

Williamson, James

From: JOHN SLATER [<mailto:johnslaterplanning@gmail.com>]
Sent: 18 January 2015 13:03
To: [REDACTED]
Subject: The Examination of the Lakes Estate Neighbourhood Plan

[REDACTED]
I have commenced the examination of the Lakes Estate Neighbourhood Plan including making a visit to the area on 2nd January 2015.

In considering the policies contained in the Submission Version, the wording of one policy, Policy GP7 is troubling me. I fully understand that one of the Plan's underlying objectives is to utilise new development to help fund improvement to the Estate, especially its community and recreational facilities.

However I do have reservations that the policy as currently written does not meet the "basic conditions test", in terms of whether it is consistent with recent changes to government policy and advice and secondly whether it goes beyond being a policy covering the use and development of land and is straying into the area of budgetary decisions.

I am therefore writing to invite further written representations from the Town Council as qualifying body and Milton Keynes Council as Local Planning Authority covering the following matters.

- the implications of recent changes to the published Planning Policy Guidance altering the threshold where contributions should be not be sought on residential development to 10 units or less.
- the implications of the Community Infrastructure Levy not being payable on affordable housing.
- the implications of the New Homes Bonus being a non ring fenced fund and how the consideration of the acceptability of planning applications can be affected by budget decisions of the local authority.
- how the requirement for a unilateral undertaking to be agreed with the Town Council can be imposed bearing in mind that it is not an agreement but an undertaking.

The Town Council may wish to seek the advice of its planning consultants David Lock Associates in preparing its response.

I would be pleased to receive the additional written representations as soon as possible to enable me to conclude my examination, if possible within the next 21 days. It is still currently my intention to conclude this examination without recourse to a public hearing.

In order to assist the transparency of this examination process I would be grateful if a copy of this email could be placed on the appropriate pages of the Council's and Town Council's respective websites. Similarly both parties responses to me should be published on line when you submit your additional written representations.

My final point is that whilst it is not possible for the Submission Plan to be changed at this stage - if either party consider that the wording of the Policy GP7 needs to be changed to ensure it meets "basic conditions" I would be happy to accept recommendations on any revised wording, if it is considered necessary

Yours Sincerely

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