10 Housing

10.1 Planning to meet the housing needs of the Borough of Milton Keynes must cover the existing residents, and those people who are expected to move here during the next 15 years. The New Town has a proud history of housing innovation, and it is intended that future housing will continue to be at the leading edge of energy efficiency, renewable energy generation, design, practicality, flexibility and attractiveness, i.e. “Smart Growth” (75). This should apply to a range of household sizes, styles, price bands, tenure types, and residential densities. Whilst this Core Strategy contains strategic housing policy, detailed planning policies for residential development will be set out in the Development Management DPD and other SPDs.

Housing for existing population
10.2 Milton Keynes does not follow national household profiles or trends because it has had 40 years of growth as a New Town. During that time, households have risen from 21,900 in 1971 to 83,000 in 2001. Those who chose to move to the city have been predominantly young adults and young families. This has resulted in continuing pressure for “first-time homes” for young adults and larger homes for growing families. In addition, the city must plan for a significant increase in elderly residents, for the first time in its history. Despite population growth slowing over recent years (19% across the Borough since 1995), the type of housing provided needs to reflect the changes in the population evidenced by the Population Bulletin, 2009, up to 2031 - increase in young people (17-24 year age group) increase by 31% compared with 8% nationally and increase in the elderly (60+ age group) increase by 145% compared with 55% nationally.

10.3 Milton Keynes Council will regularly undertake a Strategic Housing Market Assessment (SHMA) or Update to identify the number of additional dwellings and their mixture of sizes and tenures needed to meet the needs of Milton Keynes' existing population (i.e excluding the needs of any new residents moving into the Borough).

Housing for future citizens
10.4 The number, type, tenure, size and mix of homes built for new residents must be planned to support the Council’s growth strategy (further development of the skill and industry mix within the local economy; the continued development of MK as a sub-regional hub for business, leisure, retail, entertainment and culture; and as a city of national and international significance). For example, further major employers could be attracted by development of more homes for directors and high-income employees (76). There could also be a requirement for student housing in the latter part of the Core Strategy plan period.

10.5 To reduce on-street parking, encourage residents to leave their car at home and to enhance their appearance, new neighbourhoods should provide sufficient parking spaces for the projected car ownership levels for the type of dwellings (plus spaces for visitors). The levels of car ownership in Milton Keynes are higher than the national level (81% compared to 73% across England; Census 2001). Attractive alternatives to car travel must be provided in order to reduce the carbon footprint of new estates and the city.
Policy CS 10

Housing
The Council will work with Milton Keynes Partnership (or any successor bodies), developers and registered social landlords to meet the Council's housing requirement, as set out in Policy CS 2 'Housing Land Supply'. New and refurbished housing should meet the needs and aspirations of the existing population and of the future residents by the provision of an appropriate range of sizes, values, styles, tenures and densities. Infill development should respect the style and scale of buildings and the mix of dwelling types on the surrounding area.

Housing should meet the Council’s adopted standards of energy efficiency, renewable energy generation, carbon neutrality, safety and ‘lifetime homes’. Some dwellings should support ‘home-based working’ and all homes should have high quality ICT connectivity.

Residential neighbourhood design should encourage access by walking, cycling and other forms of non-car travel within the neighbourhood and across the city. Car parking standards should meet the projected levels of car ownership (in addition to visitor parking).

The Council will plan to meet specific housing needs across the Borough including the following: affordable housing, multiple occupancy, elderly persons, special needs, single people, religious, ethnic or lifestyle groups. These requirements will be covered in further planning and housing management guidance.

An affordable housing target will be set in the Plan: MK. In the interim, the amount of affordable housing sought on qualifying sites, as set out in the Affordable Housing Supplementary Planning Document 2007, will continue to be determined in accordance with the saved adopted Local Plan Policy H4 target of 30%.

For traveller sites, a local assessment of need will be undertaken in line with national policy requirements. This will be completed as part of the Plan: MK and will inform the allocation of sites, where a need is identified, within that plan. In the interim, need will be met in accordance with national policy and saved adopted Local Plan Policy H12.

Delivery

10.6 Local Plan saved Policies H4 and H5 currently require 30% affordable housing provision subject to site and market conditions. This figure, any future targets and issues with the affordability at point of sale, will be reviewed in the Development Management DPD Plan: MK taking into account the needs of MK's current residents and their children, the demographic mix of people it is hoped will move to MK, and financial viability. Affordable housing in the Expansion Areas is provided under the Tariff agreement. The Affordable Housing SPD provides additional guidance on, for example, tenure mix. The SPD will be updated when necessary in light of the latest assessment of need.

10.7 The affordable housing requirements in the Strategic Reserve Areas will be set out in the development framework for those areas and reflect the saved Local Plan Policy H4 30% target.

10.8 The Plan: MK will allocate sites for Travellers, subject to the findings of the local assessment of need. Detailed site criteria for the provision of Travellers sites will also be set out in the Plan: MK.
10.9 The Development Management DPD will include policy guidance on “Lifetime Homes” or equivalent standards.

10.10 Houses in multiple occupation (HiMOs), are a key issue which will be addressed by the development of a new Development Plan Document or Supplementary Planning Document.

10.11 The Residential Design Guide SPD will aim to raise the design standard and encourage innovation and creativity.

10.12 Shared ownership in Milton Keynes is different as it is commercially based and impacts on second stage and subsequent sales. Work will be undertaken in the Housing Services to develop the Council’s policy on this issue.