

Report for Little Brickhill - July 2024



Medallists of the Order of the British Empire (BEM)

Alan Preen: For services to the community in Bow Brickhill, Buckinghamshire

First decision towards Local plan MK2050

Executive summary

The report received at Delegated Decisions on 25th June sets out the background to, and proposals contained within, the *Regulation 18 MK City Plan 2050. It seeks agreement to publicly consult upon the draft plan in accordance with our Statement of Community Involvement (SCI) as the first statutory step in the process of preparing the plan towards submission to the Secretary of State by June 2025 for examination in public.

Proposed Decision/s

1.1 That the Regulation 18 draft MK City Plan 2050, as set out in Annex A, be published for a twelve-week period of public consultation in accordance with the adopted Statement of Community Involvement 2024; and

1.2 That the Director of Planning and Placemaking, in consultation with the Leader, be authorised to make any minor necessary amendments to the Regulation 18 MK City Plan 2050 document prior to consultation commencing.

The consultation period starts on 17th July and runs for 12 weeks.

***What is local plan regulation 18?**

The purpose of this stage is to engage with local residents and relevant organisations to identify how planning policy can be used positively to help address key issues within the local authority area.

Residential teams – Street Cleaning etc

Residential teams will be working through the borough from east to west, split between northern and southern teams. Schedule of works has been given to Milton Keynes City Council and the cleansing frequency can be found in detail at:
<https://mapping.milton-keynes.gov.uk/mymiltonkeynes.aspx>



MK2050 Local Plan

Policy GS18 Levante Gate Strategic City Extension

1. The Levante Gate Strategic City Extension is a new mixed use residential-led strategic development allocated to the south of the A5 and east of the A4146, as shown on the Policies Map. It is required to provide a comprehensive mixed-use development that makes an important contribution toward meeting our identified need for homes and our ambition for long-term growth of the city, and embodies the principles of peoplefriendly, healthy and climate sensitive places.
2. Development proposals within the Strategic City Extension must be in accordance with guidance, incorporating phasing of development and timely infrastructure delivery, contained within the Council's adopted Levante Gate Strategic City Extension Development Framework Supplementary Plan/Supplementary Planning Document.
3. Development proposals within the Strategic City Extension will be required to meet the following criteria:
 - a. **Delivery of around 1,250 new homes** through a comprehensive masterplanned approach providing a range of house size, type and tenure, including affordable, older persons and specific needs housing, in accordance with other policies in the Plan.
 - b. Development of the site must adopt a sensitive landscape-led approach to the layout and design of development that satisfactorily protects or mitigates impacts upon the valued characteristics of the Brickhill Special Landscape Area in accordance with Policy CEA12.
 - c. Layout, design and range of densities that meet people-friendly and healthy places principles.
 - d. Incorporate plans for primary and secondary education and health, as appropriate to the scale and nature of the development proposal and to support access to a wider range of community amenities for residents of Eaton Leys.
 - e. Incorporate a range of other community amenities, including open and play spaces, convenience and service retail units, and active travel and public transport stops and hubs.
 - f. The location, scale and phased delivery of social infrastructure, services and

community amenities is planned to ensure they are in place to support new communities from the early phases of development in line with Policies GS4 and PFHP1.

g. Incorporation of a strategic green and blue infrastructure framework and open space strategy to meet strategic and local requirements.

h. An integrated network of low and zero carbon energy infrastructure from building scale to neighbourhood or district scale

i. The phased introduction of a comprehensive network of transport infrastructure that follows the movement hierarchy set out in Policy GS4 to include:

i. Segregated routes for active travel that integrates well with Eaton Leys and the surrounding area and network of active travel routes, and networks or routes for public transport.

ii. Routes for movement of public transport and general traffic through the sites, with the primary access taken from the A4146.

iii. Infrastructure and traffic management measures to mitigate impacts upon the wider highway network.

j. Be informed by appropriate surveys of archaeology, built heritage and ecology with appropriate mitigation of impact as consistent with other policies of the Plan and the NPPF.

k. An archaeological field study, including a Geophysical Survey where appropriate following desk-based assessment, will be required to identify potential below ground archaeology. Where feasible, proposals should seek to retain below ground archaeology in situ.

Fly Tipping in Bucks UA Area



I reported on the fly tipping in John Horncapp Lane (Great Brickhill Parish) to our opposite number in Bucks, Jilly Jordan (Cllr) Jilly.Jordan@buckinghamshire.gov.uk .

Tim Wheaton has asked if MKCC cameras sited in the village might have caught the possible perpetrators?

Pete Roberts - Environmental Crime Manager (Environmental Crime Unit) is investigating this incident.

Pete Roberts Pete.Roberts@Milton-keynes.gov.uk

Council offers SLA as landscape area definition for Greensand Ridge ... but refuses to reveal the outcome of the Land Use Consultants ... LUC ... led consultation until 17 July!



The national, official definition of this designation is ...

The Special Landscape Area (SLA) designation provides protection for locally significant and attractive landscapes that are of comparable quality to Areas of Outstanding Natural Beauty (AONB). They should be protected and enhanced, particularly through the planning process.



Site of Levante Gate identified land.

September 2018 – Headline in MK Citizen .. New 500 home development in Milton Keynes countryside gets refused....

MK Local Plan 20250 - South of Bow Brickhill Strategic City Extension

1. The South of Bow Brickhill Strategic City Extension is a new mixed use residential-led strategic development allocated to the south of Bow Brickhill and east of Brickhill Road, as shown on the Policies Map. It is required to provide a comprehensive mixed use development that makes a significant contribution toward meeting our identified need for homes and our ambition for long-term growth of the city, and embodies the principles of people-friendly, healthy and climate sensitive places.

2. Development proposals within the Strategic City Extension must be in accordance with guidance, incorporating phasing of development and timely infrastructure delivery, contained within the Council's adopted South of Bow Brickhill Strategic City Extension Development Framework Supplementary Plan/Supplementary Planning Document.

3. Development proposals within the Strategic City Extension will be required to meet the following criteria:

a. **Delivery of around 1,500 new homes** through a comprehensive master planned approach providing a range of house size, type and tenure, including affordable, older persons and specific needs housing, in accordance with other policies in the Plan.

b. Development of the site must adopt a sensitive - led approach to the layout and design of development that satisfactorily protects or mitigates impacts upon the valued characteristics of the Brickhill **Special Landscape Area** in accordance with Policy CEA12

d. Layout, design and range of densities that meet people-friendly and healthy places principles.

e. Incorporate plans for primary and secondary education and health, as appropriate to the scale and nature of the development proposal.

f. Incorporate a range of other community amenities, including open and play spaces, convenience and service retail units, Mass Rapid Transit infrastructure, and active travel and public transport stops and hubs.

g. The location, scale and phased delivery of social infrastructure, services and community amenities is planned to ensure they are in place to support new communities from the early phases of development in line with Policies GS4 and PFHP1.

h. Incorporation of a strategic green and blue infrastructure framework and open space strategy to meet strategic and local requirements.

i. An integrated network of low and zero carbon energy infrastructure from building scale to neighbourhood or district scale.

j. The phased introduction of a comprehensive network of transport infrastructure that follows the movement hierarchy set out in Policy GS4 to include:

i. Segregated routes for active travel that integrates well with Bow Brickhill village, the Greensand Ridge, Bow Brickhill Railway Station, the surrounding network of active travel routes, and networks or routes for public transport.

ii. Routes for movement of public transport and general traffic through the sites, with the primary access taken from either from Brickhill Road or new/enhanced junction improvements to the Brickhill Road/Station Road associated with South East Milton Keynes Strategic Urban Extension.

iii. Infrastructure and traffic management measures to mitigate impacts upon the wider highway network.

k. Be informed by appropriate surveys of archaeology, built heritage and ecology with appropriate mitigation of impact.

I. An archaeological field study, including a Geophysical Survey where appropriate following desk-based assessment, will be required to identify potential below ground archaeology. Where feasible, proposals should seek to retain below ground archaeology in situ.

Boundary ward changes – Response from David Hopkins

I write specifically in connection with the current Danesborough & Walton ward at Milton Keynes City Council and how it might be amended for the proposed 60 councillor, 20 ward arrangements moving forward.

1. The parish of Walton is currently split between two city council wards. This impacts the integrity of the parish and causes confusion among parish residents; I therefore submit that Walton should become a single ward in its own right. The ward to be called, simply, Walton ward.
2. The remainder of the Danesborough and Walton ward should become a new Danesborough ward consisting of the parishes of Wavendon, Bow Brickhill and Little Brickhill and the town of Woburn Sands. The evidence for this being as follows;
 - A strong geographic feature, the Greensand Ridge connects Little Brickhill, Bow Brickhill and Woburn sands and the historic Wavendon Woods form part of the ridge, linking all four communities historically and geographically.
 - The Marston Vale railway line (projected to be part of the East West rail link) passes through Wavendon Parish with station stops at Bow Brickhill and Woburn Sands.
 - Strong social, retail, sporting and educational links exist across parish boundaries within Danesborough as do medical (NHS GP) links connecting Asplands Surgery in Woburn Sands with patients in the town and from Wavendon and Bow Brickhill parishes. Other organisations such as Woburn & Wavendon Lions FC, Woburn Sands Rotary, Wavendon Cricket Club, Woburn Sands Tennis Club, the local WI's and many other take their membership from across the parishes and the town.
 - Other historic links include the 2100 year old Danesborough Fort in Wavendon Woods (now in the Parish of Woburn Sands) links the ward name with the creation of the ward back in 1974.
 - There is a strong retail link between the town of Woburn Sands and its near neighbours in Wavendon and Bow Brickhill offering a range of retail, public house and restaurant outlets serving all the local communities.
 - Local, local government at parish level meets together on a regular basis either through the Danesborough Forum, the SEMK Stakeholder Group or Woburn Sands Futures (amongst others). There is a plethora of common local interests discussed at these meetings and a close working relationship exists at parish and town council level within the Danesborough ward.
 - The new urban expansion development of SEMK (plus the SLA development of Church Farm) are co located and split 50% in the parish of Woburn Sands and 25% Bow Brickhill and 25% Wavendon. These number approx. 3000 additional dwellings which will come into occupancy during the lifetime of the outcome of this review.
 - Wavendon Parish Council operates a One Wavendon policy blending and integrating the older communities of Wavendon (Church End, Lower End and Cross End) with the new expansion areas of Eagle Farm South and Glebe Farm. It is essential for community cohesion that the existing Parish of Wavendon is not divided in any way following the wad boundary review.
 - There is a case for examining and including in the Glebe Farm (Wavendon) development houses that have been developed to the east of Ortensia Drive in Wavendon Gate as part of the

parish of Wavendon, naming all within the Glebe Farm development to avoid confusion and achieve very positive community outcomes.

Councillor security'

<https://www.local.gov.uk/councillors-guide-handling-harassment-abuse-and-intimidation>



Marston Vale Line update – EWR

Please see <https://eastwestrail.co.uk/news/latest-stories/community-conversation-events>

Bedford River Festival is back for 2024! Fantastic free fun for the family including live music, boat parades, funfair, arts & culture, craft market, raft & dragon boat races, water sports, sports village, green earth village, festival of motoring, and much more! It's all happening on Saturday 20th & Sunday 21st July.

Check out <https://riverfestival.bedford.gov.uk>

Avoid the traffic and hop on the train into Bedford. The festival site is just a short walk from Bedford St Johns.

A normal Saturday timetable will be running plus a Special Sunday Service. The first train leaves Bletchley at 09:40 and the last service departs Bedford at 18:45, 18:49 from Bedford St Johns.

Return tickets from any Marston Vale Line station are just £2, Railcard & Bedfordshire Bus Pass discounts (half price travel after 10:00 on weekdays and all day on Saturday & Bank Holidays) apply.

Please purchase rail tickets in advance, if possible, from any staffed station by cash or card or via <https://www.londonnorthwesternrailway.co.uk>

Tickets purchased online can be collected at staffed station or any Ticket Vending Machine (TVM).

Alternatively, tickets can be purchased on the day from the conductor on the train (cash or card) or TVM at each Marston Vale Line station (card only).

Collect ideas for days out & giveaways at the Marston Vale CRP stand in the Cultural Area on Mill Meadows (in conjunction with Heritage Bedford). The link to the timetable is reproduced below

<https://www.marstonvalecommunityrail.org.uk/wp-content/uploads/2024/06/Bedford-River-Festival-2024-Timetable.pdf>

East West Rail Business Update

<https://mailchi.mp/eastwestrail/keeping-you-connected-edition13-9510911>



INFORMATION FOR ROAD USERS

Kate Rolfe kate.rolfe@buckinghamshire.gov.uk writes Jilly C Bucks Council Great Brickhill ward councillor) has asked me to respond directly to your e-mail regarding the Great Brickhill Lane pothole repairs.

Having checked our works ordering system, there are no outstanding repairs on this road. The road was last inspected by Highway Officers in April and all urgent defects were repaired. Great Brickhill Lane is on a quarterly inspection regime. The road will next be routinely inspected in July.

Our Local Area Technician (LAT) has not had any enquiries for this section of road for a while, so the LAT has had no reason to inspect himself. The only enquiries he has received have been for Pound Hill within Great Brickhill village, but nothing between the village and the county boundary. The road is on our four-year Capital resurfacing programme, but is not scheduled for treatment until 2027/28, so it's a few years away. However, it will likely be brought forward depending on deterioration.

I hope this information helps.

Kate Rolfe - Highways Community Liaison Team Leader

Aylesbury & High Wycombe - Buckinghamshire Council



Newport Road Wavendon/Woburn Sands - Road Closures

Notes from Gareth Hughes (MKCC)

As you will be well aware the amount of roadworks on Newport Road have been extensive recent. There are to be considerably more to come. All of the works below will be taking place over the coming months. We have coordinated such that there will not be works on Newport Road at the same time as Cranfield Road. See below list of approved works so you are forewarned.

Newport Road lights until 1st June Redrow developer

Newport Road closure Sunday 2nd and 9th June 1630-2300 Gigaclear

Cranfield Road (CBC area) Tuesday 04th June to Sunday 09th June traffic lights National Grid
Cranfield Road closure Monday 10th – Friday 28th June National Grid in two phases either side of Jardines to allow access
Cranfield Road closure Saturday 15th – 16th June (across Jardines entrance when closed) National Grid
Lower End Road closure Monday 1st to Friday 12th July a few metres west of Wavendon Lodge News. National Grid
Cranfield Road traffic lights Saturday 29th to Friday 12th July National Grid
Newport Road traffic lights Monday 15th to Sunday 21st July traffic lights Redrow developer
Newport Road closure Monday 22nd to Friday 26th July adjacent Redrow site for water connection. Anglian Water
Newport Road traffic lights Monday 29th July for approximately 4 weeks Redrow developer

Gareth Hughes- Streetworks Manager
M: 07586543565
Milton Keynes City Council | Environmental & Property | Highways

East West Rail and the Marston Vale Line Service



EWR Initial Fleet - [Oxford to Milton

Keynes only]

- Modern two-carriage diesel trains;
- Operate the initial Oxford to Bletchley with potential to extend to Milton Keynes Central service temporarily;
- Engines meet EU Stage IIIB emissions standards and use Ad Blue in the exhaust system to reduce nitrogen oxide (NOx) emissions;
- Each train has an accessible toilet, passenger information throughout, and dedicated spaces for three bikes.

Answer to June Parish Council questions on cleansing etc etc

I heard back from Kay Petit (Parish Liaison Programme Manager) who writes ...

Sincere apologies for the delay in my response – I was away last week.

I have attached the details for the CIF for both 25/26 and 24/25

I have also attached the email sent by Penny Fletcher (Waste and Environment, which details the street cleansing plan, and refers you to page 15, which points you to My Mapping MK, which shows you how to pull the details of cleansing rotas for your areas – extract of page 154 below

Residential teams

Residential teams will be working through the borough from east to west, split between northern and southern teams. Schedule of works has been given to Milton Keynes City Council and the cleansing frequency can be found in detail at:

<https://mapping.milton-keynes.gov.uk/mymiltonkeynes.aspx>

Regarding street grass cutting / tree management visits, it's probably best that I defer to Euan Darling Euan.Darling@Milton-keynes.gov.uk – our Landscape Manager, who will be able to provide you with information /details direct

Hope that all helps.

Kay Pettit - Programme Manager – Parish and Town Councils

To speak with me: use Microsoft Teams or 07971 102 278

Milton Keynes City Council | Civic , 1 Saxon Gate East | Milton Keynes | MK9 3EJ

www.milton-keynes.gov.uk

Working with parish councils

Information for parish councils including our Dog Bin Guidance, Double Yellow Line applications and the Community Infrastructure Fund.

<https://www.milton-keynes.gov.uk/highways/our-policies-and-processes/working-parish-councils>



Street Cleansing Plan

Please see the attached street cleansing plan produced for us by Suez. I apologise for the delay in sharing this with you, and very much appreciate your patience. The document does provide the detail that you were requesting. I would encourage you to make use of the link on page 15, which will take you to MKCC website My mapping page. Here you will have access to all the layers of street cleansing information at your fingertips.

Tree watering

As you know, trees are important in Milton Keynes, and we continue to plant the right tree in the right place. This season we have already planted 260 trees and 2500 whips. Young trees need lots of water, especially when it's warm. We would appreciate your help in sharing the attached tree watering request with your networks. Trees that have hydration bags attach need to be topped up with water. Any water is fine – rain, tap and even used dishwater.

Contact arrangements

Do please continue to encourage residents to use the report-it function on the website wherever possible and for councillors, do make use of councillor casework for more complex matters. I will be leaving the Council at the end of May. It has been a pleasure to work with you. Nicholas Hannon as always remains available to you for more nuanced issues and Kay Pettit also works closely with Environment and Waste.

The application window for the next round of Community Infrastructure Fund projects is now open until 5pm on 31 August 2024.

Parishes may apply for up to £20,000 to match fund a public realm project for their local area.

All the documents to make your application are available to view on the MKCC website under the 'Working with Parish Councils' section or you can download the attached files.

<https://www.milton-keynes.gov.uk/highways/our-policies-and-processes/working-parish-councils>

Each parish will be allocated a Highways Liaison Officer as a contact to help them with any questions about the process.

Please read the CIF Guidance carefully before choosing a project to apply for, considering how it fulfils the criteria below.

All applications received are scored on these four categories and the highest scoring will be placed on the shortlist to go to Delegated Decision in early 2025.

| | 1 | 2 | 3 | 4 |
|---------------------------|-------------------------------------|---|---|---|
| Persistent problem | No background of historic problem | Limited evidence to show a historical problem | Good level of evidence to show a historic problem | Significant evidence to show a consistent long-term problem |
| Safety | No safety concerns | Low level of safety concerns | Medium level of safety concerns | High level of safety concerns |
| Community benefit | No evidence of community engagement | Some engagement with the local community | Good level of engagement with local community | Excellent level of engagement with the local community |
| Added value | No added value | Minimal added value | Some added value | Significant added value |



Message from Milton Keynes City Council



Welcome to the Milton Keynes PFM!

<https://pfm.exacom.co.uk/miltonkeynes/>

The PFM provides live, up-to-date information on the monitoring of all S106 agreements associated with development within the Milton Keynes City Council authoritative area, as it is carried out by the Planning Obligations Team. This includes information on receipt, allocation and spend of development contributions and provides details of what funds are currently available and what each financial contribution can legally be spent on.

***Pub and restaurant in Milton Keynes launch new children's play park!**

A local family run, independent pub and restaurant in Milton Keynes have recently launched a brand-new children's play park for kids to enjoy.



A local, independent family run pub in the village of Little Brickhill, Milton Keynes have bucked the trend and have bought a brand-new children's play area for their newly refurbished beer garden. Their hope is to welcome more families and offer something that other pubs do not.

In addition to the park, The George offers a traditional British pub menu, delicious Sunday roast lunches and also have a newly purchased slushy machine, offering a different frozen cocktail each week as well as kids slushies, perfect for the summer weather.

The George also has two beautiful areas available for private hire, as well as an indoor conservatory, and an outside pergola area covered in mature grape vines!

The George invites all to come and enjoy, with a space where children can too. The perfect place for a family to spend in the coming summer days.

Bookings for the George are advisable.

For more information or to book, please visit

<https://thegeorgelittlebrickhill.co.uk/>

*From MKFM web site Local News ...

MK Citizen

The diagram illustrates a football pitch with the following dimensions and features:

- Touch line:** minimum: 90 m (100 yd), maximum: 120 m (130 yd)
- Goal line:** minimum: 45 m (50 yd), maximum: 90 m (100 yd)
- Goal area:** 11 m (12 yd) wide
- Penalty area:** 16.5 m (18 yd) wide
- Centre circle:** 9.15 m (10 yd) diameter
- Centre spot:** 9.15 m (10 yd) from the center
- Penalty spot:** 9.15 m (10 yd) from the goal line
- Goal:** Height: 2.44 m (8 ft)
- Corner arc:** 1 m (1 yd) radius
- Goal area:** 5.5 m (6 yd) wide
- Penalty area:** 11 m (12 yd) wide
- Goal area:** 7.32 m (8 yd) wide
- Goal:** 11 m (12 yd) wide
- Goal area:** 5.5 m (6 yd) wide
- Goal:** 11 m (12 yd) wide

Fewer football pitches in Milton Keynes – raising fears for 'the next generation of footballers'

The number of council-owned football pitches in Milton Keynes has declined over the last 14 years, new figures show.

It comes as a new study reveals there are over 800 fewer public pitches across the UK.

The GMB union, which released the figures as England and Scotland began their Euro 2024 campaign in Germany, warned council cuts could "crush grassroots football".

Figures obtained by a freedom of information request show there were 30 council-owned or operated football pitches in Milton Keynes in 2009-10.

By 2022-23, this had fallen to 18.

The figures show among the 176 councils to respond to the request, there were 869 fewer council-owned or operated pitches last year than in 2009-10.

The worst-hit part of the UK was Scotland, which lost 258 pitches during that period.

The other areas to have lost the highest number of pitches were in northern England and Wales.

Pitches in the Southeast have experienced an increase of 43 in 14 years.

Speaking at the GMB's annual conference prior to the European Championships, union secretary Rachel Harrison said: "Before a ball has even been kicked, the next generation of footballers have already lost.

"Losing almost 1,000 council football pitches could crush grassroots football in the UK and is yet another deeply depressing legacy of the Conservative's austerity mission."

A spokesperson for the Local Government Association said accessible sports facilities are important for public health, but financial pressures force councils to make unpopular choices.

"Councils face a £6.2 billion gap over the next two years just to keep services at current levels. This means that difficult decisions must be made when given the choice of funding statutory services such as social care or non-statutory services like sports.

"Councils are aware that residents expect a broad range of services when they pay tax, however they are increasingly faced with the almost impossible task of trying to make limited budgets stretch to cover the full range of services that they have provided in the past."

It has called on whoever forms the next government to invest in services that help to prevent ill health, such as football pitches, leisure centres and cultural venues.

Milton Keynes City Council to invest in new technology to fix more potholes.

Milton Keynes City Council is investing funding to buy a new state of the art machine to fix more potholes in and around the city.

The council will be investing £100,000 on a new Roadmender Elastomac machine. The system uses new technology that improves the quality and speed of repairs while being more sustainable and reducing carbon.

The council has been trialling the machine here in recent months and results from MK, and other local authorities, have been positive. Conventional repair methods can create lengthy disruption to roads due to requiring potholes to be excavated for repairs, this new technology uses a pioneering material which is poured into and over the top of defects, welding itself to the surface and improving the road surface.



Purchasing the new machine will ensure more efficient use of existing budgets and allow more potholes to be fixed.

Recent independent analysis has highlighted Milton Keynes has some of the best roads in the country, but a severe winter and wet spring and early summer has seen an increase in road defects. National research has shown there is a £16.3 billion road repair backlog in England.

The council will pay for the purchase by using part of an underspend of the council budget last year.

A MKCC spokesperson said “Judging by national standards, the roads in Milton Keynes are amongst the best in the county but we are not complacent. We want to make sure we keep standards high. A severe winter and wet spring and early summer means we have work to do.”

“This new machinery will allow us to carry out repairs quickly, reduce lengthy road closures, cut costs and be even more sustainable. Trials have highlighted this new technology works well and so we are investing to make sure we are able to fix our roads more efficiently. The funding is coming from an underspend in last year’s budget, highlighting that as a well-run council we can afford to invest in new technology like this rather than having to make more and more cuts.”

Regional News

Planned Universal theme park in Bedfordshire to ‘bring £50bn to UK economy’

Hollywood group says 200-hectare site will be based around popular film and games franchises and open 365 days a year.

The movies group Universal has said a Hollywood theme park it plans to build in Bedfordshire, England, will be open 365 days a year and will boost the UK economy by nearly £50bn.

Universal Destinations & Experiences, which is owned by the US telecoms group Comcast, the parent company of Sky, plans to build on a 192-hectare site (476 acres) in Kempston Hardwick near Bedford. The company has an option to buy a further 25 hectares.



The theme park is expected to attract millions of visitors a year and would include a 500-room hotel and a dining area open to those without a theme park ticket.

The park's experiences would include rides, shows and areas "based on the most popular films, video games and stories that people have enjoyed for decades". Universal's existing theme parks around the world feature Nintendo, Harry Potter and Shrek.

Construction is forecast to create 20,000 jobs and once open create 8,000 jobs initially, with more jobs likely over time, according to Universal. The company has pledged to pay the living wage to employees.

An analysis by Universal, produced in line with Treasury guidelines on economic appraisal, estimates the resort would bring in nearly £50bn of economic benefits to the UK.

The net economic contribution is forecast to be £35.1bn during construction and the first 20 years of operation. It would generate up to £14.1bn in additional tax returns over the same period, the study said.

Universal is still conducting due diligence and expects to decide on the project by the end of the year.



The new park, which would take five to six years to build, would be constructed on the site of Kempston Hardwick brickworks, once the world's largest brickworks, which shut in 2008 and was demolished in September 2021.

The company said 92% of 6,000 people surveyed during a four-week public engagement period in May supported the theme park. It said it had "been delighted by the enthusiasm and overwhelmingly positive responses provided throughout the public engagement period".

Page Thompson, Universal's president in charge of new ventures, said: "A world-class theme park and resort from Universal has the potential to generate billions in economic benefit for the UK, by creating thousands of high-quality jobs and attracting millions of new visitors to the country."

He told Sky News: "We've spent the last decade looking all over Europe and the United Kingdom for locations, and we think this is the best location we've ever seen."

At the moment, Universal has five theme parks around the world: US parks in Hollywood, California, and at Orlando in Florida; as well as sites in Japan, China and Singapore.

Disneyland Paris, together with the associated Walt Disney Studios Park, is Europe's biggest theme park, and attracts nearly 15 million visitors a year.

Cllr. David Hopkins - MK City Councillor for Little Brickhill