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.

As a result of the discussions at the first day of the hearing sessions the following proposal was submitted by a group of participants to the council during the second day of the hearings, 12th July 2012.

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.

Following the submission of the above wording the council made the changes set out in the version below. That was followed by an additional change shown in bold italic text which is proposed to reflect some of the concerns expressed by Aylesbury Vale and Central Bedfordshire Councils. It is explained in the council’s response to these councils in the document entitled ‘Milton Keynes council response to Central Bedfordshire and Aylesbury Vale council’s submission to MKC/21’ at Appendix A below.

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 2015. This will take as its starting point the delivery of housing and employment requirements and the spatial approach of the South East Plan, to be considered in the circumstances that obtain including any relevant National Planning Policy Framework.

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 between 2010 and 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.

---------------------------------------------

Deleted: 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.
Milton Keynes council response to Central Bedfordshire and Aylesbury Vale council’s submission to MKC/21

Milton Keynes Council considers that the latest version of MKC/21 set out above provides a suitable approach. As stated this document gives additional comfort to the proposition that there is general conformity with the South East Plan.

The Submission of Central Bedfordshire and Aylesbury Vale is a welcome addition to the discussion and Milton Keynes Council takes the view that, in effect, those Councils are adding to rather than subtracting from MKC/21. The character of the addition is that in executing the review (whatever its starting point) account will have to be taken of the NPPF approach. It could, of course, be the case that this (NPPF) approach will, in comparative terms, have gained rather than lost weight over the forthcoming years.

The joint submission recognises that the Core Strategy has to be in general conformity with the South East Plan and, accordingly, the language of reinstatement is not necessarily the language Milton Keynes would use.

Procedural matters, to which the joint submission also refers will, of course, be taken into account in the process followed hereafter. Accordingly, Milton Keynes does not consider that MKC/21 is debarred procedurally.

The Council agree that the concern of General Bedfordshire and Aylesbury Vale Councils could be met by further words to MKC/21. Thus, after South East Plan the text is amended to read “to be considered in the circumstances that obtain including any relevant National Planning Policy Framework”.

Appendix A