



**Milton Keynes Plan:MK**

**Examination**

**Matter 4: The overall need and requirement for jobs and the strategy and land supply to meet the requirement**

**Hearing Statement on behalf of MSD Animal Health**



1. David Lock Associates (DLA) write on behalf of MSD Animal Health. This Statement has been prepared with specific reference to the Matters raised by the Inspector and of relevance to representations made on behalf of MSD Animal Health, dated 20<sup>th</sup> December 2017, which responded on the specific policies:
  - Policy ER1 – Employment Sites within Milton Keynes
  - Policy DS2 – Housing Strategy
  - Policy DS3 – Employment Development Strategy
  - Policy SC1 – Sustainable Construction
2. The Modifications proposed by Milton Keynes Council in its Schedule of Proposed Modifications (March 2018) (MK/SUB/004), and the correspondence between the Inspector and Milton Keynes Council have been reviewed, and this Statement is intended to respond to those as material changes since it's representations were made in December 2017.
3. As an update since the submission of its representations dated December 2017, MSD has now formally acquired the land required to expand its operations on land understood to be identified under Policy ER1 (Walton) and is currently preparing an application to deliver additional commercial development.

**Matter 4: The overall need and requirement for jobs and the strategy and land supply to meet the requirement**

*Issue 1 – Employment Development Strategy (Policy DS3)*

*Q4.1 – Does the Plan set out a clear and positively prepared economic vision and strategy for the area (NPPF Paragraph 21) consistent with the 2017 MK Economic Development Strategy?*

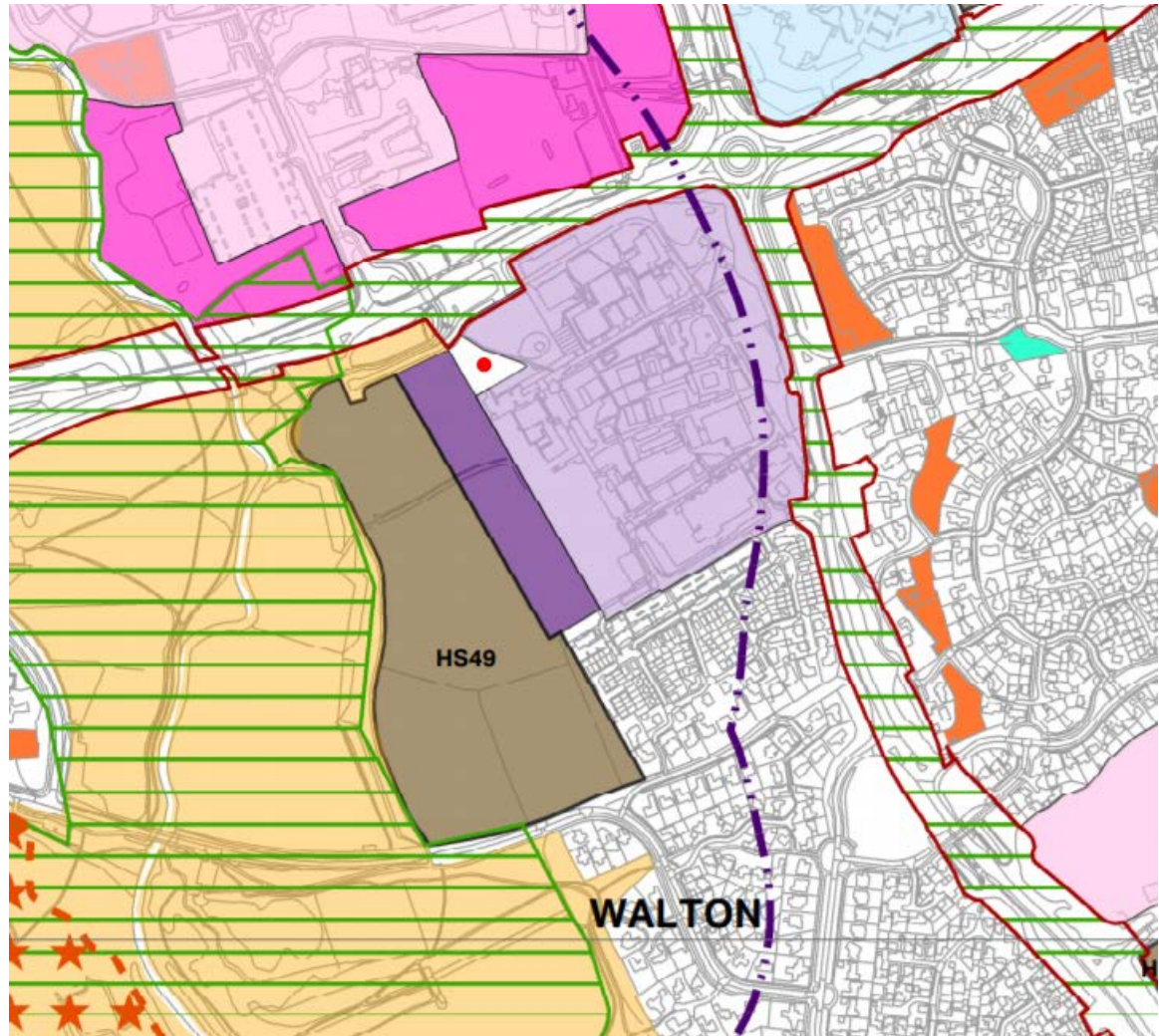
4. MSD notes that Milton Keynes, in its Schedule of Modifications (March 2018) (PM3), proposes the additional notation to Policy DS3 which encourages the growth and expansion of existing employment uses where it does not conflict with other policies in the plan. This revised wording is welcomed and we now consider that this policy is positively prepared and consistent with NPPF Paragraph 21.

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*Issue 4 – Policies for managing Employment Development (Policies ER1-9)*

*Q4.14 – Are the proposed policies for employment development effective, justified and consistent with national policy?*

5. Notwithstanding MSD's support for Policy DS3, as outlined above, it retains concerns regarding the application of the Strategy through the ER1-9 Policies. As MSD outlined in its previous representation, the principle objectives and essence of Policy ER1 is supported.
6. It is noted that the the Policies Map (MK/SUB/015a-f) (not seen at the time of the Proposed Submission representations) has now been published and has been reviewed in respect of Policy ER1 & 2.
7. The proposed modification by the Council of updating Table 6.1 supporting Policy ER1 (PM56), which extends the area of the employment allocation to 2.2ha at Walton (reflecting the Development Brief), is, broadly, welcomed. However, MSD retains its position that the policy cannot be considered sound until the boundaries set out for the relevant employment and residential parcels referred at Walton on the Policies Map (MK/SUB/015a-f) have been verified and agreed between each party reflecting current land ownership. At the time of writing, this has not taken place.
8. We consider that such a discussion, as requested in our response from December 2017, would be straightforward and could be readily agreed by all relevant parties (MSD's position was made clear in its representations).
9. Additionally, MSD Animal Health is concerned that the Policies Map (MK/SUB/015d), does not adequately show the extent of the existing employment land. Part of the land in the north west corner of the site appears to have no designation. As an important point of clarification, the entire Campus is an existing employment area and the area shown white on an extract of the Policies Map below (marked by a red dot) should be shown as an existing employment allocation (consistent with the remainder of the site). Furthermore, the boundaries of the existing employment site need to be reviewed to ensure that they reflect the full extent of the Campus.



*Extract of Policies Map (MK/SUB/015d)*

10. The above error on the Policies Map needs to be reviewed and corrected, accordingly. However, until the above points have been addressed, MSD maintains its position that the effectiveness and justification of Policies ER1 & ER2, relies on the resolution of these points.

*Q4.15 – Do Policies ER1 & ER2 (as the principal policies) provide clear, justified and effective guidance for assessing proposals for employment land and premises?*

11. As outlined in the response to Q4.14, MSD retain concerns regarding the effectiveness of Policies ER1 & ER2, principally focussing on errors on the Policies Map and the further clarification regarding sites identified as proposed allocations.