



Planning
Inspectorate

Examination of Milton Keynes City Plan 2050

Inspectors: P Mileham BA(Hons) MA MRTPI and S Hubbard BSc(Hons) MA MRTPI

Programme Officer: Ian Kemp

Email: ian@localplanservices.co.uk

Paul Thomas
Director Planning and Placemaking
Milton Keynes City Council
Civic, 1 Saxon Gate East, Milton Keynes MK9 3EJ

01 June 2026

By email:

Dear Mr Thomas,

Initial Questions for the Examination

As you will be aware we have been appointed by the Secretary of State to conduct the examination of the Milton Keynes City Plan 2050. We have commenced our initial preparation and request some further information as well as responses to some initial questions we have identified as set out below.

Evidence Base

1. Representations from National Highways (RCCM-040) state that they consider further plan-level transport assessment is required. This is to include further consideration of the effects of proposed growth in the plan area on junctions along the A5 corridor and the implications of the Universal Theme Park Special Development Order on their network. The Council's response to this in Document CD21 suggests that the Council is undertaking further transport modelling work to address this matter. Could the Council confirm whether this work is in progress, the scope of this work and when it will be completed?

2. The Infrastructure Delivery Plan (IDP) (Document INFR06) identifies a number of transport related infrastructure projects classified as “Category A – Unlocking Sites”. Is there any supporting technical evidence which justifies the need for these projects and which provides detail on how they have been costed?
3. We have identified that documents HO26 and HO27 in the examination library appear to be the same document. On opening, both are titled “Milton Keynes Whole Plan Viability Study – Residential Update Note – October 2025”. Can the links to the documents in the examination library be corrected. Furthermore, can the Council confirm whether the viability study has been updated since the Regulation 19 consultation, noting that the IDP and other infrastructure evidence has been updated?
4. The link to Appendix 3 of the Strategic Housing Land Availability Assessment is directing to Appendix 2. Please can the Council arrange for this to be corrected.

Infrastructure Contributions

5. We note that the Council implements a ‘Milton Keynes Tariff’ implemented through section 106 of the Town and Country Planning Act in the area. Can the Council confirm whether it intends to apply the Milton Keynes Tariff to each of the specified housing allocations in Policy GS2 and the ‘retained strategic allocations’ in policies GS20-GS22? If so, would there be an expectation for any developer contributions in addition to the tariff for these sites? If the Council does not intend to apply the tariff for some or all of these sites, could the Council set out where in the submitted evidence base the required infrastructure and costing to support the development of these sites has been identified and tested?

Schedule of Proposed Changes

6. We note that the Council has suggested a number of proposed changes to the submitted plan in Document CD28, some of which are in response to representations received during regulation 19. We acknowledge that these have not been consulted upon and do not form part of the submitted Plan and for the avoidance of doubt our examination will be of the submitted Plan. Nevertheless, we will discuss the need for Main Modifications to the plan, including those proposed in Document CD28, as we progress through the examination.
7. We note that some of the Council’s suggested modifications are minor typographical changes, which are unlikely to be necessary to make the Plan sound. Such modifications are known as ‘Additional Modifications’ and are matters for the Council. As such, these would not need to be included as proposed Main Modifications or included in the schedule as it emerges.

8. We note that one of the Council's proposed changes is to the Policies Map. The Policies Map is not a development plan document and we do not have the power to recommend modifications to the Policies Map. However, it is possible as the examination progresses that there is a necessity for the Policies Map to be amended to reflect a Main Modification or to ensure that a policy which is represented on the Policies Map is sound. As such, the Council will, in due course, need to produce and maintain a separate schedule of potential changes to the submission version of the policies map which would be published alongside any schedule of Main Modifications later in the examination. This schedule will need to illustrate before and after maps and reference a specific Main Modification if relevant.

Housing Supply

9. Having reviewed the 'Our Growth Strategy Topic Paper Addendum' (Document TP06), we note that the figures under paragraph 29 do not match those in Policy GS2 of the plan as submitted or as suggested to be modified in Document CD28. Furthermore, the table under paragraph 29 suggests there are 3,676 homes with the benefit of planning permission in the 'City Centre Area', however, table 3-4 of the 'Milton Keynes Infrastructure Study & Strategy' (Document INFR05) suggests that there are no commitments in this area. To help clarify matters, could the Council provide a conclusive table which sets out for each allocation/broad area in the plan (including those under Policies GS20-GS22) and each other source of supply, the following information:
 - a. Completions for each year from 2022 to 2026
 - b. Dwellings with benefit of outline permission as of end 2025/26
 - c. Dwellings with benefit of full/detailed permission as of end 2025/26
 - d. Dwellings under construction as of end 2025/26
 - e. Permitted dwellings remaining as of end 2025/26
 - f. Number of dwellings without benefit of planning permission as of end 2025/26
 - g. Total dwellings
10. The table in Appendix 1 of document TP06 is not legible. Please could the Council provide us with a clear version of the table using the template recently published online at <https://www.gov.uk/government/collections/local-plans->

housing-land-supply-evidence. A copy should also be added to the examination library with a suitable reference.

11. Paragraphs 23 and 24 of Document TP06 indicate that 2,224 dwellings are projected to come forward from non-strategic sites which either already have extant planning permission or an allocation from a previous Local Plan or current Neighbourhood Plan. For those sites allocated in a previous Local Plan, which do not benefit from planning permission, what evidence is there that these sites will come forward in the absence of a positive allocation in this Local Plan? It is noted that these sites appear to be listed in Annex L of the Local Plan but there does not appear to be any reference to this Annex in any of the submitted policies. Could the Council confirm what is the purpose of this Annex?

Milton Keynes Strategy for 2050

12. The plan and some of the supporting evidence base documents make reference to the Milton Keynes Strategy for 2050. However, this is not currently before us. We would be grateful if this can be added to the examination library.

Next Steps

We would be grateful for a response to the above questions by not later than 22 June 2026. In the meantime, we will continue with our initial preparations. If there are any further initial questions, we will forward these to you in due course.

We would be grateful if a copy of this letter could be added to the Examination website, as soon as possible after receiving it. We should make clear that we are not inviting or proposing to accept comments on this letter from any other interested parties.

If the Council requires more time to reply, or if you have any questions regarding the above, please let us know via the Programme Officer.

Yours sincerely,

Philip Mileham and Samuel Hubbard

INSPECTORS