

MK New City Plan: Emerging Growth Options

Outline

- What we are presenting today, and other sessions planned
- Process for defining growth options for the draft Regulation 18 Plan
- Take a look at the options
- Next steps



What we are presenting

- Emerging strategic options to consider in preparing the draft New City Plan for consultation summer 2024
- These sites have been promoted to us by developers. The exception are urban sites in the city
- 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 New 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



Step 1: Defining the long list

Top-down approach

- Strategy for 2050, wider Council strategies
- Our needs (e.g. housing, employment)
- National policy – tests of soundness
- How much housing we've already planned
- Opportunities from infrastructure projects or other investment (e.g. MRT, EWR);
- Other relevant strategic considerations



Step 1: Defining the Long List

- Twelve broad locations/types of growth identified, but there are variations within broad city expansion options (i.e. different combinations of sites)
- Work is continuing to assess and define options – landscape work and assessing capacity, in particular, and phasing of sites. This may reduce the size of some sites, or even knock them out completely
- Numbers of homes are indicative at this stage, further work is ongoing to make reasonable assumptions
- Other sites may be promoted by developers still



How much new housing do we need?

- Planning for 63k to match Strategy for 2050 and provide a buffer – needed to ensure a sound plan
- Current supply of c.30k homes
- This means we need to allocate c. 33k homes in the New City Plan



Step 1: The long list

Purple = 2050 Strategy RGO

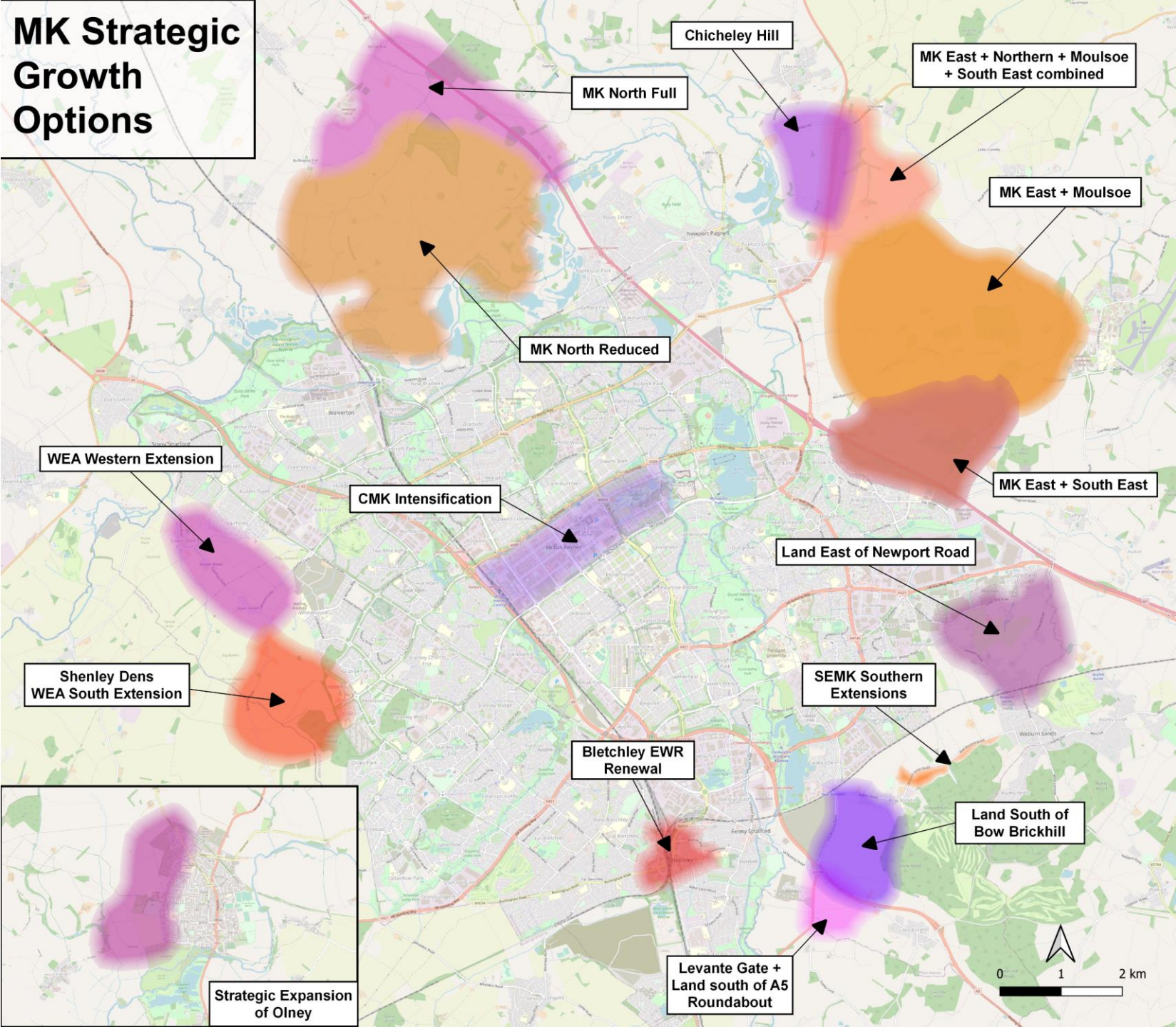
Green = Referenced in 2050 Strategy

Blue = Not in 2050 Strategy

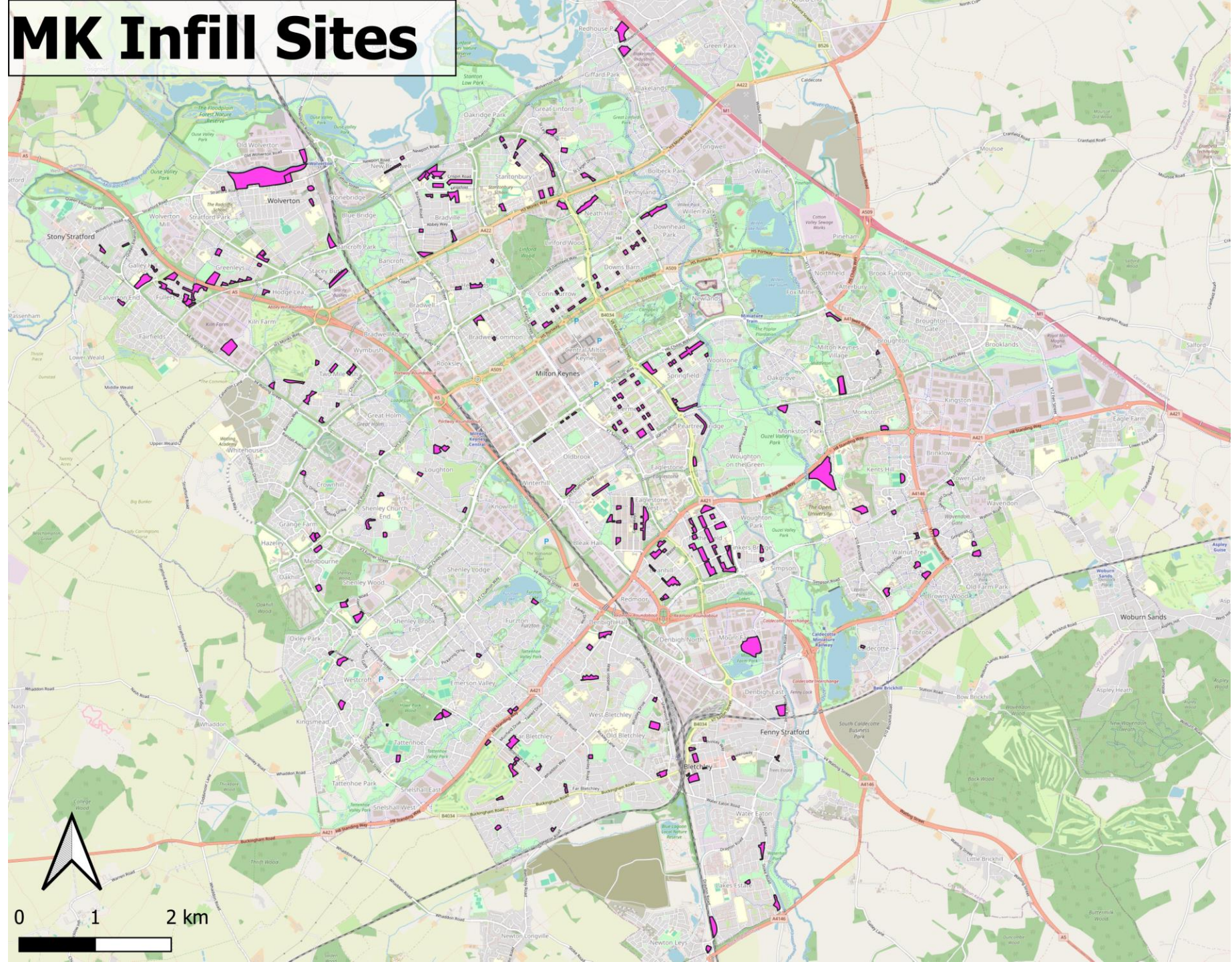
Figures are rounded

Urban	City expansion	Key Settlement Expansion	New Settlement	Rural	Other
CMK ~ 15.5k homes Office development	Eastern expansion (4 options) 1.8k - 25.9k homes Employment	Strategic expansion of Olney 800 - 1.1k homes	MK North (2 options) 3.7k -12.5k homes Employment	Non-strategic expansion of villages 2.5k - 3.7k homes	Chicheley Hill ~ 800 to 1k homes
Bletchley ~ 1k homes	Southern expansion (6 options) 580 - 7.7k homes Employment				
City infill 1.5k - 2.2k homes	Western expansion (2 options) 2k - 2.7k homes				
MRT opportunity sites ~ 2.4k homes					
Regeneration estates unknown capacity					

MK Strategic Growth Options



MK Infill Sites



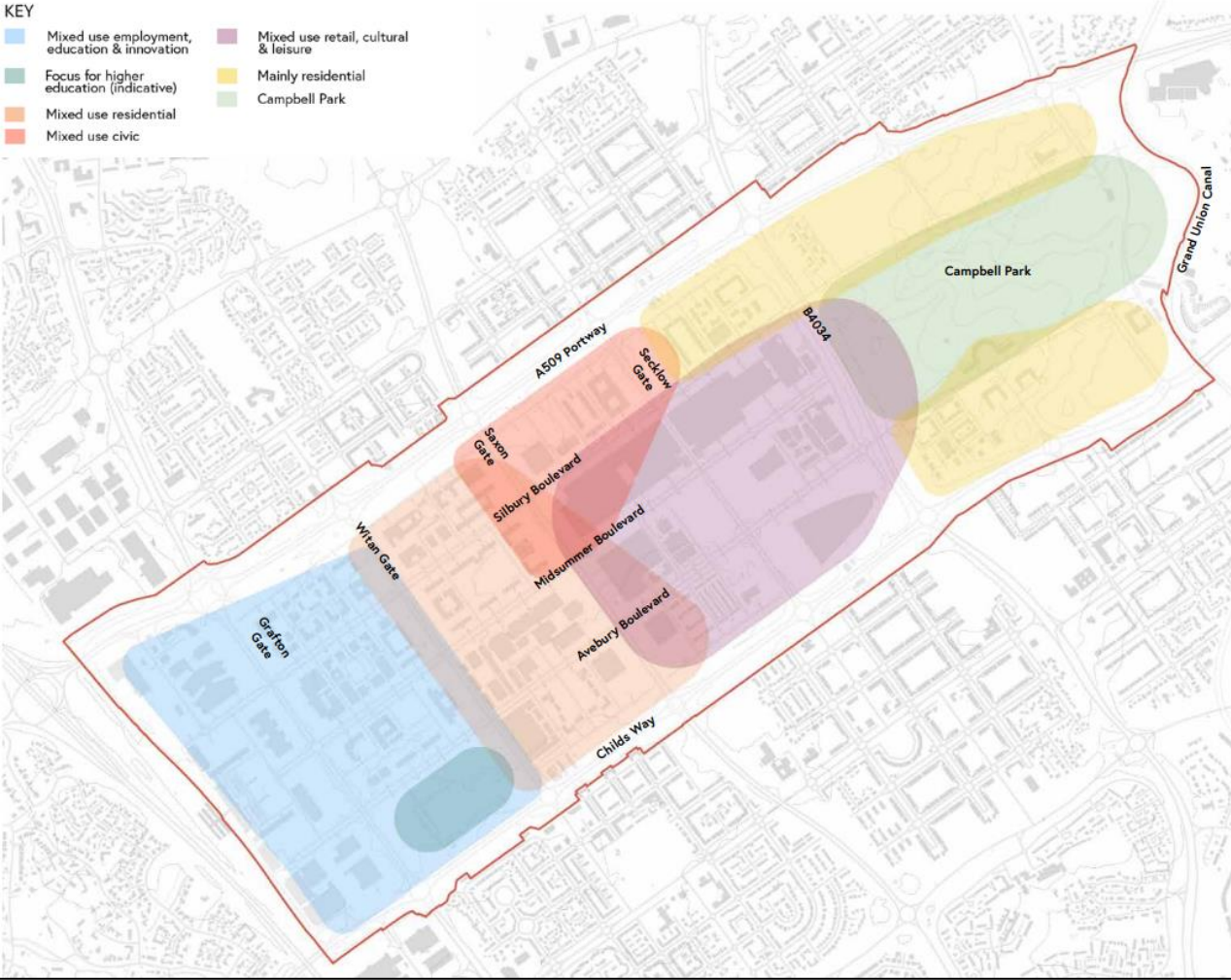
MRT Opportunity sites



CMK

KEY

- Mixed use employment, education & innovation
- Mixed use retail, cultural & leisure
- Focus for higher education (indicative)
- Mainly residential
- Mixed use residential
- Campbell Park
- Mixed use civic



Bletchley



Northern options

Growth Option Name	Category	Estimated capacity homes (rounded)	Development type(s)	Recommended in Strategy for 2050	Key issues identified to date
MK North full	New settlement	6,200 – 16,000	Residential-led Employment	N	<p>Creating movement connections across the river corridor could be prohibitively expensive and unacceptable in environmental terms impacting deliverability – further work needed.</p> <p>Prospect of new junction on the M1 to enable employment allocation could be prohibitively expensive and undeliverable, alongside connections into MK</p> <p>Landscape work still to report – potentially sensitive area</p>
MK North reduced	New settlement	3,700 – 10,000	Residential-led	N	<p>Creating movement connections across the river corridor could be prohibitively expensive and unacceptable in environmental terms impacting deliverability – further work needed.</p> <p>Prospect of new junction on the M1 to enable employment allocation could be prohibitively expensive and undeliverable.</p> <p>Landscape work still to report – potentially sensitive area</p>
Rural villages	Rural	<p>Hanslope (14 sites) 1,400 – 2,700</p> <p>Castlethorpe (3 sites) 115 - 190</p>			

Questions & Discussion



Next steps

- Meet with other parishes during Feb/March
- Planning CAG to discuss long list 28 Feb
- Meet with site promoters Feb/March to get further information and share our findings with them
- Share Land Availability Assessment summary for information
- Step 2 of strategic sites/growth options to test in the Sustainability Appraisal to get to Step 3 a preferred spatial strategy for the New City Plan
- Consultation on draft plan summer 2024



Southern options

Growth Option Name	Category	Estimated Capacity homes (rounded)	Development Type(s)	Recommended in Strategy for 2050	Early considerations
Land east of Newport Road, Woburn Sands	City expansion	1,900 – 3,750	Residential-led	Y	Very complex landownership – deliverability? May need to be planned cross-boundary Landscape work still to report – potentially sensitive area
Land east of Newport Road, Woburn Sands reduced (reduced to accommodate country park proposal)	City expansion	1,300 – 2,600	Residential-led	Y	Very complex landownership - deliverability? May need to be planned cross-boundary Landscape work still to report – potentially sensitive area
SEMK southern extensions	City expansion	580	Residential-led	Y	Piecemeal separated additions to a comprehensively planned site – integration with SEMK vis a vis buffers and lower density in SEMK Landscape likely to be sensitive (Landscape work still to report)
Land south of Bow Brickhill	City expansion	1,850 – 2,500	Residential-led Employment allocation	Y	Landscape likely to be sensitive (Landscape work still to report) Impact of EWR?
Levante Gate, land south of A5 McDonalds Roundabout	City expansion	450 – 600	Residential-led Employment allocation	Y	Landscape likely to be sensitive (Landscape work still to report) Impact of EWR?
Land south of Bow Brickhill & Levante Gate, land south of A5 McDonalds Roundabout COMBINED	City expansion	2,300 – 3,100	Residential-led Employment allocation	Y	Landscape likely to be sensitive (Landscape work still to report) Impact of EWR?

Eastern and Olney options

Growth Option Name	Category	Estimated Capacity homes (rounded)	Development Type(s)	Recommended in Strategy for 2050	Early considerations
Southeast of MKE	City expansion	1,800 – 3,500	Residential-led Employment	Y	Potentially needs to be planned cross-boundary Landscape work still to report Further significant infrastructure likely to be need for crossing of M1
Moulsoe	City expansion	5,000 – 17,700	Residential-led	Y	Landscape work still to report – potentially sensitive area Mitigating impact on character of Moulsoe likely to reduce capacity further Further significant infrastructure likely to be need for crossing of M1
Southeast of MKE & Moulsoe COMBINED	City expansion	6,800 – 21,200	Residential-led Employment	Y	Landscape work still to report – potentially sensitive area Mitigating impact on character of Moulsoe likely to reduce capacity further Further significant infrastructure likely to be need for crossing of M1
Southeast of MKE & Moulsoe & North of MKE COMBINED	City expansion	9,000 – 25,800	Residential-led Employment	Y	Landscape work still to report – potentially sensitive area Mitigating impact on character of Moulsoe likely to reduce capacity further Further significant infrastructure likely to be need for crossing of M1
Chicheley Hill	City expansion	800 – 1,100	Residential	Y	As a site by itself it is disconnected from planned city and Newport Pagnell settlement boundaries. Only possible if combined with the other options Landscape work still to report – potentially sensitive area
Strategic expansion of Olney	Key settlement expansion	800 – 1,100	Residential-led	Y	Landscape work still to report – potentially sensitive area Reduced capacity of site may result in it being too small as a strategic allocation in NCP, owing to probable need for bypass to managing traffic impacts and size of development being too small to fund this

Western options

Growth Option Name	Category	Estimated capacity homes (rounded)	Development type(s)	Recommended in Strategy for 2050	Key issues identified to date
Shenley Dens WEA South extension	City expansion	1,000 – 1,800	Residential-led	N	Landscape work still to report – potentially sensitive are. Capacity could be reduced to prevent development beyond the ridge line
WEA western extension	City expansion	700 – 1,000	Residential-led	N	Integration with the rest of WEA vis a vis landscape buffers Coalescence and heritage impacts with Calverton