

# Project Brief

## Shaping Milton Keynes' Future

A Long-Term Sustainable Growth Plan  
For Milton Keynes



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# Foreword

Milton Keynes Partnership in consultation with key partners and the wider community is embarking on a project to prepare a Long-Term Sustainable Growth Plan to guide the development of Milton Keynes to 2031. The Plan will provide the strategic direction needed to enable Milton Keynes to grow in a sustainable way beyond 2011 – which is the end period of the Milton Keynes Second Deposit Local Plan (2002). It will therefore act as a stepping-stone for all future statutory development plans at both the regional and local level.

The Plan must be capable of serving as a robust yet flexible planning framework that can guide decisions made by the planning authorities, local delivery vehicles, other implementation agencies, community groups and the private sector, all of whom will be instrumental in realising the goals of the Plan.

To succeed in these ambitious objectives the Plan must be grounded in and responsive to existing visions and strategies for the area, including the Long Term Economic Vision for Milton Keynes, the emerging Community Strategy and the Milton Keynes and South Midlands Sub-Regional Strategy, which provides the over-arching strategic planning context for growth.

# 1 The Project Proposal

## 1.1 Purpose

- 1.1.1 The purpose of the project is to provide a strategic vision and policy framework for Milton Keynes to 2031 that will guide the public sector in making land use planning decisions, including the appropriate location of development, and in determining the scale and phasing of infrastructure investment. This long-term outlook will provide the certainty and confidence needed to make investment decisions and to pursue development opportunities.
- 1.1.2 It is intended that the outcomes of the project will inform the preparation of the Regional Spatial Strategy for the South East of England and the new local development frameworks to be prepared by Milton Keynes Council, Aylesbury Vale and Mid Bedfordshire and other neighbouring authorities, where needed. The project work is put forward to assist these local authorities in preparing local development documents by ensuring similar work is not duplicated as part of the local development plan making process.

## 1.2 Study Area

- 1.2.1 Boundaries to the study area are not strictly defined and will need to be established as part of the analysis and proposals. The approach taken will ensure that all available locations around Milton Keynes and all possible directions of growth are considered.
- 1.2.2 The Milton Keynes existing urban area and the areas of search indicated in the draft Milton Keynes and South Midlands (MKSM) Sub-Regional Strategy will be the initial focus of the project. These areas are around the southern, eastern and western edges of the urban area, where Milton Keynes Unitary Authority Area adjoins Aylesbury Vale and Mid Bedfordshire District Councils.

## 1.3 Identified Project Need

- 1.3.1 Milton Keynes is one of the major centres of growth identified in the Government's Sustainable Communities Plan (February 2003) aimed at ensuring the international competitiveness of the South East Region is sustained.
- 1.3.2 Government envisage Milton Keynes maturing as a major regional city by 2031 with a population of over 300,000 and some 290,000 jobs. Greater certainty is therefore needed over how Milton Keynes will grow in a sustainable way in the longer term.
- 1.3.3 The draft MKSM Sub-Regional Strategy (July 2003) provides the strategic vision for developing the MKSM growth area to 2031. In the Secretary of State's (SoS) Schedule of Proposed Changes to the strategy (October 2004), the dwelling and infrastructure requirements for developing Milton Keynes to 2021 are identified along with the broad principles for establishing a spatial framework to make better-informed decisions.
- 1.3.4 The SoS has identified the need for further details of the direction for growth in Milton Keynes and a longer-term vision for 2031 to be put in place. As stated in the Proposed Changes:

*The Vision will provide a platform for major economic and cultural development, for qualitative and quantitative change in primary, secondary, further and higher education, health and social care and other infrastructure, and facilitate long-term investment decisions in the strategic and local public transport system and other infrastructure (Government Office for the South East, East Midlands, East of England, Consultation Draft Milton Keynes and South Midlands Sub-Regional Strategy, October 2004:27).*

## 1.4 Fit with MKPC Intent

- 1.4.1 The Deputy Prime Minister's statement in July 2003: "*Creating Sustainable Communities: Making it Happen: Thames Gateway and the Growth Areas*" included a commitment in the identified growth areas of Thames Gateway, MKSM, London-Standsted-Cambridge and Ashford to set up strengthened local delivery agencies with the necessary powers to drive forward development.
- 1.4.2 On 7 June 2004, Milton Keynes Partnership Committee (MKPC), a committee of English Partnerships, came into operation with planning

powers for deciding major planning applications within a designated Urban Development Area and to oversee the wider development of Milton Keynes.

- 1.4.3 While MKPC is not a local plan making authority it has a fundamental role to play in co-ordinating Milton Keynes Council, its neighbouring authorities, English Partnerships and other government agencies, community facility and infrastructure providers, local communities and a wide range of other stakeholders in delivering the longer term vision for Milton Keynes.

## 1.5 Fit with Emerging Government Policy

- 1.5.1 The outcomes of the project will inform the emerging regional spatial strategies of the East of England and South East of England Regions and the preparation of local development frameworks.
- 1.5.2 In particular, in accordance with the Planning and Compulsory Purchase Act (2004), it will inform the preparation of a joint local development document (LDD) by Milton Keynes, Aylesbury Vale and Mid Bedfordshire local authorities that will define the future directions of growth beyond the Milton Keynes Unitary Authority area.
- 1.5.3 It is also aimed that the project outcomes be incorporated within other statutory policies and new policies or other mechanisms created, where required, to effectively deliver the longer-term vision.

## 1.6 Project Objectives

- 1.6.1 The objective of the project is to prepare a Long-Term Sustainable Growth Plan for Milton Keynes, comprising a strategic vision and policy framework that clarifies the direction for growth to 2031. It will entail defining an urban growth boundary, specifying the infrastructure requirements and delivery mechanisms for facilitating development, and setting out the principles for how sustainable growth can succeed in and around Milton Keynes.
- 1.6.2 The Plan must be based on robust technical information and a clear understanding of economic, environmental, social and cultural aspirations of the community. It must therefore take into account the vision statements and objectives set out in the emerging regional spatial strategies of the East of England and South East of England; Milton Keynes Local Plan and local plans of adjoining local authorities; Milton Keynes Community Strategy; Milton Keynes Long-Term Economic Vision and any other relevant local strategies. In some cases, the project will seek to progress the key actions identified in these strategies.

1.6.3 The approach to and timetable for preparing the Plan must fulfil the following objectives:

- To provide the overarching strategic context for the growth of Milton Keynes beyond the expansion areas established by the Milton Keynes Local Plan from 2011 onwards.
- To inform the emerging draft Regional Spatial Strategy for the South East at key stages up to and including the Public Examination, and to guide development.
- To inform the future review of the Regional Spatial Strategy for the East of England.
- To contribute to defining the strategic direction for preparing Milton Keynes and neighbouring authority local development frameworks including the core strategy, growth area specific policies and action plans, and supplementary planning documents.
- To inform the preparation of the joint LDD by the three local authorities of Milton Keynes, Mid Bedfordshire and Aylesbury Vale, as indicated in the Secretary of State's Proposed Changes to the MKSM Sub-Regional Strategy, to further detail the directions for growth.
- To ensure the process for preparing the Plan complies with the requirements for new plan making as set out in the Planning and Compulsory Purchase Act (2004) including being founded on an evidence base that provides a thorough understanding of local area needs, complying with local authority Statements of Community Involvement, and the formal directives for a Sustainability Appraisal and Strategic Environmental Assessment.

1.6.4 The objectives of the project are not to:

- Produce a local development framework or LDD for Milton Keynes Council (or any other local authority), but to contribute to its development.
- Revise the MKSM Sub-Regional Strategy, but to be set within the context of the Strategy.
- Prepare the South East Regional Spatial Strategy, but to contribute to further defining the requirements for Milton Keynes.

## 1.7 Project Scope

1.7.1 We face important challenges about how Milton Keynes and the surrounding region should develop by 2031. The project will explore and find solutions to the following core questions:

- How best can we provide for a growing population and ensure that we live within available resources of water, land and energy?
- How should development be focused and what pattern of land use and transport should we invest in for a better future?
- In which areas should we discourage or prevent development in order to retain quality natural and historic environments, and how can we maximise opportunities to enhance these areas and provide new green infrastructure?
- What additional social infrastructure will be needed to support a growing town/city, and how will we ensure this is available for all when it is needed?
- How do we ensure the pressures of rapid growth are balanced with strengthening the quality of the existing environment?
- How can growth be used to make Milton Keynes more sustainable?

1.7.2 The Sustainable Growth Plan for Milton Keynes will be based on an examination of the principles of good strategic planning and urban design as applicable to the development of a new innovative city. It will also take account of the key drivers of spatial change as listed in Appendix A.

1.7.3 The Plan must be holistic and integrated taking account of issues broader than land use and transport including the scale and scope of health care and education requirements, for example.

1.7.4 The scope of the core elements that will make up the Plan are further detailed in the following sections of this Project Brief:

- Population and Housing
- Economic Development
- Sustainable Movement
- Environment and Quality of Life
- Community Infrastructure
- Utilities

## 1.8 Project Delivery: Key Principles

1.8.1 The approach to delivering a Long-Term Sustainable Growth Plan for Milton Keynes will be based on the following four key principles:

1. Creative Thinking and Past Reasoning
2. Adaptability
3. Good Governance and Relationships
4. Strong Implementation Focus

### **Creative Thinking and Past Reasoning**

1.8.2 The Project will draw from existing studies and international examples of 'smart growth' to find innovative, creative and plausible solutions to accommodating growth. While some focus will be on finding new answers and approaches, it is essential that the resultant plan is cognisant of the existing considerable knowledge base and builds on preceding studies and other available information (Refer to references listed in Appendix B).

### **Adaptability**

1.8.3 The project must take into account past trends and indications of future directions. It will build in the capacity to plan for change and be adaptable when faced with the unexpected.

1.8.4 Although the Plan will have no statutory status the preparation of it must have regard to the requirements for new planning making, and be capable of being integrated into local and regional plans at a later stage.

### **Good Governance and Relationships**

1.8.5 Milton Keynes Partnership is committed to working in a collaborative manner with national, regional and local government, non-government organisations, the private sector and the community.

1.8.6 The Framework will be progressed in line with national, regional and local planning policy and the project team will work closely with the adjacent local planning authorities, other government agencies and the private sector to ensure a co-ordinated approach.

1.8.7 Consideration will need to be given to the differing needs, values and aspirations of all individuals and groups in the community and encouraging the community to feel good about, embrace and work

with growth.

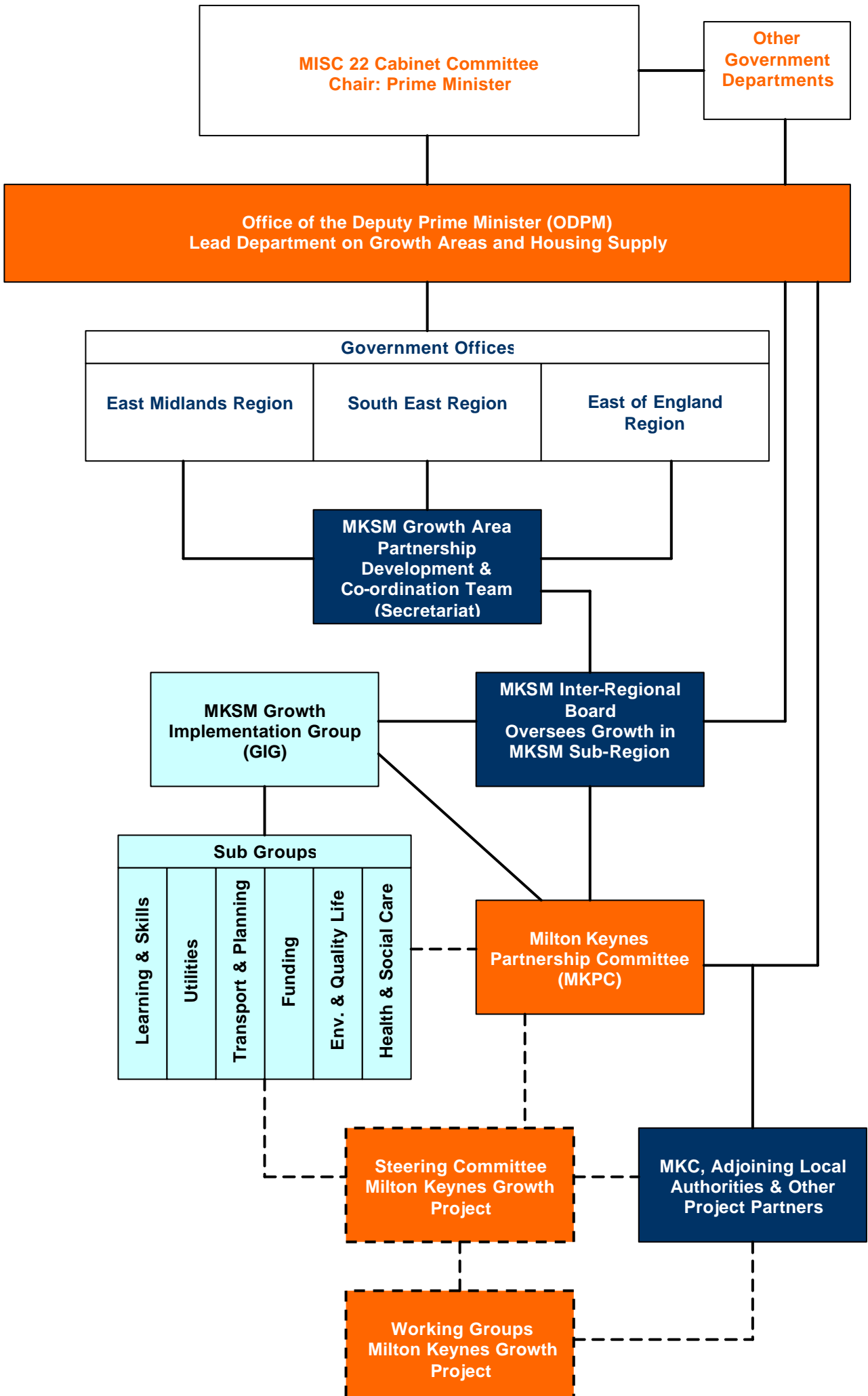
### **Strong Implementation Focus**

- 1.8.8 There will be a strong focus on implementation with the aim of finding an appropriate match between the vision and capabilities of government.
- 1.8.9 It is expected that the outcomes of the Project will be effectively incorporated into local development frameworks and government infrastructure implementation programmes as appropriate to guide future decision-making and action, and to phase and balance the growth of Milton Keynes.
- 1.8.10 Ways of keeping the Plan alive beyond the Project period must also be demonstrated and incorporated in the implementation proposals.

## **1.9 Project Management**

- 1.9.1 The Strategic Policy and Planning Team of Milton Keynes Partnership will manage the project and report to MKPC. MKPC in turn will report to MKSM Inter-Regional Board, MKSM Growth Implementation Group and Government Offices.
- 1.9.2 A Steering Group comprising representatives from Milton Keynes Partnership; the local authorities of Milton Keynes, Aylesbury Vale, Mid Bedfordshire; the county councils of Bedfordshire and Buckinghamshire and the regional assemblies of the South East of England (SEERA) and East of England (EERA) will oversee the project and appointment of consultants.
- 1.9.3 Consultant appointees will prepare the project outputs, liaise with other key stakeholders and draw them into the project, where appropriate.
- 1.9.4 Technical groups will almost certainly be required to oversee the key drivers and directions of the project and will include representatives from specialist groups. However, wherever possible, specialist knowledge will be sought from existing local strategic groups such as the Milton Keynes Economic and Learning Partnership and Strategic Environmental Partnership. The Milton Keynes Local Strategic Partnership will act as a scrutiny body for the project.

**Relationship of the Project to Existing MKSM Government Structures.**



## 1.10 Engagement Strategy

1.10.1 MKPC has adopted a Public Participation Protocol that aims to:

- Secure support for the long-term growth of Milton Keynes amongst the general public and various communities of interest.
- Enable appropriate participation in plan making and development implementation by the public, special interest groups, land and property owners and investors.
- Provide easy access to information about the activities of Milton Keynes Partnership.

1.10.2 It is essential that an Engagement Strategy be prepared at the commencement of the project to ensure all stakeholder views are adequately addressed throughout all key plan making stages, and which can be implemented in accordance with these aims. It must be prepared in accordance with local authority Statements of Community Involvement.

1.10.3 The following key principles must be adopted in preparing the Engagement Strategy:

- A 'breadth and depth' approach to participation. That is, the existing community should be helped to contribute through the groupings relative to individuals' life experience and areas of interest (ie. land and property owners, business, voluntary and community sector, sports clubs, etc).
- Consistent and timely provision of information on project progress. This would include distribution through a network of individuals and organisations that are key to maintaining good communication networks.
- Using best practice approaches to consultation. Locally, a body of good practice has been developed which has successfully engaged local communities in the consultative process. Parish and town councils play a key role in this process. The consultation approach should build on this good practice and also provide recommendations on methods of consultation that are robust for this project and applicable as best practice into the future.

1.10.4 Milton Keynes Partnership has recently adopted an image and branding strategy. Communications, public affairs and marketing will be addressed as the new brand is rolled out. Communication and engagement for this project will be required to fit within that broad framework.

## 1.11 Project Outputs

1.11.1 The project will need to provide outputs at each key stage in the plan-making process.

### **Stage 1: Directions Papers**

1.11.2 The following seven Directions Papers are required:

- Population and Housing
- Economic Development
- Sustainable Movement
- Environment and Quality of Life
- Community Infrastructure
- Utilities
- Spatial Strategy – Indicative Requirements

1.11.3 Each Directions Paper must provide a synopsis of key issues based on available information, supporting studies and published documents. Any gaps in the evidence base must be identified at the outset to enable additional work to be commissioned, where needed.

1.11.4 The Directions Papers will be prepared in accordance with the more detailed scope of issues defined in the next sections of this Project Brief. The ‘Spatial Strategy – Indicative Requirements’ will represent the spatial requirements of the other six issue based Directions Papers.

### **Stage 2: Draft Long-Term Sustainable Growth Plan**

1.11.5 The Draft Sustainable Growth Plan will comprise:

- A Vision Statement to 2031
- Sustainable Growth Policies
- Spatial Growth Options
- Development Principles
- Implementation Strategy

### **Vision Statement to 2031**

1.11.6 The vision statement will be based on the key aspirations of the existing vision statements, and will look beyond these documents to establish the overall goals for an expanded Milton Keynes.

1.11.7 It must also address the Secretary of State’s request for a longer-term vision for Milton Keynes as outlined in the proposed changes to the draft MKSM Sub-Regional Strategy.

1.11.8 The vision must be forward looking, demonstrate innovation, emphasise quality in all aspects of development and set a benchmark for achieving sustainable growth, based on sound development and design principles. It must also be flexible enough to respond to change over time.

### **Sustainable Growth Policies**

1.11.9 The Sustainable Growth Policies will be based on the vision statement, key directions and requirements for spatial change (as set out in the Directions Papers) and will take account of local and regional planning policy, current urban thinking and the principles for sustainable development.

1.11.10 The policies will incorporate:

- a. The definition of an urban growth boundary for Milton Keynes.
- b. A core strategy setting out the overarching requirements in terms of growth locations, sustainable movement principles and environmental quality.
- c. A core strategy for implementation and delivery.
- d. A monitoring and review system for enabling the Sustainable Growth Plan to be flexible to respond to changes over time.

### **Spatial Growth Options**

1.11.11 A series of spatial growth options will be required that are based on the Vision Statement and Sustainable Growth Policies. They will identify the key strategic development sites that are core to achieving the strategic vision and requirements for change.

1.11.12 The options will be derived from:

- An urban capacity analysis based on land supply and context appraisal (opportunities and constraints) and policy review (including the Milton Keynes Grid Roads Review).
- Feasibility analysis of different urban models (eg. concentration or expansion) for integrating the required land uses effectively.
- An analysis of demand as defined in the Directions Papers.

## **Development Principles**

- 1.11.13 The Spatial Growth Options will be accompanied by a clear statement of development principles for the first phase of growth beyond the expansion areas identified in the Second Deposit Milton Keynes Local Plan. This will enable a joint LDD to be progressed by the three local planning authorities involved to further detail the directions for growth.
- 1.11.14 The Development Principles will set the scene for defining the broad directions for growth, their capacity and approach to delivery, in terms of phasing and funding the necessary infrastructure.

## **Implementation Strategy**

- 1.11.15 A draft Implementation Strategy will also be required at this stage that addresses the requirements set out in the Directions Papers.
- 1.11.16 The Implementation Strategy should have regard to:
- The MKPC Business Plan (currently covering the period up to 2008).
  - Existing funding commitments in respect of strategic infrastructure requirements identified in the MKSM Sub-Regional Strategy and the implications of these commitments for the phasing of development.
  - The requirement for any further allocations to be made to accommodate additional growth in the period 2011 to 2016, having regard to capacity for growth within the urban area.
- 1.11.17 It will include a detailed action plan for co-ordinating key stakeholders, setting out short, medium and long-term milestones with lead responsibility, cost and priority. Where possible, it will seek to bring together the core actions resulting from other essential strategies such as the Community Strategy and Long Term Economic Vision for Milton Keynes.
- 1.11.18 In addition, it will establish the phasing programme for developing key strategic sites and identify the funding arrangements needed to deliver the infrastructure requirements for facilitating the development of Milton Keynes. The role of key partners from the public and private sector in delivery will need to be recognised. The funding strategy must therefore have regard to the opportunity for Section 106 contributions to deliver strategic as well as local infrastructure requirements where these are identified in the Plan. (This reflects the approach being taken in respect of the next phase of growth from 2005/6 to 2016).

- 1.11.19 Arrangements are in place for ongoing monitoring and review of the current expansion up to 2011 against planned growth targets. These arrangements should be evaluated and reviewed in developing the Implementation Strategy for growth beyond 2011.

### **Stage 3: Final Long-Term Sustainable Growth Plan**

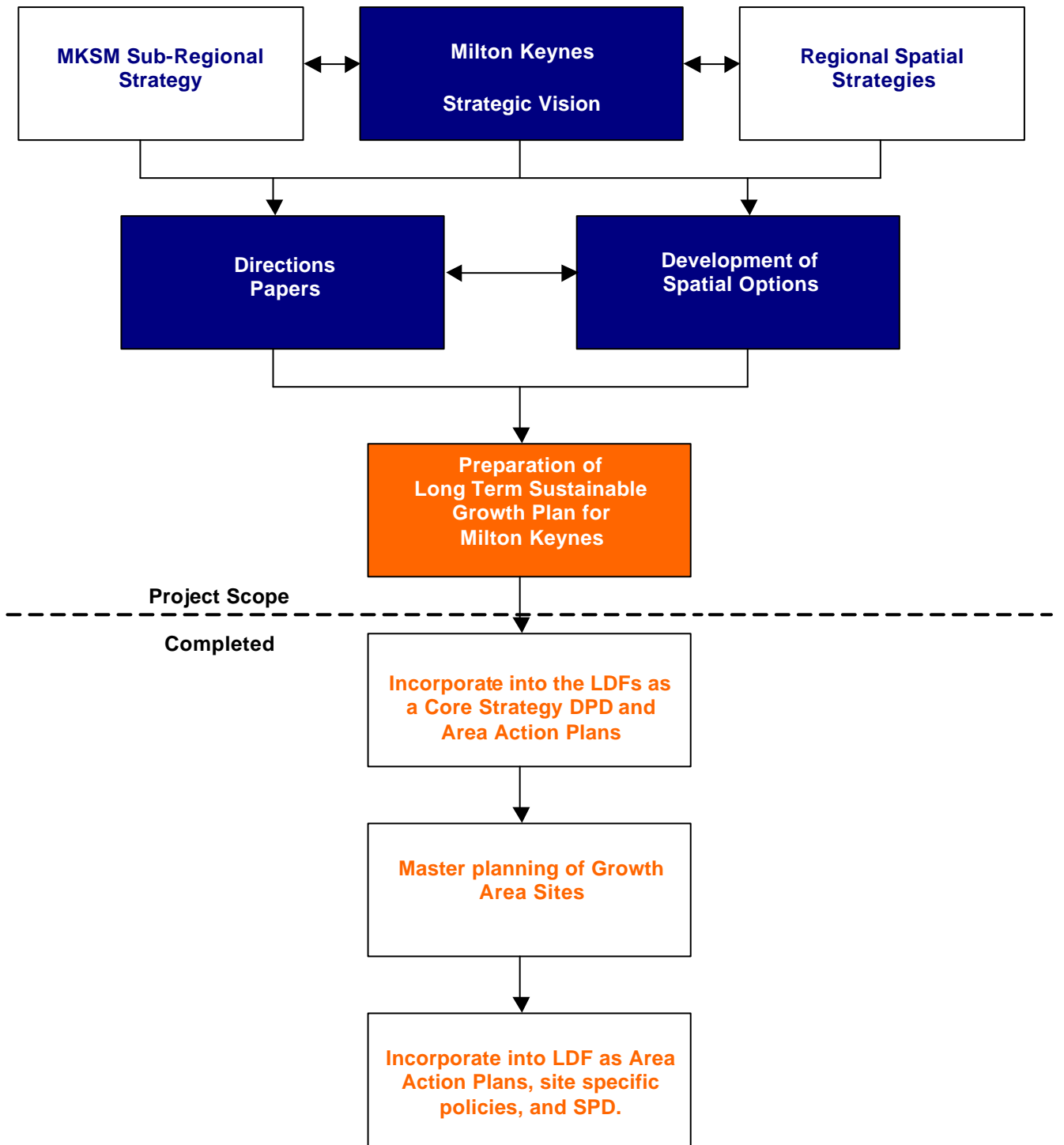
- 1.11.20 The final Plan must reflect the results of engagement with local communities and other key stakeholders.
- 1.11.21 It will set out the preferred direction for growth and refine the policies and implementation mechanisms needed to deliver the strategic vision.

### **Stage 4: Planning Policy Advisory Note**

- 1.11.22 A Planning Policy Advisory note is to be prepared that includes recommendations for integrating the outputs of the Project into the Milton Keynes Local Development Framework, and neighbouring authority local development frameworks (where required). This will enable a joint LDD to be progressed by the three local planning authorities involved to further detail the directions for growth. The Spatial Strategy should also be capable of being incorporated within the spatial framework of the emerging South East Regional Plan, due to be submitted to Government in mid 2006.

### **Next Steps: Project Implementation**

- 1.11.23 The Implementation Strategy will define the actions needed to deliver the Plan.
- 1.11.24 The next phase, following the completion of the Plan, will be the preparation of more detailed master plans for the major growth areas and key strategic sites. This will need to commence early in 2006, in parallel with the work on the joint LDD.
- 1.11.25 These master plans will inform the preparation of development briefs and provide the decision-making tool for facilitating development. As a result, they may be incorporated into the local development framework as site-specific policies and action plans, and supplementary planning documents.
- 1.11.26 The timetable for future master planning and subsequent development approvals will inform the ongoing monitoring and review of the Sustainable Growth Plan.



## 1.12 Key Milestones

1.12.1 It is essential that the project timetable\* links to the timetable for preparing the Regional Spatial Strategy for the South East of England. The key milestones aimed to be achieved are as follows:

June 2005:	Directions Papers
September 2005:	Draft Long-Term Sustainable Growth Plan
December 2005:	Revised Draft Long-Term Sustainable Growth Plan and Planning Policy Advisory Note
January 2006 onwards:	Project implementation, including master planning of major strategic sites.
June 2006:	Finalisation of the Long-Term Sustainable Growth Plan and Planning Policy Advisory Note.

\* The timetable is provisional at this stage and will need to be confirmed when consultants are commissioned and a more detailed programme is established.

## 2 Population and Housing

### 2.1 In Brief

2.1.1 The Long-Term Sustainable Growth Plan will be based on an integrated and strategic approach to planning for housing that supports the principles of sustainability and urban renaissance, and addresses the future needs of the community. It will be informed by emerging Government policy on housing growth levels and housing needs (including housing affordability), housing supply statistics and demographic forecasts.

### 2.2 Housing Growth

2.2.1 Milton Keynes is identified as a suitable location for significant growth in housing. The housing growth forecasts for the period 2001 to 2021 as indicated in the Proposed Changes to the MKSM Sub-Regional Strategy are shown as follows:

	2001-2016	20016-2011	2011-2016	2016-2021	2001-2016	Total 2001-2021
Milton Keynes	7,900	15,000	11,000	11,000	33,900	44,900
Annual Rate	(1,580)	(3,000)	(2,200)	(2,200)	(2,260)	(2,245)

2.2.2 Milton Keynes is expected to accommodate an additional 44,900 dwellings over this period. More certainty is needed over the housing growth forecasts for the longer term (post 2021). The Panel appointed to hold the public examination of the Strategy recommended that the broad rate of development of 2,200 additional dwellings per year could be maintained in this later period, achieving some 23,700 dwellings from 2021 to 2031 reaching approximately 71,000 dwellings.

2.2.3 The purpose of the Plan is to establish the most appropriate locations for development of housing from 2011 (the end of the Local Plan period) to 2031. The approach to determining appropriate locations will be based on the principles of sustainable development. It will aim to locate housing through a combination of urban intensification and the development of new sustainable extensions that integrate with the provision of new and enhanced public transport systems and interchanges.

## 2.3 Demographic Projections and Housing Needs

- 2.3.1 The starting point for preparing the Plan will be to consider the future demographic profile, population and household projections for Milton Keynes. The Borough of Milton Keynes is one of the fastest growing districts in the country with a much younger median age profile compared to the rest of England.
- 2.3.2 The demographic data will be used to determine housing, transport and community infrastructure requirements. A range of housing types and sizes will need to be planned for to meet the needs of all sectors of the community.
- 2.3.3 The data will be informed by local information compiled by the Milton Keynes Observatory and the Census data from the Office of the National Statistics. This will assist in components of the Plan being effectively integrated into regional spatial strategies and local development framework documents at a later stage.

## 2.4 Quality Design and Higher Densities

- 2.4.1 Achieving a high quality design is a core principle to be addressed. This means more than encouraging innovative architecture that is responsive to the existing urban environment and natural surroundings. It means ensuring communities, neighbourhoods and places are well-designed, with a clear physical and community structure, economic purpose, and integrate with the new modes of public transport. The emphasis should be on achieving a high quality public realm rather than a proliferation of private spaces.
- 2.4.2 The approach to housing allocation will be based on the provision of higher density housing in accordance with PPG3 and policies for sustainable extensions and urban intensification. A variety of density ranges will be required to facilitate different lifestyle needs and consumer preferences.

## 2.5 Strategic Issues

2.5.1 The Long-Term Sustainable Growth Plan should address the following issues:

- The housing growth levels for Milton Keynes beyond 2021.
- Determining the location of future housing allocations in Milton Keynes from 2011 to 2031.
- Considering the implications of growth in terms of demographic change and housing requirements.
- The creation of distinct, identifiable places through the provision of well-designed, sustainable residential environments that demonstrate a diversity of housing and integrate with transport, community and green infrastructure.
- How to ensure that the aspirations expressed and delivered in early phases may continue to be achieved throughout the life of the Plan.

## 3 Economic Development

### 3.1 In Brief

- 3.1.1 Milton Keynes' central location between the major centres of London (75 km approx), Birmingham (92 km approx), Oxford (45 km approx) and Cambridge (63 km approx) makes it well placed to continue building its economic prosperity. If it is to become a centre of regional importance by 2031 it will need to have the right type of housing, commercial, physical, social and green infrastructure in place to keep and attract new business and people to the area.
- 3.1.2 Milton Keynes Economy and Learning Partnership (MKELP) has prepared a long term economic vision for Milton Keynes to 2034 and has identified a number of broad strategic priorities required to achieve it. The Plan should provide the spatial dimension to pursuing some of these priorities. The vision is:

*In 2034 Milton Keynes will be a major free standing city, with a diverse, high value business base offering well paid employment opportunities to all those living within the city.*

### 3.2 Employment Growth

- 3.2.1 The Proposed Changes to the MKSM Sub-Regional Strategy include a target of achieving 44,900 jobs in Milton Keynes by 2021. This target is based on the forecasted dwellings/jobs ratio of 1:1 assumed in the MKSM Study by Roger Tym and Partners, and accepted by the Planning Inspector. Following this ratio and the acceptance that jobs should be matched by housing sets a target of about 70,000 additional jobs (in the urban area) by 2031. Milton Keynes Economy and Learning Partnership (MKELP) has argued and continues to argue that Milton Keynes can sustain approximately 3000-3500 net new jobs can be achieved in Milton Keynes per annum.
- 3.2.2 In October 2004, a study was commissioned by SEERA to inform the new sub-regional policies that relate to Milton Keynes and Aylesbury for inclusion in the South East Plan. The study was to appraise options for the future growth levels of Milton Keynes and was undertaken by DTZ Pida on behalf of Milton Keynes Council, Milton Keynes Partnership and the Milton Keynes and Aylesbury Vale Technical Group. It was found that Milton Keynes was capable of achieving a higher level of job growth than assumed in the Sub-Regional Strategy. However, the Member Group for the study

concluded that given the uncertainty over achieving higher levels of employment creation and associated higher levels of housing completion, it would not be sensible to base the strategy on higher levels of growth. Overall, it was agreed that the policies should aim to facilitate employment creation rather than constrain growth. These sub-regional policies need to be informed and developed by a more detailed assessment of spatial options for growth.

### 3.3 New Business

3.3.1 The Plan should identify strategic sites for attracting high quality knowledge based industries as well as a balanced portfolio of land to meet a range of general uses. Knowledge-based industries are typically attracted to an area because of it having:

- A well educated, skilled and entrepreneurial workforce.
- Highly sophisticated ICT telecommunications infrastructure.
- An outstanding transport movement system.
- Excellent public and private services.
- An image of being an exciting and fun place to live, work and visit.

3.3.2 The position of Milton Keynes within the Oxford to Cambridge Arc (O2C) is significant. Yet, without infrastructure improvements it is questionable whether there is a strong enough relationship for knowledge-based industries to feed off the successes of other O2C places or alternatively, compete with them.

### 3.4 Labour Supply

3.4.1 The task of establishing a knowledge-based business sector is dependent on having a highly skilled labour force. However, there is likely to be a mismatch between the supply of existing labour and the creation of new jobs to support the knowledge-based industries.

3.4.2 A net-inward migration of highly skilled people is needed to support a changing business sector. The needs of these people should be taken into account in the Plan. For example, a diversity of housing types, leisure opportunities, transport and community infrastructure needs should be considered in creating an attractive place to work and live.

3.4.3 Opportunities will also need to be made to upgrade the skills base of existing residents through schools, further and higher education and other provision. MKELP is seeking to drive this element forward through preparing a Five Year Strategy, which is due to be completed by February 2004.

## 3.5 Strategic Issues

3.5.1 The Long-Term Sustainable Growth Plan should address the following issues:

- The need to attract inward investment to achieve a minimum of an additional 70,000 jobs with an emphasis in the knowledge-based sector by 2031 and the need to match this with a highly skilled and qualified workforce.
- Developing closer links between education and business in order to move towards a knowledge-based economy. It should build on the current work that seeks to establish a strongly branded teaching University in Central Milton Keynes, as well as working with Milton Keynes College and the schools community.
- Enhancing Milton Keynes as a retail and leisure destination in order to attract and keep a highly skilled workforce.
- Maintaining a supply of appropriate commercial premises to ensure business can grow locally.
- Investigating the feasibility and locational opportunities for establishing a science business park for clustering companies together that could capitalise on the research strengths of the Open University and Cranfield University.
- Ensuring that optimum ICT and telecommunications are in place to support business and education needs.
- Creating diversity in Central Milton Keynes and elsewhere in the city through new styles of housing and cultural development in order to attract and keep workers and support services for them.
- Using the Plan to promote inward investment and marketing of Milton Keynes, as well as encouragement of existing companies and start-ups.

## 4 Sustainable Movement

### 4.1 In Brief

- 4.1.1 Access to transport is one of the most important aspects in planning for the growth of Milton Keynes. Transport provision must lead urban growth in a way that improves accessibility for all community members, promotes economic development, provides for a good quality of life and reduces carbon emissions, thereby mitigating impacts on climate change.
- 4.1.2 A long term transport strategy for Milton Keynes needs to reflect and support the aims of the spatial strategy, and in turn, land use planning needs to take account of the existing transport system and plan for its future development. This integrated approach should help to identify suitable locations for housing, commercial and community infrastructure uses.
- 4.1.3 The Sustainable Movement policy for Milton Keynes in the emerging MKSM Sub-Regional Strategy is to develop a series of new public transport nodes that relate well to new urban extensions and are linked to a high quality public transport system serving north-south and east-west corridors. The system is to integrate well with strategic transport infrastructure such as the inter-urban rail network and connect homes and workspaces, town centres, schools and other key attractors. It is recommended that work be undertaken to determine the form of public transport that will best serve travel needs along these corridors.
- 4.1.4 The Sub-Regional policy to achieve a significant modal shift away from car use is also to be achieved by improving pedestrian circulation and facilities for cycle use through implementing traffic management measures.

### 4.2 Strategic Transport Infrastructure

- 4.2.1 The Government is planning a number of strategic infrastructure improvements to support the growth of Milton Keynes to 2031 (refer to the Proposed Changes to the MKSM Sub-Regional Strategy). In practice, all these schemes (with the exception of the East-West rail line) are needed before 2016. Some of these schemes are awaiting the outcome of further studies and are subject to funding commitment being forthcoming.

- 4.2.2 Current development in Milton Keynes is being delayed by a backlog of essential transport infrastructure work. For example, improvements are required to Junction 13 on the M1 before significant development in its vicinity can commence. It is vital that this type of backlog is addressed quickly in order to facilitate growth. The current backlog also points to the need to start planning for essential strategic infrastructure that will be required to facilitate development post 2016.
- 4.2.3 Most of the intended improvements to the national road network around Milton Keynes will not be completed until 2010/11 and some are not scheduled to be completed until 2016. This means that there should be some capacity to accommodate growth in the period beyond 2016. However, Milton Keynes Council believes it will be essential to improve east-west movement by road across the southern part of Milton Keynes (possibly via a Southern Bypass) to accommodate development in the longer term. A full capacity assessment of the strategic road network post 2016 is needed to determine the potential constraints on growth and to identify remedial measures. There is no working model to do this and this project provides the opportunity to establish one.
- 4.2.4 In planning for the long term development of Milton Keynes consideration needs to be given to the competing roles and responsibilities of Milton Keynes Council (as development and local highway authority), the Highways Agency (responsible for national road improvements) and Milton Keynes Partnership Committee (development control powers in the UDA and established to oversee the overall growth of Milton Keynes). These groups need to work together with common goals to avoid future strategic transport issues.

## 4.3 Local Transport Infrastructure

- 4.3.1 Milton Keynes has a car-based transport network that has developed mainly because of a policy that encouraged low density dispersed development that makes delivery of an effective public transport system difficult. The current transport policies adopted by Milton Keynes Council (as highway authority) are set out in the Local Transport Plan for Milton Keynes (July 2000). These policies together with the Milton Keynes Long Term Public Transport Vision (2003) seek to reduce car usage and bring about a step-change in the use of public transport.
- 4.3.2 Development up to 2016 will generally rely on the existing local transport network. Although requiring some improvement and adjustment, it will not require significant extension. By 2016, however, it is expected that the grid road network will be operating at, or close to, capacity (even with improvements), which means

congestion will be an everyday occurrence. The capacity to accommodate growth post 2011 is dependent on a significant change in public transport usage and/or spatial expansion of the existing road network.

## 4.4 Strategic Issues

4.4.1 The Long-Term Sustainable Growth Plan should address the following issues:

- Preparing a spatial strategy for development post 2011 that supports a high quality public transport system.
- Considering the form of public transport system that will best serve travel needs in Milton Keynes.
- Developing approaches aimed at changing consumer attitudes towards public transport use.
- Evaluating the need for significant transportation corridor improvements on the north-south axis (including to Heathrow and Thames Valley) as well as east-west, to meet inter-urban needs. This should also look at the extent to which the proposed East-West rail line could contribute to a sustainable pattern of development in Milton Keynes.
- Working with Milton Keynes Council and the Highways Agency to develop a joint approach to ensuring the necessary transport infrastructure is programmed in advance of development needs. This will require establishing a model that will project the transport requirements post 2016.
- Identifying any capacity constraints in delivering the recommended spatial strategy and making suggestions for any institutional and/or legislative changes that may be required.
- Preparing a schedule of infrastructure costs involved and identifying possible sources of finance.

# 5 Environment and Quality of Life

## 5.1 In Brief

- 5.1.1 Achieving environmental sustainability will be an ultimate goal of the Plan. This means ensuring that the growth of Milton Keynes does not compromise both conserving and enhancing the natural environment and achieving a vibrant place to live and visit.
- 5.1.2 Milton Keynes' success over the past 30 years may be attributed to careful, environmentally sensitive master planning and the impact this has had on people's quality of life. A green, clean and safe environment has been the key incentive for inward investment and company relocation and a thriving community.
- 5.1.3 Milton Keynes Strategic Environmental Partnership was established in February 2003 and has been working to set priorities that accord with the Milton Keynes Local Agenda 21 Strategy. This project provides an opportunity to promote these priorities to the community in terms of establishing a long-term vision, sustainable growth policies and development of an implementation strategy that progresses the actions identified by the Strategic Environmental Partnership.
- 5.1.4 The Environment and Quality of Life theme has many dimensions including addressing issues such as landscape, biodiversity and green spaces; waste management; air quality and pollution; flooding and water resources; energy; and culture and the arts. All of these issues should influence plans to accommodate future growth.

## 5.2 Landscape, Biodiversity and Green Spaces

- 5.2.1 A diverse landscape that is rich in wildlife is a key contributor to people's quality of life. Milton Keynes has extensive areas of countryside, which is typically the rural setting for villages. The urban area is renowned for its landscaping, parks, woods, lakes and wildlife sites, with green space covering about one fifth of the city. Residents and visitors to Milton Keynes benefit from the green space in terms of healthy living, economic development and tourism.
- 5.2.2 In the rural areas some wildlife habitats have become degraded as a result of intensive farming and forestry. Some woodlands however remain as green islands, and the River Ouse and its tributaries and floodplain provide important wetland habitats. In the urban area new

habitats have been created and enhanced such as linear parks and grid road corridors, however there has been no strategic overview of green space provision and management. A comprehensive review of open space provision began in 2003 and an Open Space Strategy is being prepared by Milton Keynes Council in conjunction with Milton Keynes Parks Trust, English Partnerships and others.

- 5.2.2 As Milton Keynes expands, it is essential that the principle of conserving our natural and built environment is continued and enhanced. A strategic approach to the provision and management of green space and to increasing biodiversity is fundamental to delivering a Sustainable Growth Plan.

## 5.3 Waste Management

- 5.3.1 An increasing population coupled with a trend of more waste generation per person in Milton Keynes will mean higher levels of waste to manage in the future. Considerable quantities of commercial, industrial, construction and demolition waste are also generated and more is forecast with the growth of the city. Managing this level of waste and reversing the trend of increasing waste generation will be key issues in planning for the future growth in Milton Keynes.

- 5.3.2 Land fill capacity is diminishing and over the next decade will also become a prohibitively expensive option. New waste management facilities will need to be factored into the design and spatial planning of the new development areas, and waste minimisation practices promoted and progressed as part of the Plan.

## 5.4 Air Quality and Pollution

- 5.4.1 A clean, unpolluted environment is vital to achieving a healthy population with a good quality of life. Generally, air quality in Milton Keynes meets all air quality standards. But Milton Keynes is not immune from global air quality issues such as climate change and ozone depletion.

- 5.4.2 Rivers in Milton Keynes are mostly of good quality but are being polluted by nitrates and phosphates from sewage treatment discharges and agricultural fertiliser run-off.

- 5.4.3 Land contamination may also be an issue. Milton Keynes has had 6 legally determined contaminated sites (brownfield land) all of which have been remediated by the Council.

- 5.4.4 The Plan could be used to promote more measures to reduce pollution and improve air quality. Promoting sustainable design of new development, modes of transport that have lower emissions of pollutants and using more renewable fuels, are good examples.

## 5.5 Flooding and Water Resources

- 5.5.1 The risk of flooding is not a major constraint to growth, although it is a barrier to significant expansion to the north of Milton Keynes and to urban intensification along parts of the River Ouse and its tributaries.

- 5.5.2 Milton Keynes is located at the edge of the East of England, which is the driest region of Britain. Water resources are increasingly stretched, particularly by the demands of new development. Sustainable drainage and water conservation systems should continue to be promoted and progressed as part of the Plan.

## 5.6 Energy

- 5.6.1 The single biggest environmental issue facing the world today is energy generation and its direct relationship to climate change. The worst effects of climate change can be avoided if greenhouse gases in the atmosphere are stabilised instead of being allowed to increase.

- 5.6.2 Milton Keynes has a progressive energy efficiency policy that sets high standards for new housing. It does have, however, an above average use of private motorcar use compared to the rest of the UK and redways and public transport are under-utilised. Reducing energy use is dependent on changes in the sources of energy and changing people's behaviour. In particular, changes in their transport habits, continued improvements to building regulations and the adoption of best practice in energy use by commerce and industry.

## 5.7 Culture and the Arts

- 5.7.1 Milton Keynes is a modern place because it is new. Being a modern place also means developing a contemporary and innovative culture. Competing towns and cities are re-inventing themselves and Milton Keynes must not stand still. Opportunities need to be taken to enhance and create a new culture that will be conducive to attracting more investment and making it a vibrant city to live and visit. Milton Keynes of the future should be attractive to a worldwide community and the Plan should enable a greater diversity of cultures to flourish.

5.7.2 Public Art in Milton Keynes has been woven into the fabric of the public realm since the early 70's. The local community is also very creative in its own right: public participation is very high and Milton Keynes sustains a thriving community of artists. Cultural and community landmarks such as the Theatre, Gallery and City Church help define the skyline of Central Milton Keynes. An overarching Public Art Strategy is being developed which will guide future provision and inform development. It is expected that provision for public art will be included in development briefs and supplementary planning guidance. The Plan should therefore take account of the emerging strategy and consider how its principles and implementation mechanisms may be adapted for and delivered in planning for growth.

## 5.8 Strategic Issues

5.8.1 The Long-Term Sustainable Growth Plan should address the following issues:

- Continuing to protect areas of attractive landscape, wildlife habitats and the character of surrounding rural villages from development.
- Ensuring development minimises pressure on archaeological sites, historic landscapes and buildings.
- Protecting and enhancing existing areas of environmental value, providing for new areas of green infrastructure and increasing biodiversity.
- Providing appropriate waste management infrastructure and encouraging the minimisation of waste from domestic and commercial properties and development activity.
- Promoting reduced pollution and improved air quality in terms of sustainable development design, more sustainable transport modes and use of renewable fuels.
- Progressing the need for more sustainable drainage and water conservation systems.
- Progressing zero carbon growth principles in all new development.
- Minimising the loss of greenfield land and non-renewable resources and considering brownfield sites for development.
- Ensuring the Plan takes account of sustainable urban design, urban renaissance, culture and the arts in terms of keeping Milton Keynes as a modern, innovative, safe and attractive place.

# 6 Community Infrastructure

## 6.1 In Brief

- 6.1.1 From its inception, one of the goals of developing Milton Keynes has been to engage people in the process of bringing the city to life. In new developments there are no cheap spaces or older buildings that can be used as community infrastructure and these need to be planned into the fabric of the long-term vision. Development in Milton Keynes has been characterised by buildings and programmes to engage new residents, create a sense of neighbourhood and enable residents to build socially cohesive but diverse communities.
- 6.1.2 The next phase of growth is likely to be characterised by a greater influx of people that are new to the area with more diverse ethnic and cultural backgrounds: Milton Keynes could become more cosmopolitan. It will be important to bring a fresh approach to community/neighbourhood development in order to provide services and facilities that cater for a diversity of needs.
- 6.1.3 With this wave of growth it will be possible to draw upon a large pool of local experience, expertise and understanding of how neighbourhoods work. There is an opportunity to be innovative by building on this experience and bringing in the best examples of community infrastructure from the rest of the UK and beyond.
- 6.1.4 Education; health and social care; voluntary and community activity; sport and leisure pursuits require land and premises for service delivery but could do this in a more integrated way. These providers (whether public or private sector) could act together to create a physical focus in each neighbourhood, conveniently located, where residents can access services, practice local democracy and build diverse social and cultural relationships.

## 6.2 Education

- 6.2.1 Within the Unitary Authority Area of Milton Keynes new schools have recently been provided at a rate of about two schools per year. Planned facilities include fully integrated early years provision and a satellite secondary school campus. New school specifications include (at primary level) nursery class and wraparound childcare accommodation and some office/meeting space for multi-agency use. This is on top of the usual possibilities for community use of facilities.

- 6.2.2 In the future secondary, further and higher education providers aim to work more closely with employers to enable Milton Keynes' young people to make well informed life choices and to be well supported to achieve those goals. For instance, the Milton Keynes Long-Term Economic Vision relies on a well-educated, skilled and entrepreneurial workforce with strong representation of knowledge-based workers.
- 6.2.3 Facilities should be located and designed in such a way that the high quality education required can easily be delivered. It should be possible to access a fully integrated learning network at any age with a smooth, seamless transition between stages. The overriding aim is to ensure that no one leaves Milton Keynes to access educational services to meet their needs. Secondary schools, further education providers and universities for Milton Keynes may seek to deliver courses, day release or specialist provision in the neighbourhood (in partnership with a secondary school) if appropriate local facilities are available. The University of Buckingham may also have a key role in provision as Milton Keynes grows.
- 6.2.4 The nature and location of facilities for education and learning should be such that they can be outward facing, conveniently and easily accessed and used for the widest range of activities. Opportunities should be found to maximise efficiencies in land use and building/infrastructure provision, as well as addressing the aim of providing better services and access to them. The work should identify places where there is a successful co-location of services or how they best work in close proximity.

## 6.3 Health and Social Care

- 6.3.1 Milton Keynes has been designed to support a healthy lifestyle but in recent years there has been little objective information available on how successful this has been. A pilot Health Impact Assessment for the Eastern Expansion Area could be used to guide the development the environmental criteria to be included in the Plan. The physical environment should aid well-being, encourage social interaction and lift the spirit. The aim is to create places where good health in its broadest sense can be maintained.
- 6.3.2 Primary Care facilities have come about in a number of ways over the life of Milton Keynes. New Town status enabled successive governments to develop innovative premises, means of delivery and personnel. Historically in new and developing areas primary care has begun in temporary accommodation or as a "satellite" of an existing practice. The advantage of temporary premises, such as a community house, has been the ability to make all services available

from a single point of contact, albeit at a very small scale. The community house/temporary health centre acted as a base for the nurse, health visitor, chiropodist and well-being clinics. The permanent replacements for these temporary facilities were all delivered as exemplars of the time. They all have their limitations and it may be that expansion to provide specialist or other types of service would not be possible.

- 6.3.3 A new model for delivery of primary care is under development, which will inform this project. It draws upon the Milton Keynes experience to identify those aspects of current provision that work best. It identifies how new provision can be delivered and describes aspirations for joint working with private, voluntary and public sector partners. The main focus would be a “hub” or treatment centre serving about 20,000 people; the hub would meet general needs and provide specialist services for people with mental health, learning difficulties or other special needs. Satellite space, where services could be more locally directed, would work together with the larger centres.
- 6.3.4 The Milton Keynes Primary Care Trust, through the Strategic Service Development Plan, has identified the need to double the primary care infrastructure over the next 10 years or so and provides a robust basis for forming proposals for the future.
- 6.3.5 Acute services are delivered through Milton Keynes General Hospital. The need for additional hospital provision has been considered as part of a wider Milton Keynes and South Midlands Area special study, which is due to be completed in late spring/early summer 2005. This work should be taken into account in preparing the Plan. Based on projected growth to about 2020 and programme projections, a shortfall of about 215 – 250 beds has been identified. This lack of capacity in health services may have an adverse impact on overall growth.
- 6.3.6 As Milton Keynes grows; there is the potential to provide a greater range of specialised acute services (both publicly and privately managed). This could be located closer to home through hubs or smaller, dispersed treatment centres. Gradually, the need to travel out of Milton Keynes for treatment would be reduced and service users from outside Milton Keynes could be accommodated.
- 6.3.7 Acute care, via the hospital and/or in the local community, needs to be seen as an integral part of overall provision. The Plan should identify solutions for addressing key aspects of national health policy, in order to influence the delivery of services and growth overall. It could also identify likely points of conflict with local aspirations. Scenarios that describe the role of the hospital in the long-term, fully integrated with the primary care network, should be addressed.

- 6.3.8 Implementing a move from the current method and level of service delivery to new models will put most pressure on the edges of the existing development. Consideration must be given to how this interface is managed in a manner that leaves no area without access to health and social care services.

## 6.4 Sport and Leisure

- 6.4.1 Provision of open space, playing fields and play areas will be part of an overarching strategy to meet the needs of the new communities. The draft Supplementary Planning Guidance on Planning Obligations for Leisure, Recreation and Sports Facilities should be considered.
- 6.4.2 As the sub-region grows, the existing citywide facilities will come under pressure and the project should address opportunities for the provision of major facilities that relate to currently planned provision and those which could move Milton Keynes to world-class status. Sport and leisure facilities will therefore need to be considered in an overarching, strategic manner that identifies thresholds for catchment areas in order to determine viability.

## 6.5 Voluntary and Community Activity

- 6.5.1 The local voluntary and community sector is well qualified and experienced to make a major contribution to the Plan. The sector is able to experiment and respond flexibly to changes in society and the challenges these bring. Voluntary and community organisations are sufficiently mature and professional to take a proactive role in delivering facilities as well as services, for example through a “voluntary organisation hub” that could offer space to public and private sector bodies.
- 6.5.2 The emergency services should also be looked at as part of the community infrastructure required to enable new neighbourhoods to remain safe and secure. Emergency service standards are set nationally and cascade down to each local delivery unit. Whilst police, fire and ambulance services will be required to meet national standards, in the first instance representatives of these services should be brought together to explore how they might work better together, probably across delivery area boundaries. Thames Valley Police and Bedfordshire Constabulary, Buckinghamshire and Bedfordshire Fire Brigades and the Ambulance Trusts could develop co-operative planning across each service or jointly across all services.

## 6.6 Strategic Issues

6.6.1 The Long-Term Sustainable Growth Plan should address the following issues:

- Working with community service providers to ensure the necessary infrastructure investment is programmed in advance of development needs.
- Considering community infrastructure requirements as a set of inter-locking activities and seeking opportunities for new ways of using space in an integrated manner.
- Considering the role of the private sector in providing community infrastructure (eg. schools, health services etc.).
- Ensuring new development makes a positive contribution to maintaining good health.
- Considering future options for GP, community nursing and special care services in the future and how these can be achieved from where we are today.
- Ensuring that the future pattern of development and transport plans support the distribution of community infrastructure.
- Evaluating the impact of national policy on the delivery of hospital services to meet current and projected need.
- Determining how realistic it is to aim for a “super school” that would be the point of contact for virtually all local services.
- Using neighbourhood facilities to support a well educated, skilled and entrepreneurial workforce.
- Looking into the potential for expanding and developing existing higher education facilities.
- Involving the voluntary sector in delivering facilities for new areas.
- Delivering local sport and leisure facilities more imaginatively such as by considering whether co-location with a school is always preferable and by taking into account a hierarchy of leisure facilities.
- Enabling activities that animate the public realm and community spaces in order to encourage widespread use and neighbourly interactions.
- Considering how emergency services will be provided in the future, especially at the boundary between services. Opportunities for joint planning, resource sharing, co-location could be explored.

# 7 Utilities

## 7.1 In Brief

- 7.1.1 The planned growth of Milton Keynes will result in an increased demand for utilities provision including water supply, waste water treatment, electricity, telecommunications and gas supply. Utility providers are obligated to plan adequately in response to growth and strengthen infrastructure provision as required. There is an opportunity to take a more proactive approach by engaging with utility providers as part of this project to ensure local needs are addressed early on.

## 7.2 Water Supply

- 7.2.1 Anglian Water is the supplier of water to Milton Keynes. A 25 Year Water Resource Plan was submitted to the Environment Agency in April 2004, which sets out how Anglian Water will manage water supply and demand over the next 25 years. The Plan was required as part of a pricing review by OFWAT that is due to finish in December 2004. The next review is expected to occur in 2009 when a new 25 Year Water Resource Plan is to be prepared.
- 7.2.2 The primary water source for Milton Keynes is the Rutland Water Reservoir. The Environment Agency has confirmed that an extension to the water treatment works at Wing will be required within the next five years to meet growth.
- 7.2.3 Overall, regardless of the future location of development, Anglian Water does not foresee any significant constraints to supplying water for development post 2016, provided that funding is available. The exact location of development will, however have an impact on the provision and cost of water supply.

## 7.3 Waste Water Treatment

- 7.3.1 The existing sewage treatment facility, Cotton Valley, is located in Eastern Milton Keynes. It does not have capacity to accommodate the proposed additional 71,000 dwellings by 2031. This means that Cotton Valley would need to be extended or an alternative site found to develop a new facility.

- 7.3.2 The location of development impacts on waste water treatment and the associated costs. It may be more efficient to build the new sewage treatment works as close as possible to the new development.

## 7.4 Gas

- 7.4.1 Transco is Milton Keynes' gas supplier. Currently there are no supply issues as the network was originally set up to accommodate growth. However, the network may be insufficient to accommodate the magnitude of growth expected. It is likely that localised reinforcement works would be required and the capacity increased to store gas. The future spatial pattern of development is a pre-requisite to determining how capacity issues would be resolved post 2016.

## 7.5 Electricity

- 7.5.1 Central Networks is the electricity supplier. Electricity supply in Milton Keynes is near full capacity. Currently there are four primary sub-stations in Central Milton Keynes and Central Networks have a strategy to reinforce the network by building more sub-stations to meet increasing demand. However, there are no long-term plans to accommodate the expected additional 71,000 dwellings by 2031.
- 7.5.2 The plans to build more sub-stations do not take into account possible changes to electricity consumption. It will be important to consider the number and type of new businesses that could come to Milton Keynes and their impact on the capacity of the network.

## 7.6 Telecommunications

- 7.6.1 Providers of telecommunications should be engaged with when developing the Plan. It is unclear whether there are any potential supply issues to meet increasing demand. It will be important to consider the modern lifestyle and changing nature of work practices, including fibre enabling home working, in determining technological advances.

## 7.7 Strategic Issues

7.7.1 The Long-Term Sustainable Growth Plan should address the following issues:

- Working with utility companies to ensure the necessary infrastructure investment is programmed in advance of development needs.
- Finding the best location for a potential new sewage facility (if required) that has minimal impact on the community.
- Facilitating advances in technology through the adequate provision of telecommunications.
- Defining the future spatial pattern of development to inform utilities provision.
- Taking a sustainable and cost-effective approach to service delivery in order to promote Milton Keynes as a viable place to live and work, and to attract new business.

# 8 A New Master Plan

## 8.1 In Brief

8.1.1 This project offers an exciting opportunity to prepare a new Master Plan for Milton Keynes. The challenge is to have a Plan that enables Milton Keynes to be at the forefront of achieving a more sustainable city, based on a contemporary community-based vision. This means balancing the economic, social, cultural and environmental aspirations of the community and infrastructure requirements, as indicated in the previous sections.

## 8.2 Original Master Plan

8.2.1 The starting point will be to evaluate the principles of the original master plan prepared for Milton Keynes in light of changes to national and local planning policy. The outcomes of the Milton Keynes Grid Roads Review project will inform this process, for example.

8.2.2 The 1970's Plan was prepared to guide the future development of Milton Keynes for the next thirty years. The aim was to provide a strategic framework that would have considerable flexibility and be capable of responding to changing needs. It aimed to balance housing and employment so that the city could be self-contained without large numbers of people having to commute in or out. Milton Keynes was to be a low-density city in a predominantly green setting. The plan featured the following six goals:

1. *Opportunity and freedom of choice* – the city should offer the greatest possible range of opportunities in education, work, housing, recreation, health care and all other activities and services.
2. *Easy movement and access, and good communication* – to provide high standards in both public and private transport with a high degree of accessibility between all activities and places.
3. *Balance and variety* – to make Milton Keynes a city with rich variety through a wide spread of social, age and racial groups and to attract people to live and work in Milton Keynes with a range of incomes.
4. *An attractive city* – the city was designed to have a mix of land uses and densities, housing types and tenure, building forms and development, the character of which would be reflected over time.

5. *Public awareness and participation* – to use a wide variety of channels to enable the city to speak for itself through its plan and architecture.
6. *Efficient and imaginative use of resources* – to ensure all resources available to it were used effectively and efficiently

8.2.3 The core guiding principles of the original master plan were:

- Achieving a grid road pattern of main roads that served dispersed land uses would enable an even distribution of traffic particularly during peak times. The road system was designed to avoid the rush hour congestion between homes and jobs usually associated with towns designed on a radial road system.
- Designating Central Milton Keynes (CMK) as a city centre and hub of commercial activity.
- Providing for an abundance of linear parkland to establish a sufficient buffer to maintain the character of surrounding rural areas.
- Establishing homes within overlapping catchment areas, instead of creating discrete, inward-looking neighbourhoods.

## 8.3 Sustainable Development

8.3.1 The new Plan will be based on the principles of sustainable development. For example, it should seek to achieve an appropriate mix of land uses; minimise the need to travel; minimise the depletion of non-renewable resources, and provide an integrated approach to transport and land use planning.

8.3.2 It is essential that a definition of what sustainability means for growing Milton Keynes' community be prepared as part of the process. This could be presented as a series of goals and should inform the vision and spatial framework. In so doing, it will be important to reflect on the key requirements for building sustainable communities as indicated in the emerging MKSM Sub-Regional Strategy.

## 8.4 Developing the Master Plan

- 8.4.1 The Master Plan is the spatial strategy for developing Milton Keynes to 2031. That is, it is the spatial representation of the requirements for housing, economic development, transport, environment and quality of life, community infrastructure and utilities. It should provide a spatial approach to long-term growth in terms of the scale, type and distribution of new development. The objective will be to determine viable locations for future development that accord with the principles of sustainability.
- 8.4.2 The Spatial Framework for preparing a new master plan for Milton Keynes is set out in the emerging MKSM Sub-Regional Strategy. The existing urban environment, any planned developments and opportunities for regeneration should be taken into account in detailing this Spatial Framework into a long term plan for Milton Keynes. The Development Frameworks for the Eastern, Western and Northern Expansion Areas, Central Milton Keynes, Bletchley and Wolverton must be considered in this regard.
- 8.4.3 The resulting diagrammatic plan will show the locations of existing and future land uses and identify key strategic sites within this, which will form the basis for preparing more area-specific development plans. The locational criteria for significant development opportunities will also need to be established.

## 8.5 Strategic Issues

- 8.5.1 The Long-Term Sustainable Growth Plan should address the following issues:
- Determining the optimum spatial extent of Milton Keynes and establishing an urban growth boundary to reinforce it.
  - The need for development to be sustainable in terms of maintaining current commuting levels. This means not only keeping an appropriate balance between new homes and new jobs, but also planning development to support the use of public transport.
  - Opportunities for further intensification of development in the existing built-up area should be considered. In particular, intensification along the proposed public transport corridors.
  - The potential funding options for East West Rail are being considered in the context of the MKSM Sub-Regional Strategy. If

viable, it could represent an opportunity for sustainable transit oriented development in Milton Keynes.

- Development to the north and south of Milton Keynes is constrained by a variety of environmental and planning designations.
- Development to the east of the M1 has been ruled out in previous growth studies because of the traffic problems it would create crossing the M1. However, one factor that could make development in this area more sustainable is the growth of science parks at Cranfield University and the Open University.
- Expansion to the east and south-east, west and south-west is a possibility but complicated by the tight administrative boundary around Milton Keynes, which means that development could cross administrative boundaries into Aylesbury Vale and Mid Bedfordshire. This highlights the need for future joint work with Milton Keynes and neighbouring local authorities on growth options and in determining an urban growth boundary.

# Appendix A

## Key Drivers of Change

## Appendix A – Key Drivers of Change

The growth of Milton Keynes is dependent on a number of key drivers of change. Drivers of future change may be continuities of previous trends, new emerging trends or new developments that affect the shape of places. For many identified key drivers there is a lot of uncertainty about the direction, pace or scale of change the driver will take and their associated spatial impacts. It will therefore be important to develop a Plan for Milton Keynes that is flexible enough to respond to alternative directions of change.

Some of the potential drivers of change for Milton Keynes that were derived from the background papers to the draft South East Plan are shown in the table below. Each driver presents different opportunities and challenges for spatial planning. There is also the question of the extent and speed to which we, the stakeholders of Government, the private sector and community, can influence or respond to each driver.

### Potential Drivers of Change for Milton Keynes\*

Theme	Key driver	Opportunities and Challenges	Influence or Respond?
Demography	<ul style="list-style-type: none"> <li>• Migration</li> <li>• Population and household change</li> <li>• Ageing population</li> </ul>	<ul style="list-style-type: none"> <li>• How should we facilitate/ respond to an expected significant population increase?</li> <li>• What mix of housing and services provision will a changing population require?</li> </ul>	<p><i>Respond</i> – ensure adequate provision of housing and services. Design attractive and functional environment to meet everyone's needs.</p> <p><i>Influence</i> – actively encourage people to migrate to and stay living in Milton Keynes.</p>
Natural and Historic Environment	<ul style="list-style-type: none"> <li>• Global warming and climate change</li> <li>• Pressure on natural resources</li> <li>• Pressure on archaeology, historic landscapes and buildings</li> </ul>	<ul style="list-style-type: none"> <li>• What resources should we seek to protect?</li> <li>• What role can we play in mitigating impacts?</li> <li>• How can we make the best use of our cultural and natural heritage?</li> </ul>	<p><i>Influence</i> – Encourage greater use of more sustainable forms of construction, transport, energy and water supply.</p> <p><i>Influence</i> – Identify and protect areas of environmental significance. Enhance and create new areas of environmental value and promote green infrastructure.</p> <p><i>Respond</i> – Anticipate the impacts of global</p>

			warming and design places appropriately (eg. flood risk areas).
Social	<ul style="list-style-type: none"> <li>• Social infrastructure investment and costs</li> <li>• Increasing disparity between wealth and poverty</li> <li>• Changing family, household &amp; community structures</li> <li>• Increased personal mobility</li> </ul>	<ul style="list-style-type: none"> <li>• How do we build communities and not just housing estates?</li> <li>• How accessible are community services and employment opportunities?</li> <li>• How do we cater for making a healthier community?</li> <li>• What housing types, tenure mix and lifestyle will people want in the future?</li> <li>• How do we provide affordable housing?</li> </ul>	<p><i>Respond or Influence?</i> – Design safe and accessible environment.</p> <p><i>Respond</i> – Make adequate provision for healthcare and other social care service facilities and community organisations.</p> <p><i>Respond or Influence?</i> – Provide affordable housing.</p> <p><i>Influence</i> – Plan for mixed communities.</p>
Economic	<ul style="list-style-type: none"> <li>• Global economic growth</li> <li>• UK economic growth</li> <li>• London as a global city region</li> <li>• Changing workforce and working patterns</li> <li>• Changing skills</li> </ul>	<ul style="list-style-type: none"> <li>• How do we plan for an uncertain economic future?</li> <li>• How can we encourage economic growth in MK?</li> <li>• What role can we play in attracting particular business sectors to locate in MK?</li> <li>• How do we attract the workers?</li> <li>• How can we improve the skills base of the existing population?</li> </ul>	<p><i>Respond</i> – Plan for flexible and adaptable buildings that cater for changing work practices.</p> <p><i>Respond or Influence?</i> – Design attractive and functional environment to suit business and workforce needs. Provide the opportunity for a university to locate in MK.</p> <p><i>Influence</i> – Provide for more skills training.</p> <p><i>Influence</i> - Encourage inward investment.</p> <p><i>Influence</i> – Improve intra-urban and intra-regional transport networks.</p>
Built Environment	<ul style="list-style-type: none"> <li>• Transport investment and costs</li> <li>• Construction investment and costs</li> </ul>	<ul style="list-style-type: none"> <li>• How can we gain investment at the right time to ensure infrastructure does not lag behind development?</li> </ul>	<p><i>Influence</i> – Ensure development proceeds or occurs in tandem with transport infrastructure investment.</p> <p><i>Influence</i> – Ensure an</p>

			adequate allocation of funds from Government to finance infrastructure.  <i>Respond</i> – Catch up on gaps in infrastructure provision.
Governance	<ul style="list-style-type: none"> <li>• Changing structures and processes of governance</li> </ul>	<ul style="list-style-type: none"> <li>• How will a new planning system influence the future shape of MK?</li> <li>• What policies are required to bring about the desired change?</li> <li>• How will local authorities and regional assemblies influence policy making on transport, housing and other areas?</li> </ul>	<i>Respond</i> – Address government housing targets.  <i>Respond</i> – Ensure the spatial plan for MK can be effectively delivered through the local development framework.  <i>Influence</i> – Actively engage with all stakeholders.  <i>Influence</i> – Provide the direction for delivering new policy to facilitate change.
Technology	<ul style="list-style-type: none"> <li>• New and continuing advances in knowledge and technology</li> </ul>	<ul style="list-style-type: none"> <li>• How will businesses operate?</li> <li>• Will E-business lead to a reduction in products purchased from shops?</li> <li>• Are there any implications for healthcare provision?</li> </ul>	<i>Respond</i> – Encourage adaptability of buildings. Facilitate broadband access to all areas. 'Future proof' developments and buildings'.
Attitudes and values	<ul style="list-style-type: none"> <li>• Increase in consumerism</li> <li>• Changing aspirations for quality of life</li> <li>• Increasing local resistance to development</li> <li>• Increase in environmental awareness.</li> </ul>	<ul style="list-style-type: none"> <li>• What are the potential impacts on retail and leisure provision?</li> <li>• How do we cater for a diversity of lifestyles?</li> <li>• How will the community respond to the growth of MK?</li> </ul>	<i>Influence or Respond?</i> – Enable active community participation in planning for the future of MK.  <i>Respond</i> – Design flexible environment that suits everyone's needs.

\* The table of potential drivers of change and associated impacts is not exhaustive and the opportunity should be made to confirm these with the community and other stakeholders.

# Appendix B

## References

# Appendix B – Reference Documents

The references listed below provide valuable sources of information. The list is not exhaustive.

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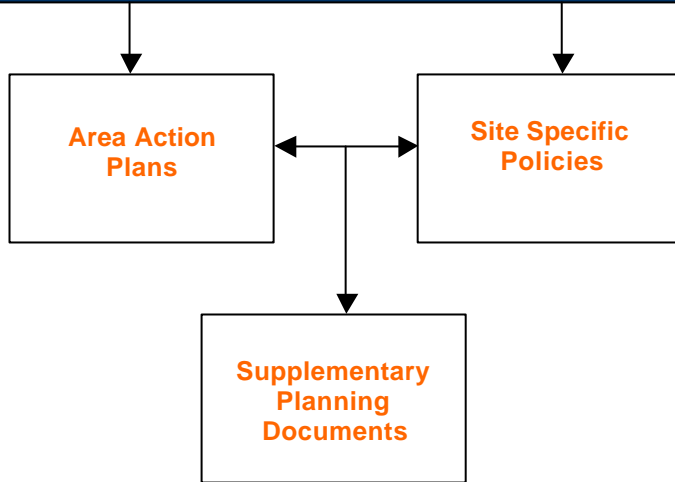
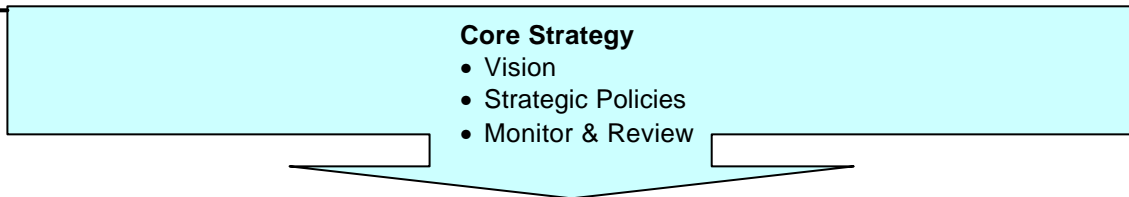
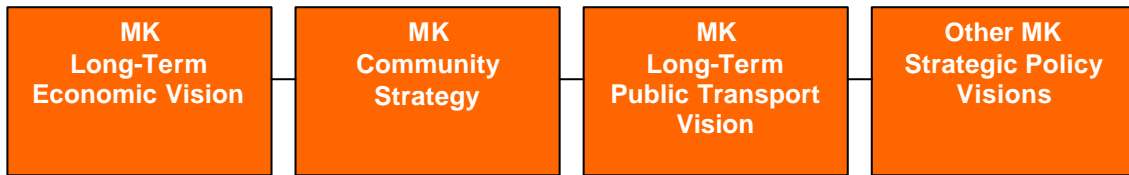
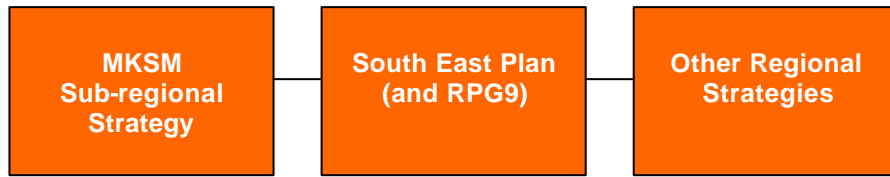
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LOCAL DEVELOPMENT FRAMEWORK

Structure of an example local development framework for Milton Keynes