

Mr John Cheston
Development Plans Team Leader
Milton Keynes Council

3 November 2017

Milton Keynes Site Allocations Plan (SAP) Examination

Dear Mr Cheston

Further to the Council's note of 23 October, for which I am grateful, I am writing for a final time before proceeding to commence my report. There are two areas on which I will appreciate further information.

The role of the SAP

It is clear from the Council's additional proposed Main Modifications that the SAP could not now achieve the allocation of the c.1000 dwellings originally anticipated and, indeed, relied upon by the Council in discussions about the purpose and role of the SAP. This being so, I will be grateful, in the light of its responses to me, for confirmation of whether the Council proposes:

- a) to seek additional sites to replace those proposed for deletion (SAP 2, 7, 11 and 13), bringing the total dwelling number back up to around 1000;

and/or
- b) to ensure that the SAP's Introduction/Context sections (which are already proposed for modification to ensure focus and brevity) make it clear that the SAP's role is firmly defined by the Core Strategy i.e. focused solely on the allocation of non-strategic sites, to provide short term flexibility to existing supply and contingency, to ensure that at least 28,000 homes will be provided by 2026.

Allocation of Employment Land for Housing

The Council has addressed this matter in response to my previous questions. Nonetheless, I will be grateful, to ensure that my final understanding is completely correct, for a clear explanation from the Council as to how it identified sites SAP18, SAP19 and SAP20 as proposed housing allocations.

Specifically, I need to confirm how the Council got from its Employment Land Study assessment, through the site selection process, to site allocation proposals. In other words, how did the Council reach the conclusion that these three sites alone, rather than any other extant employment sites (SAP11 and SAP13 aside), were the best and only options for housing allocations when there are any number of sites that scored poorly against the relevant criteria in the Employment Land Study and which might, in theory, be appropriate for housing?

I will be grateful if the further information required can be supplied to me by 9.00am on 20 November 2017.

A list of proposed Main Modifications was confirmed at the Hearings, with others having been proposed since. I will also be grateful, therefore, if the Council can provide to me a table setting out clearly the full scheme of Main Modifications, which it wishes me to consider. Based upon the Council's indicative timings for undertaking this work, these should be provided by 5.00pm on 6 December 2017.

The Council also committed to re-visiting the Environment Agency's (EA) consultation responses for each site, which it does not appear to have done yet, in relation to potential Main Modifications. It was noted that the Council only appeared to have considered some of the EA's site specific proposals as appropriate for inclusion as Main Modifications, without any clarity as to why the others, which did not appear to be any different, had not been.

Yours sincerely

Richard Schofield

INSPECTOR