Chris Banks
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Milton Keynes Council Core Strategy
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Dear Chris

Milton Keynes Council Core Strategy MKC/21

The Inspector indicated at the Core Strategy Hearing Session on 11th July that the document MKC/21 would be an open document and could be amended and that comments may be submitted before the close of the Hearing Sessions.

Persimmon Homes whilst supporting in principle a new Policy which seeks to address the significant housing shortfall, the unsoundness of the housing provision and the inherent lack of conformity with the Regional Strategy, have continuing concerns that the submitted Core Strategy as proposed to be amended by MKC/21 does not meet the housing requirement and that the strategy is reliant on large scale sites. From the discussions it would appear that Plan MK is now proposed as a review of the Core Strategy, rather than comprising the Site Allocations DPD and Development management policies and any contingency for housing. However, Persimmon would not wish to see a compromise in this Core Strategy which then fails to facilitate the release of smaller scale sites below the Council's arbitrary strategic site threshold of 2,500 dwellings.

As the AMR shows there is a backlog which needs to be addressed and a significant shortfall against the South East Plan in terms of the housing requirement, smaller scale opportunities below the strategic sites threshold should be allowed to come forward in the short term to meet housing needs rather than wait for the review in Plan MK which is indicated to be some 3 years distant.

The current strategy relies on the commitments, many of which are large scale sites which in recent years have not come forward as originally anticipated for a variety of reasons. Large sites are inherently more difficult to deliver in difficult economic circumstances and are reliant on significant infrastructure provision. Persimmon Homes acknowledge the role of these large sites, but are concerned that what is proposed in MKC/21 will not enable the smaller sites to come forward to address the shortfall and provide a range of housing types and mix of tenures. Our Hearing Statements in
respect of Matter 2 and 3 have referred to the opportunities at Shenley Dens which is within Milton Keynes Council's administrative boundary. The Council acknowledge that the allocation of additional land would provide some flexibility and contingency in delivering the housing targets – the current strategy therefore needs to address this issue and offer a positive strategy rather than defer and wait until Plan MK is prepared and adopted.

Yours sincerely

[Signature]

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