preparing the draft MK City Plan for consultation summer 2024
- These sites have been promoted to us by developers. The exceptions are options within the built-up area of Milton Keynes
- This work is still draft and subject to change after further technical work and engagement with stakeholders



How we define growth options

Three steps:

1. Define a long list of all possible options using a bottom-up approach through the Land Availability Assessment
2. Short list of Growth Options by combining bottom-up with top-down approach
3. Test Growth Options through Sustainability Appraisal, using evidence base, and select a preferred set of Growth Options – the Spatial Strategy for the MK City Plan



Step 1: Defining the long list

Bottom-up approach

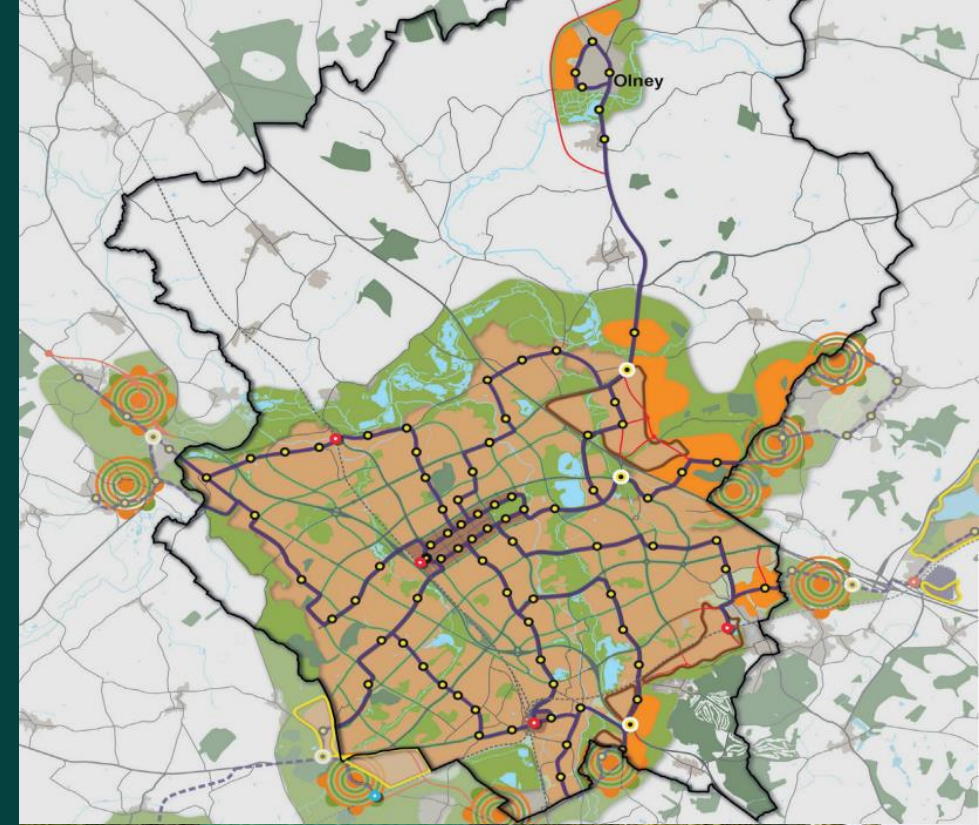
- Land Availability Assessment: consider constraints, deliverability and appropriate density to give an indicative capacity
- Constraints include but not limited to flood risk, quality of agricultural land, designated wildlife sites and habitats (e.g. ancient woodland), large areas of designated open space (e.g. pocket parks, linear parks), minerals areas, heritage assets, etc
- Consider phasing (when could a site provide housing) and mix of housing and other land uses that a site could provide (ongoing work)



Step 1: Defining the long list

Top-down approach

- Strategy for 2050, wider Council strategies
- Our needs (e.g. housing, employment)
- How much housing we've already planned
- National policy – tests of soundness
- Likely housing land supply at point of adoption and throughout the plan period – phasing of development
- Opportunities from infrastructure projects or other investment (e.g. MRT, EWR);
- Other relevant strategic considerations



Step 1: Defining the Long List

- Many sites have been discounted as unsuitable
- 14 broad locations have been identified, with variations within options (i.e. different combinations of sites)
- Work to assess and define options ongoing – landscape work, assessing capacity, and phasing of sites. This may reduce some sites, or even knock them out completely
- Numbers of homes are indicative at this stage, further work is ongoing to make reasonable assumptions
- Early indication of preference based on initial site assessment work and ‘top down’ considerations
- Other sites may be put forward by developers or identified as we continue work on the plan, and promoters will challenge our conclusions on unsuitable sites



How much new housing do we need?

- Planning for 63k (inc buffer) needed to ensure a sound plan
- Number aligns with the Strategy for 2050 but has an evidential basis
- Current supply of c. 30k homes
- This means we need to allocate c. 33k for homes in the MK City Plan 2050.
- We have up to 80k of proposed capacity of sites across the whole city area to consider



What are we looking for?

Key Criteria

- Enough sites to meet our housing need
- Ability to deliver the homes
- Diversity and phasing of supply
- Meets national guidelines

Strategy for 2050 priorities include:

- Protecting and enhancing the unique characteristics of Milton Keynes
- Delivery of physical and social infrastructure
- Sustainability and transport links
- Improving the lives of existing residents (e.g health)



Step 1: The long list

Urban	City expansion	Key Settlement Expansion	Freestanding Settlement	Rural	Other
CMK ~ 15.5k homes	Eastern expansion 1.8k - 25.8k homes	West of Olney 800 - 1.1k homes	MK North 3.7k - 12.5k homes	Expansion of villages 2.5k - 3.7k homes	North of Newport Pagnell ~ 800 to 1k homes
Bletchley ~ 1k homes	Southern expansion 580 - 3.7k homes				Regeneration estates unknown capacity
Brownfield redevelopment ~ 2k homes	WEA continuation 2k - 2.7k homes				
Transport hubs ~ 2.4k homes	East of Woburn Sands 1.9k - 3.7k homes				
Estate infill 1.4k - 2.3k homes					

Distribution of options

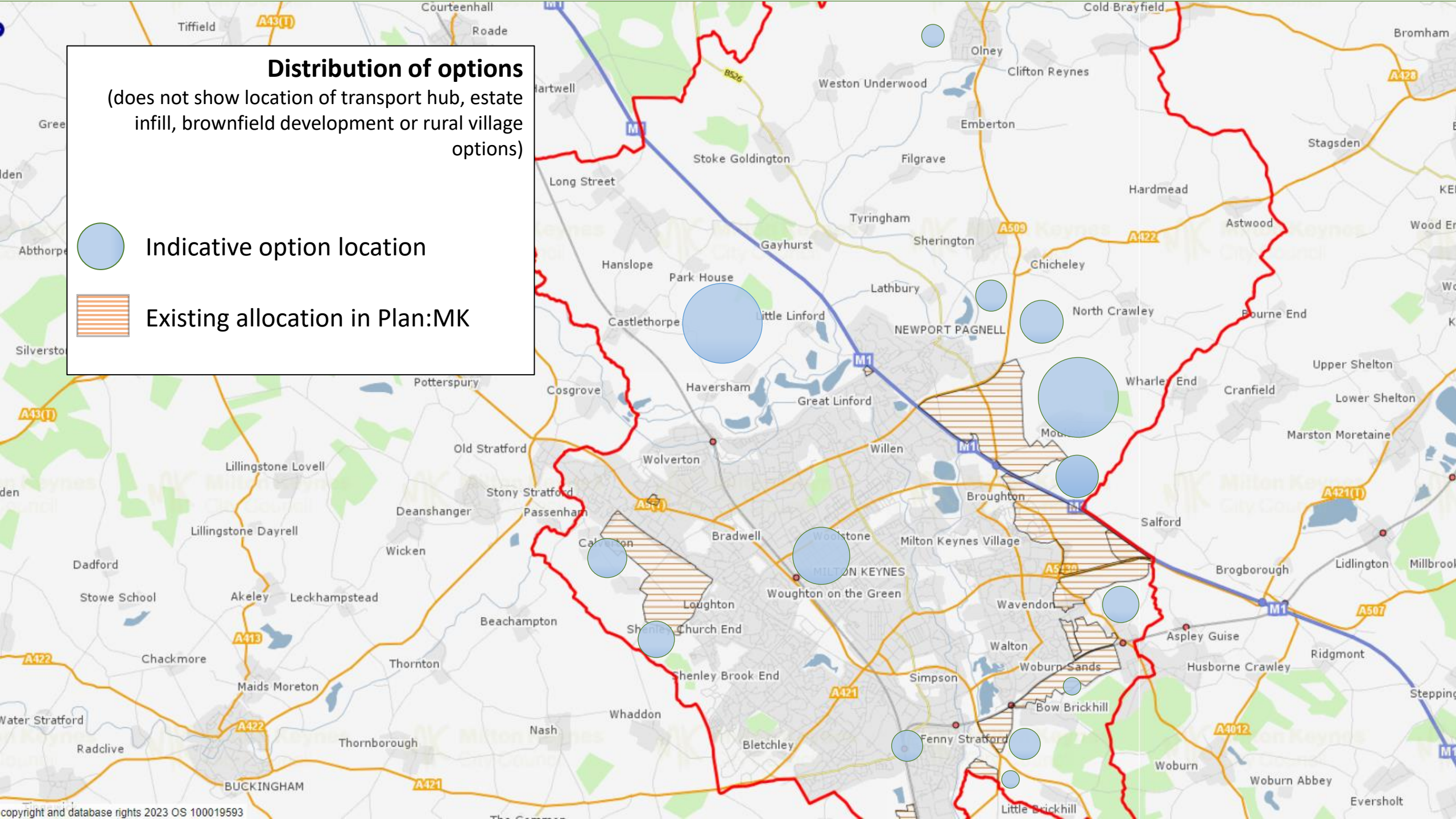
(does not show location of transport hub, estate infill, brownfield development or rural village options)



Indicative option location



Existing allocation in Plan:MK



CMK

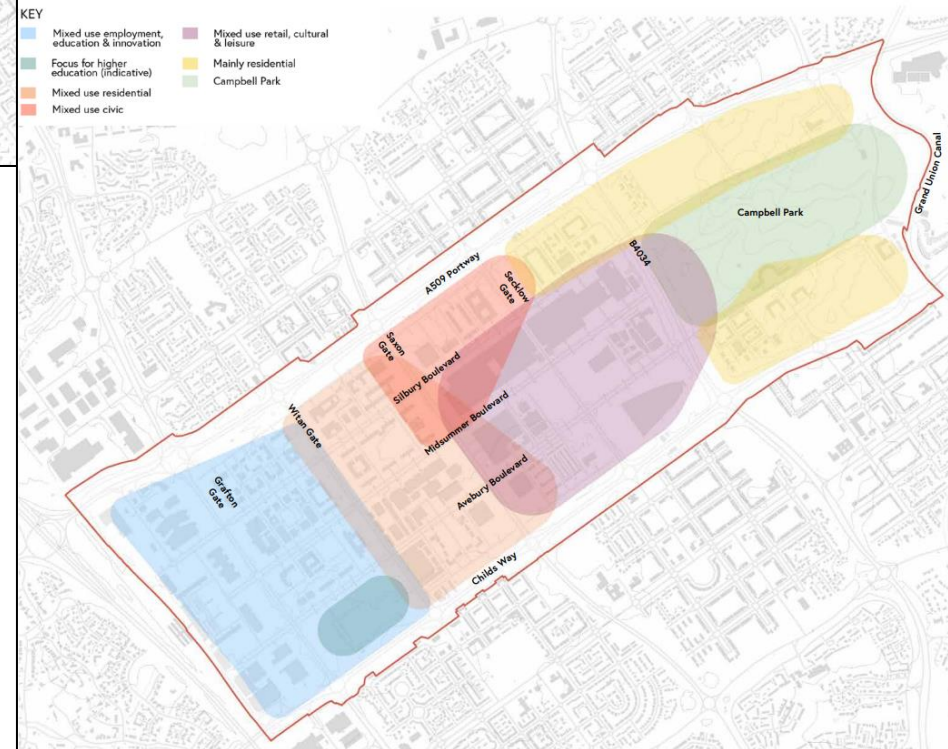
Potential for circa 15.5k homes at Plan:MK CMK densities

Initial view - positives

- Support objectives for a thriving, bustling and healthy city centre and city as a whole
- Sustainable location and form of building – lowest cumulative and locked in carbon emissions
- Very significant number of homes provided to help meet needs

Initial view - negatives

- Housing mix and affordability may make a limited contribution of family and affordable homes
- Potentially performs less well in terms of climate resilience (urban heat island, surface water flooding)
- Further work on the deliverability of development and supporting transport and placemaking interventions needed



Bletchley

Potential for circa 1k homes at Plan:MK densities

Initial view - positives

- Support wider objectives for improving central Bletchley
- Sustainable location and form of building – lowest cumulative and locked in carbon emissions
- Meaningful contribution to meeting housing needs

Initial view - negatives

- Housing mix and affordability may make a limited contribution of family and affordable homes
- Potentially performs less well in terms of climate resilience (urban heat island, surface water flooding)
- Partly dependent on EWR project delivering improvements to Bletchley Railway Station



MK North (Freestanding Settlement)

1. Full area: 6.2k – 16k homes* + employment
2. Reduced area: 3.7k – 10k homes*

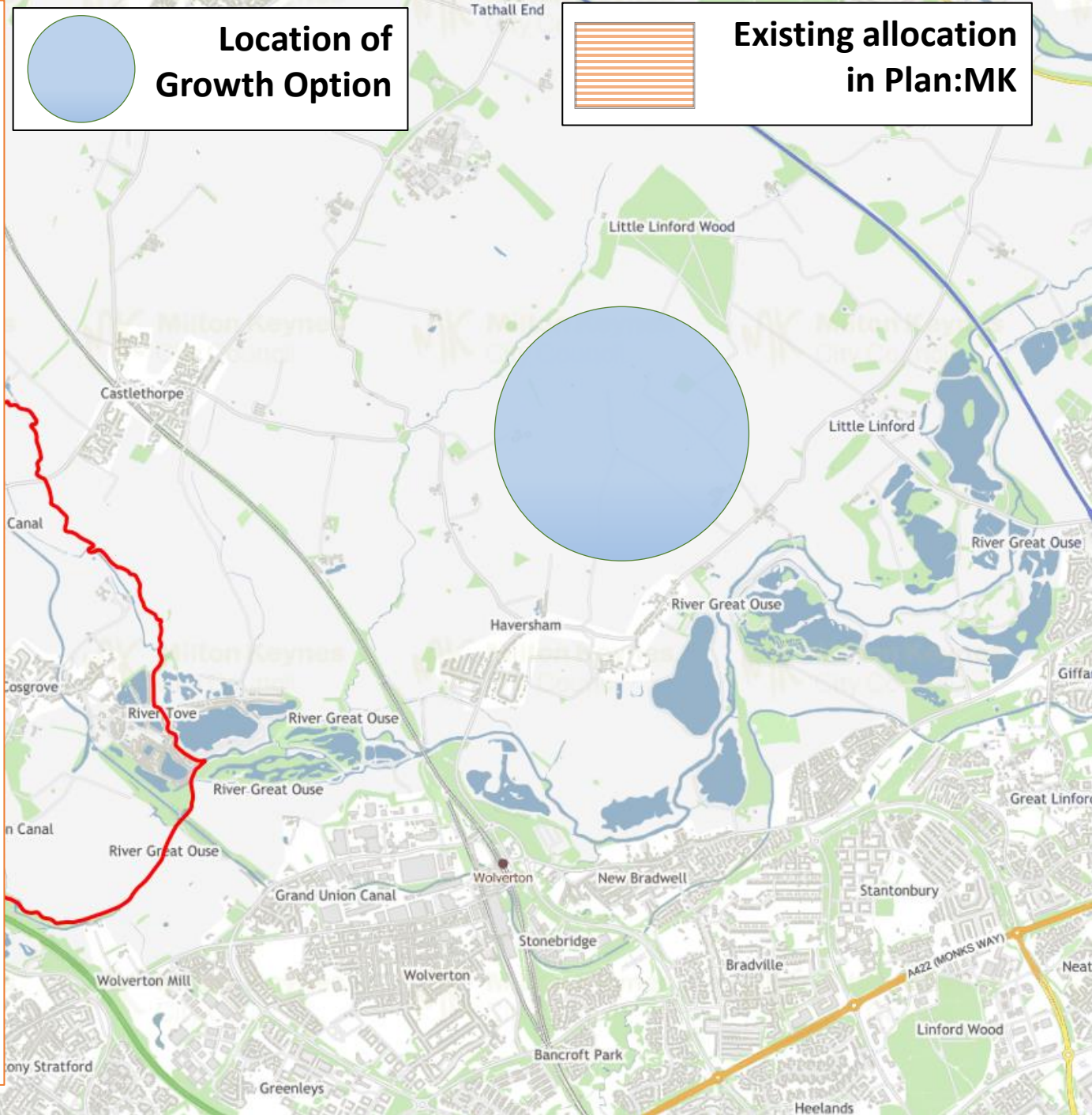
Initial view - positives

- Potential for very significant number of homes and large-scale social infrastructure (schools, health centres, etc)
- Should help contribute toward family and affordable homes
- Larger option has the potential for employment space subject to new junction on M1

Initial view - negatives

- Connections across the river corridor to MK would require external funding and may be environmentally unacceptable, affecting its deliverability
- New junction on the M1 to enable employment would require external funding and agreement of National Highways, affecting its undeliverability
- Landscape work still to report – potentially sensitive area reducing capacity/making it unsuitable
- MKCC estimates indicate it would be towards the bottom end of the capacity range due to onsite constraints
- Larger cumulative and locked in carbon emissions than urban options

* Number of homes range due to different densities scenarios being applied by MKCC and differences between MKCC and developer estimates



Southeast of MKE

1.8 – 3.5k homes* + employment

Initial view - positives

- Potential for significant number of homes and small-scale social infrastructure (primary schools, etc)
- Should help contribute toward family and affordable homes
- Connect into and make use of Milton Keynes East strategic site and planned infrastructure
- Provision of employment space

Initial view - negatives

- Potentially needs to be planned cross-boundary
- Landscape work still to report - potentially sensitive area but planned MKE and M1 make this less likely
- Further significant road and active travel connections likely to be needed for crossing of M1 – cost may be prohibitive affecting deliverability
- Larger cumulative and locked in carbon emissions than urban options
- Not large enough to provide larger social infrastructure (secondary schools) – unclear in MKE would have capacity

* Number of homes range due to different densities scenarios being applied by MKCC and differences between MKCC and developer estimates



Moulsoe

5-17.7k homes*

Initial view - positives

- Potential for very significant number of homes and large-scale social infrastructure (schools, health centre, etc)
- Should help contribute toward family and affordable homes
- Connect into Milton Keynes East strategic sites and planned infrastructure

Initial view - negatives

- Landscape work still to report - potentially sensitive area
- Mitigating impact on character of Moulsoe may reduce capacity of the site
- Further significant road and active travel connections likely to be needed for crossing of M1 to accommodate scale of development – cost may be prohibitive
- Larger cumulative and locked in carbon emissions than urban options

* Number of homes range due to different densities scenarios being applied by MKCC and differences between MKCC and developer estimates



North of MKE

2.2 – 4.6k homes*

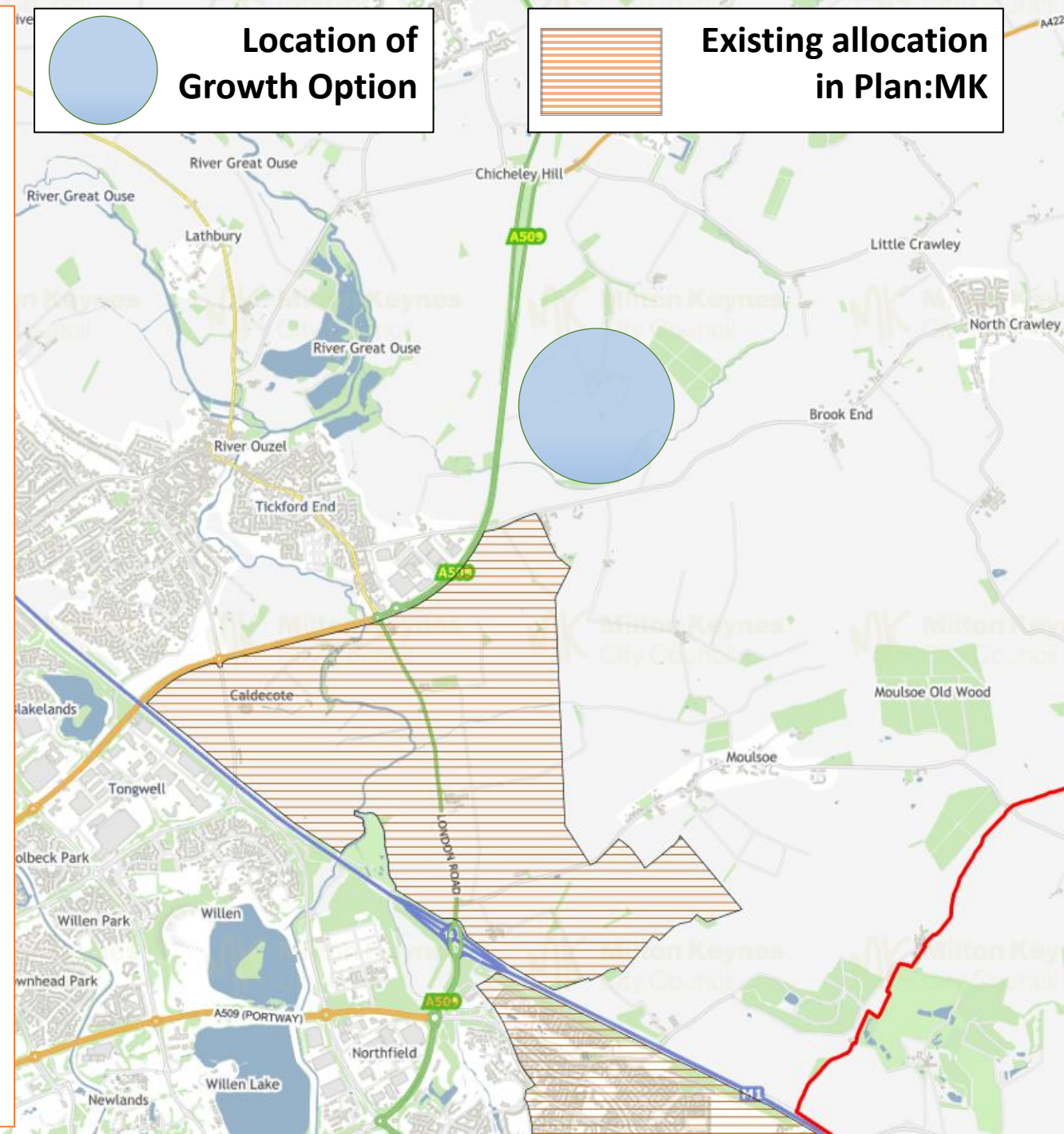
Initial view - positives

- Potential for significant number of homes and small-scale social infrastructure (primary schools, etc)
- Should help contribute toward family and affordable homes
- Connect into Milton Keynes East strategic sites and planned infrastructure

Initial view - negatives

- Landscape work still to report - potentially sensitive area
- Would likely need other East of M1 options to come forward first to enable integration
- Further significant road and active travel connections likely to be needed for crossing of M1 and connection with A509 – cost may be prohibitive
- Larger cumulative and locked in carbon emissions than urban options
- Not large enough to provide larger social infrastructure (secondary schools) – unclear in MKE would have capacity

* Number of homes range due to different densities scenarios being applied by MKCC and differences between MKCC and developer estimates



North of Newport Pagnell

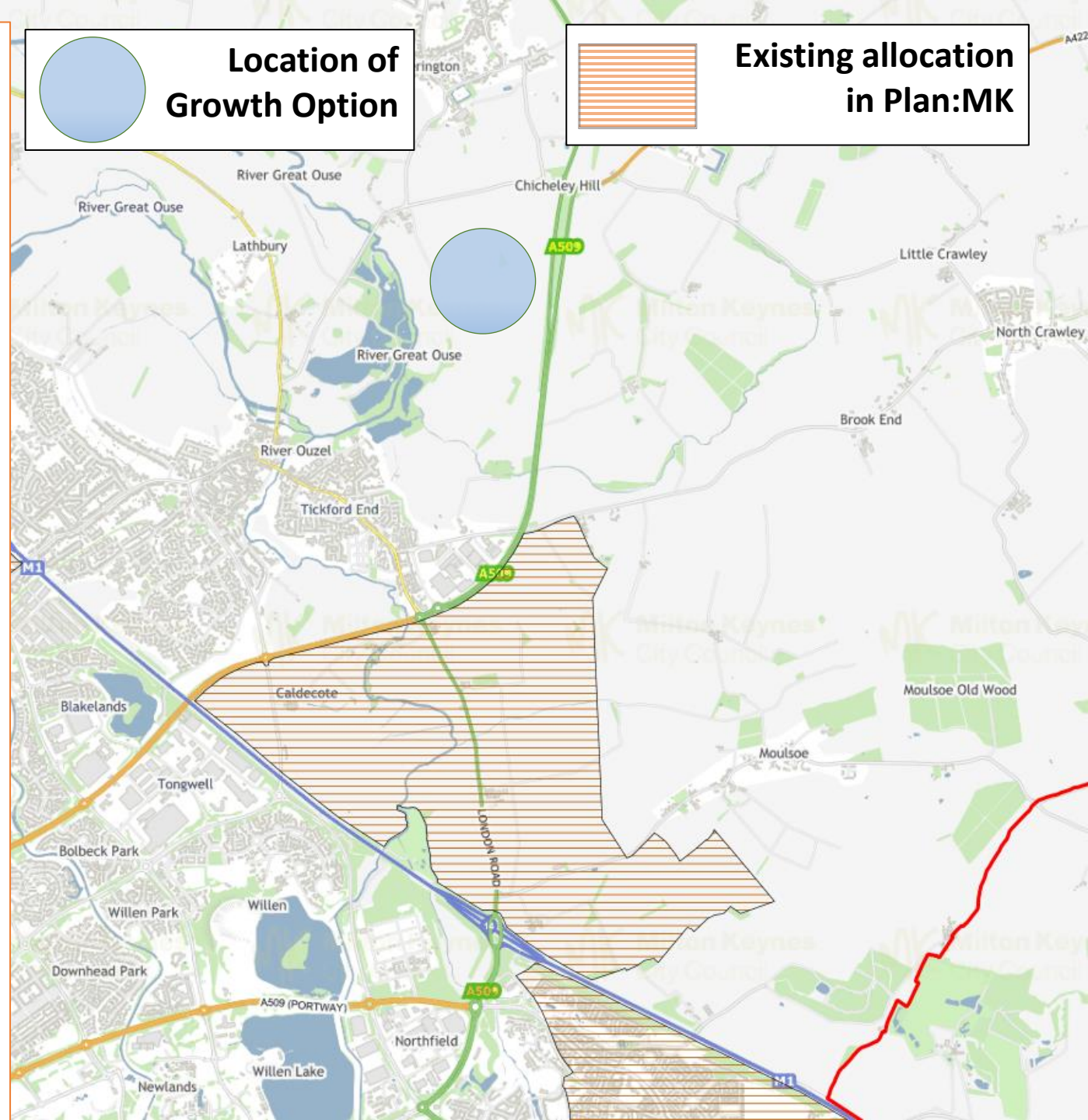
800 – 1.1k homes*

Initial view - positives

- Potential for meaningful number of homes
- Should help contribute toward family and affordable homes

Initial view - negatives

- Would need other East of M1 options to come forward first to enable integration, as otherwise detached from existing or planned development
- Scale of development by itself may not provide the social infrastructure and amenities to create people-friendly and healthy places – car dependent, particularly without integration to wider growth option
- Landscape work still to report - potentially sensitive area
Further significant road and active travel connections likely to be needed for crossing of A509 into a wider growth options and connections to Newport Pagnell – cost may be prohibitive
- Larger cumulative and locked in carbon emissions than urban options



Olney

800 – 1.1k homes*

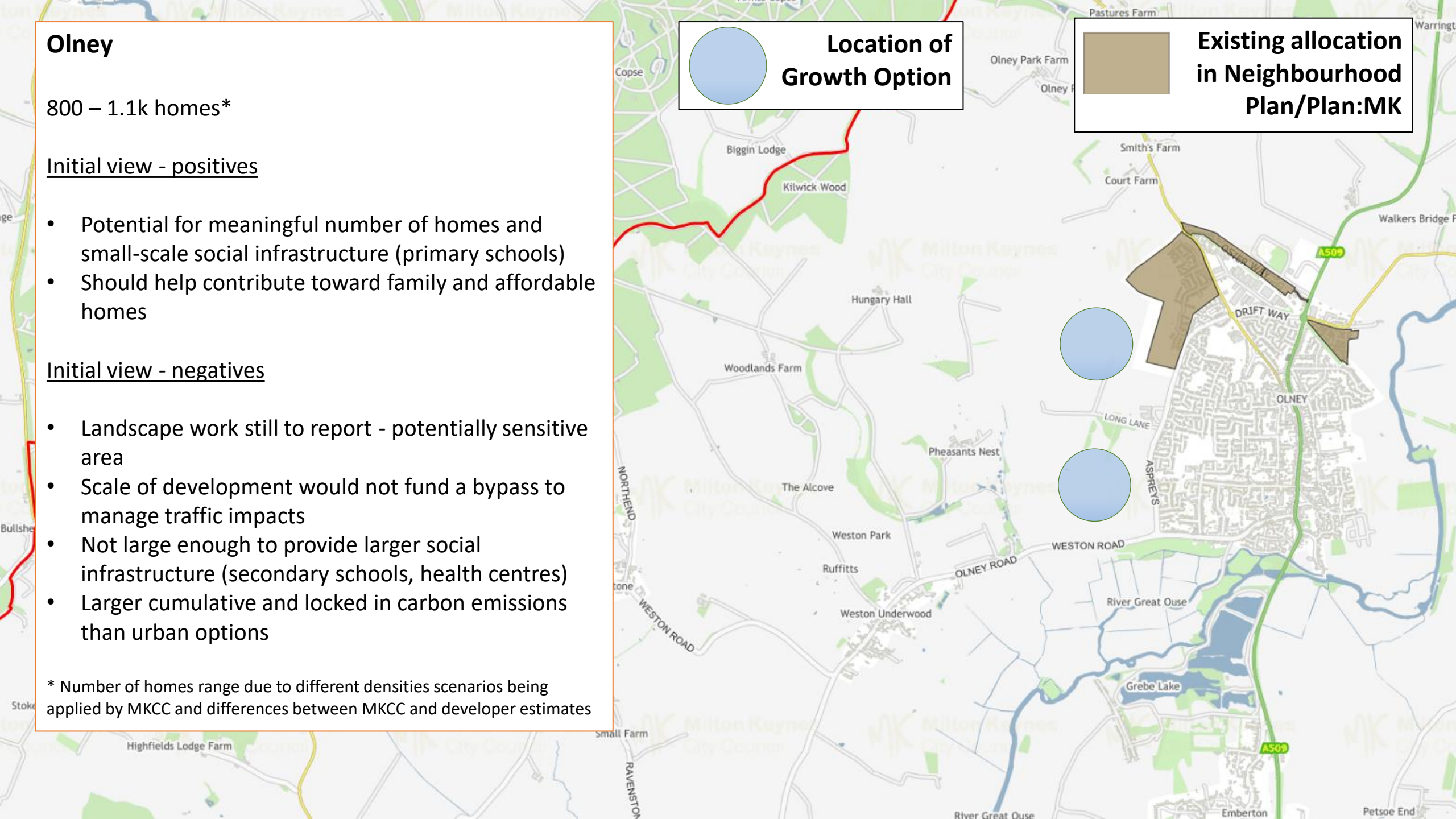
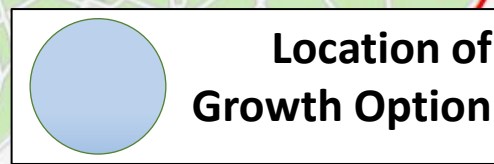
Initial view - positives

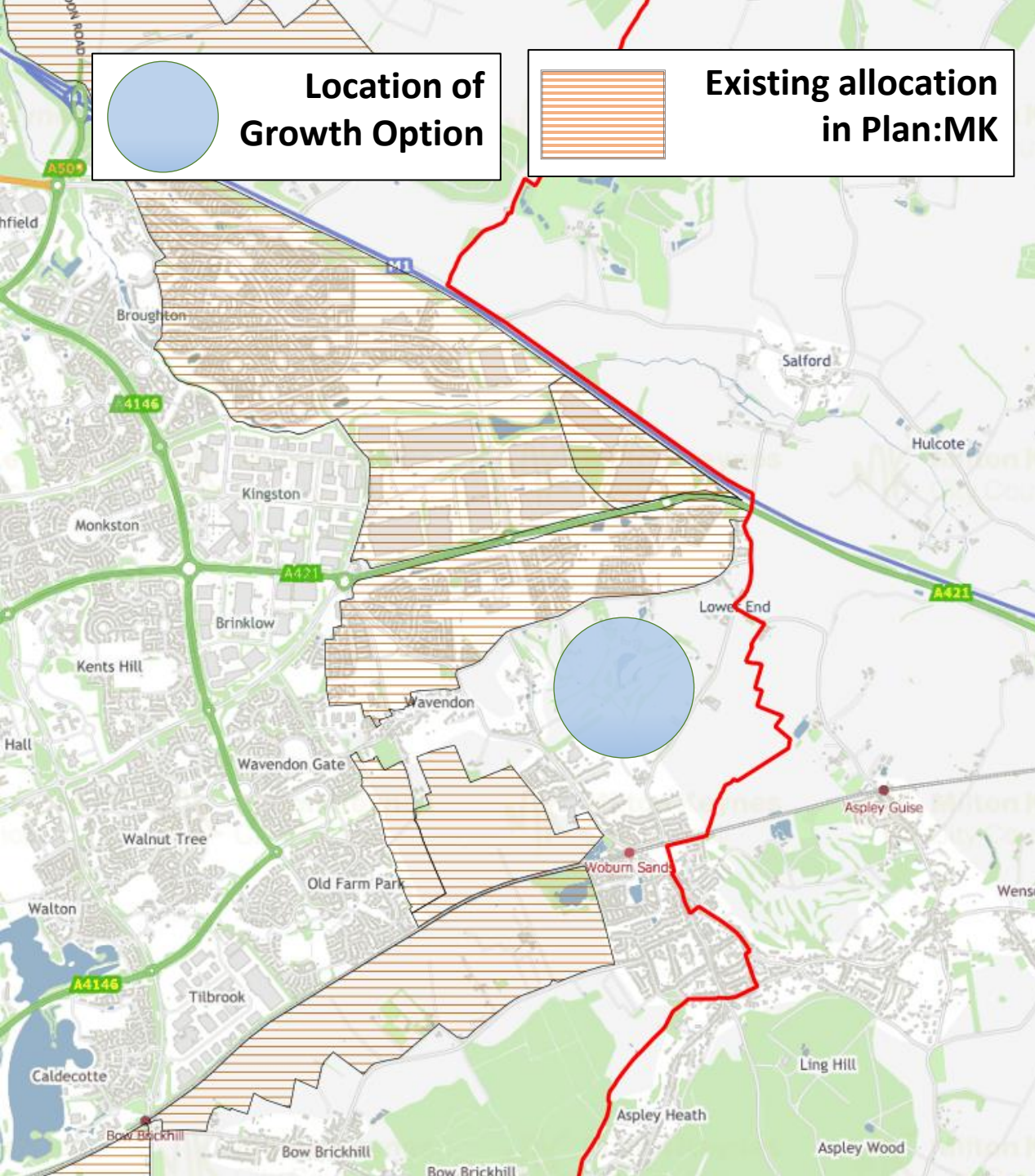
- Potential for meaningful number of homes and small-scale social infrastructure (primary schools)
- Should help contribute toward family and affordable homes

Initial view - negatives

- Landscape work still to report - potentially sensitive area
- Scale of development would not fund a bypass to manage traffic impacts
- Not large enough to provide larger social infrastructure (secondary schools, health centres)
- Larger cumulative and locked in carbon emissions than urban options

* Number of homes range due to different densities scenarios being applied by MKCC and differences between MKCC and developer estimates





Location of Growth Option

Existing allocation in Plan:MK

East of Woburn Sands

1. 1.9 – 3.7k homes*
2. 1.3-2.6k homes* and a country park

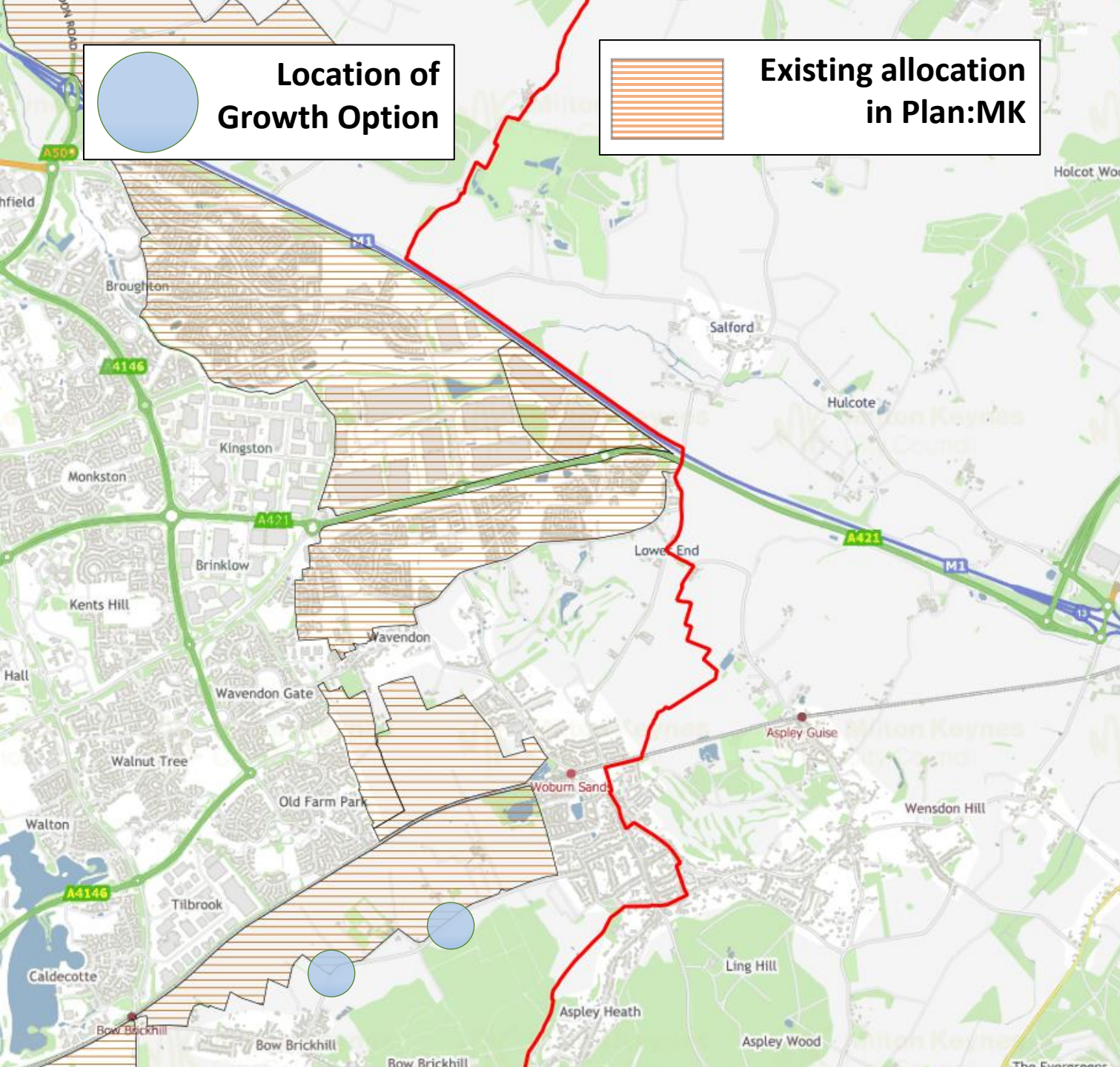
Initial view - positives

- Potential for significant number of homes and small-scale social infrastructure (primary schools, etc)
- Should help contribute toward family and affordable homes
- Connect into SLA road infrastructure

Initial view - negatives

- Informal view that further development in this area should not occur until much later in the plan period to 2050 to allow ongoing development to establish and understand its effects better
- Potentially needs to be planned cross-boundary
- Landscape work still to report - potentially sensitive area
- Extension of H10 likely to be required – funding and delivery?
- Complex landownership in contrast to other options – deliverability
- Larger cumulative and locked in carbon emissions than urban options
- May not be large enough to provide further social infrastructure (secondary school, health centre, etc)

* Number of homes range due to different densities scenarios being applied by MKCC and differences between MKCC and developer estimates



South of SEMK

580 homes

Initial view - positives

- Potential for meaningful number of homes
- Should help contribute toward family and affordable homes
- Connect into SEMK road infrastructure once that has been delivered

Initial view - negatives

- Piecemeal separated additions to a comprehensively planned SEMK vis a vis planned buffers and lower density on the southern edge of SEMK
- Landscape work still to report - potentially sensitive area
- Not large enough to provide its own social infrastructure (schools, etc) and planned infrastructure for SEMK unlikely to be able to accommodate additional demand without revisiting this

South of Bow Brickhill

1.8 – 2.5k homes*

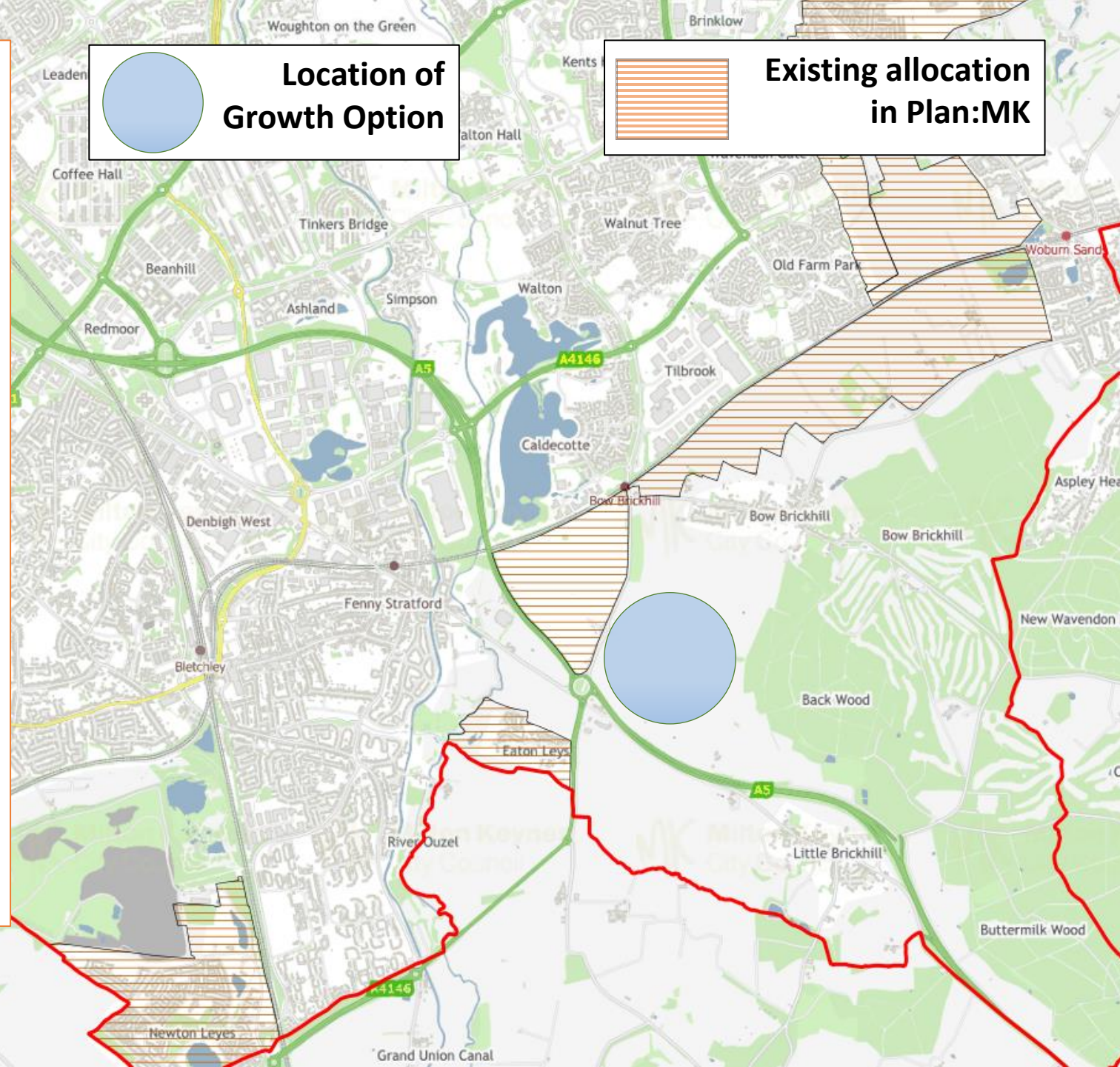
Initial view - positives

- Potential for significant number of homes and small-scale social infrastructure (primary schools, etc)
- Should help contribute toward family and affordable homes

Initial view - negatives

- Landscape work still to report - potentially sensitive area
- May not be large enough to provide larger social infrastructure
- Delivery could be impacted by EWR project
- Larger cumulative and locked in carbon emissions than urban options

* Number of homes range due to different densities scenarios being applied by MKCC and differences between MKCC and developer estimates



Levante Gate

450 – 600 homes*

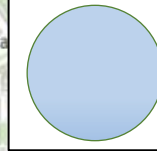
Initial view - positives

- Potential for meaningful number of homes
- Should help contribute toward family and affordable homes
- Provision of employment space

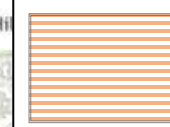
Initial view - negatives

- Landscape work still to report - potentially sensitive area
- Larger cumulative and locked in carbon emissions than urban options

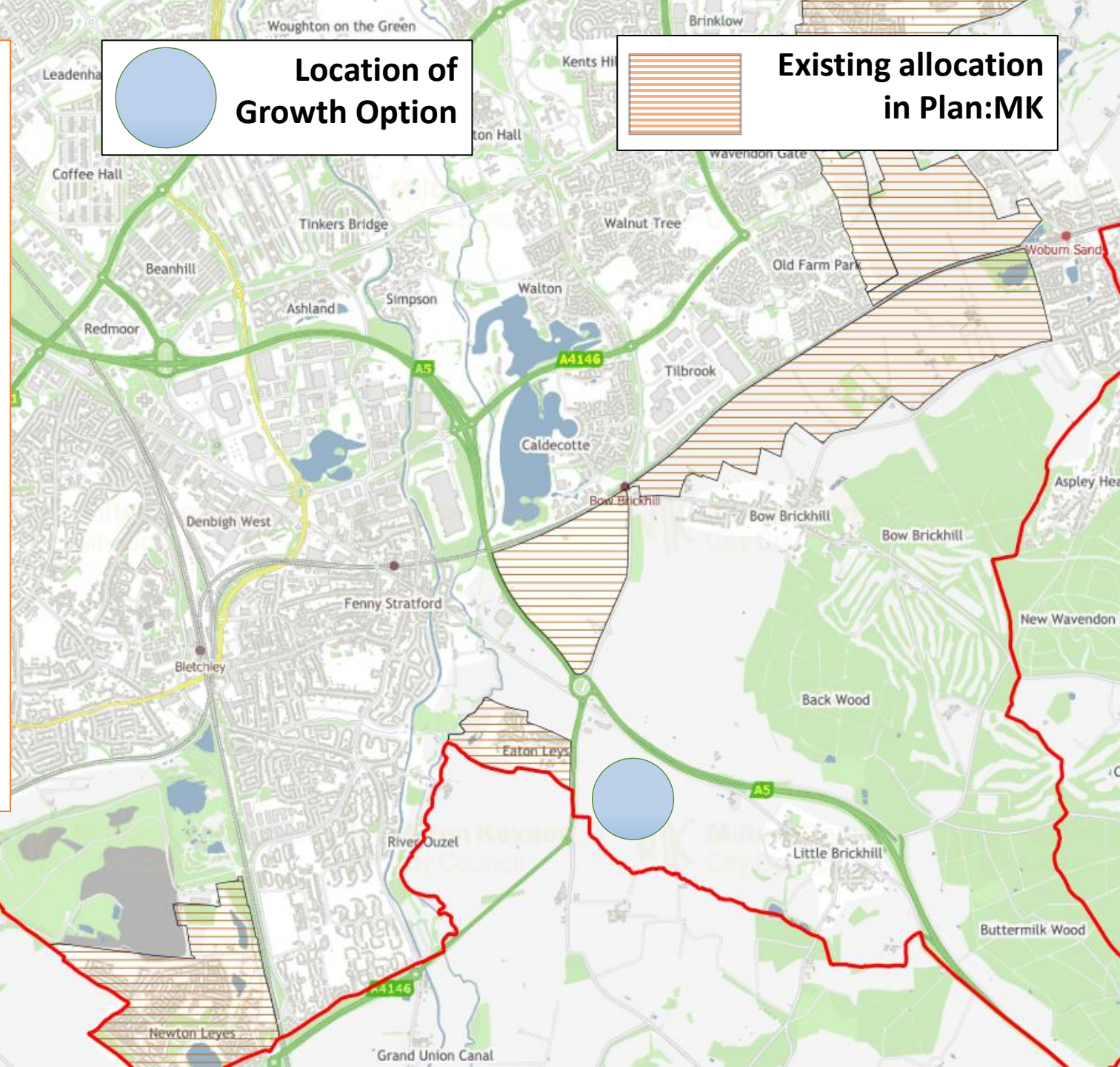
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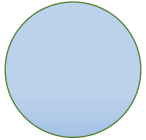


**Location of
Growth Option**

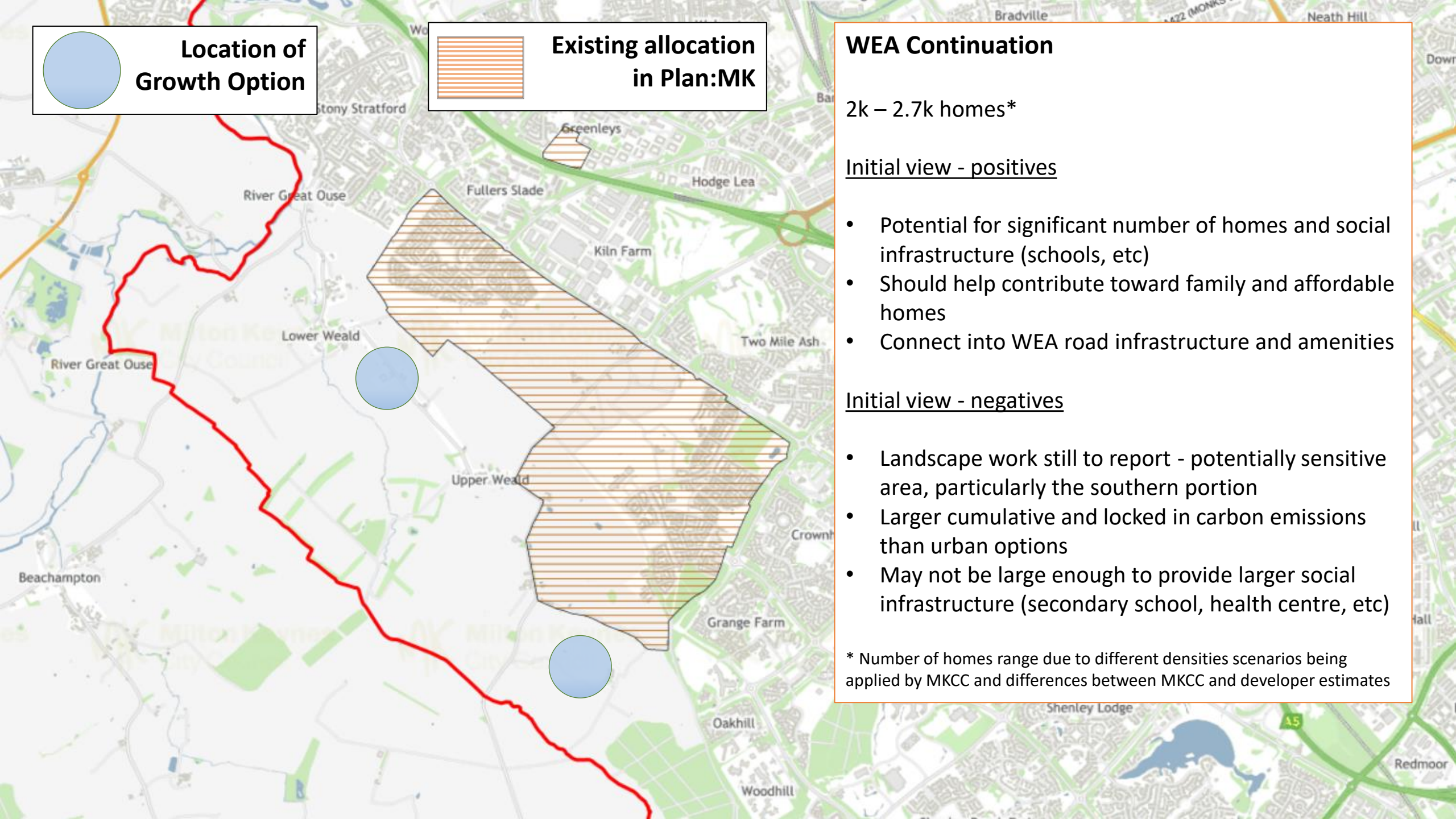


**Existing allocation
in Plan:MK**



 **Location of Growth Option**

 **Existing allocation in Plan:MK**



WEA Continuation

2k – 2.7k homes*

Initial view - positives

- Potential for significant number of homes and social infrastructure (schools, etc)
- Should help contribute toward family and affordable homes
- Connect into WEA road infrastructure and amenities

Initial view - negatives

- Landscape work still to report - potentially sensitive area, particularly the southern portion
- Larger cumulative and locked in carbon emissions than urban options
- May not be large enough to provide larger social infrastructure (secondary school, health centre, etc)

* Number of homes range due to different densities scenarios being applied by MKCC and differences between MKCC and developer estimates

Step 1: Proposed preferred options

Urban	City expansion	Key Settlement Expansion	Freestanding Settlement	Rural	Other
CMK*	Eastern expansion*	West of Olney*	MK North	Expansion of villages	North of Newport Pagnell*
Bletchley*	Southern expansion*				Regeneration estates*
Brownfield redevelopment*	WEA continuation				
Transport hubs*	East of Woburn Sands*				
Estate infill					

Green – Indicative preferred option at this stage
 Orange – Indicative non-preferred option at this stage
 Yellow – Further consideration needed to scope and define
 * – Part of the Recommended Growth Options in the Strategy for 2050

Next steps

- Meet with site promoters March to get further information and share our findings with them on the Land Availability Assessment
- Share Land Availability Assessment summary for information with Parish and Town Council and Ward Members
- Continue work on Sustainability Appraisal to assess options, and produce a preferred spatial strategy for the MK City Plan
- Consultation on draft plan summer 2024



Update on informal engagement work

- Ward Members information session in September
- In-person information session for City, Town and Parish Councillors in October
- Consultation with explore students in October
- People Friendly and Healthy Places survey launched in November 'tell us about your neighbourhood'
- MK Youth Council presentation and competition in November
- MKALC presentation in November
- Engagement workshops with faith, cultural and community groups in January
- MKCC staff engagement in January
- Face-to-face engagement in MK Market in February
- Advertising using digital boards in CMK and social media



Your feedback

- Points of clarification
- Are there any options we have missed?
- Are there any issues or concerns you have about the preferred options?
- Do you have any alternative proposals to the preferred options?
- Are there any details that might need investigation about specific options?

