

## Notes of Action Points arising from Stage One Plan:MK Examination hearing discussions.

**27 July 2018**

Status:

These notes do not pre-empt any further work, actions or modifications that may stem from any separately published “Inspector’s Interim Findings” on more substantive matters.

The Inspector is not inviting comment or representations on these action points. They are for information only. Proposed main modifications and associated updated evidence will be subject to consultation in due course.

Matter 1 - Legal Compliance			
Action Point Ref	What	Category	Timeframe
AP1	Brief statement and evidence trail of dialogue with Central Beds on transport modelling	Evidence	End of August
Matter 2 – Spatial Strategy			
AP2	Policy DS2 – clarify that 8 <sup>th</sup> Bullet point applies to key and rural settlements.	Main Mod	Updated MM schedule
AP3	Policy DS5 – AddM27 as a policy wording change for effectiveness should become a MM – enable transparency and consultation.	Migrate from Add Mod to Main Mod	Updated MM schedule
AP4	Policy DS6 - Clarify that Loughton Brook includes Tattenhoe Valley  Amend criterion 2 – replace ‘no detrimental’ with ‘acceptable’	Add Mod  Add Mod	(This has been actioned.)
AP5	New policy – commitment to commence a strategic Plan review on delivery of the Strategic Growth Study. The parameters and format of the review will reflect progress on joint working on the wider growth agenda. Any review will involve close working with AVDC, CBC and SNDC	Main Mod	
	Policy DS2 – the wording about MK East should correspond with the modifications proposed to Policy SD14	Main Mod	
Matter 3 Objectively Assessed Needs			

AP6	ORS to provide an additional explanatory note on whether or not the EEFM model has been adjusted with regard to 'commuting ratios' and what may explain the difference between 0.8457 ratio submitted by representors as the basis of the EEFM model (Bidwells) and the lower 0.74 / 0.76 ratios discussed which were asserted to be the consequence of the SHMA.	Evidence / potential Main Mod if OAN affected.	MKC to advise of timeframe  (ORS have provided the note by 20 July 2018 – see MK/EXAM/013 document )
AP7	MKC to confirm that the 878 dwellings (SHMA paras 6.22 6.23) to facilitate housing / accommodation churn for older persons should be an uplift to the housing requirement (i.e. 26,500 + 878) = annual housing requirement of 1,825	Main Mod	Updated MM schedule and subject to interim findings on OAN.
<b>Matter 3 Housing Land Supply</b>			
AP8	Ensure housing land supply figures in Table 4.3 are as of 1 April 2018	Part of Main Mod to Table 4.3 to also pick up AddM14-AddM19 (inclusive) as one single Main Mod.	Updated MM schedule
AP9	Amend proposed MM15 (trajectory and accompanying schedule) – Embed the trajectory in the body Plan close to Policy DS3 rather than in an appendix and to seek to amalgamate the data in the accompanying schedule into a summary table that clearly shows what the strategic sites are expected to deliver year on year and then to combine the other sources – for example a row for 'other urban', 'rural sites' and 'windfall'. So at a glance readers of the Plan can see in headline terms which sites are going to contribute to housing	Amended Main Mod	Updated MM schedule

	delivery and when. The summary table can be an appendix.		
AP10	The small-medium allocations made in Plan:MK should be listed in Policy DS2 rather than in an appendix. The larger sites (>100 units) should be positively listed in the policy but smaller sites capacity could be amalgamated and listed in a table/appendix	Part of a single main Mod to Policy DS2	Updated MM schedule
AP11	The text of Policy DS2 should be expanded to articulate what the Council will do if monitoring reveals a 5 yr supply of deliverable housing land is at risk. (Note: MKC is willing to undertake these measures regardless of whether or not there is a 5YHLS.) This could be an additional paragraph at the end of the policy, advising that the Council will, amongst other things, (1) proactively apply project management measures and collective corporative action to assist strategic developments to come forward in a timely manner, (2) positively support and initiate applications for infrastructure funding to advance delivery; (3) apply a practical approach to the policy framework to unlock development potential including the timely preparation of SPDs and development frameworks, and where necessary the use of CPO powers; and (4) Where baseline evidence evolves, including latest household projections or policy initiatives for growth, to expediently update the housing requirement through an early review of Plan:MK.	Part of a single Main Mod to Policy DS2	Updated MM Schedule

AP12	MKC to provide an indicative programme of when the various estate regenerations are likely to be initiated.	Evidence	By 5pm 17 August 2018
AP13	Clarity on the delivery strategy for Tickford Fields and update on capacity. Should the 1200 figure in the NP be reduced in light of emerging technical work?	Evidence	By 5pm 17 August 2018
<b>Matter 4 Employment</b>			
AP14	Addendum to SA to accompany main mods should set out more clearly why North East Newport Pagnell was discounted as a strategic employment site option, utilising the description/analysis provided in the Employment Topic Paper.	SA Addendum	To accompany main mods consultation
AP15	Migrate AddM20, AddM21 and AddM22 combine into one single Main Mod to Policy DS3	Main Mod	Updated MM schedule
AP16	Ensure Table 6.1 is updated to 1 April 2018 position	Add Mod	Updated AM schedule (This has been actioned as AddM65.)
AP17	Policy DS3 – make reference to the strategic employment allocations to ensure consistency with the approach in Policy DS2		
<b>Matter 5 Strategic Sites</b>			
<b>Generic Policies</b>			
AP18	Various amendments to Policy SD1 including: Add 'urban area' after 'Milton Keynes'; remove 'adhere' and replace with 'development should consider'; qualify criterion 17 and 18 with "opportunities to...." Combine with AddM30 to form one single main mod	Main Mod	Updated MM schedule
<b>Policy SD14 – Milton Keynes East</b>			
AP19	Amendments to Map 2 under AddM46 should be a MM on the basis that the additional	Main Mod	Updated MM Schedule

	land ensures the allocation would be effective (and therefore sound). It is imperative that the MM consultation is clear that the site boundary is proposed to be amended.		
AP20	MKC to publish SHLAA site proformas for long listed SA sites in Table 6.4	Evidence	By 17 August 2018
AP21	AddM (unreferenced top of P12) and in SOCG with Berkeley should be a MM for effectiveness and consistency with national policy.	Main Mod	Updated MM Schedule
AP22	For consistency, Policy DS2 to identify the site as an allocation .	Part of single Main Mod to Policy DS2	Updated MM Schedule
AP23	MKC to consider the evidence base, including draft IDP and joint SOCG with Berkeley as a basis for additional specificity within policy to guide (a) the preparation of a development framework and (b) the determination of development proposals. The expanded policy should include indicative development quantum for housing and employment	Main Mod	Updated MM Schedule
AP24	MKC to prepare alternative scenario housing trajectories. Trajectory 1 would be based on the assumption of a successful HIF bid and for first housing delivery in 2022/23 with 3000 units delivered in the plan period. The second trajectory should be based on the assumption that the HIF bid would not be successful and as such development would be likely to start appreciably later (to reflect the pursuance of alternative funding) and any quantum of housing delivery scaled accordingly.	Evidence	By 17 August 2018
AP25	MKC to submit into examination library latest Air	Evidence	17 August 2018

	Quality Monitoring Report (2017?) relating to Olney AQMA		
Policy SD13 South East Milton Keynes			
AP26	Additional text in support of Policy SD13 to emphasise that SEMK will benefit from access to improved services from East West Rail and accordingly, in addition to bus services, the allocation is well placed to deliver against the NICs recommendation regarding 'First Last Mile'.	Additional modification	Updated schedule of AMs
AP27	Policy SD13 to include a reference to a crossing of the rail line within the site – applying similar flexibility in wording as per proposed M1 crossing in SD14.	Main modification	Updated schedule of MMs
AP28	MKC to submit into examination library details of the train services between Bletchley and Woburn Sands	Evidence	17 August 2018
Policy SD15 Land at Eaton Leys, Little Brickhill			
AP29	MKC to submit into examination library note of correspondence with Historic England regarding Scheduled Monument	Evidence	17 August 2018
Central Milton Keynes and Retail			
AP30	Proposed modification on p45 of MKC Matter 5 statement to delete Policy SD18 and expand Policy SD3. In support of the expanded Policy SD3 provide some direction in supporting text on the type / mix of uses the Council would consider appropriate as part of a primarily residential-led scheme at Campbell Park	Main Modification	Updated schedule of MMs.
AP31	MKC to clarify/check whether the developable areas at Campbell Park include 'classic CMK infrastructure' and clarify whether the concept is to retain, where appropriate, this infrastructure as part of the overall character and	Clarification	17 August 2018

	appearance of this part of CMK or the intention is to include these areas of CMK infrastructure within the allocation to facilitate or enable a comprehensive scheme having regard to, amongst other things, CMKAP Policy G1.		
AP32	As submitted (and with proposed modifications) the implementation (intention) of the two impact thresholds in Policy ER11 needs to be clearer.	Potential Main Modification	Potential Updated schedule of MMs
AP33	MKC to provide indicative (anticipated) timeframe for delivery of MK:U	Evidence	17 August 2018
AP34	Clarification that the City Centre Boundary map in Fig 1, p 29 is the City Centre for the purposes of sequential test	Additional clarification sought from Council	17 August 2018
AP35	Policy ER19 – clarification on what is meant by ‘non-retail’ use in criterion 2. An ordinary reading on ‘non-retail’ would mean all uses other than A1 (which appears to be reflected in Table 6.3).	Additional clarification sought from Council	17 August 2018
AP36	MKC to submit into examination library a brief note on CMK Renaissance and Midsummer Boulevard East	Evidence	17 August 2018
AP37	Insert cross-reference in Policy DS4 (criterion 5) to Policy ER10	Additional modification	Updated schedule of AMs