Written Statement from Central Bedfordshire Council
Representor Number 415052

May 2012

Matter 3 Overall Housing Provision
Issue 3.1

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1.1 This statement supplements the representations submitted previously throughout the preparation of the Core Strategy. It covers only the issues that we wish to comment further on under matter 3.

Issue 3.1

I) Is the overall housing provision figure soundly based? Does the Core Strategy Provision figure meet the full objectively assessed needs for market and affordable housing in the housing market area as far as is consistent with national policy?

1.2.1 Central Bedfordshire Council supports the revised approach to housing targets in the Milton Keynes Core Strategy. The target can be achieved without the need for cross boundary growth given the significant amount of land already allocated for development within Milton Keynes. Central Bedfordshire has undertaken its own housing needs analysis and agreed with Milton Keynes Council that there is no requirement to meet any of Milton Keynes needs within Central Bedfordshire up to 2031.

1.2.2 Central Bedfordshire’s SHMA (2009) identified 4 housing markets which adjoin Central Bedfordshire and have an effect on the housing requirements for the Council. These were broadly labelled the Bedford, Stevenage, Luton and Milton Keynes housing markets.

1.2.3 The study shows that the Milton Keynes sub-market was identified to have a high-level of self-containment demonstrating that a large number of people both live and work with the Milton Keynes area. Only a small proportion of people travelled to work to Milton Keynes from Central Bedfordshire, predominantly from Leighton Buzzard. Central Bedfordshire Council have identified a proposed land allocation to the East of Leighton Linslade which is planned to deliver a substantial amount of housing and employment opportunities in that area. This may help to limit the extent of historic out-commuting to MK and further compound the levels of self-containment.

1.2.4 The historic levels of migration from CBC to Milton Keynes as well as the high levels of self-containment in terms of housing markets, both support the argument that no further land needs to be identified within CBC to meet the needs of Milton Keynes.