

Stantonbury Neighbourhood Plan, Reg 16 consultation responses

Milton Keynes Council (Housing)

c/o Joanne Trueman

Milton Keynes (Housing)

Overall, the housing service supports the objectives of the Stantonbury Neighbourhood Plan, in particular objective three, to *improve the quality of the housing stock and broaden the range of new homes for the benefit of the existing communities and attract new residents.*

With specific reference to SNP14: North Bradville Regeneration, we have the following comments:

We support the key commitment for Stantonbury Parish Council to engage with Milton Keynes Council and the designated developers to promote clear communication with residents throughout the regeneration programme. We are committed to working with the Parish Council and other local community groups to facilitate community consultation with all residents of the regeneration area to enable and maximise engagement in the process.

SNP 14 c) We would question the 50% open space provision given that the current site plan appears to show less than this. This would limit the options available for residents to consider as part of the regeneration programme. The quality of the open space is as important as the amount. Retaining and enhancing the amount of open space currently enjoyed should be the minimum requirement. In terms of regeneration, future investment should focus on enhancing and improving the existing open space provision with a commitment to enlarge it where viable.

SNP 14 d) Regeneration will be community led and will be subject to a ballot of eligible residents and organisations, in line with the principles established on Fullers Slade. Options put forward for ballot will be agreed with the local community. Whilst the Council would always seek to achieve a density in line with the neighbourhood plan, it should be acknowledged that it may be necessary to exceed this in order to be viable. Viability would be tested throughout the consultation phase.

SNP 14 f) Bedroom numbers should be based on evidenced housing need (Strategic Housing Market Assessment) and a local housing needs survey that will be carried out as part of the consultation phase of regeneration and not limited to 2 and 3 bedroom homes.

SNP 14 i) We support the 5% target for single storey / ground floor homes and would suggest going further by stating these properties should be built specifically for people with mobility issues and disabilities.

SNP 14 k) Bedroom numbers should be based on evidenced affordable housing need (Strategic Housing Market Assessment and supplementary evidence from the MKC Housing service) and a local housing needs survey that will be carried out as part of the consultation phase of regeneration and not limited to 2 and 3 bedroom homes.

SNP 14 m) Any regeneration project would look to support local people's views. If we are able to meet these requirements and deliver a viable scheme then we will do, but recognise that these are matters that will need to be tested for viability and cannot be guaranteed if they render a scheme not viable.

SNP 14 n) Sheltered accommodation is not currently in great demand in Milton Keynes. Any decisions regarding the development of sheltered accommodation should be based on up to date evidenced need, available from the MKC housing service.

With specific reference to SNP 6: Houses in Multiple Occupation, we have the following comments:

In relation to the key commitment that Stantonbury Parish Council will hold a register of potential HiMO's identified by Parish Councillors or reported to them by residents, the housing service is concerned about this as there is no legal instrument that allows the Parish Council to hold a register of HiMO's. MKC as the Local Housing Authority is required by law to hold such a register and even then we receive many challenges from landlords who appear on the register. Holding such a register could potentially put the Parish in breach of GDPR and it may, therefore, need to seek legal advice.

SNP b) states that HiMO development will only normally be supported for semi-detached or terraced houses where a noise assessment demonstrates that there will be no negative impact on neighbouring properties through internal walls. Noise assessments are only carried out by the council where there is a specific noise nuisance between neighbours, usually investigated initially by the Environmental Health/Anti-Social Behaviour teams. Where there is a planning application with a perceived noise problem from the development, the Environmental Health team or the Planning team may request that a noise impact assessment is carried out; this is usually carried out by a noise consultant on behalf of a developer making the planning application, and will inform the planning team when considering the planning application. We would therefore request that this section be clarified.

Para 88. In the context states that this policy compliments the existing Milton Keynes Council policy and SPD and ensures that should the Council policy be deleted and not replaced in the emerging Plan:MK, the key requirements are retained in the Neighbourhood Plan.

This may not be a realistic expectation as a Neighbourhood plan must be in general conformity with the Local Plan and the housing service seeks clarification from the Local Planning Authority on how planning applications would be considered in the event that the Local Plan is amended to remove these key policy areas.