Milton Keynes Council’s suggested change, 11th July 2012, 14.15pm.

17.5 These monitoring arrangements will allow the Council to react to changing circumstances. The Core Strategy is a flexible document and may not require wholesale review if circumstances or the housing strategy changes. Various components of the LDF can be adjusted to reflect conditions and events. For example, if a review of central government policy required an increase in housing numbers then this could be carried out through a review of the Site Allocations DPD, or an Area Action Plan, with an appropriate Sustainability Appraisal. The Core Strategy is a flexible document and may require review should monitoring show the need or if, for example, the housing strategy changes. The Local Development Scheme sets out the future planning policy work to reflect conditions and events. For example, to enable the housing figures in the South East Plan to be brought forward if the planned rate of housing and/or employment development changes then the Plan:MK or subsequent planning policy documents will consider the need for additional housing and/or employment land and the timescale for development.

Proposed Amendment to AD/1
Clean Copy

New Policy:

The Council will undertake an early review of the Core Strategy in the form of Plan:MK, to 2031 or such longer period as the Council chooses, with a projected end date of 2015. This will take as its starting point the delivery of housing and employment requirements and the spatial approach of the South East Plan.

Supporting text (adapted from paragraph 5.14 of the submitted Core Strategy)

Projections of future changes to the population and economy are subject to significant uncertainties. Continued high levels of in-migration to Milton Keynes or a higher rate of economic growth which results in higher demand for housing may have negative social, economic and environmental consequences. Such consequences could include increasing commuting into the city, and increasing overcrowding, sharing and concealed households. There may be adverse implications for the wider housing market area if the homes required to support the workforce, or population pressures, exceed the supply of housing land delivered within the authority boundary or in planned extensions to Milton Keynes urban area in adjoining authorities as the South East Plan anticipates.

The Council also acknowledges that the SHMA suggests a substantial gap between forecast affordable housing need and potential affordable housing supply. The Council’s choice of the scale of overall housing to be accommodated inevitably limits the number of affordable homes that can be delivered. The likely gap between affordable housing need and provision will have negative socio-economic consequences.

The level of new housing for the Borough during the period 2006 – 2026 in strict accordance with the South East Plan is 41,360 homes (an average of 2,068 per annum) and within the MK growth area overall is 52,350 (2,617.5 per annum). The Council has concerns about the deliverability of this number of homes and therefore proposes to make provision at this stage for the delivery of 1,750 homes per annum (28,000 in total by 2026) which represents an increase in the average housing completion rate over the last 5 (1,660) 10 (1,560) and 20 (1,610) years. An additional provision of homes will be allocated in Plan: MK at and adjoining the urban area to reflect the requirements of the South East Plan, subject to the objective assessment of needs to be produced in accordance with paragraph 47 of the National Planning Policy Framework.
Note for the Inspector
Consequential amendments may be required to Table 5.2 either to identify the “Overall Housing Target” as “interim” or to identify the additional amount to be allocated in Plan: MK, reflecting the full South East Plan housing target, subject to the objective assessment of needs.

Tracked Change Version

New Policy:

The Council will undertake an early review of the Core Strategy _in the form of Plan:Mk_ to 2031 or such longer period as the Council chooses, with a projected end date of to be completed by 2015. This will take as its starting point the delivery of housing and employment requirements and the spatial approach of the South East Plan.

Supporting text (adapted from paragraph 5.14 of the submitted Core Strategy)

Projections of future changes to the population and economy are subject to significant uncertainties. Continued high levels of in-migration to Milton Keynes or a higher rate of economic growth which results in higher demand for housing may have negative social, economic and environmental consequences. Such consequences could include increasing commuting into the city, and increasing overcrowding, sharing and concealed households. There may be adverse implications for the wider housing market area if the homes required to support the workforce, or population pressures, exceed the supply of housing land delivered within the authority boundary or in planned extensions to Milton Keynes urban area in adjoining authorities as the South East Plan anticipates.

The Council also acknowledges that the SHMA suggests a substantial gap between forecast affordable housing need and potential affordable housing supply. The Council’s choice of the scale of overall housing to be accommodated inevitably limits the number of affordable homes that can be delivered. The likely gap between affordable housing need and provision will have negative socio-economic consequences.

The level of new housing _for required across_ the Borough during the period 2006 – 2026 in _strict_ accordance with the South East Plan is 41,360 homes (an average of 2,068 per annum) and within the MK growth area overall is 52,350 (2,617.5 per annum). The Council has concerns about the deliverability of this number of homes and therefore proposes to make provision at this stage for the delivery of 1,750 homes per annum (28,000 in total by 2026) which represents an increase in the average housing completion rate over the last 5 (1,660) 10 (1,560) and 20 (1,610) years. An additional provision of _[ ]_ homes will be allocated in Plan: MK at and adjoining the urban area to _reflect meet_ the requirements of the South East Plan—(a further), subject to the objective assessment of needs to be produced in accordance with paragraph 47 of the National Planning Policy Framework.

In accordance with the duty to co-operate imposed upon it by virtue of the Localism Act 2011 and guidance in the NPPF, Milton Keynes Council will pursue appropriate action to secure delivery of the SDAs through joint working with the adjoining local planning authorities.

Note for the Inspector
Consequential amendments may be required to Table 5.2 either to identify the “Overall Housing Target” as “interim” or to identify the additional amount to be allocated in Plan: MK, reflecting the full South East Plan housing target, subject to the objective assessment of needs.