

## **Milton Keynes Urban Capacity Study** English Partnerships & Milton Keynes Council



Photo by courtesy of English Partnerships

*To provide an  
accurate and  
transparent estimate  
of urban capacity*

English Partnerships and Milton Keynes Council asked Entec to undertake an urban capacity study of Milton Keynes and the surrounding key settlements as part of the Local Plan Review.

The work considered earlier infill studies undertaken by the Council and Llewelyn-Davies, the development plans of English Partnerships, and the separate studies undertaken by Terry Farrell and Partners and EDAW of the central area and adjacent park. The aim was to provide an accurate and transparent estimate of urban capacity.

Not only is Milton Keynes a highly planned and structured city, but its development principles are underlain with a strategic vision that differentiates Milton Keynes from almost anywhere else. Government advice needed to be applied with sensitivity in order to respect the character of the new city.

Given this background, Entec in association with Nottingham Trent University and the clients, developed a model that identified a number of

development typologies and used these as a basis for a sample survey which applied the findings of the sample base to the whole of the relevant typology. The grid based system that underpins the urban design of Milton Keynes allowed a vigorous application of the model, whilst separate surveys were undertaken of the key settlements.

The model incorporated Government advice provided in PPG3 and 'Tapping the Potential' and applied a design led approach to the sample survey. The results were then discounted using a financial model of the local property market and other constraints to development including town planning policy and physical factors.

Entec provided the clients with a transparent model of urban capacity at Milton Keynes to a tight time-table that could be fitted into the Local Plan review. The study will aid the Council in its consideration of the future land requirements of the city as it continues to expand.

