

Milton Keynes Council Response to AP32 of Action Points arising from Stage One Plan:MK Examination Hearing Discussions (MK/EXAM/015)

AP32: *As submitted (and with proposed modifications) the implementation (intention) of the two impact thresholds in Policy ER11 needs to be clearer.*

MKC response: Policy ER11, see below, has been modified to make the meaning of the policy clearer and explain how the two impact thresholds will be applied. Text in green and in bold and underlined is additional new text. Text in red is text that is proposed to be deleted from the policy.

Revised Policy ER11

ASSESSING EDGE OF CENTRE AND OUT OF CENTRE PROPOSALS

Sequential Test

Proposals for main town centre uses which are outside defined Town Centre Areas, ~~including significant edge of centre /out of centre retail development~~ and which are not on sites that are specifically allocated for such uses, will be subject to the sequential testing as required by national planning policy. ~~and will only be permitted where:~~ Furthermore, any such proposal should ~~The development would~~ be readily accessible by a choice of means of transport, including public transport, cycle and on foot, and by people with disabilities, or that such accessibility can be provided.

Impact Test

Proposals for retail and leisure development which are outside defined Town Centre Areas, and which are not on sites that are specifically allocated for such uses, will be subject to an impact assessment as set out by national planning policy, subject to being above the following thresholds:

- A. Central Milton Keynes - 900 sq.m (gross)
- B. All Other Centres - 350 sq.m (gross)

Furthermore, proposals for retail and leisure development over 900 sq.m (gross) which are within the city centre boundary of Central Milton Keynes but are outside the Primary Shopping Area (PSA), and which are not on sites that are specifically allocated for such uses, will be subject to an impact assessment that seeks to assess the impact of the proposal on the PSA. This should include assessment of:

a) The impact of the proposal on existing, committed and planned public and private investment in the PSA, and

b) The impact of the proposal on vitality and viability of the PSA, including local consumer choice and trade in the PSA.

- ~~1. The proposal would not have a significant adverse impact on the vitality and viability of the town centre and on existing, committed and planned public and private investment within the centre or centres in the catchment area of the proposal and;~~
- ~~2. Applications for retail and/or leisure uses outside of the CMK primary shopping area which exceed 900 sq.m (gross) floorspace will be required to undertake and provide an impact assessment in accordance with national planning policy. An impact assessment will also be required to assess the impact of proposals for retail uses over 350 sq.m (gross) outside town, district and local centres within the Borough and;~~

Modifications to policy ER11 appear in an updated schedule of proposed main modifications (MK/SUB/004).