



## **Plan:MK Examination Matter 8: Policies for Managing Development Statement on Behalf of Bovis Homes Limited**

*Q8.8 In all other respects, are the Plan's policies for homes and neighbourhoods soundly based?*

1. No.
2. Plan:MK is abdicating the determination of if there will be growth at a particular settlement and, if so, how much to Neighbourhood Plans. However, Policy DS1 explicitly refers to development at villages and rural settlements being in accordance with Neighbourhood Plans and *'Within defined settlement boundaries'*. This matter is reinforced by Policy DS2 which states the Council will permit *'development proposals within the defined settlement boundaries where they comply with all other relevant policies of Plan:MK and neighbourhood plans'*.
3. As identified in Bovis Homes' Statement to Matter 3: Issue 6, the settlement boundaries being delineated in Plan:MK will act as constraint to growth at these villages and will limit the scope for growth. Further, there is no indication in the submitted Plan:MK or the Main Modifications (MK/SUB/004 and MK/SUB/004a) published to date that Neighbourhood Plans will be able to amend the delineated settlement boundaries to accommodate growth.
4. The National Planning Policy Framework (March 2012) refers to Neighbourhood Plans supporting the strategic development needs set out in Local Plans, including policies for housing and economic development that reflect the needs and priorities of communities providing they are planned in a positive manner. This implies that there should be a guidance in Plan:MK to identify the development needs where a Neighbourhood Plan is to be prepared or reviewed, including the explicit ability to amend settlement boundaries rather than be solely confined to trying to identify sites for development within the built-up area. Such an approach may lead to concerns from the local community about loss of gardens, development of valued urban site or the over-development of sites.

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