

# SUMMONS TO THE MEETING of the MILTON KEYNES COUNCIL

WEDNESDAY 21 OCTOBER 2015  
7.30 PM

COUNCIL CHAMBER, CIVIC OFFICES  
CENTRAL MILTON KEYNES



Stephen Gerrard  
Interim Service Director (Legal and Democratic Services)

For more information about the meeting please contact Simon Heap on (01908) 252567 or by e-mail [simon.heap@milton-keynes.gov.uk](mailto:simon.heap@milton-keynes.gov.uk)



## AGENDA

Item No:

### **1. Procedure**

(a) Apologies

(b) Minutes

To approve, and the Mayor to sign as correct records, the Minutes of the meetings of the Council held on 15 July 2015 (Item 1[a]) (**Pages 10 to 23**) and 16 September 2015 (Item 1[b]) (**Pages 24 to 47**).

(c) Disclosure of Interests

Councillors to declare any disclosable pecuniary interests, or personal interests (including other pecuniary interests), they may have in the business to be transacted, and officers to disclose any interests they may have in any contract to be considered.

(d) Announcements

To receive announcements, if any.

### **2. Public Involvement**

(a) Deputations and Petitions

No deputations have been submitted for consideration at this meeting.

Any petitions received will be reported at the meeting.

(b) Questions from Members of the Public

To receive questions and provide answers to questions from members of the public.

### **3. Business Remaining from Last Meeting**

None

### **4. Reports from Cabinet and Committees**

(a) Cabinet – 8 June 2015

Minerals Local Plan – Draft Plan for Publication and Submission to the Secretary of State

“That the Minerals Local Plan: Final Draft Plan be approved for publication in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and subsequently to submit the plan in accordance with Regulation 22.”

A copy of the report considered by Cabinet is attached at Item 4(a)(i) (**Pages 48 to 138**). Copies of additional documents considered by the Cabinet are attached as follows:

Details of the Minerals Local Plan Process - Item 4(a)(ii) (**Pages 139**).

Briefing Note: Aggregates Provision - Item 4(a)(iii) (**Pages 140 to 148**).

Representations from Councillor P Geary - Item 4(a)(iv) (**Pages 149 to 150**).

The Council will recall that consideration of the Cabinet's recommendations was deferred by the Council to allow a peer review of the allocations in the draft Plan. While the peer review raised no concerns, in order to address some matters that were raised as part of the earlier consultation, extra information has been added to Policy 3 – Site-Specific Allocations for the Extraction of Sand and Gravel and the Site Profile in Appendix 1 of the plan, a report giving further detail is attached at Item 4(a)(v) (**Pages 151 to 152**).

(b) Council - 10 June 2015

National Health Service

At its meeting on 10 June 2015, the Council, in agreeing a motion in respect of enhancing health and social care services for Milton Keynes, requested the Leader to report back to Council in October on what improvements are proposed and how these will be implemented within available budgets.

A copy of the full decision is attached at Item 4(b) (**Pages 153 to 154**). The Leader's report will follow.

(c) Budget Scrutiny Committee – 24 September 2015

Housing Revenue Account Business Plan – An Introduction

- “1. That the Council be recommended to write to the local MPs and the Housing Minister to express its concern about the implications for the funding of the Housing Revenue Account of the 1% cut in council housing rents over the next 4 years.
2. That the Council be recommended to engage with the Local Government Association in order to seek the views of other local authorities as to the implications of the 1% reduction to council house rents and whether any united course of action is possible.”

(e) Constitution Commission – 7 October 2015

Council Procedure Rule 15.6

“That Council Procedure Rule 15.6 be amended as follows:

‘When a Member intends to submit a motion to rescind a decision, notice must be given to the Monitoring Officer within 24 hours of the decision **being published** of the Member's intention to submit a rescinding motion, in order to prevent the decision being implemented. The actual motion must be signed by at least five Members, and be submitted within five working days of the decision being ~~take~~ **published**.’

(e) Cabinet – 12 October 2015

(i) Lakes Estate Neighbourhood Plan 2015-2026

“That the Council be recommended to ‘make’ the Lakes Estate Neighbourhood Plan 2015-2026 pursuant to the provisions of Section 38(A)(4) of the Planning and Compulsory Purchase Act 2004.”

A copy of the report considered by the Cabinet is attached at Item 4(e)(i) (**Pages 155 to 159**).

(ii) Investment in Property Fund for Temporary Accommodation

“That the Council be recommended to:

- (a) approve prudential borrowing of £5m to invest in the Real Lettings Property Fund;
- (b) approve an addition to the 2015/16 Capital Programme Resource Allocation and Spend Approval of £5m; and
- (c) amend the Treasury Management Strategy by inclusion of joint property investments within the class of permitted investments.”

A copy of the report considered by the Cabinet is attached at Item 4(e)(ii) (**Pages 160 to 171**).

These recommendations are coming to Council from Cabinet as a matter falling outside of the previously agreed budget framework.

The Council is also recommended to exclude the public and press from the meeting by virtue of Paragraph 3 (Information Relating to the Financial or Business Affairs of the Authority) of Part 1 of Schedule 12A of the Local Government Act 1972, in order that the meeting may consider the following:

Annex A - Investment in Property Fund for Temporary Accommodation

Should there be any change to either of the Cabinet’s recommendations the revised recommendations will be reported.

## 5. Councillors’ Matters

(a) Councillors’ Questions

Councillors to ask questions of the Leader, a Cabinet Member, the Chair of any Committee, or the Leader of a Political Group on the Council.

(b) Notices of Motions:

(i) Councillor Communication

Councillor P Geary – 28 September 2015

”That the Council:

- (a) confirms that for councillors to undertake their roles effectively they need to have access to information;
- (b) understands that in some cases officers omit to let councillors know of issues in their wards that is important;
- (c) acknowledges that there is a lack of an effective protocol for

officers to clearly understand what issues should be notified to all councillors, those that should be notified to ward councillors and those that should be notified to specific groups of councillors; and

- (d) asks the Constitution Commission to develop an addendum to the Officer / Member protocol that makes a clear definition for officers about when they should inform councillors of issues in their Ward or across the borough and when councillors can be elected to be informed.”

(ii) Free School Meals

Councillor Crooks – 29 September 2015

“That this Council:

- (a) aware of mounting speculation that the free school meal initiative launched by the Coalition Government as a consequence of Liberal Democrat pressure is shortly to be withdrawn;
- (b) mindful of the educational and health advantages of such a measure, and of the financial benefit of around £400 per year to families;
- (c) places on record its opposition to any such withdrawal; and
- (d) requests the Chief Executive to inform the Treasury and Department for Education of the Council's view.”

(iii) New West Ashland Fire Service and Police Station Facility

Councillor Gowans – 3 September 2015

- “1. That the Council notes the proposal to build a new co-located police and fire service facility in West Ashland currently under consultation and that the proposal will merge the current fire station located in Bletchley, the current fire station located at Great Holm and the police facility located in Bletchley into one single facility.
- 2. That the Council notes the benefits a new facility would have, in particular upgrading the current Bletchley Fire Station, and the cost savings that a new single facility would bring. This Council also notes that due to excellent preventative work and better regulation, call-out demand on the Fire Service has reduced considerably over recent years, and that increasing joint working between public services has the potential to greatly improve service delivery and reduce cost in the future, if done correctly.
- 3. That the Council, however, notes a number of concerns about the current proposal including:
  - (a) that the closure of Great Holm Fire Station will have a significant impact on fire cover in the North, West and

CMK areas of Milton Keynes;

- (b) the impact of the closure of Great Holm Fire Station on Milton Keynes as it grows, in particular the Western Expansion Area with several thousand new households planned, and concerns the proposals do not take into account the future growth of Milton Keynes;
  - (c) the impact of the closure of Great Holm Fire Station on the area of Stony Stratford and in particular the historic timber framed buildings in the town;
  - (d) Fire Service response times from a facility in West Ashland to the areas of Wolverton, Stony Stratford, Two Mile Ash and Loughton, noting the reliance on the A5 of such a facility to reach those areas quickly;
  - (e) the future use of the land currently occupied by all three facilities if they close, in particular Great Holm;
  - (f) that the proposal to close Bletchley Police Station would leave the area of Bletchley with no visible police facility;
  - (g) that little or no public consultation has been evident on the closure of Bletchley Police Station; and
  - (h) that concerns have been raised that a joint location for the police and fire services will impact the ability of the fire service to maintain its highly regarded status with the public as independent of law enforcement, and would therefore have possible implications for the Fire Service's ability to carry out their duties.
4. that the Council therefore resolves to:
- (a) oppose the closure of Great Holm Fire Station;
  - (b) call on all Milton Keynes Council representatives on the Buckinghamshire and Milton Keynes Fire Authority to oppose any proposed closure of Great Holm Fire Station;
  - (c) ask the Chief Executive to make representations to the current ongoing consultation on behalf of Milton Keynes Council noting the opposition of the Council to the possible closure of Great Holm Fire Station and highlighting other concerns noted within this motion;
  - (d) ask the Buckinghamshire and Milton Keynes Fire Authority and the Police and Crime Commissioner for Thames Valley to advise Milton Keynes Council of their future plans for the land currently occupied by their services if the proposals were to go ahead;
  - (e) to work with Thames Valley Police to establish a community facility in central Bletchley, highlighting

possible links with the Community and Cultural Services Review; and

- (f) advise all Parish and Town Councils of this motion and ask them to make representations to the consultation supporting the Council's agreed position."

**6. Ward Based Budgets - 1 April 2015 to 30 September 2015**

All Councillors have a budget of £1,000 to spend on Ward based issues, giving them the ability to make contributions to projects carried out in their local communities by local organisations.

For the period 1 April 2015 to 30 September 2015, 14 applications totalling £4,220 have been approved. Details of the applications are attached at Item 6 (**Pages 172 to 173**).

Contact Officer: June Allen (Councillor and Electoral Services Manager) - MK254844

Background Papers: Applications

**7. Quarterly Report on Special Urgency Decisions**

In accordance with Access to Information Procedure Rule 17.4, to note that the Provisions for Special Urgency, as set out in Access to Information Procedure Rule 16, was not used during the period 1 July 2015 to 30 September 2015

Access to Information Procedure Rule 16 provides for key decisions to be taken within the usual 5 day notice period, subject to the agreement of the Chair/Vice-Chairs of the Scrutiny Management Committee.

Contact Officer: Simon Heap (Committee Services and Scrutiny Manager) – 01908 252567

Background Papers: None



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Users of Windows 7 and above can simply click the link to any documents you wish to see. Users of Windows XP will need to right click on the link and select 'open in browser'.

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Guidance from the Department for Communities and local government can be viewed at the following link:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/343182/140812\\_Openness\\_Guide.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/343182/140812_Openness_Guide.pdf)

## **Comments, Complaints and Compliments**

Milton Keynes Council welcomes comments, complaints and compliments from members of the public in order to make its services as efficient and effective as possible. We would appreciate any suggestions regarding the usefulness of the paperwork for this meeting, or the conduct of the meeting you have attended.

Please use the slip overleaf by detaching it and passing it to the Committee Manager. Alternatively the slip can be returned by post to Democratic Services, Milton Keynes Council, Civic Offices, 1 Saxon Gate East, Milton Keynes, MK9 3EJ, or you can e-mail your comments to [meetings@milton-keynes.gov.uk](mailto:meetings@milton-keynes.gov.uk)

If you require a response please leave contact details, ideally including an e-mail address. A formal complaints / compliments form is available online at <http://www.milton-keynes.gov.uk/complaints/>

Meeting Attended: **Council**

**Date of Meeting:** 21 October 2015

Comments:.....

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## ITEM 1[a]

Minutes of the MILTON KEYNES COUNCIL held on WEDNESDAY 15 JULY 2015 at 7.30 pm

**Present:** Councillor McLean (Mayor)  
Councillors Alexander, Bald, Baume, Betteley, Bint, Brackenbury, Brunning, Buckley, M Burke, Cannon, Clancy, Clifton, Crooks, Dransfield, Eastman, Exon, Ganatra, Geaney, A Geary, P Geary, E Gifford, R Gifford, Gowans, Green, D Hopkins, V Hopkins, Hosking, Khan, Legg, Lewis, Long, Marland, D McCall, I McCall, McDonald, McKenzie, McPake, Middleton, Miles, Morris, Nolan, O'Neill, Small, Walker, Wallis Webb, White, C Williams, P Williams and Wilson  
Aldermen Bristow, E Henderson and Howell and Alderwoman Saunders

**Apologies:** Councillors Bradburn, Bramall, Coventry, Ferrans, Morla and Patey-Smith and Alderman Beeley and Alderwomen I Henderson, Irons and Lloyd

**Also Present:** 41 members of the public

### **CL33 MINUTES**

RESOLVED -

That the Minutes of the meetings of the Council held on 27 May 2015, 10 June 2015 and 17 June 2015, be approved and signed by the Mayor as correct records.

### **CL34 DISCLOSURES OF INTEREST**

Councillors declared the following personal interests in Item 5(b)(i) (European Capital of Culture 2023):

- (a) Councillor Marland as a Council appointed member of MK Gallery Board;
- (b) Councillor R Gifford as a Council appointed member of Arts Gateway MK; and
- (c) Councillor E Gifford as a Council appointed member of MK Gallery Board and MK Arts Centre.

Councillor Bint informed the Council that he, and all other councillors, had received lobbying material in respect of Item 5(b)(i) (European Capital of Culture 2023).

Councillor Marland declared a personal interest in Item 5(b)(iv) (Devolution of Powers) as a Council nominated member of SEMLEP and a SEMLEP Board member.

**CL35****ANNOUNCEMENTS**

## 1. Bill Berrett

The Mayor welcomed Mr Bill Berrett and his wife Sheila to the Council meeting

The Mayor informed the Council that Mr Berrett was an architect credited with significant work in shaping Milton Keynes while with Buckinghamshire County Council and the former Milton Keynes Development Corporation.

The Mayor thanked Mr Berrett for his very interesting presentation earlier in the evening and presented Mr Berrett and his wife with gifts to commemorate their visit to the Council.

## 2. Queen's Birthday Honours

The Mayor welcomed

The Council congratulated the following persons who been awarded Honours in the Queen's Birthday Honours:

- Mr Nicholas John Hartley OBE for Services to Young People;
- Mrs Elizabeth Bull OBE for Services to Education;
- Mr Charles Hedges MBE for Services to Law Enforcement;
- Dr Ann Limb CBE for Political Science;
- Mrs Roberta Sharp BEM for Services to Gymnastics; and
- Mr Philip Edward Smith BEM for Services to the Community in Sherington.

Janice Flawn, Derek Harvey, David Hill, Rebecca Kurth and Eleanor Marland were in attendance.

Mr Hartley, Mrs Bull, Mr Hedges and Mr Smith were in attendance.

**CL36****QUESTIONS FROM MEMBERS OF THE PUBLIC**

Question from Mr Henk van Aswegen to Councillor E Gifford (Cabinet member for Community Services)

Mr van Aswegen asked Councillor E Gifford if there could be an in-depth consultation on the Cultural and Community Services Review with Heritage Stakeholders, which included a cost benefit analysis and an analysis of the risks involved as the various Arts and Heritage Groups in Milton Keynes were keen to be involved.

Councillor E Gifford indicated that if her motion this evening was successful then there would be an extensive and systematic consultation with stakeholders and much more detailed work undertaken. A detailed cost benefit analysis would also be a crucial

part of the bid and she would address the finance issue as part of her address on the motion.

Councillor Gifford thanked Mr van Aswegen for his offer of involvement by the Arts and Heritage Groups in any bid by the Council.

**CL37 MINERALS LOCAL PLAN – DRAFT PLAN FOR PUBLICATION AND SUBMISSION TO THE SECRETARY OF STATE**

Councillor Legg moved, and Councillor Marland seconded:

“That consideration of the referral from the Cabinet in respect of the Draft Minerals Local Plan be deferred to the meeting of the Council on 16 September 2015”.

The Council’s agreement was given by acclamation.

**CL38 CORPORATE PARENTING ANNUAL REPORT**

In accordance with Council Procedure Rule 2, the Mayor brought forward the Corporate Parenting Annual Report.

Councillor Miles moved and Councillor Marland seconded:

“That the Corporate Parenting Annual Report be received.”

The Council’s agreement was given by acclamation.

**CL39 MEMBERS’ QUESTIONS**

- (a) Question from Councillor Lewis to Councillor Betteley (Cabinet member for community Safety and Public Access)

Councillor Lewis, referring to the Council’s decision at its budget setting meeting in February when the Chief Executive was requested to undertake a review of staffing structures and identify £250,000 savings from management costs, asked Councillor Betteley to update the Council on progress.

Councillor Marland (Leader of the Council) provided a response on behalf of Councillor Betteley. Councillor Marland stated that staffing structures and management reporting were a matter for the Head of the Paid Service and indicated that the Chief Executive would be in a position to report to the Scrutiny Management Committee by the end of July and had made the required savings.

Councillor Marland also indicated that the Administration was determined to keep management costs and other staff costs, such as sickness, under close scrutiny.

- (b) Question from Councillor Dransfield to Councillor Miles (Cabinet member for Children and School Improvement)

Councillor Dransfield, referring to the time it takes to complete Disclosure and Barring Service checks, asked Councillor Miles if he knew how long the individual stages in the process were taking to complete and whether Thames Valley Police was causing any delay. Councillor Dransfield also asked if

consideration was being given to seeking an alternative system if the Police were proving to be adding significant delay into the process.

Councillor Miles indicated that as he did not have such detailed information to hand, he would provide a written response. However, he was able to report that he had discussed the matter previously with officer colleagues, but he was not aware whether the processing times had got significantly worse over the last few months.

As a supplementary question, Councillor Dransfield asked Councillor Miles if he would consider using an alternative to the Police to process the checks if it was to speed up the process.

Councillor Miles, recognising that it probably would not be his decision to use a different agent, indicated that he might consider suggesting that alternatives were looked at.

(c) Question from Councillor White to Councillor Marland (Leader of the Council)

Councillor White, referring to the recent decision by the Development Control Committee to defer the planning application in respect of the Agora at Wolverton following a viability assessment being made available to the Committee at the last minute, despite the assessment apparently being available to the Council well in advance, asked Councillor Marland for clarification of the situation and to explain what measures he would be putting in place to ensure that the different roles of the Council as planning authority and land owner were understood.

Councillor Marland in response referred to the Council's different roles and the role of Milton Keynes Development Partnership in the Agora Development, particularly the efforts which were being made to ensure the different roles were kept separate so as not to compromise the process.

Councillor Marland indicated that the Council's planning officers had sought confirmation from the developers, just before the Development Control Committee report was due to be published, as to the terms of the Section 106 Agreement and had received a positive response from the Developer. It was only after the agenda for the Development Control Committee was published that the Developer raised concerns about the Section 106 Agreement which necessitated the deferment.

Councillor Marland advised that to take the matter forward an independent viability report had been commissioned at the Developers expense and the planning application was now

scheduled to be considered by the Development Control Committee on 3 September 2015, with the benefit of the independent viability assessment.

Councillor Marland further indicated that the Council, as landowner, was committed to getting best value for the land.

- (d) Question from Councillor Geaney to Councillor Legg (Cabinet member for Public Realm)

Councillor Geaney, referring to the recent Electric Daisy Carnival event held at the Milton Keynes Bowl, promises by the organisers to provide marshalling and the extensive anti social behaviour by a number of event goers in South Furzton, asked Councillor Legg why residents of South Furzton were subject to such anti social behaviour with no attempt to control it.

Councillor Legg indicated that licensing events at the Bowl was not an executive function, but he understood the Licence did make a number of requirements and discussions were ongoing with the organisers, both about the conduct of the event and the costs incurred by the Council in clearing up the area.

As a supplementary question Councillor Geaney sought reassurance that there would not be a repeat of the anti social behaviour.

Councillor Legg responded that he was unable to give such an assurance, but he was sure that the Regulatory Committee would make sure that the licence conditions were enforced.

- (e) Question from Councillor Gowans to Councillor Legg (Cabinet member for Public Realm)

Councillor Gowans asked Councillor Legg when the potholes in various roads in Bletchley, particularly Highfield Close and Viscount Way would be repaired.

Councillor Legg indicated that the resurfacing programme for the next twelve months had recently been published. Highfield Close was due to be resurfaced in November and Viscount Way would be treated once the necessary Traffic Regulation Order was in place.

- (f) Question from Councillor Eastman to Councillor Clifton (Cabinet member for Economic Growth and Inward Investment)

Councillor Eastman, referring to a previous scheme which allowed the Council to ban motorists from parking on the pavement where they were creating a problem for pedestrians and noting a perceived interest in the practice,

asked Councillor Clifton what measures were to be taken to stop pavement parking from inconveniencing pedestrians once and for all.

Councillor Clifton indicated that he would look into possible measures and also referred to the ongoing review of parking arrangements and other transport issues in Central Milton Keynes, which would also cover a number of issues wider than Central Milton Keynes, so he would include pavement parking as part of that work.

As a supplementary question Councillor Eastman asked Councillor Clifton if a Borough-wide ban on pavement parking would be considered.

Councillor Clifton agreed to consider the possibility of a Borough-wide ban on pavement parking.

- (g) Question from Councillor Bint to Councillor Legg (Cabinet member for Public Realm)

Councillor Bint, asked Councillor Legg if he could provide a report as to the frequency of street light scouting / inspections, including how many lights were identified as not working, reported and repaired. Councillor Bint also asked that the report include Redways as well roads.

Councillor Legg agreed to provide the report in time for a meeting he had scheduled with Councillor Bint for the following week.

- (h) Question from Councillor P Williams to Councillor Betteley (Cabinet member for community Safety and Public Access)

Councillor P Williams, noting with concern the apparent increase in rough sleeping and begging in Central Milton Keynes asked Councillor Betteley if this issue could be investigated.

Councillor Marland (Leader of the Council) provided a response on behalf of Councillor Betteley. Councillor Marland reported that rough sleeping in Central Milton Keynes had been on the increase since 2010. The central area was a popular place because of the numerous underpasses and Porte Coucheres and provided a feeling of safety for people who felt vulnerable.

Councillor Marland, stated that Councillor Betteley, recognised the damage rough sleeping caused to both the person and the reputation of Milton Keynes, and she would be working with the Corporate Director – Place to refresh the Council's Rough Sleeper Strategy. Rough sleeping and begging would also feature as part of discussions at the Safer:MK Partnership and with the City Centre Management.



Councillor Marland stated that the Administration was clear that the Council needed to provide support for those who needed it, while sending the signal that begging, particularly aggressive begging, was not acceptable and would not be tolerated.

- (i) Question from Councillor Ganatra to Councillor E Gifford (Cabinet member for Community Services)

Councillor Ganatra, referring to the quality of service provided by the Council's Contractor at Tattenhoe Pavilion and the apparent reductions in service, asked Councillor E Gifford if she would look into the issue as a matter of urgency.

Councillor E Gifford indicated that she was already aware of concerns of councillors and the community and was considering options with officer colleagues. Councillor Gifford recognised the urgency of the situation, with the current contract due to expire shortly.

#### **CL40**

#### **EUROPEAN CAPITAL OF CULTURE**

Councillor E Gifford moved the following motion which was seconded by Councillor Marland:

- “1. That the Council notes that:
  - (a) Milton Keynes has a growing and well-deserved reputation as an emerging centre for the Arts and Cultural sector;
  - (b) Milton Keynes Council is proud of its history of support for this sector and the educational, cultural and economic benefits our investment brings is typically many times that of our funding contribution;
  - (c) in recent years our commitment to Arts and Culture has produced enormous successes such as the biennial International Festival, enabling the MK Gallery expansion and the upcoming Festival of Rugby that is part of hosting Rugby World Cup 2015;
  - (d) such investments are rightly subject to searching scrutiny at a time when the Council is facing major financial challenges. But the Council must also play a role in promoting prosperity and profiling the city to investors and skilled workers and such events also play an important part in Milton Keynes growing to become a major and influential UK city;
2. That the Council also notes:
  - (a) the request to Cabinet from the Economy and Regeneration Select Committee to enable exploratory work to be undertaken to explore the feasibility of bids for UK City of Culture and European Capital of Culture;

- (b) that Cabinet fulfilled this request and the report that has been made available to all councillors and stakeholders which highlights the feasibility of such bids, their possible benefits and costs;
  - (c) the Council's ongoing and deep commitment to the Arts and Cultural sector;
  - (d) the reputational, economic and social benefits a bid would bring to the City and believes Milton Keynes would be able to offer a unique and compelling bid to become European Capital of Culture which we believe would stand a good chance of securing a victory; and
  - (e) the costs and risk associated with such a bid and that the Council's budget includes sufficient funds for a bid to the shortlist stage.
3. That the Council, in affirming its strong support for the sector, resolves to request the Cabinet:
- (a) to lead work on developing our borough wide cultural offer; and
  - (b) to initiate a process to take forward a bid for Milton Keynes to secure shortlisting to become European Capital of Culture 2023.”

The Council heard from two members of the public during consideration of the motion.

On being put to the vote the motion was declared carried unanimously.

RESOLVED -

1. That the Council notes that:
- (a) Milton Keynes has a growing and well-deserved reputation as an emerging centre for the Arts and Cultural sector;
  - (b) Milton Keynes Council is proud of its history of support for this sector and the educational, cultural and economic benefits our investment brings is typically many times that of our funding contribution;
  - (c) in recent years our commitment to Arts and Culture has produced enormous successes such as the biennial International Festival, enabling the MK Gallery expansion and the upcoming Festival of Rugby that is part of hosting Rugby World Cup 2015;
  - (d) such investments are rightly subject to searching scrutiny at a time when the Council is facing major financial challenges. But the Council must also play a role in promoting prosperity and profiling the city to

investors and skilled workers and such events also play an important part in Milton Keynes growing to become a major and influential UK city;

2. That the Council also notes:
  - (a) the request to Cabinet from the Economy and Regeneration Select Committee to enable exploratory work to be undertaken to explore the feasibility of bids for UK City of Culture and European Capital of Culture;
  - (b) that Cabinet fulfilled this request and the report that has been made available to all councillors and stakeholders which highlights the feasibility of such bids, their possible benefits and costs;
  - (c) the Council's ongoing and deep commitment to the Arts and Cultural sector;
  - (d) the reputational, economic and social benefits a bid would bring to the City and believes Milton Keynes would be able to offer a unique and compelling bid to become European Capital of Culture which we believe would stand a good chance of securing a victory; and
  - (e) the costs and risk associated with such a bid and that the Council's budget includes sufficient funds for a bid to the shortlist stage.
3. That the Council, in affirming its strong support for the sector, resolves to request the Cabinet:
  - (a) to lead work on developing our borough wide cultural offer; and
  - (b) to initiate a process to take forward a bid for Milton Keynes to secure shortlisting to become European Capital of Culture 2023.

#### **CL41 COMMUNITY ASSETS TRANSFER**

Councillor Crooks moved the following motion which was seconded by Councillor Eastman:

- "1. That this Council:
  - (a) is committed to the principle of a co-operative Council;
  - (b) notes that this implies active engagement with residents, working with citizens as equal partners, and promoting community leadership to achieve local outcomes, and
  - (c) is aware that the Council's policy on Community Assets Transfer was laid down on 31 July 2012 and has not been subsequently amended in any material way.

2. That this Council regrets that recent procedural actions by the Cabinet in respect of timescale, the concealment of costs and the refusal to supply draft leases and operating agreements has prevented a number of voluntary and community organisations from bidding on some community assets.
3. Resolves to refer these issues to the Cabinet for urgent re-consideration lest they blight the positive outcomes hoped for from the Community and Cultural Services Review.”

On being put to the vote the motion was declared carried with 27 councillors voting in favour, 0 councillors voting against and 21 councillors abstaining from voting.

**RESOLVED -**

1. That this Council:
  - (a) is committed to the principle of a co-operative Council;
  - (b) notes that this implies active engagement with residents, working with citizens as equal partners, and promoting community leadership to achieve local outcomes, and
  - (c) is aware that the Council's policy on Community Assets Transfer was laid down on 31 July 2012 and has not been subsequently amended in any material way.
2. That this Council regrets that recent procedural actions by the Cabinet in respect of timescale, the concealment of costs and the refusal to supply draft leases and operating agreements has prevented a number of voluntary and community organisations from bidding on some community assets.
3. Resolves to refer these issues to the Cabinet for urgent re-consideration lest they blight the positive outcomes hoped for from the Community and Cultural Services Review.

**CL42**

**VOTES AT 16**

Councillor Brackenbury moved the following motion which was seconded by Councillor Cannon:

- “1. That further to the Council’s decision at its 10 June 2015 meeting, this Council believes the electoral franchise for all local and general elections, and any referenda, should include all young people age 16 and over.
2. That in anticipation of such a change, Milton Keynes Council should prepare an engagement and registration plan for 14-16 year olds resident in the borough.”

The Council heard from two members of the public during consideration of the motion.

On being put to the vote the motion was declared carried with 31 councillors voting in favour, 8 councillors voting against and 4 councillors abstaining from voting.

RESOLVED –

1. That further to the Council's decision at its 10 June 2015 meeting, this Council believes the electoral franchise for all local and general elections, and any referenda, should include all young people age 16 over and over.
2. That in anticipation of such a change, Milton Keynes Council should prepare an engagement and registration plan for 14-16 year olds resident in the borough.

**CL43**

### **DEVOLUTION OF POWERS**

Councillor Bald moved the following motion which was seconded by Councillor D Hopkins:

“That this Council:

1. notes and welcomes the current Government's commitment 'to devolve powers and budgets to boost local growth in England' and in particular to devolve 'far reaching powers over economic development, regeneration and transport' and that these commitments are enshrined in the Cities and Local Government Devolution Bill, included in the Queens Speech to Parliament in May 2015, which is currently going through the statute process;
2. notes that the principle of devolution of powers to local government is supported by all political parties, and the Local Government Association, and that the door at Westminster is open for sound proposals to come forward and to be seriously considered;
3. considers carefully the opportunity that these powers could bring to Milton Keynes, particularly as Milton Keynes is one of the top growth areas in the country, evidenced by its "take" on business rates and their consistent year on year growth, even during the recession, and yet, despite collecting £154m in business rates, Milton Keynes will retain only £45m of this total in 2015/16. The Council accordingly suggests that there is surely a more equitable way of sharing this income with Government to provide a greater overall benefit to the local and national economies;
4. weighs up these opportunities, taking into account the following:
  - (a) the twin financial pressures facing Milton Keynes on the General Fund and the deficit on the capital account on infrastructure, especially transport, in the medium term;

- (b) the potential to provide relief to the General Fund by working cooperatively with neighbouring authorities in order to increase scale and reduce overheads;
  - (c) the work that is already happening on Plan MK and Vision MK 2050 which if done with greater involvement of neighbouring councils, could provide synergies in terms of infrastructure funding and provision;
  - (d) the greater likelihood that a Devolution Deal would be successful if Milton Keynes worked with its neighbours;
  - (e) the necessity for any proposed deal to have cross party support in order to be successful;
5. recognises the key role that Milton Keynes must play in these explorative, proactive discussions and recommends that the Leaders of all three political parties at Milton Keynes Council support the Leader of the Council in discussions with neighbouring authorities to assess the opportunities for a devolution proposal;
  6. notes that MPs Mark Lancaster and Iain Stewart pledge their full support in these discussions; and
  7. requests that the Leader of the Council proposes a formal framework to engage and involve all three political parties in these discussions and reports progress to Council in October 2016.”

Councillor Brackenbury moved the following amendment which was seconded by Councillor Alexander and on which a recorded vote was requested:

- “1. That the words ‘and welcomes’ be deleted from Clause 1’.
2. That the remaining Clauses (2 to 7) be deleted and replaced with:
  - ‘2. is aware that the Institute for Government has estimated that 70% of Government spending in the UK is centralised, the second highest rate in the EU behind Malta, and compares to 20% in Germany, 35% in France, and 55% in the USA, and also notes the January 2015 comments by the second permanent secretary to the Treasury that the UK is ‘almost the most centralised developed country in the world’;
  3. believes that a national culture change is needed to transform devolution from being an exception to be requested, to the standard model for public spending in these areas, however, believes the Cities and Local Government Devolution Bill is an inadequate vehicle for this transformation due to its focus on structures and mayors rather than the national need to allow effective local solutions and prioritising;

4. recognises both its successes and further potential in the areas of economic development and regeneration, in particular as one of the top growth areas in the country, as evidenced by its 'take' on business rates and the consistent year on year growth, even during the recession, and yet despite collecting £154m in business rates, Milton Keynes will only retain £45m of this in 2015/16. The Council accordingly suggests that there is surely a more equitable way of sharing this income with Government to provide a greater overall benefit to the local and national economies;
5. recognises, on regeneration, the potential and progress of Regeneration:MK, but is frustrated that the Government has not agreed to the Council's request for further headroom for borrowing, ring fenced to fund Council housing;
6. is sceptical that elected mayors across combined authorities are the solution to issues such as these, which relate more to the inflexibility of Government policy;
7. further regrets the Government's proposals for English Votes for English Laws, which serve only to restrict power ever more tightly in the centre, which are opposed by other political parties, and cast doubts on how committed the Government truly is to devolving power;
8. calls for a Constitutional Convention to consider the complex issues that are arising, including how to ensure that rural areas and those far from cities can benefit from additional powers (as requested by the Local Government Association) as well as to form a cross-party agreement on a more sustainable and planned future for devolution across British Government and asks the Leader of the Council to write to the MPs for Milton Keynes setting out the case for such a Convention."

On being put to the vote, the voting on the amendment was as follows:

FOR: Councillors Alexander, Baume, Betteley, Brackenbury, M Burke, Cannon, Clifton, Crooks, Eastman, Exon, E Gifford, R Gifford, Gowans, Legg, Lewis, Long, Marland, D McCall, I McCall, McKenzie, Middleton, Miles, Nolan, O'Neill, White, P Williams and Wilson (27)

AGAINST: Councillors Bald, Bint, Brunning, Buckley, Clancy, Dransfield, Ganatra, Geaney, A Geary, P Geary, D Hopkins, V Hopkins, Hosking, McDonald, McLean, Small and Walker (17)

ABSTENTIONS: Councillors (0)

The amendment was declared carried.

On being put to the vote, the voting on the substantive motion was as follows:

FOR: Councillors Alexander, Brackenbury, Cannon, Crooks, Eastman, Exon, D McCall and I McCall (8)

AGAINST: Councillors Bald, Bint, Brunning, Buckley, Clancy, Dransfield, Ganatra, Geaney, A Geary, P Geary, D Hopkins, V Hopkins, Hosking, McDonald, McLean, Small and Walker (17)

ABSTENTIONS: Councillors Baume, Betteley, M Burke, Clifton, E Gifford, R Gifford, Gowans, Legg, Lewis, Long, Marland, McKenzie, Middleton, Miles, Nolan, O'Neill, White, P Williams and Wilson (19)

On being put to the vote the substantive motion was lost.

**CL44 WARD BASED BUDGETS - 1 APRIL 2014 TO 30 JUNE 2015**

The Council noted that for the period 1 April 2014 to 30 June 2015, one application for £250 had been approved.

**CL45 QUARTERLY REPORT ON SPECIAL URGENCY DECISIONS**

The Council noted that in accordance with Access to Information Procedure Rule 17.4, that the Provisions for Special Urgency, as set out in Access to Information Procedure Rule 16, were not used during the period 31 December 2014 to 30 June 2015.

THE MAYOR CLOSED THE MEETING AT 10:45 PM



Minutes of the MILTON KEYNES COUNCIL held on WEDNESDAY 16 SEPTEMBER 2015 at 7.30 pm

**Present:** Councillor McLean (Mayor)  
Councillors Alexander, Bald, Baume, Betteley, Bint, Brackenbury, Bradburn, Bramall, Brunning, Buckley, M Burke, Cannon, Clancy, Clifton, Coventry, Crooks, Dransfield, Eastman, Exon, Ferrans, Ganatra, Geaney, P Geary, E Gifford, R Gifford, Gowans, Green, D Hopkins, V Hopkins, Hosking, Khan, Legg, Lewis, Long, Marland, D McCall, I McCall, McDonald, McKenzie, McPake, Middleton, Miles, Morla, Morris, Nolan, O'Neill, Patey-Smith, Walker, Wallis, Webb, White, C Williams, P Williams and Wilson  
Aldermen Bartlett, Bristow and Connor and Alderwoman Saunders

**Apologies:** Councillors A Geary and Small and Aldermen Beeley, E Henderson and Howell and Alderwomen I Henderson, Irons and Lloyd

**Also Present:** 23 members of the public

**CL46 MINUTES**

The Minutes of the meeting of the Council held on 15 September 2015 were not considered.

**CL47 DISCLOSURES OF INTEREST**

Councillor D McCall declared a personal interest in all items which referred to homelessness, as he worked for a homelessness charity.

Councillor Bramall declared a personal interest in Item 5 (b)(i) (Right to Buy for Housing Association Tenants) as she was employed by a public relations company who had contracts with property developers.

The Council also received advice in relation to disclosing interests in motions relating to private sector landlords.

**CL48 ANNOUNCEMENTS**

1. HM The Queen

The Mayor informed the Council that he had written to the Queen, on behalf of the people of Milton Keynes and the Council congratulating her on becoming the Nation's longest serving monarch.

2. New Deputy Lieutenants from Milton Keynes

The Mayor announced that the Lord Lieutenant of Buckinghamshire had commissioned six new Deputy Lieutenants for Buckinghamshire, three of whom, Debbie Brock, Marion Hill and Fola Komolafe, were from Milton Keynes.

3. Greg Rutherford

The Mayor announced that that he would be sending Greg Rutherford, a recent former resident of the Borough, the Council's congratulations on winning a gold medal at the World Athletics Championships in Beijing, adding to his Olympic, European and Commonwealth titles.

4. Alderman Henry Powell-Sheddon

The Mayor announced, with regret, the death of Alderman Henry Powell-Sheddon.

The Mayor advised the Council that Alderman Powell-Sheddon had attended the first meeting of Milton Keynes District Council in June 1973 and served as a councillor on Milton Keynes Borough Council until May 1984. He became an Alderman on 22 January 2008. Alderman Powell-Sheddon also served as a County Councillor.

The Mayor informed the Council that he would be attending the funeral, which was being held on Monday 21 September 2015 at 3.00pm at Hardmead Church.

The Council also heard from Councillors Crooks, Dransfield, P Geary and White, together with Alderman Bristow.

The Council stood for a minutes silence as a mark of respect.

5. Mineral Local Plan

The Mayor announced that consideration of the Mineral Local Plan, consideration of which was deferred at the last meeting of the Council to allow a peer review of the allocations in the draft Plan to be carried out, would now take place at the next meeting of the Council on 21 October 2015.

6. Conduct of the Meeting

As the Council had a very full agenda this evening with some important items to be debated, the Mayor, requested Councillors:

- to be brief, including when asking questions;
- not to deviate from the subject under discussion;
- not to repeat what has already been said; and
- to limit contributions to the essential.

**CL49**

**QUESTIONS FROM MEMBERS OF THE PUBLIC**

- (a) Question from Mr M Galloway to Councillor A Geary (Chair of the Development Control Committee)

Mr M Galloway asked Councillor A Geary if he agreed that planning applications submitted by Council Departments should be exemplars for others to follow and not ones which

caused professional officers such as planners, highways engineers and other consultees to have to challenge aspects that could and should have been dealt with beforehand and, if so, whether he would ask officers to review, perhaps with the responsible Cabinet member, what could be done to improve the quality of applications, so, for example, there was no need for planners and internal consultees to have to repeatedly request information that should have been submitted as part of the application.

In the absence of the Chair of the Development Control Committee, the Mayor indicated that he would arrange for Mr Galloway to be provided with a written response to his question.

- (b) Question from Mr R Pearce to Councillor Miles (Cabinet member for Children and School Improvement)

Mr Pearce, referring to the delay by at least one year of the proposed new school at Oxley Park Academy and the lack of year 2 school places in the 4 schools nearest to Kingsmead, asked Councillor Miles why Priory Rise School, which had the classrooms already in place to open an additional year 3 class for September 2016, had been told by the Council not open an additional year 3 class.

Councillor Miles recognised the problems being experienced by some parents to find places at local schools and referred to the work which had been carried out to try and resolve the demand for school places at Oxley Park Academy, which included discussions with both the Academy and Priory Rise School. Councillor Miles also referred to the efforts of officers to administer what was a very complex system.

As a supplementary question Mr Pearce ask Councillor Miles why an additional class had not be opened at Oxley Park Academy, as it had been last year, to help meet demand for the school.

Councillor Miles indicated that he would ask officer colleagues to provide a written response to both questions.

**CL50**

### **ADMINISTRATIVE CHANGES TO THE CONSTITUTION**

Councillor Brackenbury moved the following recommendation from the meeting of the Constitution Commission held on 22 July 2015, which was seconded by Councillor Marland:

“That the following words be added to Article 17 of the Constitution:

‘The Service Director (Legal and Democratic Services) / Monitoring Officer is authorised to up-date the titles of officers and the management structure to ensure that they remain current and other consequential amendments to reflect Council decisions to ensure that the Constitution remains a contemporary document, provided

that no changes undertaken by the Service Director will take effect until they have been agreed by the Council.”.

On being put to the vote the recommendation was declared carried unanimously.

RESOLVED –

That the following words be added to Article 17 of the Constitution:

‘The Service Director (Legal and Democratic Services) / Monitoring Officer is authorised to up-date the titles of officers and the management structure to ensure that they remain current and other consequential amendments to reflect Council decisions to ensure that the Constitution remains a contemporary document, provided that no changes undertaken by the Service Director will take effect until they have been agreed by the Council.

**CL51 WOLVERTON TOWN CENTRE NEIGHBOURHOOD PLAN**

Councillor Legg moved the following recommendation from the meeting of the Cabinet held on 14 September 2015, which was seconded by Councillor Marland:

“That the Wolverton Town Centre Neighbourhood Plan be ‘made’ pursuant to the provisions of section 38(A)(4) of the Planning and Compulsory Purchase Act 2004.”.

The Council heard from three members of the public during consideration of this item.

On being put to the vote the recommendation was declared carried unanimously.

RESOLVED –

That the Wolverton Town Centre Neighbourhood Plan be ‘made’ pursuant to the provisions of section 38(A)(4) of the Planning and Compulsory Purchase Act 2004.

**CL52 INVESTMENT IN PROPERTY FUND FOR TEMPORARY ACCOMMODATION**

The Council noted that the Cabinet had deferred the item on the Investment in Property Fund for Temporary Accommodation at its meeting on 14 September 2015 and as a result there was no recommendation for the Council to consider

**CL53 MEMBERS’ QUESTIONS**

(a) Question from Councillor C Williams to Councillor Marland (Leader of the Council)

Councillor C Williams referring to his written statement and questions which he had circulated to Councillor Marland, indicated that he would accept a written response, on the understanding that the supporting statement, questions and the answers were published to all councillors.

Councillor Marland agreed to provide a written response.

- (b) Question from Councillor Bald to Councillor Marland (Leader of the Council)

Councillor Bald, referred to the Investment in Property Fund for Temporary Accommodation, consideration of which was deferred by the Cabinet on 14 September 2015, suggested that it was not clear whether the fund would help those in bed and breakfast accommodation. Councillor Bald in expressing concern at the time it had taken to bring forward the proposal, the idea having been first raised in February, and the apparent lack of alternative initiatives, asked Councillor Marland if he was willing to work with the Conservative Group to look at alternative ways of addressing the current high usage of bed and breakfast accommodation for the homeless as the Conservative Group had a number of costed alternatives.

Councillor Marland, in agreeing to work with other Groupar, indicated that the Investment in Property Fund for Temporary Accommodation would provide up to 70 units of accommodation and would both help those in bed and breakfast accommodation and help tackle the causes of homelessness, including those homeless persons who were not statutorily homeless.

As a supplementary question, Councillor Bald referred to the increase in the number of homeless people which the Conservative Group, when in Administration, had halved and which had now trebled. Councillor Bald also referred to the apparent lack of action to address the problem and sought an assurance from Councillor Marland that the Labour Administration would work in partnership to address the use of bed and breakfast accommodation and homelessness.

Councillor Marland again agreed to work together and indicated that Councillor Bald could meet with him to discuss the situation. Councillor Marland also clarified that discussions on the Investment in Property Fund for Temporary Accommodation were commenced much more recently than February and that he understood that there were no registered homeless person in 2011 when the Conservative Group took control of the Council.

- (c) Question from Councillor Morla to Councillor Miles (Cabinet member for Children and School Improvement)

Councillor Morla, referring to the problems faced by parents seeking in-year admissions to schools, particularly on the west flank of Milton Keynes, asked Councillor Miles what measures he was putting in place to help alleviate the need for parents in search of a school place to apply on a daily basis.

Councillor Miles recognised the problems being faced by parents and indicated that he would arrange for Councillor Morla to receive a written response regarding her concerns at the problem being expressed by parents in search of a school place and the need to apply on a daily basis and asked that she provide him with any further details in writing of her specific concerns. Councillor Miles pointed out that the School Admissions Process was laid down in law.

- (d) Question from Councillor P Geary to Councillor Miles (Cabinet member for Children and School Improvement)

Councillor P Geary, referring to the closure of the Early Intervention Centre, asked Councillor Miles to outline why the Centre had closed and when he first became aware of plans to close the centre.

Councillor Miles undertook to provide a written response.

As a supplementary question, Councillor P Geary asked Councillor Miles if he would meet with him to discuss the closure of the Centre, and why the closure of the Centre had not featured as part of the Council's budget discussions.

Councillor Miles indicated that he would meet with Councillor P Geary.

- (e) Question from Councillor Bradburn to Councillor Miles (Cabinet member for Children and School Improvement)

Councillor Bradburn, referring to the home to school transport difficulties being experienced by students attending Rickley Park Special Needs Pre-School asked Councillor Miles when would the transport be organised.

Councillor Miles indicated that he was aware of difficulties with home to school transport and had been holding discussions with officers with the aim of seeking improvements. Councillor Miles undertook to request officers to investigate the particular difficulties being experienced by the students attending Rickley Park Special Needs Pre-School and respond to Councillor Bradburn.

As a supplementary question, Councillor Bradburn asked Councillor Miles to respond as quickly as possible in order that he might respond to the families affected as soon as possible.

Councillor Miles indicated that he ask the Corporate Director to look into the matter next morning.

- (f) Question from Councillor Dransfield to Councillor Marland (Leader of the Council)

Councillor Dransfield, referring to a reported statement by Councillor Marland that if Jeremy Corbyn was elected Leader of the Labour Party that the Labour Party would lose both credibility and councillors, asked Councillor Marland, now Jeremy Corbyn had been elected, whether the Labour Group would follow national policy and so lose seats.

Councillor Marland indicated that members of the Labour Party held wide ranging views and the Party would discuss its policies and ultimately unite behind its elected Leader. Councillor Marland referring to the level of support attracted by Jeremy Corbyn, suggested that he was clearly addressing matters that people cared about.

As a supplementary question, Councillor Dransfield asked Councillor Marland, bearing in mind that the Labour Party was moving to the left, if he had considered joining the Conservative Party.

Councillor Marland again indicated that members of the Labour Party held wide ranging views and not all agreed with the Party Leader's views. Leadership was about moderating personal views, opening up debate and reaching a consensus on proper issues.

- (g) Question from Councillor Hosking to Councillor Long (Cabinet member for Health and Wellbeing)

Councillor Hosking, referring to an outbreak of legionella at Clifton Court Sheltered Housing Scheme, asked Councillor Long what he knew of the outbreak and what conversations he had had with officers.

Councillor Long indicated that he was not aware of the outbreak of legionella, but recognising the potential seriousness of any outbreak, would hold discussions with officers as soon as possible.

As a supplementary question, Councillor Hosking, expressing his concern that Councillor Long, as the responsible Cabinet member, was not aware, asked Councillor Long to discuss with officers why he and ward councillors had not been informed of the outbreak.

Councillor Long undertook for Councillor Hoskins to be updated on the outbreak and advised why ward councillors were not made aware.

**REFUGEE CRISIS**

The Mayor ruled that in accordance with Section 100B(4)(b) of the Local Government Act 1972, the Council should debate the following motion as an urgent item so that , if agreed, the Council might inform the Government of its commitment to receive and support refugee families.

Councillor D McCall moved the following motion which was seconded by Councillor Marland:

- “1. That this Council, mindful of the tragic events in the Mediterranean and elsewhere and noting the comments of the Prime Minister for the UK to fulfil its moral responsibility and give sanctuary to thousands of refugees from war, instructs the Chief Executive to advise the Government that - as with other local authorities - Milton Keynes will commit to receive and support its fair share of refugee families.
2. That the Chief Executive be requested to reflect the position of the Local Government Association in her communication to the Government, highlighting the already stretched resources of local government and the extra resources such placements would require.
3. That the Council also request the Corporate Director - Place to undertake a review of the likely cost to the Council of any such placements, noting the offer of financial help to councils from the Government.”

Councillor Bramall moved the following amendment which was seconded by Councillor V Hopkins and subsequently withdrawn with the consent of the Council:

- “1. That all of the words in clause 1, after the word ‘war’ be deleted and replaced with:
  - ‘(a) requests the Chief Executive to work with officers and the voluntary sector to appeal to and build a database of local residents who are willing to offer sanctuary to refugees; and that once this database is functional, requests the Chief Executive to contact Government to reflect the level of ability of Milton Keynes to assist;
  - (b) acknowledges the considerable efforts made by officers in housing to support a growing number of unaccompanied asylum seeker children, currently 36; and
  - (c) invites the Cabinet to provide Council with a proposal as to how housing resources will be allocated between local people, particularly those 140 families currently in Bed and Breakfast and those refugees to whom the Council offers refuge.’



2. That the words 'of Milton Keynes and that' be added after the word 'position' in clause 2."

On being put to the vote the motion was declared carried with 52 councillors voting in favour, 1 councillor voting against and 1 councillor abstaining from voting.

The Council heard from seven members of the public during consideration of the motion.

RESOLVED -

1. That this Council, mindful of the tragic events in the Mediterranean and elsewhere and noting the comments of the Prime Minister for the UK to fulfil its moral responsibility and give sanctuary to thousands of refugees from war, instructs the Chief Executive to advise the Government that - as with other local authorities - Milton Keynes will commit to receive and support its fair share of refugee families.
2. That the Chief Executive be requested to reflect the position of the Local Government Association in her communication to the Government, highlighting the already stretched resources of local government and the extra resources such placements would require.
3. That the Council also request the Corporate Director - Place to undertake a review of the likely cost to the Council of any such placements, noting the offer of financial help to councils from the Government.

## **CL55**

### **RIGHT TO BUY FOR HOUSING ASSOCIATION TENANTS**

Councillor C Williams moved the following motion which was seconded by Councillor O'Neill:

- "1. That the Council notes:
  - (a) the Conservative Government's proposal to extend the Right to Buy to Housing Association tenants, to be paid for by selling off the most expensive Council Housing stock;
  - (b) the shortage of affordable rented homes in Milton Keynes (currently estimated to be at least 850 and due to rise to over 1,000 within the next three years) and expresses its concern that the Conservative government's plans will make matters far worse;
  - (c) the recent Local Government Association "First 100 Days" campaign which highlighted there are 1.7 million households on waiting lists for affordable housing across England and that more than 3.4 million adults between 20 and 34 live with their parents;

- (d) the research carried out by the National Housing Federation which shows that just 16% of the public believed that extending Right to Buy to housing association tenants would be the most useful way of tackling the affordability crisis, and that the public's top choice, selected by 46% of the people, was to help housing associations and / or councils to build more affordable homes;
  - (e) a report by the Financial Times on 14 June 2015 which shows that there could be a funding gap of over £1 billion to pay for the scheme; and
  - (f) and agrees with the following warning from UNISON: *“Solving the housing crisis requires a significant increase in all types of housing – particularly affordable social housing – to meet housing demand, and will not be solved by selling housing association homes and depleting the nation’s social housing stock. The acute shortage of housing is leading to spiralling housing costs, which families across the nation are struggling to meet”*.
2. That the Council opposes the forced sell off of council housing to pay for this Conservative plan and is concerned that the Conservative Government has also:
- (a) failed to address the situation for many local authorities which no longer have any housing stock to sell as they have transferred theirs to housing associations;
  - (b) failed to address the situation in areas of high housing demand where there are often few suitable sites to build replacement social housing stock; and
  - (c) failed to recognise that this means housing associations will simply be trying to catch up with replacing homes rather than building affordable housing to give more people homes they need.
3. That the Council notes that even the Conservative Mayor of London has said he did not want to see councils “deprived at a rapid rate of their housing stock” if more homes were not being built to replace them.
4. That the Council recognises the desire by many to own their own homes, and suggests that proposals put forward by the Liberal Democrats for a “Rent to Own” model and Shared Ownership housing would represent a better way of reaching this goal.

5. That the Council also notes that there are existing routes for housing association tenants to own their own properties – some Housing Association tenants already have the Right to Acquire.
6. That the Council condemns the Conservative Government's scheme and resolves to:
  - (a) work with other neighbouring authorities and housing associations to oppose the current Conservative government proposals;
  - (b) work with housing associations, developers and other 'interested parties' to find innovative ways to build more affordable homes and to begin to redress the chronic shortage; and
  - (c) write to both Members of Parliament to insist that they:
    - (i) show their public support for this Council's position;
    - (ii) speak up in Parliament for more social and affordable housing, and not less; and
    - (iii) demand a genuine "one for one" replacement but not at the cost of losing more Milton Keynes Council housing."

Councillor Walker moved the following amendment which was seconded by Councillor Morla:

- "1. That the words 'the most expensive Council Housing stock' be deleted from clause 1(a) and replaced with the words 'high value assets'.
2. That the words 'that the Conservative government's' be deleted from clause 1(b) and replaced with the words 'with any' and the word 'that' be added after the word 'plans'.
3. That clauses 1(d) and (e) be deleted and replaced with:
  - '(d) the Government's majority gives it the mandate to look to implement the Right to Buy policy which is a core part of the upcoming Housing Bill;
  - (e) the assurances by the Department for Communities and Local Government that the sale of "high value stock" to pay for the discount in Right to Buy properties will also allow capital to spent on building a like for like property, pay off debt and also the clearing of brownfield site for future developments;'
4. That the words '*agrees with*' be deleted from clause 1(f).

5. That the following new clauses 1(g) and (h) be added:
  - '(g) and supports the right of tenants in Housing Association properties who aspire to own their own home and have the means to fulfil their aspirations; and
  - (h) recent constructive and positive dialogue between Government and Housing Associations across the country.'
6. That the words 'opposes the forced sell off of council housing to pay for this Conservative plan and is concerned that the Conservative Government has also' be deleted from clause 2 and replaced with the words 'will therefore support Housing Associations in implementing Government's policy and asks officers to'.
7. That clauses 2(a) to (c) be deleted and replaced with:
  - '(a) assess the overall impact of right to buy on Housing Association Properties in Milton Keynes and report their findings to Cabinet and the Scrutiny Management Committee at their earliest convenience;
  - (b) work with Department for Communities and Local Government to make it aware of the local potential impacts; and
  - (c) lobby Department for Communities and Local Government to pool receipts from the sale of high value stock nationally so areas with low housing stock such as Milton Keynes receive a fair distribution so it can provide the discounts and build replacement housing.'
8. That the word 'in' be added after the word 'Council in clause 4, the word 'recognises' be amended to 'recognising', the words 'and suggests that proposals put forward by the Liberal Democrats for a 'Rent to Own model and' and the words 'housing would represent a better way of reaching this goal' be deleted and the words 'will continue to look at all options to help people realise their aspiration, such as the expansion of be added before the words 'Shared Ownership'.
9. That the words 'condemns the Conservative Government's scheme' be deleted from clause 6 and replaced with the words 'welcomes the expansion of the Right to Buy giving even more people an opportunity to own their own home'.
10. That the word 'oppose' be deleted from clause 6(a) and replaced with the words 'plan for'.
11. That the word 'demand' be deleted from clause 6(c)(iii) and replaced with the words 'work towards'."

On being put to the vote the amendment was declared lost with 20 councillors voting in favour, 33 councillors voting against and 0 councillors abstaining from voting.

On being put to the vote the motion was declared carried with 33 councillors voting in favour, 20 councillors voting against and 0 councillors abstaining from voting.

The Council heard from three members of the public during consideration of the motion.

RESOLVED -

1. That the Council notes:
  - (a) the Conservative Government's proposal to extend the Right to Buy to Housing Association tenants, to be paid for by selling off the most expensive Council Housing stock;
  - (b) the shortage of affordable rented homes in Milton Keynes (currently estimated to be at least 850 and due to rise to over 1,000 within the next three years) and expresses its concern that the Conservative government's plans will make matters far worse;
  - (c) the recent Local Government Association "First 100 Days" campaign which highlighted there are 1.7 million households on waiting lists for affordable housing across England and that more than 3.4 million adults between 20 and 34 live with their parents;
  - (d) the research carried out by the National Housing Federation which shows that just 16% of the public believed that extending Right to Buy to housing association tenants would be the most useful way of tackling the affordability crisis, and that the public's top choice, selected by 46% of the people, was to help housing associations and / or councils to build more affordable homes;
  - (e) a report by the Financial Times on 14 June 2015 which shows that there could be a funding gap of over £1 billion to pay for the scheme; and
  - (f) and agrees with the following warning from UNISON: *"Solving the housing crisis requires a significant increase in all types of housing – particularly affordable social housing – to meet housing demand, and will not be solved by selling housing association homes and depleting the nation's social housing stock. The acute shortage of housing is leading to spiralling housing costs, which families across the nation are struggling to meet"*.

2. That the Council opposes the forced sell off of council housing to pay for this Conservative plan and is concerned that the Conservative Government has also:
  - (a) failed to address the situation for many local authorities which no longer have any housing stock to sell as they have transferred theirs to housing associations;
  - (b) failed to address the situation in areas of high housing demand where there are often few suitable sites to build replacement social housing stock; and
  - (c) failed to recognise that this means housing associations will simply be trying to catch up with replacing homes rather than building affordable housing to give more people homes they need.
3. That the Council notes that even the Conservative Mayor of London has said he did not want to see councils “deprived at a rapid rate of their housing stock” if more homes were not being built to replace them.
4. That the Council recognises the desire by many to own their own homes, and suggests that proposals put forward by the Liberal Democrats for a “Rent to Own” model and Shared Ownership housing would represent a better way of reaching this goal.
5. That the Council also notes that there are existing routes for housing association tenants to own their own properties – some Housing Association tenants already have the Right to Acquire.
6. That the Council condemns the Conservative Government’s scheme and resolves to:
  - (a) work with other neighbouring authorities and housing associations to oppose the current Conservative government proposals;
  - (b) work with housing associations, developers and other ‘interested parties’ to find innovative ways to build more affordable homes and to begin to redress the chronic shortage; and
  - (c) write to both Members of Parliament to insist that they:
    - (i) show their public support for this Council’s position;
    - (ii) speak up in Parliament for more social and affordable housing, and not less; and
    - (iii) demand a genuine “one for one” replacement but not at the cost of losing more Milton Keynes Council housing.

**CL56 HOUSING IN MILTON KEYNES**

With the consent of the Council the motion was withdrawn.

**CL57 LEGAL ACTION - REMOVAL OF ASBESTOS CONTRACT**

The Mayor indicated that as the last two motions on the agenda were inadvertently recorded in the wrong order, as minor changes were made to the MK Futures 2050 Commission motion after Legal Action on the Removal of Asbestos Contract motion was submitted, the Council would debate the motion on the Legal Action on the Removal of Asbestos Contract in advance of the MK Futures 2050 Commission motion.

Councillor Bald moved the following motion which was seconded by Councillor Ganatra:

- “1. That this Council:
  - (a) takes very seriously the role that the Administration and every councillor have in ensuring that tax payers’ money is carefully managed and stewarded;
  - (b) against this backdrop, notes that:
    - (i) the Council was taken to Court by Woods Building Services regarding the award of an £8m contract for the removal of asbestos which they claimed had been incorrectly scored;
    - (ii) the Council decided to defend its position in court;
    - (iii) it appears that the Council did this without first thoroughly investigating and reviewing the scores awarded;
    - (iv) in so doing the Council failed to protect tax payers against a claim for costs; and substantial legal costs;
    - (v) the Court (July 15) ruled against the Council in favour of Woods and awarded costs against the Council of £122k; and
    - (vi) the Court ordered the tender to be rerun and left open a potential challenge for loss of profit from Woods, arising from flawed procurement.
2. That having due regard to the fact that contracts of more than £100k are determined by the Council’s Cabinet Committee (Procurement and Commissioning), Council believes that this failure may signpost a systemic weakness in the Procurement process for large contracts which needs to be thoroughly investigated.

3. That the Council further notes that despite the very significant value of contracts being considered by the Procurement and Commissioning Committee, meetings rarely last more than 30 mins.
4. That the Council believes that the Procurement and Commissioning Committee may be taking the approach of rubber stamping recommendations, rather than adopting a more challenging and rigorous process with difficult questions being asked and the Council further believes that this approach has potentially serious financial consequences in terms of securing value for money for tax payers and in the safeguarding of public funds.
5. That the Council therefore asks the Audit Committee to mount an investigation into what went wrong on this particular contact and based on these findings, to recommend any changes/ actions with regards to the Procurement process overall; with the aim of this investigation being to safeguard tax payers money and to protect the Council's reputation.
6. That the Council calls for a full financial evaluation of the costs of this judgement, including legal cost, potential claims for damages and the costs of rerunning the tender process."

Councillor Middleton moved the following amendment which was seconded by Councillor Marland:

- "1. That the words 'on the basis of unequivocal external legal opinion that the Council had a strong case and in the view of that same external opinion Council had complied fully with its existing Procurement procedures. However, the Council is concerned that while such a step was taken, it has not been possible able to establish in a properly documented fashion the authorisation method for proceeding with that defence case to court, and therefore asks that the Chief Executive ensure a robust corporate procedure for future legal instruction' be added to the end of clause 1(b)(ii).
2. That the words 'in the view of Mr Justice Coulson's judgement, although that opinion does highlight that while two internal reviews did take place of the contract scoring, he believes those reviews, some of the scoring undertaken in general and the record keeping to support this scoring to be flawed or deficient in method and process' be added to the end of clause 1(b)(iii).
3. That the words 'although noting in light of legal proceedings and the judgement, Woods have continued to provide the service to the Council and will do so until the contract is properly retendered' be added to the end of clause 1(b)(vi).



5. That the words 'although noting that, given the legal opinion of Mr Justice Coulson in this case was predicated on technical procedural and professional failings by procurement professionals that were not even highlighted by Council's external professional legal opinion specialising in procurement, it would be exceedingly unlikely that Cabinet would have been able to establish such a procedural flaw in the professional advice it had received, in good faith from officers, in a meeting of any length' be added to the end of clause 3.
6. That all of the words, after the word 'Committee' in clause 4 be deleted and the words 'was correct to have already reviewed this issue far in advance of this motion and notes the report 'Measures to Strengthen Procurement Practise and Procedures' has already been received and agreed by the Committee on 1 September 2015, and this highlights the seriousness with which Cabinet takes its procurement and commissioning role in ensuring value for money to the taxpayer' added.
7. That all of the words, after the word 'Council in clause 5 be deleted and the words 'welcomes the proactive action already taken by Chief Executive and Leader of the Council in asking the new Director of Place (noting that because Building Services, Procurement and Internal Audit functions involved are all currently provided by the Milton Keynes Service Partnership, this was to provide complete transparency and robustness) to undertake a complete review of this matter, and asks that the report be presented to the Audit Committee for review and that the Audit Committee make any recommendations to Cabinet on any lessons learned it believes may improve procurement within the Council in future, including any possible actions the Procurement and Commissioning Committee could take to increase its effectiveness it feels necessary' added.
8. That the following new clause be added:
  - '7. That Cabinet be requested to undertake a speedy review of the procurement policies of the Council and of the Procurement Service, noting the opportunity the Milton Keynes Service Partnership Review presents in this regard, and that Cabinet be requested to resolve any issues that may be highlighted by this case, ensure suggestions from the Audit Committee's review of the facts are taken seriously, and that any possible weaknesses identified in procurement and commissioning procedures or implementation are addressed in a timely manner'."

On being put to the vote the amendment was declared lost with 21 councillors voting in favour, 31 councillors voting against and 1 councillor abstaining from voting.

On being put to the vote the motion was declared carried with 31 councillors voting in favour, 0 councillors voting against and 22 councillors abstaining from voting.

RESOLVED -

1. That this Council:
  - (a) takes very seriously the role that the Administration and every councillor have in ensuring that tax payers' money is carefully managed and stewarded;
  - (b) against this backdrop, notes that:
    - (i) the Council was taken to Court by Woods Building Services regarding the award of an £8m contract for the removal of asbestos which they claimed had been incorrectly scored;
    - (ii) the Council decided to defend its position in court;
    - (iii) it appears that the Council did this without first thoroughly investigating and reviewing the scores awarded;
    - (iv) in so doing the Council failed to protect tax payers against a claim for costs; and substantial legal costs;
    - (v) the Court (July 15) ruled against the Council in favour of Woods and awarded costs against the Council of £122k; and
    - (vi) the Court ordered the tender to be rerun and left open a potential challenge for loss of profit from Woods, arising from flawed procurement.
2. That having due regard to the fact that contracts of more than £100k are determined by the Council's Cabinet Committee (Procurement and Commissioning), Council believes that this failure may signpost a systemic weakness in the Procurement process for large contracts which needs to be thoroughly investigated.
3. That the Council further notes that despite the very significant value of contracts being considered by the Procurement and Commissioning Committee, meetings rarely last more than 30 mins.

4. That the Council believes that the Procurement and Commissioning Committee may be taking the approach of rubber stamping recommendations, rather than adopting a more challenging and rigorous process with difficult questions being asked and the Council further believes that this approach has potentially serious financial consequences in terms of securing value for money for tax payers and in the safeguarding of public funds.
5. That the Council therefore asks the Audit Committee to mount an investigation into what went wrong on this particular contact and based on these findings, to recommend any changes/ actions with regards to the Procurement process overall; with the aim of this investigation being to safeguard tax payers money and to protect the Council's reputation.
6. That the Council calls for a full financial evaluation of the costs of this judgement, including legal cost, potential claims for damages and the costs of rerunning the tender process.

**CL58**

**PROCEDURAL MOTION**

The Mayor moved and the Deputy Mayor seconded that in accordance with Council Procedure Rule 21, Council Procedure Rule 8.5 be suspended to allow each of the Group Leaders to speak for up to one minute on the MK Futures 2050 Commission motion.

The procedural motion was agreed by acclamation.

RESOLVED –

That in accordance with Council Procedure Rule 21, Council Procedure Rule 8.5 be suspended to allow each of the Group Leaders to speak for up to one minute on the MK Futures 2050 Commission motion.

**CL59**

**MK FUTURES 2050 COMMISSION**

Councillor Marland moved the following motion which was seconded by Councillor Bald:

- “1. That this Council believes that:
  - (a) the time is right to initiate an ambitious project to explore potential long-term futures, as part of the emergence of Milton Keynes as a UK city and economy of increasing significance, and as it continues to grow as a place;
  - (b) external experts with a strong connection to Milton Keynes and the region should be engaged in the project to provide wider perspectives, knowledge and external challenge, including insights from national and international benchmark cities;

- (c) such a project must ensure the full range of Milton Keynes residents and communities are engaged, especially young people; and
  - (d) consideration of the future of Milton Keynes through such a project should be integrated with the process for developing Plan:MK, to allow the two distinct work streams to take full benefit from each other as part of a formal process.
2. That the Council therefore resolves to:
- (a) establish a MK Futures 2050 Commission comprising experts from a range of sectors and backgrounds to engage local people, organisations, businesses, parish and town councils and the Elected Members of Milton Keynes Council in a process to explore the long-term future of Milton Keynes;
  - (b) ask the Commission to deliver the following key outcome, based on the Terms of Reference for the Commission that were developed with contributions from key stakeholders:  

‘A view of potential longer term futures for Milton Keynes, noting the need to ensure flexibility for as yet unknown possibilities; making recommendations to the Council for its consideration in development of its medium and longer term policy framework’;
  - (c) consider the Commission’s report at a dedicated Council meeting at an appropriate time in the next municipal year, where it will be used as the basis for the Council to seek the following outcomes through engagement with the Government and other relevant stakeholders to:
    - (i) re-establish Milton Keynes as a project of national importance (as when the city was first designated in 1967);
    - (ii) develop a framework and/or “deal” with Government and other relevant stakeholders that will provide optimal arrangements to deliver the vision for the city’s future; and
    - (iii) fully inform and complement the process for developing key strategies and policies, including the parallel programme of work on Plan:MK (the Council’s spatial plan).
  - (d) invite Sir Peter Gregson, Vice Chancellor of Cranfield University, to Chair the Commission and deliver by July 2016 a report and recommendations for the Council to consider;

- (e) ask the Commission to consider a range of possible futures for Milton Keynes through to 2050 and address the following three key questions in order to provide focus to its work:
  - (i) what might be the role and significance of Milton Keynes as a place and economy in the region, the UK and more widely including how it relates to other major places, cities and nearby large towns?
  - (ii) what might be the character of Milton Keynes as defined by its people, environment and culture?
  - (iii) what are the opportunities to pursue and challenges to address if we are to compete with other UK and international benchmark cities economically and in quality of life?;
- (f) require that the work of the Commission:
  - (i) recognises the unique character of Milton Keynes;
  - (ii) challenges both positive and negative preconceptions about the city, whether held by internal or external stakeholders;
  - (iii) makes provision to test its thinking and emergent recommendations and allow input from the political leaders of the Council;
  - (iv) ensure the process is transparent, with evidence gathering in public and made publicly available, but with deliberations being in a closed environment, with a summary of these deliberations being made publicly available;
  - (v) to be responsible for ensuring the engagement and input of the full range of MK residents, communities and Milton Keynes Council Elected Members, especially young people;
  - (vi) engages regional (including neighbouring councils), national and international stakeholders and seeks insights from national and international benchmark cities; and
  - (vii) is timetabled such that it can formally draw from, complement and inform the work to develop Plan:MK, including the consultation on the Plan:MK Vision and Development Options and feed into the development of the Preferred Options stage.”

On being put to the vote the motion was declared carried unanimously.

RESOLVED –

1. That this Council believes that:
  - (a) the time is right to initiate an ambitious project to explore potential long-term futures, as part of the emergence of Milton Keynes as a UK city and economy of increasing significance, and as it continues to grow as a place;
  - (b) external experts with a strong connection to Milton Keynes and the region should be engaged in the project to provide wider perspectives, knowledge and external challenge, including insights from national and international benchmark cities;
  - (c) such a project must ensure the full range of Milton Keynes residents and communities are engaged, especially young people; and
  - (d) consideration of the future of Milton Keynes through such a project should be integrated with the process for developing Plan:MK, to allow the two distinct work streams to take full benefit from each other as part of a formal process.
  
2. That the Council therefore resolves to:
  - (a) establish a MK Futures 2050 Commission comprising experts from a range of sectors and backgrounds to engage local people, organisations, businesses, parish and town councils and the Elected Members of Milton Keynes Council in a process to explore the long-term future of Milton Keynes;
  - (b) ask the Commission to deliver the following key outcome, based on the Terms of Reference for the Commission that were developed with contributions from key stakeholders:

‘A view of potential longer term futures for Milton Keynes, noting the need to ensure flexibility for as yet unknown possibilities; making recommendations to the Council for its consideration in development of its medium and longer term policy framework’;
  - (c) consider the Commission’s report at a dedicated Council meeting at an appropriate time in the next municipal year, where it will be used as the basis for the Council to seek the following outcomes through engagement with the Government and other relevant stakeholders to:

- (i) re-establish Milton Keynes as a project of national importance (as when the city was first designated in 1967);
  - (ii) develop a framework and/or “deal” with Government and other relevant stakeholders that will provide optimal arrangements to deliver the vision for the city’s future; and
  - (iii) fully inform and complement the process for developing key strategies and policies, including the parallel programme of work on Plan:MK (the Council’s spatial plan).
- (d) invite Sir Peter Gregson, Vice Chancellor of Cranfield University, to Chair the Commission and deliver by July 2016 a report and recommendations for the Council to consider;
- (e) ask the Commission to consider a range of possible futures for Milton Keynes through to 2050 and address the following three key questions in order to provide focus to its work:
- (i) what might be the role and significance of Milton Keynes as a place and economy in the region, the UK and more widely including how it relates to other major places, cities and nearby large towns?
  - (ii) what might be the character of Milton Keynes as defined by its people, environment and culture?
  - (iii) what are the opportunities to pursue and challenges to address if we are to compete with other UK and international benchmark cities economically and in quality of life?;
- (f) require that the work of the Commission:
- (i) recognises the unique character of Milton Keynes;
  - (ii) challenges both positive and negative preconceptions about the city, whether held by internal or external stakeholders;
  - (iii) makes provision to test its thinking and emergent recommendations and allow input from the political leaders of the Council;
  - (iv) ensure the process is transparent, with evidence gathering in public and made publicly available, but with deliberations being in a closed environment, with a summary of these deliberations being made publicly available;

- (v) to be responsible for ensuring the engagement and input of the full range of MK residents, communities and Milton Keynes Council Elected Members, especially young people;
- (vi) engages regional (including neighbouring councils), national and international stakeholders and seeks insights from national and international benchmark cities; and
- (vii) is timetabled such that it can formally draw from, complement and inform the work to develop Plan:MK, including the consultation on the Plan:MK Vision and Development Options and feed into the development of the Preferred Options stage.

**CL60**

**LEADER'S EXECUTIVE SCHEME OF DELEGATION**

In accordance with Cabinet Procedure Rule 1.2, the Council received the revised Leader's Executive Scheme of Delegation noting the following amendments relating to the Terms of Reference for Procurement and Commissioning which have been made since the Scheme was reported to the June meeting of the Council:

- (a) the membership requirement has been amended to a minimum of three and the quorum being amended to reflect this;
- (b) removing a duplication under the 'Functions' section and adding review periods; and
- (c) unify with the Key Decision Limit the authorisation levels at which officers and Procurement and Commission can agree specifications, invite tenders and award contracts in the Procurement and Financial Scheme of Delegation

THE MAYOR CLOSED THE MEETING AT 11:03 PM



Report considered by Cabinet – 8 June 2015

**MINERALS LOCAL PLAN - RECOMMENDATION TO FULL COUNCIL TO APPROVE THE FINAL DRAFT PLAN FOR PUBLICATION AND SUBMISSION TO THE SECRETARY OF STATE**

Responsible Cabinet Member: Councillor Legg (Cabinet member for Public Realm)  
Report Sponsor: Anna Rose, Service Director for Planning and Transport  
Author and contact: Fiona Robinson, Senior Planning Officer, Tel: 01908 252318

**Executive Summary:**

To propose that Cabinet make a recommendation to Full Council to approve the Final Draft Minerals Local Plan for publication in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and subsequently to submit the plan in accordance with Regulation 22.

Publication of the plan is an opportunity for consultees to make representations on soundness and legal compliance, that will be sent to the Secretary of State when the plan is submitted for examination.

It is intended that this recommendation should be considered at Full Council on 15 July 2015

A summary of representations to the Draft Plan consultation is appended at Annex A. The Final Draft Plan, showing amendments from the Draft Plan, is Annex B.

**1. Recommendation**

1.1 That the Minerals Local Plan: Final Draft Plan is agreed and that Cabinet make a recommendation to Full Council to approve the Final Draft Minerals Local Plan for publication in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and subsequently to submit the plan in accordance with Regulation 22.

**2. Issues**

2.1 The intention to prepare a new Minerals Local Plan for the Borough to replace the Minerals Local Plan adopted in 2006 has previously been agreed by its inclusion in the Council's Local Development Scheme (LDS), which is a formal document agreed by the Council that sets out the planning policy documents that it intends to produce.

2.2 The new Minerals Local Plan will contain the policies, provision and where appropriate, allocations for minerals-related development for a period of at least 15 years from its adoption. It will reflect the latest national planning guidance, particularly as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). It will contain a new annual provision

figure for sand and gravel extraction that will reflect national guidance and local circumstance and which is no longer informed by a regional apportionment figure.

### **Issues and Options Consultation**

- 2.3 The first key stage in the preparation of the new Local Plan involved public consultation on the key issues it proposed to cover. This 'Issues and Options' consultation was undertaken from 30 October 2013 to 22 January 2014 and comprised an Issues and Options consultation document accompanied by a Local Aggregates Assessment, an Environmental Assessment Scoping Report and an Appropriate Assessment (Habitats Regulation Assessment) Scoping Report.
- 2.4 The Issues and Options consultation document set out the issues by section and at the end of each asked one or more questions, with a preference for the way forward being normally suggested. There were sections on visions/objectives, spatial options, the plan period, safeguarding resources, policies to control and manage development and identifying the provision that should be made for extraction, in particular sand and gravel. It also contained for comment a number of sites put forward by local landowners and agents for possible extraction and inclusion in the plan as an allocation.
- 2.5 The two elements that elicited the most comments from the Issues and Options consultation related to the proposed provision to be made and comments on the potential sites. As part of the issues and options process a small number of additional potential sites for extraction were also put forward by agents/landowners.

### **Draft Plan for Consultation**

- 2.6 Cabinet at its meeting on 23 July 2014 approved the Draft Plan for consultation. Provision for sand and gravel extraction was proposed as 0.17 million tonnes per annum (mtpa). The sites proposed to be allocated to meet this provision were (from south to north):
- *Calverton/Passenham Extension* - An extension to the existing consented site. Site featured in the issues and options document.
  - *Quarry Hall Farm (Lathbury parish)* - A new site. This was put forward at the issues and options consultation.
  - *North of Lathbury* - A new site, although one which was subject to potential allocation in the 2006 Minerals Local Plan (and recommended for inclusion by the Inspector), featured in the issues and options document. The site has been extended south-east to link to Sherington Bridge and thus create access to the Newport Pagnell bypass via the former A509 at Chicheley Hill
  - *Manor Farm/Lavendon Mill (Lavendon parish)* - A new site. This was put forward at the issues and options consultation.
- 2.7 A small extension to the operational building stone site at Weston Underwood was also identified (but much smaller than the site area included in the issues and options document).

## Responses to Draft Plan and proposed amendments arising

2.8 The Draft Plan was consulted on from 13 August to 5 November 2014. In total 179 responses were received, providing a total of 264 separate comments (a further three organisations provided a response of no comment). Responses received came from statutory organisations, other mineral planning authorities, town and parish councils, environmental groups, the minerals industry and their agents and local residents and councillors. As expected from a Draft Plan that included proposed allocations for mineral extraction, a substantial volume of representations related to this matter. Other main areas of response related to the provision proposed for sand and gravel, the issue of recycling provision and the policy on safeguarding mineral resources. However it should be noted that representations on level of provision for sand and gravel and on recycling of aggregates was often linked back to objections on one or more specific allocations.

### Provision for sand and gravel

2.9 In relation to the proposed provision to be made for sand and gravel (Draft Policy 1) a number of representations queried why the plan was proposing provision based on a three rather than ten year annual average sales. National policy requires consideration not only of a 10 year average but also of the 3 year average figure in order to identify recent trends. The plan proposes a three year based provision figure (0.17 mtpa) rather than a ten year based figure (0.12 mtpa) or the level of provision in the now abolished South East Plan (0.26 mtpa). The majority of those questioning the provision figure in the plan were also those objecting to a particular allocation in the plan.

2.10 Although there was less specific support for the proposed level of provision, it should be noted that through the Local Aggregate Assessment process the minerals planning authorities in the south east had collectively agreed to support the three year provision proposed in the Draft Plan, although the mineral industry had sought further work on whether this figure should be increased.

2.11 It is considered that the representations made on this matter have not raised issues that require a reconsideration of the proposed level of provision and therefore the level of provision should remain at 0.17 mtpa. A provision figure of 0.17 mtpa would, in broad terms, be based on around two sites (from existing operations/commitments or allocations in the Draft Plan) generally being operational at any one time throughout the plan period.

### Proposed allocations

2.12 The proposed allocations for mineral extraction (Policy 3) drew the most responses and most outright objections. These largely related to three sites, two at Lathbury and one at Lavendon. The concerns raised related to traffic, impacts of dust and noise, increased flood risk and visual impact and in the case of Lathbury the issue of allocating two sites in relative close proximity to each other.

2.13 It should also be noted that some potential sites that had undergone assessment but were felt not to be suitable sites to include as allocations in the Draft Plan, continued to receive support from the landowner. An additional site between Olney and Lavendon was put forward for consideration for sand and gravel

extraction. In the case of a specific site at the urban edge of Newport Pagnell there were a number of objections to any likelihood that the site could come forward.

2.14 Although there were many objections received on the sites proposed in the Draft Plan, the issues raised by respondents are such that it is not considered that the sites in the Draft Plan- either the three sites subject to the most objections or the other sites proposed for inclusion (or exclusion)- should result in any amendments from the Draft Plan.

2.15 However, a number of objectors to the proposed sites also raised the issue of whether there had been a proper exploration of alternative sites, particularly those closer to or adjacent to the Milton Keynes urban area. To address this concern, landowners in areas with sand and gravel resources have been contacted to gauge support for putting their landholdings forward. Some have done so in the following locations:

- Land south of Weston Underwood
- Land west of Tyringham
- Kickles Farm, Newport Pagnell
- Land north of Castlethorpe (Lincoln Lodge Farm)
- Land west of Hanslope (Grange Farm)
- New Farm, Pindon End
- West of Haversham Road

2.16 Following an analysis of all of these sites (and the site between Olney and Lavendon put forward at Draft Plan stage) for their appropriateness, it is considered that none of these locations are more appropriate for inclusion in the Plan than those already identified. This analysis will be published when the period for representations to be made on the Final Draft Plan commences and will also form part of the Plan's evidence base, and is included in Annex C to this report.

#### Aggregate recycling capacity

2.17 Based around the content of Policy 7, a number of respondents raised concerns over the aggregate recycling capacity and the low target for recycled aggregates. These representations were largely made on the basis that the more recycling of aggregates that was undertaken in the Borough the less provision for minerals from new sites for extraction would therefore be required.

2.18 The Draft Plan did not include a ceiling limit for production of recycled aggregates, rather it sought to encourage both use and production of such materials. There is insufficient evidence to include specific provision rates and/or local targets for recycled aggregates. No change should therefore be made to the Plan.

#### Minerals Safeguarding Areas

2.19 Four developers raised concerns over minerals safeguarding. These related to two matters: firstly, that the Mineral Safeguarding areas (identified to prevent unnecessary sterilisation of mineral resources) cover too broad an area and secondly the inclusion of buffer zones around allocations.

2.20 The inclusion of buffer zones are in line with national guidance and reflect that incompatible development adjacent to a resource may hinder its extraction. The allocation of MSAs does not conflict with land being allocated for other purposes – proposals for non-minerals development would simply need to comply with Policy 18. No change should be made to the Plan.

#### Other representations

2.21 A number of respondents sought minor amendments to the plan or sought points of clarification but these were on relatively minor issues. There were also a number of respondents that supported specific sections of the plan.

2.22 As a consequence of these representations, some changes have been made to the Plan, especially where this increases clarity. The proposed changes from Draft Plan stage are highlighted in the Final Draft Plan in Annex B.

#### Next stages

2.23 Following approval of the Final Draft Plan, which will also be known as the Proposed Submission Plan because it is the version of the Plan that the Council intends to submit to the Secretary of State for its independent examination, it will be published for a formal six week period so that representations can be made on it. The Regulations state that this publication period should run for six weeks, however in order to allow stakeholders time to comment, we will pre-warn consultees ahead of the start date. These representations will accompany the Plan when it is submitted and will be considered by the Inspector who examines the Plan.

2.24 Submission of the Minerals Local Plan for its examination will take place following the end of the period for representations on the Final Draft Plan. There will be public hearing sessions held as part of this examination and these are expected to take place in early 2016. Those who objected to the Plan during the period of representations will be able to attend the public hearing sessions to make their case in front of the Inspector.

2.25 It is expected that the Inspector's Report, whose findings are binding on the Council if it wishes to adopt the Plan, will be published in Spring 2016.

### **3. Options**

3.1 The Council is required to produce and maintain an up to date development plan for the area and this should include policies for minerals-related development. The alternative to producing a separate Minerals Local Plan would be to include minerals policies within the Plan:MK, but because of the specialised nature of minerals policies and how they are developed it is considered that a separate local plan is the most straightforward approach. This was previously agreed by Cabinet.

## 4. Implications

### 4.1 Policy

The new Minerals Local Plan will replace the adopted Minerals Local Plan (2006) and will form part of the Development Plan. Planning applications for minerals-related development must be determined in accordance with the Minerals Local Plan and any other relevant parts of the Development Plan unless material considerations indicate otherwise.

### 4.2 Resources and Risk

The new Minerals Local Plan is being prepared through the resources identified in the existing budget for development planning. Due to the specialised nature of minerals policy, most of the work is being undertaken on the Council's behalf by Northamptonshire County Council.

N	Capital	Y	Revenue	N	Accommodation
N	IT	N	Medium Term Plan	N	Asset Management

### 4.3 Carbon and Energy Management

The new Local Plan is to be based on the principles of sustainable development but as it will be concerned only with planning for minerals-related development it will not cover matters relating to carbon and energy management.

### 4.4 Legal

The Minerals Local Plan will be prepared in accordance with the Planning and Compulsory Purchase Act 2004 (as amended) and associated regulations and guidance. There is no real, identifiable risk to the Council should it take the recommended action.

### 4.5 Other Implications

**Equalities/Diversity:** The Minerals Local Plan will be subject to equalities impact assessment once its detailed policies have been agreed.

**Sustainability:** The Minerals Local Plan will promote sustainable development. In accordance with EU legislation it will be subject to Appropriate Assessment and Sustainability Appraisal (incorporating the requirements of the SEA Directive).

**Human Rights:** Policies in the Minerals Local Plan will need to comply with human rights legislation.

**E-Government:** All consultation and associated documentation will be available to view and comment on through the Council's website.

**Stakeholders:** Consultation with a wide range of stakeholders is being undertaken throughout the process, in line with national regulations and guidance on development plans and local guidance as set out in the Council's Statement of Community Involvement.

Crime and Disorder: No direct implications.

Y	Equalities/Diversity	Y	Sustainability	Y	Human Rights
Y	E-Government	Y	Stakeholders	N	Crime and Disorder

**Background Papers:** None

**Annex A:** Summary of representations

**Annex B:** Final Draft Plan (Proposed Submission)

**Annex C:** Analysis of further submitted sites

The Annexes can be viewed at the following link:

<http://milton-keynes.cmis.uk.com/milton-keynes/Calendar/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/4973/Committee/939/Default.aspx>





## **Annex A – Summary of Representations on the Minerals Local Plan: Draft Plan for Consultation Analysis of Responses**

1. The Draft Plan was consulted on from 13 August 2014 to 5 November 2014. In total 179 responses were received, providing a total of 264 separate comments (a further eleven organisations provided a response of no comment). Responses received came from statutory organisations, other mineral planning authorities, town and parish councils, environmental groups, the minerals industry and their agents and local residents and councillors. As expected from a Draft Plan that included proposed allocations for mineral extraction, a substantial volume of representations related to this matter. Other main areas of response related to the provision proposed for sand and gravel, the issue of recycling provision and the policy on safeguarding mineral resources. However it should be noted that representations on level of provision for sand and gravel and on recycling of aggregates was often linked back to objections on one or more specific allocations.

### *Provision for sand and gravel*

2. In relation to the proposed provision to be made for sand and gravel (Draft Policy 1) a number of representations queried why the plan was proposing provision based on a three rather than ten year annual average sales. National policy requires consideration not only of a 10 year average but also of the 3 year average figure in order to identify recent trends. The plan proposes a three year based provision figure (0.17 mtpa) rather than a ten year based figure (0.12 mtpa) or the level of provision in the now abolished South East Plan (0.26 mtpa). It should be noted that those questioning the provision figure were basically those who were objecting to an allocation in the plan.
3. Although there was less specific support for the proposed level of provision, it should be noted that through the Local Aggregate Assessment process the minerals planning authorities in the south east had collectively agreed to support the three year provision proposed in the Draft Plan, although the mineral industry had sought further work on whether this figure should be increased.
4. It is considered that the representations made on this matter have not raised issues that require a reconsideration of the proposed level of provision.

### *Proposed allocations*

5. The proposed allocations for mineral extraction (Policy 3) drew the most responses and most outright objections. These largely related to three sites, two at Lathbury and one at Lavendon. The concerns raised related to traffic, impacts of dust and noise, increased flood risk and visual impact and in the case of Lathbury the issue of allocating two sites in relative close proximity to each other.
6. It should also be noted that some potential sites that had undergone assessment but were felt not to be suitable sites to include as allocations in the Draft Plan continued to receive support from the landowner and in the case of a specific site at the urban edge of Newport Pagnell there were a number of objections to any likelihood that the site could come forward.
7. Respondents also suggested a number of small amendments to the boundaries of the sites included in the plan. An additional site between Olney and Lavendon was put forward for consideration for sand and gravel extraction.
8. A number of objectors to the proposed sites also raised the issue of whether there had been a proper exploration of alternative sites, particularly those closer to or adjacent to the Milton Keynes urban area.

9. Although there were many objections received on the proposed sites, the issues raised by respondents are such that it is not considered that these sites- either the three sites subject to the most objections or the other sites proposed for inclusion (or exclusion)- should be specifically reconsidered.
10. However in relation to the representations regarding alternative sites, to prove that the Council has done all it can to encourage the widest range of sites to be considered, for the avoidance of doubt one final round of calling for alternative sites to come forward is now being undertaken. If as a consequence further sites are put forward these will be considered in the context of sites within the Draft Plan. Any sites that, following assessment, are considered to be more appropriate for inclusion than those within the Draft Plan, would need to be consulted on before a Final Draft Plan could be finalised.

#### *Aggregate recycling capacity*

11. Based around the content of Policy 7, a number of respondents raised concerns over the aggregate recycling capacity and the low target for recycled aggregates. The Draft Plan does not include a ceiling limit for production of recycled aggregates, rather it seeks to encourage both use and production of such materials. There is insufficient evidence to include specific provision rates and/or local targets for recycled aggregates.
12. It should be noted that some of these representations were made on the basis that the more recycling of aggregates that was undertaken in the Borough the less provision for minerals from new sites for extraction would be required.

#### *Minerals Safeguarding Areas*

13. Four developers raised concerns over minerals safeguarding. These related to two matters: firstly, that the Mineral Safeguarding areas (identified to prevent unnecessary sterilisation of mineral resources) cover too broad an area and secondly the inclusion of buffer zones around allocations.
14. The inclusion of buffer zones are in line with national guidance and reflect that incompatible development adjacent to a resource may hinder its extraction. The allocation of MSAs does not conflict with land being allocated for other purposes – proposals for non-minerals development would simply need to comply with Policy 18.

#### *Other representations*

15. A number of respondents sought minor amendments to the plan or sought points of clarification but these were on relatively minor issues. There were also a number of respondents that supported specific sections of the plan.

Development Plans



Minerals Local Plan  
Final Draft Plan for consultation

XX 2015

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## About the Final Draft Plan

### Why is this Minerals Local Plan being produced?

Minerals are essential to support sustainable economic growth and our quality of life and this is acknowledged as a key part of national planning guidance (National Planning Policy Framework, NPPF). It is therefore important that there is a sufficient supply of materials to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation.

Milton Keynes Council is the Minerals Planning Authority (MPA) for the administrative area of the Borough of Milton Keynes. As the MPA, Milton Keynes Council is preparing a new Minerals Local Plan (MLP) in line with the NPPF which will replace the Mineral Local Plan 2006 (MLP 2006). The emerging MLP will set out the policies and proposals against which planning applications will be determined.

### Scope of the Minerals Local Plan

The scope of the MLP will include:

- vision and objectives for minerals-related development within Milton Keynes;
- spatial strategy for minerals extraction;
- aggregate provision to be met;
- commitment to maintaining landbanks;
- safeguarding of mineral resources and ancillary development / infrastructure;
- development control and management policies; and
- identification of specific sites for minerals-related development required to facilitate delivery of the identified aggregate provision.

### Stages in the preparation process

There are several stages in the plan-making process, and importantly, several opportunities for stakeholders (such as the community and the minerals industry) to become actively involved.

The plan-making process can be summarised as:

- i. Pre-production. This includes undertaking surveys / studies and gathering evidence and information required to inform and support the preparation of the plan (e.g. gathering of baseline information, Local Aggregates Assessment, Mineral Safeguarding Areas, identification of potential sites / areas, etc). This is an ongoing part of the plan-making process.
- ii. Production. This includes preparation of the plan and occurs over several stages –
  - a. Issues and options. The issues and options consultation paper identified the key issues and available strategic options influencing minerals planning in Milton Keynes. Consultation on the issues and options was undertaken over twelve weeks during the period Wednesday 30 October 2013 to Wednesday 22 January 2014. Consultation at this stage helped to identify what the plan should include and focus on the most appropriate strategic options for Milton Keynes in order to support sustainable development and communities. In addition stakeholders were given the opportunity to consider the evidence presented to ensure that this was robust and able to support the preparation of the plan. A

summary of consultation responses received and how these fed into the identification of the preferred policy approach is set out in Appendix 5.

- b. Draft plan. The draft plan was prepared by considering local factors and responses to the issues and options stage, as well as other evidence, in order to determine the most appropriate options for Milton Keynes and subsequently the preferred policy approach. The draft plan includes draft policies (including safeguarding areas) and proposals for site-specific allocations. Consultation on the draft plan helps to ensure that the: most appropriate options and policy approach have been identified (and that these decisions are justified); draft policies clearly state the Councils intent, are practical, able to be implemented and measured / monitored; proposed allocations (sites and areas) are the most appropriate; and evidence supporting the plan is robust and credible.  
*Timeframe: Summer 2014.*
- c. Final draft plan (proposed submission). The final draft plan (this consultation document) is the plan that is proposed to be submitted to the Secretary of State (SoS) for examination. The final draft plan should be a more refined version of the draft plan, having given consideration to evidence and responses emerging from the draft plan stage. Consultation on the final draft plan helps to iron out the last of the creases in the plan to ensure that the plan being submitted for examination is the most appropriate for Milton Keynes, is sound and based on a robust and credible evidence base. *Timeframe: Early 2015.*
- d. Final Plan (submission). This is the plan that is submitted to the SoS for examination. Consultation responses received from the final draft plan stage, and other evidence, will be taken into consideration in finalising the MLP for submission. Written representations on the final plan will be taken into consideration by the Inspector during the examination stage. *Timeframe: Spring 2015.*
- iii. Examination. The MLP will be subject to examination by an independent Inspector to ensure that it is sound. That is, the MLP must be positively prepared, justified, effective and consistent with national policy in accordance with section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and the NPPF. More information on this is set out in Appendix 6. *Timeframe: Late Spring 2015.*
- iv. Adoption and monitoring. The plan will be adopted by Council and its implementation monitored on an ongoing basis through the Development Plan Monitoring Report (DPMR). *Timeframe: Autumn 2015 for adoption.*

The plan will also be subject to Sustainability Appraisal (SA) and Habitats Regulation Assessment (HRA) (where necessary) as per European Directive requirements. These two processes dovetail with the plan making process and act to inform the preparation of the plan and the decision making process. The SA Scoping Report and HRA Scoping Assessment are available on the Councils website.

### Where we are now

Following the issues and options consultation paper, due consideration was given to local factors and responses to the issues and options stage, as well as other evidence in identifying the preferred policy approach (including proposed allocations) and preparing the draft plan. The draft plan was subject to consultation, responses received were taken into consideration with some (minor) amendments made as a result in preparing the final draft plan. In addition a second 'call for sites' was undertaken, this focussed on the areas identified through the spatial strategy. The

results of which indicated that none of the sites were appropriate to be taken forward as potential allocations mainly due to concerns regarding deliverability. The findings of the assessment process are detailed in the technical annex accompanying the Final Draft Plan. This is the third formal opportunity for local residents and stakeholders to become involved in the process, known as the 'final draft plan' or proposed submission stage.

### Consultation on the Final Draft Plan

The consultation period for this consultation document commenced on XX XX 2015 for a period of XX weeks, the closing date for feedback is XX. All responses must be received before 5:00pm on this date.

This consultation paper and accompanying studies including the Local Aggregates Assessment and Site Assessments (Stage 2), as well as the SA Environmental Report and consultation response form are available on the Council's website or by contacting us by post, telephone or email.

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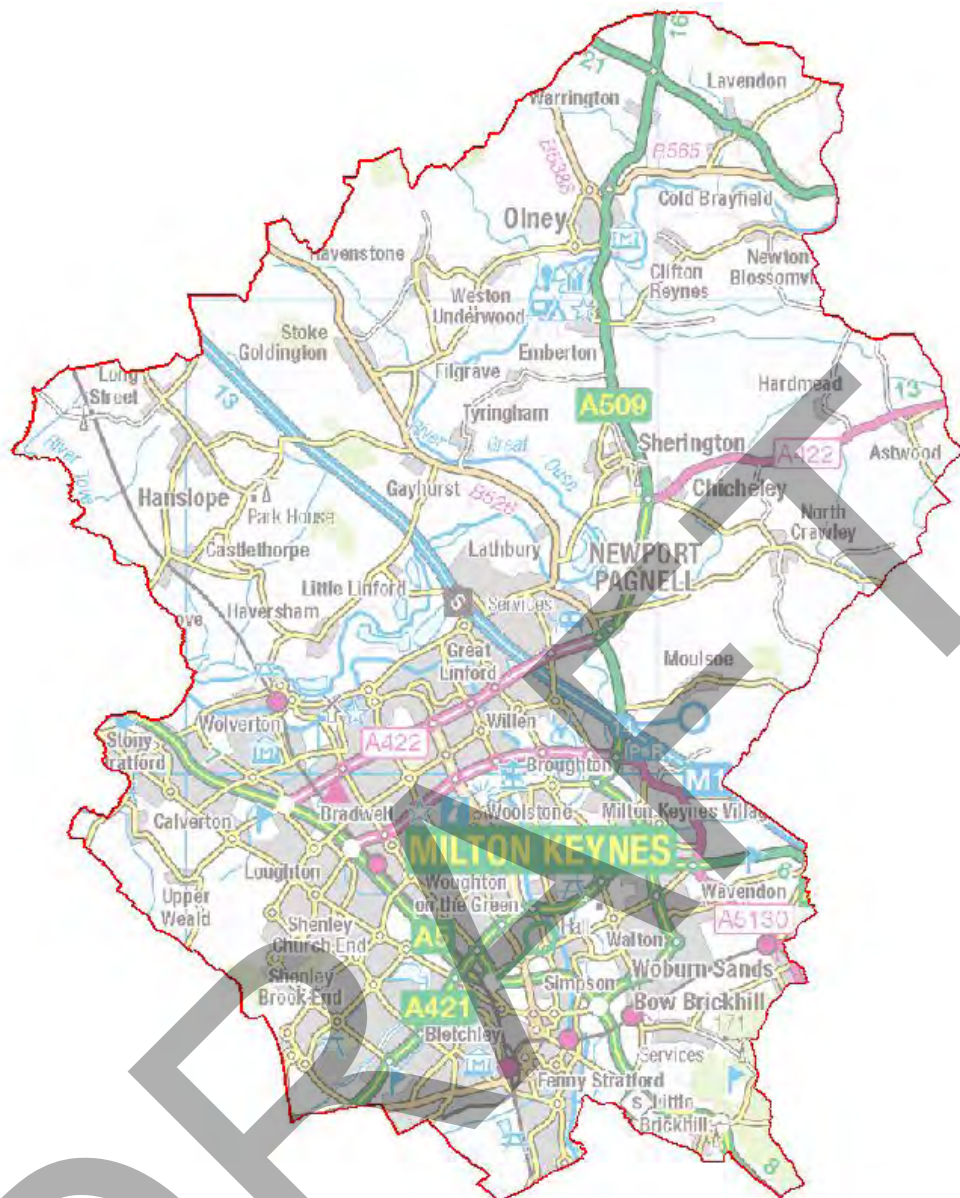
<http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/minerals-local-plan>



# 1. Planning for minerals

## Role of the Milton Keynes Minerals Local Plan

- 1.1. Milton Keynes Council is the Minerals Planning Authority (MPA) for the administrative area of the Borough of Milton Keynes, refer to Plan 1. As the MPA, Milton Keynes Council is responsible for land use planning matters for minerals related development.
- 1.2. Applications for planning permission must be determined in accordance with the development plan (unless material considerations indicate otherwise), this includes the adopted local plans and any neighbourhood plans that have been adopted in the area.
- 1.3. This Minerals Local Plan (MLP) is that part of the development plan for Milton Keynes that relates to mineral and mineral-related development. It has a plan period up to 31 December 2032. The MLP replaces the Milton Keynes Mineral Local Plan 2006 (MLP 2006). The MLP seeks to contribute towards sustainable development, provide a driver for investment (for minerals related development) and links together existing land use patterns, infrastructure and other strategies and how these relate to and can benefit from minerals related development, and vice versa.
- 1.4. The role of the MLP is to set out the strategic vision and objectives for minerals related development, identify the mineral resources of local and national importance as well as the amount of these to be provided from within Milton Keynes, identify the development strategy and site-specific allocations to facilitate delivery of a steady and adequate supply of aggregates and maintenance of landbanks, and set out the policies and proposals against which planning applications for minerals related development will be determined. The MLP also sets out policies and proposals that apply to other forms of development, covering matters such as the safeguarding of mineral resources of local and national importance, committed and allocated minerals-related development and associated infrastructure as well as measures to reduce potential land use conflict with incompatible forms of development.
- 1.5. The MLP is applicable to all proposals for minerals related development and other forms of development within Milton Keynes. The MLP should be read as a whole, with development proposals expected to comply with relevant policies and proposals of the plan and, where relevant, other parts of the development plan.
- 1.6. In order to monitor the effects of implementing the plan and its policies, the MLP includes a monitoring framework. The monitoring framework is focussed on measurable planning outcomes and reflects the Sustainability Appraisal monitoring framework in order to assess the plans contribution towards sustainable development.
- 1.7. Accompanying the MLP when adopted will be a Policies Map which provides a spatial illustration on an OS base map of the plans policies and site-specific allocations. This will be a combined Policies Map for all of the adopted plans in the Borough and in relation to minerals will identify the allocations for minerals development from the relevant Policies 3 and 4 (and whose site areas are shown in Appendix 1) and the Minerals Safeguarding Areas identified under Policy 18 (and as shown on Figure 7).



**Plan 1: The Milton Keynes Minerals Local Plan area**

### Planning policy context

1.8. The MLP must be in general compliance with the broader policy context whilst also reflecting local circumstance and providing a platform for local planning considerations to be taken into account though the decision-making process. The broader policy context for minerals planning includes national policy and regulations and the development plan for Milton Keynes. The main components influencing minerals planning in Milton Keynes are summarised below.

#### National

1.9. The National Planning Policy Framework (NPPF) must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. The NPPF includes a presumption in favour of sustainable development.

- 1.10. This means that when considering development proposals local authorities should take a positive approach that reflects the presumption in favour of sustainable development. Local authorities should work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible (in line with the development plan and relevant policies therein), and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
- 1.11. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then permission should be granted unless material considerations indicate otherwise – taking into account whether: (i) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in NPPF taken as a whole; or (ii) Specific policies in the NPPF indicate that development should be restricted.
- 1.12. Minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of materials to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation.
- 1.13. The NPPF sets out the factors to be addressed by Local Plans and taken into consideration in determining planning applications relating to minerals planning. It also requires MPAs, in planning for a steady and adequate supply of aggregates, to prepare an annual Local Aggregates Assessment (LAA) based on a rolling average of ten years sales data and other relevant local information, and an assessment of all supply options (including marine dredged, secondary and recycled sources).
- 1.14. The LAA (2013) has been used to inform the plans aggregate provision rate.

### Local

- 1.15. The planning documents that will form the development plan for Milton Keynes are set out through the Local Development Scheme (LDS) and include a principal spatial plan for general development within the borough, separate minerals and waste planning documents and neighbourhood plans.

### Milton Keynes Core Strategy

- 1.16. The Milton Keynes Core Strategy, adopted in July 2013, is the key land use plan for the Borough. It contains a spatial vision which outlines the desired strategic outcomes for Milton Keynes in 2026, this may be summarised as a modern sub-regional city promoting healthy communities, sustainable development, environmental excellence, business innovation and competitiveness, improved transport links and reduced reliance on road transport and adequate infrastructure to support growth.
- 1.17. The Core Strategy also sets out the strategic spatial planning considerations for general development including housing, employment, retail and industry. It draws together other local economic, environmental and social considerations and strategies adopted by the Council, including the Sustainable Community Strategy.

- 1.18. The Core Strategy objectives expand on the vision and facilitate its delivery. Of specific relevance to minerals planning is Objective 15 “To manage mineral extraction, safeguarding reserves and processing facilities, restoring worked sites, and maximising use of secondary and recycled materials”.
- 1.19. The MLP seeks to support the Core Strategy by ensuring a sufficient supply of minerals in order to support sustainable economic growth and our quality of life.
- 1.20. The Core Strategy along with the remaining saved policies in the Milton Keynes Local Plan 2005 are intended to be replaced by the Plan:MK which will address all detailed policy matters in the borough such as housing, employment, retail, open space and heritage and include strategic policies, detailed development management policies and site-specific allocations that would help deliver the strategy. A Site Allocations Plan will be prepared to top up the short term supply of housing sites. However, both the Plan:MK and the Site Allocations Plan would not cover minerals and waste matters that would continue to be addressed under separate ‘Local Plans’.

#### **Waste Development Plan Document**

- 1.21. The Waste Development Plan Document (DPD) was adopted in February 2008 and identifies the spatial vision and strategic objectives, strategic policies required to deliver the vision, development control policies and site-specific allocations for waste management facilities. The Waste DPD has a plan period up to 2026. Of particular relevance to the MLP, the Waste DPD addresses inert waste arisings from construction and demolition activities (which includes recycled aggregates) and the management and disposal of such material.

#### **Neighbourhood plans**

- 1.22. Neighbourhood planning is a key component of the Government’s Localism Act, introducing a new tier in planning. The Localism Act devolves greater powers to councils and neighborhoods, giving local people new rights to shape the development of the communities in which they live by taking a more active role in the development of planning policy at a local level. Neighborhood plans will form part of the development plan as and when produced by relevant bodies and adopted by the Council following a neighbourhood referendum. A number of neighbourhood plans are being developed across the Borough. However, it should be noted that neighbourhood plans are not permitted to address mineral planning matters.

#### **Other local planning documents**

- 1.23. Supplementary Planning Documents (SPDs) provide more detailed guidance to explain policies and proposals set out in Local Plans and DPDs. A number of SPDs have been prepared to support the Milton Keynes development plan. An up-to-date listing of these is available on the Councils website. None of these are directly relevant to minerals planning.

#### **Milton Keynes Community Strategy**

- 1.24. The Milton Keynes Community Strategy sets out the community vision for the future of Milton Keynes. The MLP takes the community strategy forward by supporting sustainable development and economic growth set out though the Strategies vision. In particular the MLP supports the commitment to sustainable development and protecting and enhancing environmental assets and quality of life linked to the Strategies aspirations falling under Priority Pillar 1: Reinvesting our city, places and spaces –Designing and planning together, and Being a modern city. While Community Strategies are no longer a statutory

requirement, the planning regulations set out conformity with the Community Strategy as one of the tests of soundness for a Local Plan.

### Sustainability and environmental assessment

- 1.25. The MLP has been subject to Sustainability Appraisal (SA), incorporating requirements of the Strategic Environmental Assessment process, with a separate SA Scoping Report and Environmental Report prepared detailing the assessment of the plan environmental, social and economic impacts.
- 1.26. A scoping brief was prepared to determine whether the MLP is likely to have a significant effect on a European (Natura 2000) site as per the Habitats Regulations. No European sites were identified that could be impacted on by implementation of the plan, as such further assessment under the Habitats Regulations was not required.

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## 2. Milton Keynes in perspective

### Living in Milton Keynes

- 2.1. Milton Keynes has grown into a significant regional centre in less than 40 years. Prior to Milton Keynes designation as a new town in 1967 the area that now comprises the Borough of Milton Keynes had a population of around 55,000 but growth, overwhelmingly but not exclusively within the new town designated area, has seen the population increase to 250,000. It is the seventh fastest expanding borough in the country, experiencing a 17% increase between 2001 and 2011.
- 2.2. The area, which is located equidistant from London and Birmingham and Oxford and Cambridge, remains a key focus for growth. Future growth is expected to roughly replicate previous rates (albeit slightly reduced from previous estimates), despite the impacts of the recent economic down-turn. This increase in population has also seen the population become more diverse. By 2030 the population of the Borough is currently projected to be well above 300,000.
- 2.3. The borough covers approximately 8,900 ha. The urban area of Milton Keynes accounts for approximately 40% of the geographical extent of the Borough with the rest of the administrative area to the north being mainly rural. Around 16% of the population lives in the rest of the Borough, this includes the adjacent urban area of Newport Pagnell and the small towns of Olney and Woburn Sands along with the rural areas.
- 2.4. The Core Strategy sets out the spatial strategy for non-minerals development through Policy CS1 Milton Keynes Development Strategy. The strategy includes a settlement hierarchy which concentrates development in the most sustainable locations: Milton Keynes and the towns of Newport Pagnell, Olney and Woburn Sands, with some development in the rural parts of the Borough at the villages of Sherington, Bow Brickhill and Hanslope. There will also be opportunities for infill and redevelopment in other villages that have defined development boundaries.

### Work and business

- 2.5. Milton Keynes location and reputation has made it a nationally recognised business centre. It also performs a regional role as a business and retail centre for an area that includes centres such as Bedford and Aylesbury (locations largely within a 30 mile radius of the city).
- 2.6. Milton Keynes has maintained a high proportion of population in employment and shows economic activity levels above the national average, including during the recession. The area provides for around 139,000 jobs with 30% of those who work in the city commuting from outside of the Borough. Wholesale and retail are the largest employers, followed by education, transport and storage. Information and communication are higher than national averages and provide some of the larger employment industries for the area.
- 2.7. Future economic development will continue to target investment in the development of a knowledge-based economy (including research and development, design and software development).

### Transport and infrastructure

- 2.8. Urban development and transport links are focussed to the Milton Keynes urban area. The M1 motorway and the West Coast Main Line railway link Milton Keynes with the wider south-east and the midlands. Links in other directions have not historically been as good but the A421 now provides a high quality duelled route to the east and the

A4146 to Aylesbury has also been upgraded. The re-opening of the rail line to Oxford, along with its electrification, during the earlier part of the plan period will further enhance east-west links. The A509 is the main transport route linking the north and south of the Borough.

## Connecting with other areas

2.9. In a national context Milton Keynes lies between London and Birmingham and Oxford and Cambridge. Regionally it lies at the edge of three standard regions: East of England, East Midlands and the South East, although it is actually within the latter standard region. Milton Keynes is still part of the historic county of Buckinghamshire but that is purely for ceremonial purposes - MK Council is an all purpose (unitary) authority in relation to local government matters and therefore is a minerals planning authority in its own right. The Borough is bordered by four mineral planning authorities: Buckinghamshire (South East), Bedford and Central Bedfordshire (both East of England) and Northamptonshire (East Midlands). The continuance of Milton Keynes as a growth area places greater pressures on its natural resources, including the mineral resources required to support this growth.

## Environment

2.10. The Milton Keynes area forms part of the Bedfordshire and Cambridgeshire Claylands character area, characterised by gently undulating topography and plateau areas that are divided by broad shallow valleys. The majority of the landscape is designated as part of the Ouse Valley, which follows the River Ouse from the Northamptonshire boundary at Passenham northeast-wards where it crosses the Bedfordshire boundary at Turvey. This is the principal water catchment within the area. [Ancient woodlands are also found within Milton Keynes, although recognised in planning policy these do not have statutory protection.](#)

~~2.10-2.11.~~ [Milton Keynes also has established Wildlife Corridors forming linear habitat pathways that encourage movement of plants and animals between important wildlife sites. These Wildlife Corridors are given the same status as MKWS. In addition Biodiversity Opportunity Areas \(BOAs\) have been identified within Milton Keynes. BOAs are broad areas \(landscape scale\) that have been identified as containing concentrations of BAP priority habitats or where there is the opportunity for strategic biodiversity gain.](#)

~~2.11-2.12.~~ Key environmental designations (those of national importance) within Milton Keynes comprise three Sites of Special Scientific Interest (SSSI). In addition there is one Local Nature Reserve (LNR), 16 Milton Keynes Wildlife Sites (MKWS) and around 200 Local Wildlife Sites (LWS) [as well as Biological Notification Sites \(BNSs\)](#)<sup>1</sup>. MKWS (including [Regionally Important Local Geological Sites, \(RLIGS\)](#)) are equivalent to County Wildlife Sites and are designated on account of their special features or habitat, plant or animal communities, species or geology. They do not receive statutory protection but are protected through planning policy. LWSs are designated for their importance for wildlife, geology, education and public enjoyment but have a limited planning policy status. ~~Milton Keynes also has established Wildlife Corridors forming linear habitat pathways that encourage movement of plants and animals between important wildlife sites. These Wildlife Corridors are given the same status as MKWS.~~

<sup>1</sup> [BNSs are in the process of being reviewed and assessed against the LWS criteria and may be re-designated to an LWS. Until the programme of review has been completed, BNSs should be treated in the same way as LWSs.](#)

~~2.12-2.13.~~ The creation of accessible greenspace and smaller pockets of open space, linking residential areas within Milton Keynes has benefited both wildlife and local residents. The Milton Keynes Green Infrastructure Strategy recognises the existing linear parks system which provides accessible, continuous open space along the Broughton, Caldecotte and Loughton Brooks. The parkland includes watercourses and lakes which together act as an innovative strategic flood management system, reducing the risk of flooding in the city, and in settlements downstream such as Newport Pagnell and Bedford. This series of parkland includes some areas that were formed as a result of minerals extraction and subsequent restoration. The Core Strategy seeks to extend and incorporate green spaces into new urban extensions.

~~2.13-2.14.~~ Milton Keynes has a rich history with evidence of human settlement dating back to the Paleolithic period ~~(500,000 – 10,000 BC)~~. The area is first thought to have been settled ~~during the Mesolithic period (10,000 – 4,000 BC) at areas within~~ along the river valleys of the Great Ouse, Loughton Brook and Ouzel, with gradual further settlement occurring up to the Roman period which brought larger scale development with the area continuing to grow at a relatively steady rate on a town by town / village by village basis. Rapid urban development of the Milton Keynes city area was brought about by its designation as a 'New Town' in 1967. The New Town area has been subject to numerous archaeological investigations and many significant sites have been preserved within the linear park network. Elsewhere in the Borough the Iron Age hillfort of Danesborough and the Roman small town of Magiovinium are just two of the area's Scheduled Monuments which also include medieval manorial and monastic sites and more recent industrial heritage such as the 200 year old Iron Bridge at Newport Pagnell. In addition to the above a number of very significant archaeological sites and deposits have been revealed as a direct consequence of mineral extraction activity on the gravel terraces of the Great Ouse and Ouzel.

~~2.14-2.15.~~ The Boroughs historic environment assets include 49 Scheduled Ancient Monuments, three Registered Parks and Gardens and 27 Conservation Areas (each with a distinctive character). The Boroughs historic environment designations include (as at December 2014) 50 Scheduled Monuments, three Registered Parks and Gardens and 27 Conservation Areas.

## Minerals resources in Milton Keynes

### What are minerals?

~~2.15-2.16.~~ Mineral resources are natural concentrations of minerals or, bodies of rock that are, or may become, of potential economic interest due to their inherent properties. A mineral reserve is that part of a mineral resource which has been fully evaluated and is commercially viable to work; in relation to the MLP this means those minerals for which a valid planning permission for extraction exists (i.e. permitted reserves).

### What are aggregate minerals?

~~2.16-2.17.~~ Aggregate minerals are the raw materials used by the construction industry. Aggregate minerals come in a variety of forms and have different characteristics and properties that determine what they can be used for (e.g. concrete, mortar, asphalt, roadstone, drainage material, etc). Aggregates can be divided into two main categories:

- Primary aggregates are land-won, i.e. extracted directly from the ground in quarries or pits, and are naturally occurring such as sand and gravel or hard rock (limestone).
- Secondary aggregates are by-products of other mining or quarrying activities (e.g. china clay and slate waste) or other industrial processes (e.g. flue ash and blast



furnace slag) that have not been used in construction. Recycled aggregates are produced as a result of recycling construction, demolition and excavation (CD&E) waste, such material may include concrete, glass, stone, brick and asphalt planings (from the re-surfacing of roads), etc.

2.17-2.18. Different types of primary aggregates are not inter-changeable, however secondary and recycled aggregates may be used in the construction industry to replace the use of primary aggregates. It is estimated that secondary and recycled aggregates contribute 25% of the total aggregate consumption nationally.

#### **Other forms of minerals-related development**

2.18-2.19. Other forms of minerals-related development may include railheads, rail links to quarries, wharfs and associated storage, handling and processing facilities as well as facilities for concrete batching, manufacture of coated materials, other concrete products and the handling, processing and transport of secondary and recycled aggregate materials.

#### **Geology of Milton Keynes**

2.19-2.20. The bedrock geology of Milton Keynes is mostly Jurassic mudstone and limestone with Cretaceous sand and sandstone outcrops in the south-east of the borough. Areas of superficial deposits are extensive in the borough and largely obscure this underlying geology.

2.20-2.21. Sand and gravel resources are recognised as being the main mineral resource of economic value within Milton Keynes and include the river terrace, sub-alluvial and glaciofluvial (glacial) deposits. Sand and gravel deposits were laid down during glacial periods and during inter-glacial and post-glacial periods as a result of river action widening and deepening the valley floors (forming the valley or terrace deposits). An assessment of sand and gravel resources within Milton Keynes was undertaken by the British Geological Survey (BGS) in 2010, this indicated that sand and gravel resources within Milton Keynes are confined to river deposits. The largest resources being in the Great Ouse Valley downstream of the M1 with the Great Ouse Valley above Manor Farm (Wolverton) and the valley of the River Tove containing modest resources with few viable resources remaining elsewhere.

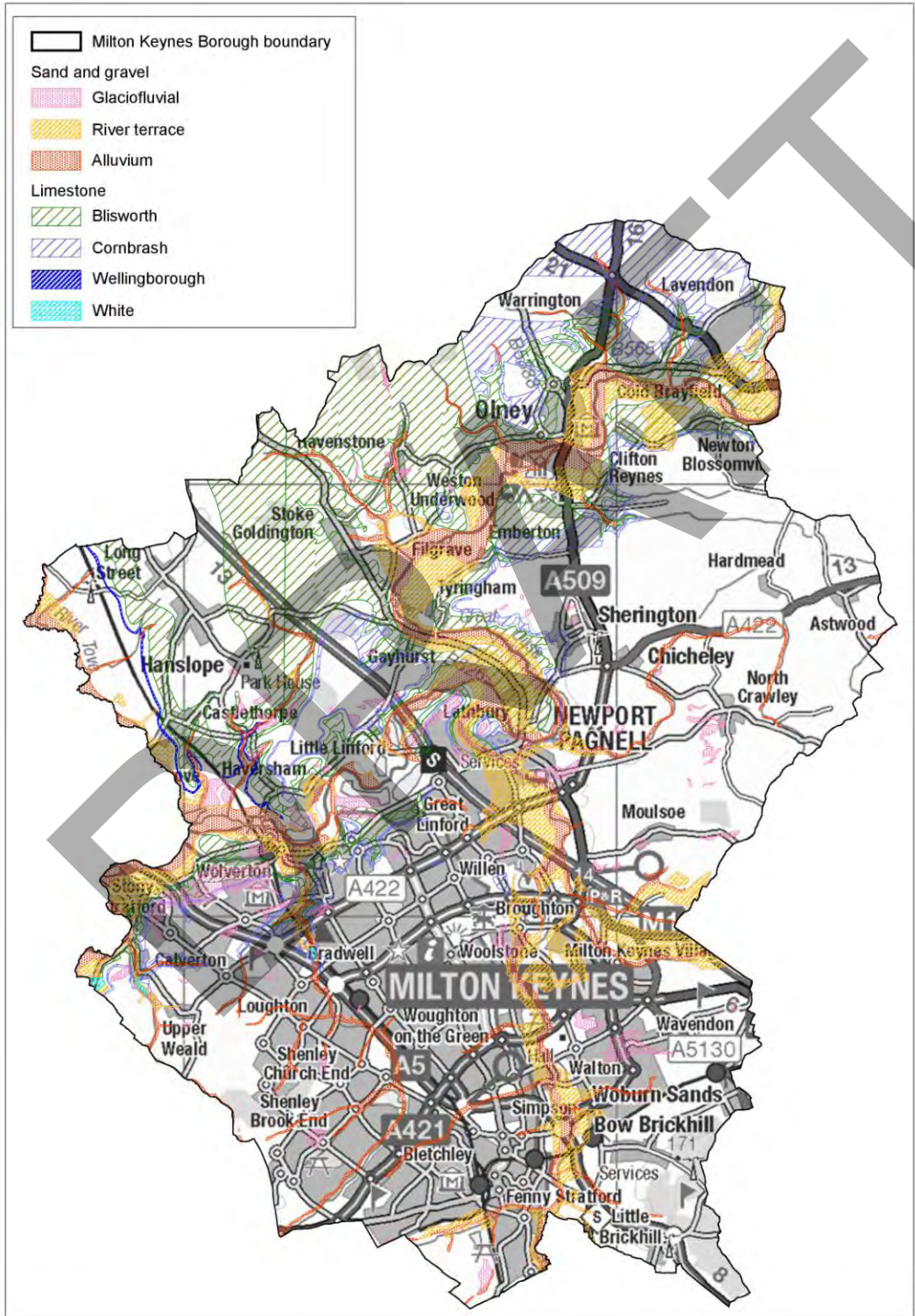
2.21-2.22. Small patches of sand and gravel are also found in glaciofluvial deposits, however it is likely to be too clayey and chalky to be of economic interest; the majority of viable glaciofluvial deposits have been fully worked or sterilised by urban development. Sand and gravel is also found in deposits referred to as Sand and Gravel of Unknown Age and Origin but has now been either worked or sterilised by urban development.

2.22-2.23. Limestone is predominantly found within the northern part of Milton Keynes. Milton Keynes does not have any significant limestone resources suitable for use as crushed rock aggregate with extraction historically being from the Blisworth Limestone Formation for building stone purposes rather than aggregate. Limited resources of White Limestone which is generally more suitable for aggregate use is also found in the south-west.

2.23-2.24. Brick clay was also previously produced in Milton Keynes. Deposits of brick clay are extensive however a large amount is located in the Milton Keynes urban area and have been sterilised by development. Remaining resources are found to the north and east of the city.

2.24-2.25. It is estimated that up to 25% of total aggregate production and consumption in England is comprised of secondary and recycled aggregates. Recycled aggregates (from Construction & Demolition waste) are also produced within Milton Keynes.

2.25-2.26. Minerals make an important contribution to the national economy including serving the construction industry. Large quantities of construction materials, including sand and gravel for concrete, crushed rock for road construction and maintenance and clay for brick manufacture, are required to support growth across the UK. The UK's population is forecast to rise in the future, likely leading to an increasing consumption of these minerals. Within Milton Keynes, mineral resources for which provision should be made is limited to sand and gravel; recognised as being of national importance.



## Plan 2: Mineral resources within Milton Keynes

### Sand and gravel extraction

- | 2.26-2.27. There are currently four sites with planning permission for a combined 2 million tonnes (Mt) of sand and gravel in Milton Keynes; this includes Passenham / Calverton, land south of Caldecote Farm, Manor Farm and land east of Haversham Road. The estimated total remaining sand and gravel reserves for Milton Keynes (as of 1 January 2013) cannot be published for confidentiality reasons but are known to be limited.
- | 2.27-2.28. Permitted sites are detailed in Table 1 with their location and associated geology shown in Plan 3.

### Limestone extraction

- | 2.28-2.29. There has been a very low output of crushed rock (limestone) extraction for aggregate purposes in Milton Keynes with limited extraction in Clifton Reynes and at Quarry Hall Farm, Lathbury in the past. At present, there are no permitted sites for the extraction of limestone for aggregate purposes in Milton Keynes.
- | 2.29-2.30. Limestone (used as building / roofing stone) may be considered to be of local importance given its use in conservation of historic building and structures, conservation areas and supporting local distinctiveness.
- | 2.30-2.31. One site at Weston Underwood Quarry currently extracts crushed rock for non-aggregate building stone purposes, however it is a small site with limited output.
- | 2.31-2.32. The permitted site is detailed in Table 1 with its location and associated geology shown in Plan 3.

### Brick clay

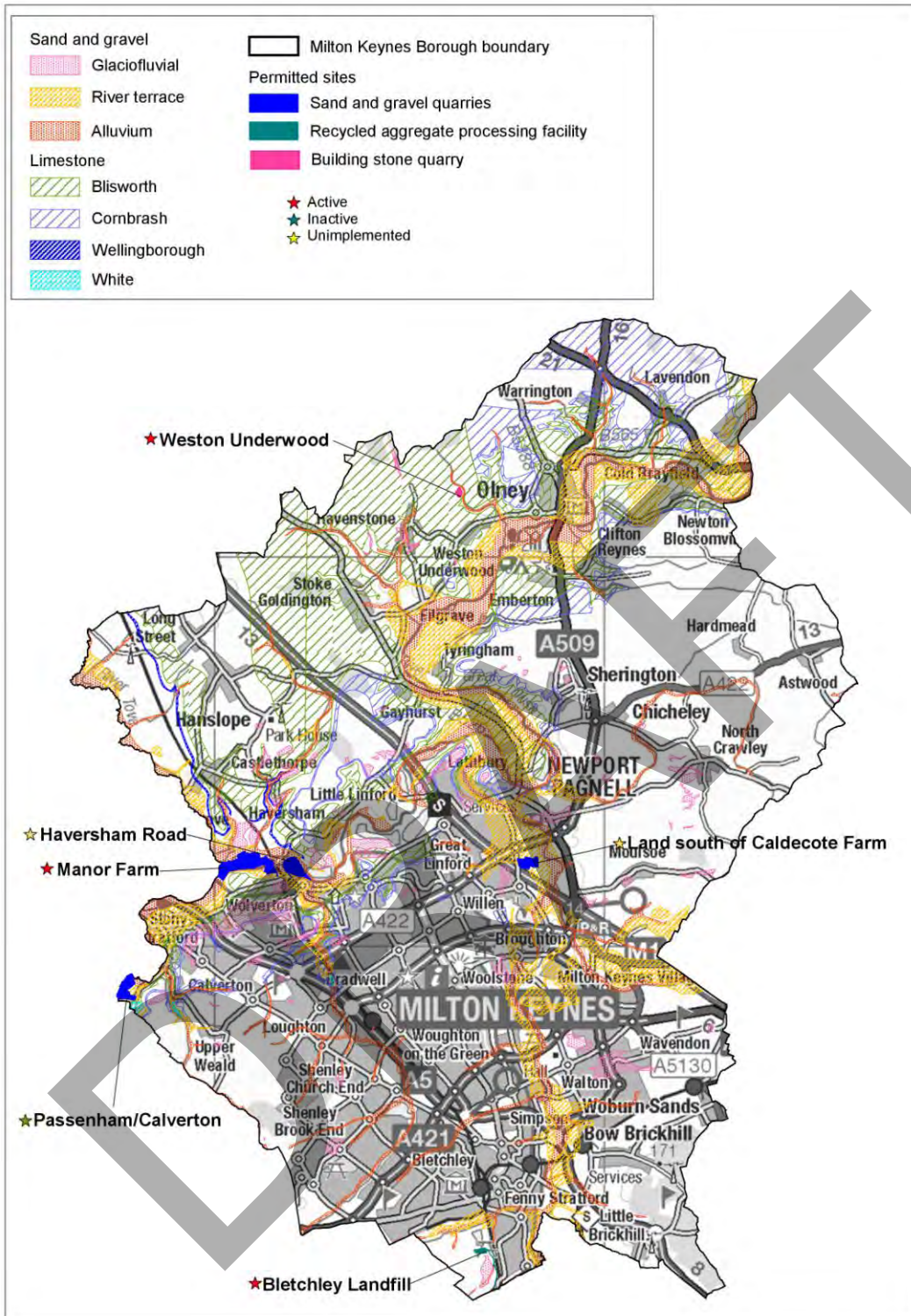
- | 2.32-2.33. Brick clay, used for the manufacture of bricks, tiles and pipes, is not currently worked in Milton Keynes due to low demand. A clay pit was worked at Newton Longville (now Bletchley Landfill site) in the early 1990's but has ceased and is now a waste disposal site. The permission for brick clay extends beyond the site but modern conditions would need to be submitted and agreed before works could ever commence again.

### Secondary and recycled aggregates

- | 2.33-2.34. Currently a limited amount of recycled aggregates are produced and processed in the Borough. C&D waste arisings in Milton Keynes, from which recycled aggregates are produced, are typically low as the majority of development that takes place within the Borough is green-field; meaning few buildings and structures are demolished to produce this waste stream. Bletchley Landfill is currently the only site in Milton Keynes with planning permission for the recycling of inert C&D waste to produce recycled aggregates. Bletchley Landfill is a Materials Recycling Facility (MRF) that screens and sorts waste as it arrives on site including aggregates for recycling. Currently it pulls out very little aggregate as it only receives small volumes of C&D waste. There are currently no secondary aggregates produced or processed in the Borough.
- | 2.34-2.35. The permitted site is detailed in Table 1 with its location shown in Plan 3.

**Table 1: Permitted mineral extraction and recycled aggregate processing facilities in Milton Keynes**

Site	Operator	Commodity	Status	Permission end date
Passenham/ Calverton	RGS Roadstone	Sand and gravel	Quarry has permission for the extraction of 0.475 Mt of sand and gravel. It is currently inactive.	2017
Land south of Caldecote Farm	Specialist Groundwork Services Construction Ltd	Sand and gravel	Quarry has permission for the extraction of 0.45 Mt of sand and gravel but remains unimplemented.	No later than 7 years from commencement date.
Manor Farm	Hanson Aggregates	Sand and gravel	Quarry operational with permission for the extraction of 0.7 Mt of sand and gravel.	2016
Land east of Haversham Road	Hanson Quarry Products Europe Ltd	Sand and gravel	Quarry has permission for the extraction of 0.34 Mt of sand and gravel but remains unimplemented.	5 years from commencement date.
Weston Underwood Quarry	M. Goss and Sons	Building stone	Quarry operational.	Permission has now expired; however the operator is currently in discussions with the MPA about extending the permission end date.
Bletchley Landfill	FCC Environment	Recycled aggregate	Operational with permission for the recycling of a proportion of 0.15 mtpa of C&D waste.	End life of landfill operations (2022)



Plan 3: Location of permitted sites in Milton Keynes

### Movements of aggregates

2.35-2.36. Imports and exports of aggregates are reported through the national Aggregate Monitoring Survey (AMS). The latest survey (2009) collates data for Milton Keynes separately for sales of primary aggregates; however imports are combined with Buckinghamshire as one sub-region.

- | 2.36-2.37. Sand and gravel produced within the sub-region in 2009 totaled 0.925 Mt, of which around half (0.521 Mt) remained within the sub-region. Exports from the sub-region totaled 0.404 Mt with 0.182 Mt staying within the South East region and the remainder exported to other areas outside of the region.
- | 2.37-2.38. Specific to Milton Keynes, of the 0.212 Mt of sand and gravel produced in the Borough in 2009 around half (0.101 Mt) was used within the sub-region with the majority of exports to areas outside of the South East region and a very small amount to areas within the South East region. This reflects the fact that Milton Keynes is on the edge of the South East region, with a large proportion of the Borough surrounded by counties in the East of England and East Midlands regions.
- | 2.38-2.39. Imports of sand and gravel into the sub-region totaled 0.242 Mt; the main source(s) of which are unknown due to data limitations. It is possible that some is imported from Cambridgeshire and Peterborough (a large exporter of sand and gravel in relative proximity to Milton Keynes) but amounts are unknown. Small amounts are known to be imported from Leicestershire, Oxfordshire and Northamptonshire.
- | 2.39-2.40. Overall movements of sand and gravel into and out of the sub-region are not self-balancing (total exports 0.404 Mt – total imports 0.242 Mt = 0.162 Mt); exporting two-thirds more than it imports. This indicates that the sub-region is a net exporter of sand and gravel.
- | 2.40-2.41. Crushed rock (including limestone for aggregate purposes) is not produced within Milton Keynes and as such the Borough is a net importer; the AMS 2009 shows that imports into the Milton Keynes/Buckinghamshire sub-region totaled 0.160 Mt. It is not possible to identify exactly where all imports of crushed rock come from due to data limitations however it is known that Leicestershire accounts for approximately 23% of crushed rock (igneous rock) imports and Oxfordshire accounts for approximately 14% of crushed rock (limestone) imports.
- | 2.41-2.42. Although the MLP seeks to encourage the supply of locally sourced materials to support growth through the identification of aggregate provision rates and site-specific allocations for extraction, the current patterns in movements of aggregates are likely to continue into the future. This is mainly due to two factors: (i) all of the different varieties of aggregates required to support construction are not available within Milton Keynes; and (ii) movements are largely market driven, with industry sourcing materials with particular characteristics and properties for specific purposes.
- | 2.42-2.43. Further detail on movements of aggregates is set out in the LAA.

### 3. The Minerals Local Plan Vision and Strategic Objectives

- 3.1. Milton Keynes will continue to experience significant growth and development, by looking forward and outlining our desired economic, environmental and social outcomes we can guide development in the right direction. The MLP is underpinned by a 'vision' and a set of 'strategic objectives' that seek to drive development to where we want to be in 2032 by outlining our strategic priorities.
- 3.2. The vision also links back to the Core Strategy and centers on ensuring a sufficient supply of minerals in order to support sustainable economic growth and our quality of life.
- 3.3. The purpose of the strategic objectives is to expand on the vision and facilitate its delivery, the plans policies and other proposals provide detailed guidance on implementing the vision and strategic objectives and how development should seek to support and delivery these.

#### Minerals Local Plan Vision

*MK will continue to develop as a vibrant place featuring a modern city and sustainable rural settlements supporting a prosperous economy, sustainable growth and environmental networks / linear parks; underpinned by appropriate services, facilities and infrastructure. The community will benefit from access to green infrastructure and open spaces promoting health and quality of lifestyle.*

*This growth will be supported by the delivery of a sufficient supply of minerals, recognising cross-boundary linkages. The sustainable use of resources and beneficial outcomes of restoration will contribute towards quality of life, local identity and environmental excellence. Milton Keynes Council will plan positively for the future through the safeguarding of minerals resources, reserves and ancillary development.*

#### Minerals Local Plan Strategic objectives

1. Support Milton Keynes', and wider, needs by ensuring a sufficient supply of aggregates in order to facilitate growth and the delivery of infrastructure.
2. Provide clear guidance regarding how minerals-related development should relate to growth patterns, other land-use forms and infrastructure networks and support industry investment through the spatial strategy for minerals-related development and the identification of specific sites.
3. Reinforce local identity through the supply of locally sourced building stone.
4. Maximise the efficient recovery and use of mineral reserves and the use of secondary and recycled materials.
5. Safeguard Milton Keynes' mineral resources of local and national importance (sand and gravel), reserves and ancillary development from other forms of development.
6. Protect and enhance Milton Keynes' key (national and international) environmental and heritage designations and ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health by avoiding and / or minimising adverse effects to acceptable levels.
7. Ensure minerals-related development and associated transport movements do not have unacceptable adverse impacts on human health and minimise adverse effects on residential amenity.
8. Support the provision of green infrastructure and recreational opportunities to promote healthy communities and quality of life in Milton Keynes.

*9. Ensure progressive restoration of mineral extraction sites and maximise environmental gains and benefits to local communities through appropriate after-uses that reflect local circumstance and landscape linkages.*

*10. Support Milton Keynes' transition to a low carbon economy and tackle climate change through the promotion of sustainable development principles, alternative modes of transport and by addressing flood risk.*

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## 4. Providing for minerals

- 4.1. The NPPF requires MPAs to plan for a steady and adequate supply of aggregates. This includes the preparation of an annual LAA, making provision for land-won aggregates through site-specific allocations and locational criteria (as appropriate), a commitment towards maintaining landbanks and by taking account of advice of Aggregate Working Parties (AWP) and the National Aggregate Co-ordinating Group (NACG) as appropriate as well as published National and sub-national Guidelines on future provision.
- 4.2. This has been taken forward through the MLP in the form of an identified annual aggregate provision rate and landbank targets for mineral resources of national importance, development strategy and principles for minerals extraction and the processing of secondary and recycled aggregates and site-specific allocations. Advice from other parties and sources has been taken into account as appropriate.

### Development strategy for the extraction of sand and gravel

- 4.3. As previously noted, mineral resources within Milton Keynes that are of national importance are limited to sand and gravel. Although it is not possible to publish annual sales data for reasons of commercial confidentiality the general trend of sales is shown in Figure 1 below. It should be noted that there was no sand and gravel extraction in the Borough in the years 2003 to 2005 and that there was growth in production in 2008 to 2010 whereas in other MPA areas production declined.

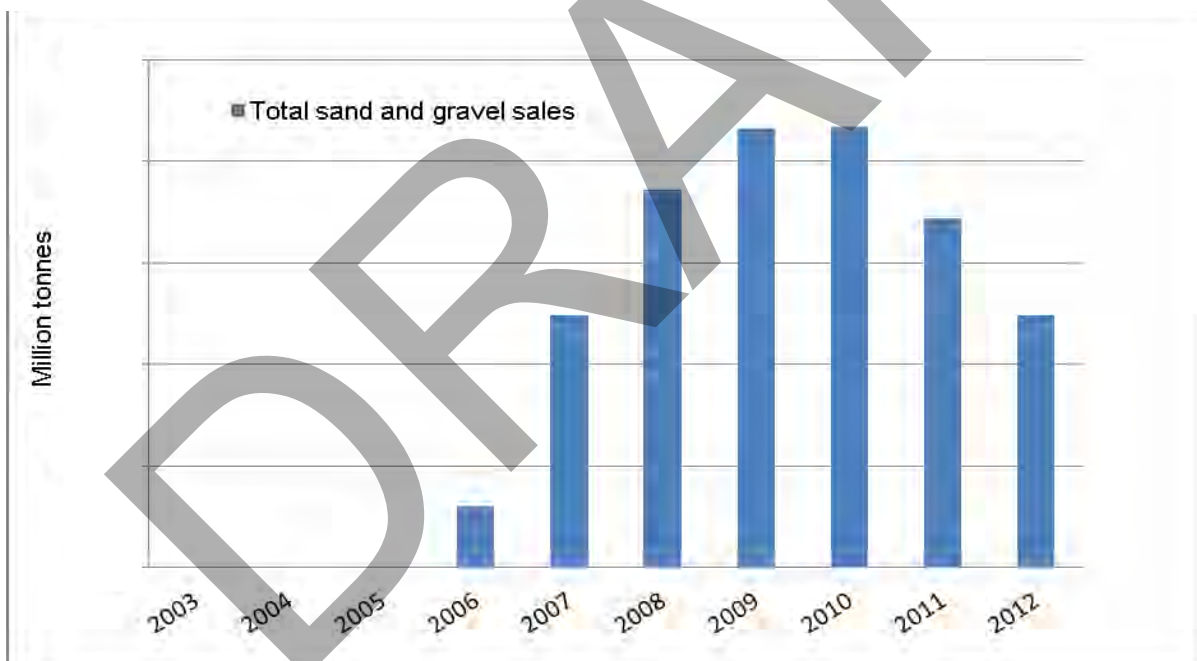


Figure 1: Trends in sand and gravel sales for Milton Keynes (2003 – 2012)

### Providing for a steady and adequate supply

- 4.4. An annual aggregate provision rate for sand and gravel will help to ensure a steady and adequate supply is maintained to meet anticipated needs of the construction industry and reflect housing provision and growth.
- 4.5. The LAA (2013) has been used to inform the identification of the annual aggregate provision rate. Consideration of other relevant local information and an assessment of all supply options are set out in the LAA. In addition Government guidance on what is called the managed aggregates supply system, or MASS, (Department of

Communities and Local Government, DCLG, 2012) states that MPA's should also look at the average three year sales to identify the general trend of demand and whether it may be appropriate to increase supply.

- 4.6. The plan will seek to secure a provision of 0.17 million tonnes per annum (mtpa). This figure is based on average sales of sand and gravel over a three-year period (2010 - 2012) as this is considered to more adequately reflect the longer term sales position than the ten year average would – this is because the ten year figure is skewed by a number of years of nil production in the first five years. Consideration of local circumstances in relation to construction levels and population growth projections identify that Milton Keynes has historically been one of the fastest growing areas in the country and continues to be so. As such there is no change in local circumstance and hence need for this to be reflected in the provision figure. Also, no major infrastructure projects are planned for the Borough to justify an increase in the provision from a three-year sales average.

#### **Landbank**

- 4.7. A landbank is a stock of planning permissions for mineral extraction calculated by dividing permitted reserves by the annual rate of future demand based on the latest annual LAA. Landbanks are used as a monitoring tool to provide an early indication (to the MPA) of the security of and possible disruption to aggregate minerals supply, and to indicate the additional provision that needs to be made for new aggregate extraction and alternative supplies. Landbank levels will be monitored and reported through the LAA and the plans monitoring framework.
- 4.8. National planning policy requires landbanks of at least seven years for sand and gravel to be maintained, although it should be noted that this could only occur if the minerals industry submits planning applications that can be granted. Milton Keynes has a history of not meeting landbank figures for sand and gravel (at 1 January 2013 the landbank for sand and gravel was two years<sup>2</sup>). The plan seeks to maintain landbanks by planning positively for the extraction of sand and gravel through the allocation of specific sites for extraction and enabling unallocated sites to come forward through the planning application process where in compliance with relevant local plan policies.

#### **Policy 1: Providing for sand and gravel**

**Sand and gravel resources are recognised as being of national importance. In order to ensure a steady and adequate supply of sand and gravel the plan will seek to secure provision of 0.17 million tonnes per annum. This will be delivered through existing commitments and new sites (including allocated and unallocated sites where in compliance with relevant local plan policies).**

**The plan will seek to maintain a landbank of at least seven years for sand and gravel.**

#### **Spatial strategy for sand and gravel extraction**

- 4.9. Surveys of sand and gravel resources within Milton Keynes have determined that viable resources are largely contained to the river deposits. Significant inferred resources exist within the river deposits, with an approximate total of 70 Mt, however land use and operational constraints may drastically reduce this.

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<sup>2</sup> Landbank rounded to full years. The landbank increases to six years if land south of Caldecote Farm (permitted April 2013) and land east of Haversham Road (permitted January 2014) are included.

- 4.10. Although minerals can only be worked where they are found, where possible it is preferable to identify a spatial strategy in order to provide guidance on how such development should relate to and support sustainable development within Milton Keynes as well as other plans and strategies, land use patterns and constraints (at a landscape level) and infrastructure networks. This can assist in providing a focus for industry investment and confidence within the community regarding where minerals extraction may occur in the future.
- 4.11. The spatial strategy for sand and gravel in Milton Keynes is to primarily focus extraction within resource areas that are well-related to the main built-up areas of Milton Keynes. To strike a balance, and avoid over-concentration of extraction in any one area however, the strategy also supports extraction of sand and gravel resources north of Tyringham / Sherington and along the River Tove (away from the majority of urban areas) as a secondary focus.
- 4.12. The preferred areas for extraction are the River Great Ouse south of Manor Farm Wolverton, River Great Ouse between Manor Farm Wolverton and the M1, River Ouzel south of Newport Pagnell and River Great Ouse south of Tyringham / Sherington; locations well-related to the main built-up areas of Milton Keynes and well placed to support future growth within the Borough. These areas include previous mineral extraction sites (i.e. have been previously worked). The remaining inferred resource in these areas is estimated at 20 Mt, of which around 17.5 Mt are over the minimum threshold (0.50 Mt per individual resource area) identified by industry as being economically viable<sup>3</sup>. By primarily focusing on these areas the plan seeks to support sustainable development by reducing the transport distance for minerals used within Milton Keynes, maximising recovery from previously worked areas and encouraging prior extraction of minerals in urban fringe areas (as these areas may be expanded and developed by future generations). It is recognised that this may include the possibility of extractive operations being located near more populated or developed areas, however the plans development management and control policies address potentially adverse impacts and seek to maximise beneficial outcomes.
- 4.13. The strategy also supports, as a secondary focus, extraction from the river deposits of the River Great Ouse north of Tyringham / Sherington and River Tove; these are areas largely away from the urban areas (with the exception of Olney), that have not previously been extensively worked. The inferred resources within these areas are estimated at 60 Mt, of which the majority are over the minimum threshold identified by industry as being economically viable. By including these areas the plan seeks to support sustainable development by promoting extraction of some of the richest resources and so facilitating the delivery of a steady and adequate supply of aggregates to support development. It is recognised that this may include the possibility of extractive operations being located having (comparatively) reduced access to main transport links connecting to the Milton Keynes urban area and wider market areas, however the plans development management and control policies address potentially adverse impacts and seek to maximise beneficial outcomes.
- 4.14. This strategy balances areas previously subject to relatively extensive sand and gravel extraction (typically in the south of the Borough, with the exception of the River Tove) with the inclusion of mineral resource areas in the north of the Borough that have not previously been extensively worked.
- 4.15. It is important to note that the inclusion of areas within the spatial strategy does not imply grant of planning permission. Site-specific proposals for minerals extraction will need to comply with the spatial strategy but will also be subject to assessment through

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<sup>3</sup> As per the BGS 2010 Sand and gravel resources of Milton Keynes Borough 0.5 Mt was identified as the minimum tonnage of mineral a new site in Milton Keynes should contain before it is economically viable.

the planning application process and need to be in compliance with other relevant local plan policies.

## **Policy 2: The spatial strategy for sand and gravel extraction**

### **Primary focus**

The preferred areas for extraction of sand and gravel resources within Milton Keynes are the river deposits located:

- within the River Great Ouse south of Manor Farm Wolverton,
- River Great Ouse between Manor Farm Wolverton and the M1,
- River Ouzel south of Newport Pagnell, and
- River Great Ouse south of Tyringham / Sherington.

### **Secondary focus**

Extraction from the river deposits of the River Great Ouse north of Tyringham / Sherington and the River Tove would also be supported if it can be demonstrated that the site would have reduced impacts (compared to sites in the primary focus areas) and prevent cumulative impacts elsewhere.

### **Site-specific allocations**

- 4.16. The total provision to be met for sand and gravel during the plan period (from 1 January 2013 to 31 December 2032) is 3.4 Mt. Permitted reserves as at 1 January 2013 total 1.5 Mt, of which it is estimated that less than a quarter remains<sup>4</sup>. This means that the majority of the total provision still needs to be delivered during the plan period. Two additional sites have been permitted since 1 January 2013 and will facilitate the delivery of a further 0.8 Mt. These existing commitments coupled with the allocation of specific sites for sand and gravel, identified in Policy 3, will facilitate the delivery of around 3.14 Mt which will deliver approximately 90% of the required provision for the plan period; leaving a balance of 0.28 Mt to be provided by sites coming forward through the planning application process.
- 4.17. The allocation of specific sites is complemented by the spatial strategy and development principles for mineral extraction that provide for flexibility by allowing for unallocated sites to come forward where in compliance with relevant local plan policies.
- 4.18. The identified sites for sand and gravel extraction are either located in the primary or secondary areas of focus, ensuring the allocations are in line with the spatial strategy. The majority of allocated sites are located within the primary area of focus in the resource areas along the River Great Ouse south of Manor Farm Wolverton and south of Tyringham / Sherington. However, one site is allocated in the secondary area of focus in the resource area along the River Great Ouse north of Tyringham / Sherington. This is to help balance locational provision in the Borough that would otherwise be over-concentrated within that part of the primary area of focus just to the north of Newport Pagnell.

## **Policy 3: Site-specific allocations for the extraction of sand and gravel**

Proposals for the extraction of sand and gravel at the following sites will be permitted in accordance with other relevant local plan policies:

### ***Primary - River Great Ouse south of Manor Farm Wolverton***

<sup>4</sup> Actual figures cannot be published for confidentiality reasons.

**A1: Calverton/Passenham Extension (approx. yield 0.25Mt)**

*Primary - River Great Ouse south of Tyringham / Sherington*

**A2: Quarry Hall Farm (approx. yield 0.72Mt)\***

**A3: Northampton Road, Lathbury Quarry (approx. yield 0.65Mt)\***

*Secondary - River Great Ouse north of Tyringham / Sherington*

**A4: Manor Farm and Lavendon Mill (approx. yield 0.46Mt)**

*\* Extraction of mineral from Quarry Hall Farm and Northampton Road, Lathbury Quarry must be phased to ensure that the two are not operational at the same time.*

## Development strategy for the extraction of other mineral resources

### Limestone

#### Limestone for aggregate purposes

4.19. Over the last ten years there has been no extraction of limestone for aggregate purposes. Previously, no crushed rock allowance was set out under the AWP and Regional Plan regime. As such the plan does not identify a specific aggregate provision rate for limestone for aggregate purposes (crushed rock). Limestone formations within Milton Keynes most suitable for aggregate use include the White Limestone formation; however the Blisworth Limestone formation may also be suitable for such applications. This material is consumed within Milton Keynes and so the provision of limestone for aggregate purposes is supported where environmentally feasible and in compliance with relevant local plan policies. Preference is for the extraction of limestone from the White Limestone formation and secondly, from the Blisworth Limestone formation.

#### Building stone

4.20. Limestone formations within Milton Keynes suitable for building stone purposes include the Blisworth Limestone Formation. The properties of this formation can vary widely with some stone suitable for building and other used for walling and aggregate. The use of this resource for building stone purposes is generally localised; reflecting the small-scale working.

4.21. The extraction of locally sourced building materials such as building or roofing stone generally occurs at a much smaller scale (and output) and over a longer timeframe (due to the intermittent nature of operations) than that of other minerals. Such sites are often associated with heritage assets, which tended to be built from materials extracted from within the immediate vicinity, or a local need (e.g. supporting local distinctiveness) and so generally have specific characteristics and properties that may have a very localised occurrence. This means that extraction of such materials may be more likely to occur in closer proximity to sensitive receptors and in locations considered to be more intrusive (such as rural areas or small sites within settlements).

4.22. Extractive operations for building and roofing stone often have significant wastage (overburden); this is likely to be of a higher proportion than that of the stone that can be won. This overburden may be suitable for use as construction aggregate (crushed rock), the sale of which may help to offset the expense of extracting the stone.

4.23. The small-scale extraction of building and roofing stone is supported where it would support the conservation of historic building and structures, conservation areas or local distinctiveness and where extraction is environmentally feasible and in compliance with relevant local plan policies. Preference is for the extraction of limestone from the Blisworth Limestone formation.

4.24. Limestone for building stone purposes is currently produced from one site at Weston Underwood, however output is limited. Further resources are known to be in the locality but the total yield is likely to be small. There has been no other working of building stone in Milton Keynes for many years. This material may be considered of local importance due to its role in supporting Milton Keynes' heritage. However, given the very small amounts extracted the plan does not identify a specific aggregate provision rate for limestone for building stone purposes.

#### **Policy 4: Site-specific allocations for the extraction of building stone**

**Proposals for the extraction of building stone at the following site will be permitted in accordance with other relevant local plan policies:**

**A5: Weston Underwood (yield unknown)**

#### **Brick clay**

4.25. Brick clay is not currently worked in Milton Keynes due to low demand. As such the plan does not identify a specific aggregate provision rate for brick clay. Should a demand for such material be identified the provision of such material is supported where environmentally feasible and in compliance with relevant local plan policies.

#### **Development principles for mineral extraction**

- 4.26. The allocation of specific sites for the extraction of minerals does not equate to the grant of planning permission. All proposals for mineral extraction will be required to be in compliance with relevant local plan policies; including both allocation and unallocated sites.
- 4.27. The aggregate provision rate for sand and gravel is identified in Policy 1, proposals that come forward that would result in the supply of sand and gravel exceeding this rate will need to demonstrate that the proposed over-supply is supported by the latest LAA.
- 4.28. Where proposals for unallocated sites come forward for either sand and gravel or building stone the proposal should demonstrate that the need for the material cannot be met from existing commitments or allocations. This may include consideration of supply options (including supply-demand phasing), specific characteristics and properties of the aggregate. Proposals for other windfall sites such as agricultural reservoirs will be determined against Policy 5 Development principles for mineral extraction.

#### **Policy 5: Development principles for mineral extraction**

**Proposals for the extraction of minerals will be permitted where it can be demonstrated that the development complies with relevant local plan policies, maximises recovery of the reserve, minimises waste, promotes the best end-use of materials, ensures land stability, avoids and/or mitigates potentially adverse impacts (including cumulative impacts) to acceptable levels and is environmentally feasible.**

**Proposals for the extraction of building or roofing stone should also demonstrate how the proposal supports conservation of historic building and structures, conservation areas or local distinctiveness and that this is the main purpose of the proposal.**

**Preference will be given to proposals for the extraction of minerals at the site-specific allocations identified in Policy 3 and 4.**

**Proposals for the extraction of minerals at unallocated sites will need to demonstrate that the need cannot be met from existing commitments or allocations, unless: (i) the**

proposal is for the prior extraction of mineral resources within a Mineral Safeguarding Area in order to avoid needlessly sterilising mineral resources of local and national importance; ~~or~~ (ii) extraction of the mineral can be clearly demonstrated to be ancillary to the proposed development (e.g. agricultural reservoirs); or (iii) allocated sites are not coming forward and being implemented or that average sales figures indicate an increase in need for extraction that cannot be met from allocated sites.

### Borrow pits

4.29. There is often a need for large quantities of aggregates or clay in association with major construction and engineering works. It may be preferable to supply this need from a borrow pit in close proximity to the construction works rather than import the materials from further afield elsewhere, creating additional heavy traffic. The timeframe for extraction should not exceed that of the associated construction or engineering works.

### Policy 6: Borrow pits

Proposals for borrow pits will be permitted where it can be demonstrated that:

- Extraction of mineral from the borrow pit constitutes the most appropriate supply option with reference to the type and quality of the mineral and proximity to other mineral extraction sites.
- The estimated size of the resource, and proposed extractive operations, is commensurate to the estimated needs of the project.
- It is within close proximity to the associated construction or engineering works that it is intended to supply, and minimises the use of public highways in transporting the mineral.
- The proposal promotes the best end-use of materials, minimises waste, avoids and/or mitigates potentially adverse impacts to acceptable levels and is environmentally feasible.
- The site will be progressively restored to an acceptable condition and completed as soon as possible following cessation of the associated construction or engineering works.
- Where possible inert waste arising from the associated construction or engineering works should be used in restoration of the borrow pit.

### Development strategy and principles for secondary and recycled aggregates

4.30. Materials processed into recycled aggregates within Milton Keynes mainly arise from C&D waste. The majority of development that takes place within the borough is green-field meaning that few buildings and structures are demolished; limiting C&D waste arisings and therefore the potential contribution that recycled aggregates could make towards the Boroughs total aggregate production. There are currently no significant sources of secondary aggregates produced or processed within the Borough.

4.31. The production of secondary and recycled aggregates is linked to both minerals and waste related development. In relation to minerals this is due to the ability of such material to be fed into mineral processing plants where it allows the material to be processed or blended to achieve a higher quality end-use and the use of the resulting aggregate in place of primary aggregates. For waste this is due to the material being processed arising from the C&D waste stream, and so the operational throughput, or

capacity, of such facilities contributes towards delivering sustainable waste management.

- 4.32. Such materials are consumed within Milton Keynes and so the provision of secondary and recycled aggregates is supported where in compliance with relevant local plan policies, as well as those for C&D waste management set out through the development plan. This includes facilities for the handling, processing, storage and transport of secondary and recycled aggregates.

**Policy 7: Development principles for facilities for secondary and recycled aggregates**

**Proposals for facilities for secondary and recycled aggregates will be permitted where it can be demonstrated that the development complies with relevant local plan policies and avoids and/or mitigates potentially adverse impacts to acceptable levels.**

**Preference will be given towards sites at the following locations: mineral processing plants, onsite as an ancillary activity to construction or demolition projects, waste management facilities and at existing industrial sites or on land that is permitted or allocated for general industrial development.**

**Other forms of minerals-related development**

- 4.33. Minerals-related development also includes rail aggregate depots, rail links to quarries, wharfs and associated storage, handling and processing facilities as well as facilities for concrete batching, manufacture of coated materials and other concrete products.
- 4.34. Currently there is one aggregate rail depot in Milton Keynes at Station Yard, Bletchley. It is operational and understood to import sand and gravel from Lincolnshire and crushed rock aggregate from Derbyshire. There are no wharves in the Borough.
- 4.35. Other forms of minerals-related development are supported where such development is demonstrated to support the provision of a steady and adequate supply of aggregates and where in compliance with relevant local plan policies.

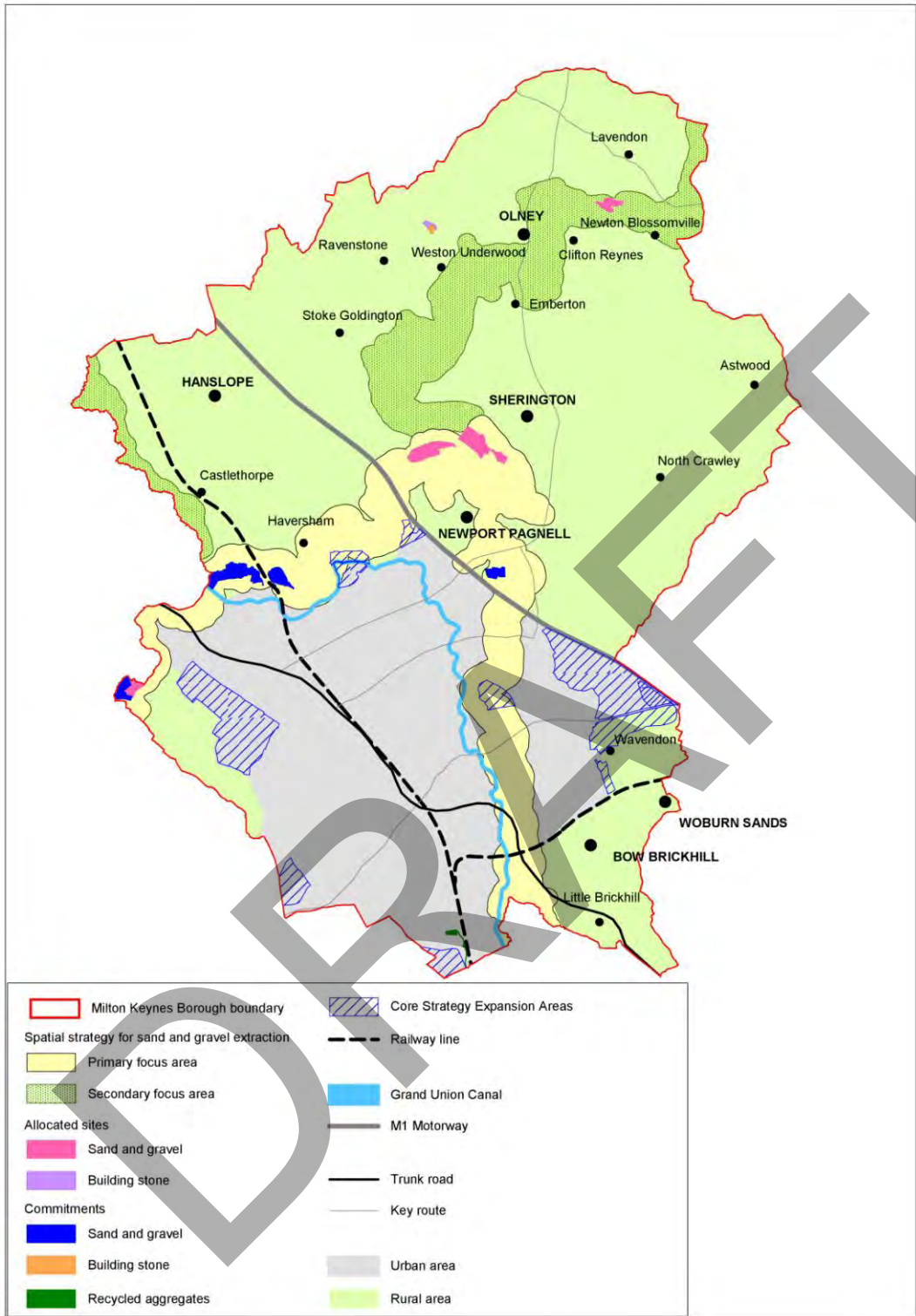
**Policy 8: Development principles for other forms of minerals-related development**

**Proposals for the storage, handling, processing and transport of minerals will be permitted where it can be demonstrated that the development complies with relevant local plan policies and avoids and/or mitigates potentially adverse impacts to acceptable levels.**

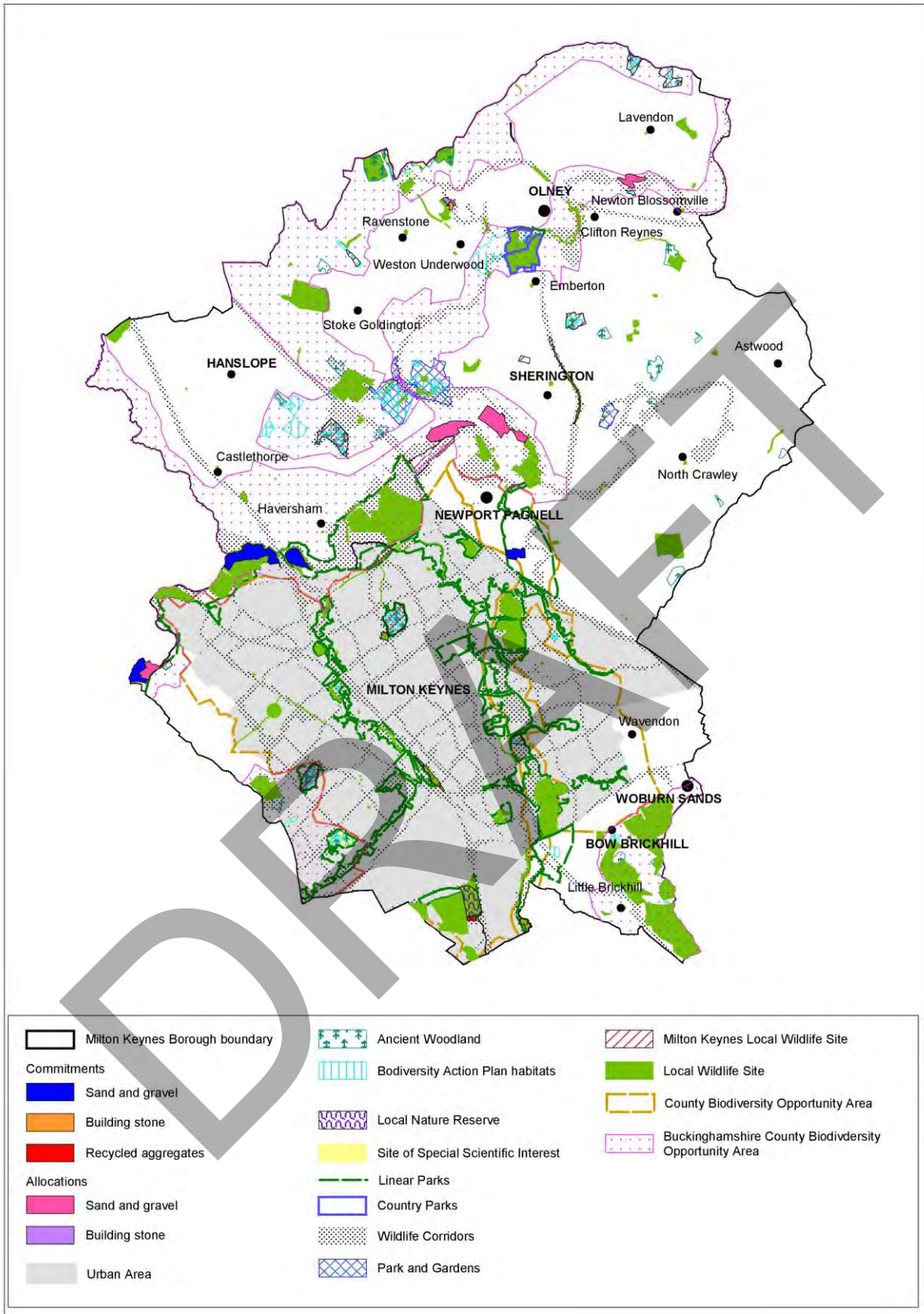
**Key diagram**

- 4.36. The spatial strategy for sand and gravel extraction is identified below in the Key Diagram. This also identifies the site-specific allocations for sand and gravel and building stone extraction.





Plan 4: Milton Keynes Minerals Local Plan Key Diagram



Plan 5: Permitted sites, mineral allocations and ecological networks in Milton Keynes

## 5. Controlling and managing development

- 5.1. The following development management and control policies will apply to all proposals for minerals-related development; this includes proposals on allocated and unallocated sites. The purpose of the development management and control policies is to ensure that any potentially adverse impacts associated with the proposed minerals-related development are identified early in the planning application process and can be addressed at an appropriate level. This helps to ensure that such development contributes towards sustainable development and that the resulting economic, environmental and social impacts and outcomes are acceptable.

### Built, natural and historic environment

#### Natural assets and resources

- 5.2. It is important to recognise the wider benefits of ecosystem services that contribute towards not only our quality of life but also the economy. The national policy stance in relation to mineral extraction recognises that minerals can only be worked where they are found and are a finite resource; as such minerals extraction is temporary in nature. Even so extractive operations have the potential to adversely impact on natural assets and resources. However careful management and future planning can avoid and/or mitigate such impacts to acceptable levels and see beneficial outcomes and net gains achieved as a result of restoration works; e.g. through improving linkages between habitat areas and reinstating priority habitats. As such it is important that potentially adverse impacts resulting from minerals-related development are identified early in the planning process.
- 5.3. Environmental designations of relevance to Milton Keynes are:
- National – SSSIs ~~and Registered Parks and Gardens of Historic Interest~~.
  - Local – LNRs, MKWSs (including roadside verges, ~~L~~RIGS and Wildlife Corridors), LWSs ~~(including BNSs) and ancient woodland~~.
- 5.4. National policy states that proposed development on land within or outside a SSSI that is likely to have an adverse effect on that site (either individually or in combination with other developments) should not normally be permitted. Three SSSIs are found within Milton Keynes, these include Oxley Mead and Howe Park Wood located in the south-west, as well as part of the Yardley Chase SSSI which straddles the northern Milton Keynes / Northamptonshire boundary. In addition the Salcey Forest and Mill Crook SSSIs are located directly on the northern and western boundary (within Northamptonshire). ~~Along with the three SSSIs there are also three designated Parks and Gardens of Historic Interest at Chicheley, Gayhurst and Tyringham, the latter two locations being dissected by the River Great Ouse and therefore in a key resource area for sand and gravel.~~
- 5.5. Local designations provide a vital contribution to national biodiversity through increasing the connectivity of ecologically important sites and landscape linkages. The continued enhancement of these sites is encouraged along with the development of nationally important Biodiversity Action Plan (BAP) habitats and Green Infrastructure.
- ~~5-5-5.6. Ancient woodlands are irreplaceable features of our landscapes that can be high in biodiversity or cultural value. It is not appropriate to plan to re-create or replace these elements of the environment due to the timescales they require to develop. In line with national planning policy, ancient woodland (and other irreplaceable habitats) and aged or veteran trees found outside ancient woodland should be protected from loss or deterioration unless the need for, and benefits of, the development in that location clearly outweigh the loss.~~

~~5.6.5.7.~~ The Buckinghamshire & Milton Keynes BAP describes the biological resources relevant to Milton Keynes and provides detailed action plans for how the most threatened species and habitats will be recovered. Priority habitat protection and creation is essential to maintaining and enhancing biodiversity within the Borough. The action plans highlight the potential for biodiversity improvements within the wider area and does not purely focus on existing protected sites. BOAs are key locations for conservation and creation of ecological networks through the restoration and creation of priority habitat, as such should be viewed as areas of opportunity (not constraint). In order to ensure that biodiversity improvements are successful it is important that ecologically important sites do not become isolated and that designated sites, wildlife corridors and the stepping stones that provide connectivity between habitats, are protected and enhanced where possible. These ecological networks are indicated on the MLP Environmental Assets Map.

~~5.7.5.8.~~ Biodiversity within Milton Keynes is mainly focused along the River Ouse, its tributaries and within the associated floodplains. These provide wetland habitats for a number of species. Whilst the Borough contains extensive areas of countryside, wildlife habitats have become degraded over time due to the intensity of farming. Other than some woodland areas and other islands of natural space, land tends to be a mix of arable fields and pasture on generally fertile chalky clay soils which are not conducive to high levels of biodiversity and habitat creation. It is therefore increasingly important that minerals-related development does not lead to further loss of habitat. Where development is permitted, careful consideration must be given to the restoration scheme and what would provide the most beneficial and successful outcome in terms of the BAP targets, Green Infrastructure provision and the protective buffering of existing natural assets.

#### **Policy 9: Natural assets and resources**

**Minerals related development should contribute to and enhance natural assets and resources, including a net gain in biodiversity. This is achievable through:**

- **Protecting environmental designated sites of national and international importance,**
- **Enhancing the natural environment and recognise wider ecological networks, particularly regarding local environmental designations, and**
- **Contributing towards the Buckinghamshire and Milton Keynes Biodiversity Action Plan targets.**

**Proposals for minerals-related development must include an assessment of natural assets and resources, the purpose of which is to:**

- **Identify natural assets and resources that may be affected by the proposed development,**
- **Determine the nature, extent and level of their importance,**
- **Assess the level of any potential impacts, and**
- **Identify measures to be implemented to avoid, reduce and manage any potentially adverse impacts.**

#### **Historic environment**

~~5.8.5.9.~~ The historic environment contributes towards making places locally distinctive and diverse. Historic environmental assets (including natural assets) and their setting, along with archaeological remains are important features which help us understand the past and often the present. This is particularly relevant to land-use planning as previous land-uses can often help to inform the planning for future development.

Natural heritage and historic landscapes also contribute to the historic environment. It is not appropriate to plan to re-create or replace these elements of the environment due to the timescales they require to develop. The effects of development on natural heritage and the historic landscape should be taken into consideration due to the potential for wider impacts affecting landscape linkages and connectivity as well as the setting of historic assets.

~~5.9.—Of relevance to Milton Keynes, and in line with national policy, as far as is practical the maintenance of a landbank for sand and gravel should be provided for from outside of Conservation Areas and Scheduled Monuments. Other designations for heritage assets and the historic environment of relevance to Milton Keynes include listed buildings, scheduled monuments and Registered Parks and Gardens of Historic Interest. In addition there are also numerous Conservation Areas, each with a distinctive character. Of the three designated Parks and Gardens of Historic Interest at Chicheley, Gayhurst and Tyringham, the latter two locations are dissected by the River Great Ouse and therefore in a key resource area for sand and gravel. Although Milton Keynes has a rich history, designations for heritage assets and the historic environment relating to minerals-related development within Milton Keynes are relatively limited. Of relevance to Milton Keynes, and in line with national policy, as far as is practical the maintenance of a landbank for sand and gravel should be provided for from outside of Conservation Areas and Scheduled Ancient Monuments. Other designations for heritage assets and the historic environment of relevance to Milton Keynes include:~~

~~5.10.—Listed buildings,~~

~~5.11.—Registered Parks and Gardens of Historic Interest, and~~

~~5.12-5.10. Ancient Woodland.~~

~~5.13-5.11. The irreplaceable nature of historic assets (both designated and undesignated) makes it all the more necessary to ensure that adequate information is available and that investigations are carried out which can reliably inform the decision making process. Mineral extraction can be intensive and therefore as having the potential to impact the local historic environment. However mineral extraction can also have positive impacts by ensuring that local character is enhanced through the provision of limestone for building and roofing, helping to maintain local distinctiveness. Restoration schemes should also be developed by taking account of any historical assets within the vicinity of the extraction site and enhancing these where possible.~~

~~5.14-5.12. In relation to archaeology, proposals for mineral extraction will be subject to a desktop archaeological investigation and where required further investigation will be completed. It is recognised that the existence of archaeological features is often unknown prior to underground investigations taking place. In order for further investigation and continued assessment to be carried out a phased investigation approach may be adopted this may involve desk based and / or field evaluations.~~

#### **Policy 10: Historic environment and heritage assets**

Minerals-related development should ~~seek to~~ conserve and enhance the historic environment and heritage assets of Milton Keynes in a manner appropriate to their significance. This should be achieved through:

- Careful management of the historic environment and heritage assets, including their setting,
- Enhancement of special and unique features within the historic environment through appropriate restoration,

- Undertaking of necessary desktop assessment and / or field investigations where the proposed minerals-related development involves heritage assets or the setting of an asset (including archaeological interests),
- Identifying the nature of the relevant heritage asset(s), the extent and level of their significance, any contribution made by their setting and the level of any potential impacts on assets or their setting,
- Avoiding and / or mitigating potentially adverse impacts, and
- Identifying a programme of works to be carried out once permission has been granted, including the outlining of any mitigation measures and long-term monitoring.

### Landscape and townscape character

- 5.15-5.13. Whilst a large area of the Borough is predominantly urban in form, there are also large areas of countryside. The local landscape has largely been created / altered by human action through activities such as farming and mineral extraction. This however has led to the development of locally distinctive landscapes and important features (including those relating to topography, habitats, geology and historic landscapes), all of which are a part of our cultural heritage should be protecting. There are no national landscape designations (i.e. National Parks or Areas of Outstanding Natural Beauty, AONBs) within Milton Keynes Borough.
- 5.16-5.14. Milton Keynes is primarily located within the 'Bedfordshire and Cambridgeshire Claylands' landscape area. The Milton Keynes Landscape Character Assessment identifies further sub-divisions for this area. This provides an overview of the rural landscape of Milton Keynes and identifies the broad differences in character.
- 5.17-5.15. In-terms of sand and gravel extraction, the area of most important is the Ouse Valley Landscape Character Area with some further deposits found in the Shenley Lowlands. Limestone deposits can generally be located within the north, north-west and west of the Borough.
- 5.18-5.16. Whilst the urban form of the long-standing towns in the Borough, including those now in the Milton Keynes urban area, is traditional, the urban form and townscape of the new town is nationally distinctive. Its 'grid square' development and the linkages of these to linear parks and green space are not found elsewhere in the UK. Many settlements across the Borough have been constructed using local stone providing them with a distinctive identity in relation to townscape.
- 5.19-5.17. Proposals for mineral extraction that are considered to have the potential to significantly affect the character of a landscape or townscape will be subject to a landscape impact assessment which must address any potential impacts as well as the mitigation measures.
- 5.20-5.18. Policy S11 from the MK Local Plan 2005 identifies areas of attractive landscape and includes the Ouse valley (north of Wolverton) and the Brickhills. This policy remains extant but its criteria that development in the area should (i) not damage the special character of the area; (ii) enhance important landscape features where possible; (iii) protect and enhance features of nature conservation value; and (iv) retain and improve public access and opportunities for countryside recreation, is not incompatible with mineral extraction and indeed such extraction is likely to support criteria (iii) and (iv) of the policy.

### **Policy 11: Landscape and townscape character**

**Minerals-related development should aim to retain and enhance the landscape and townscape character of Milton Keynes. Any potential adverse impacts on landscape**

or townscape character should be avoided and / or mitigated throughout the operational life of the facility, including restoration, aftercare and after-use.

Proposals for minerals-related development should undertake a landscape character assessment. This must:

- Assess the condition and value of the immediate and wider landscapes,
- Assess the nature, extent and level of importance of the landscape and determine the extent of any potential impacts,
- Include any necessary measures to avoid and / or mitigate potential adverse impacts,
- Identify opportunities to protect and enhance particular features present within the immediate or wider area that create a specific aspect of the character and contribute towards the distinctiveness of the location, and
- Address any townscape impacts as appropriate.

## Quality of life

- 5-21-5.19. Our quality of life is influenced by many factors, including environmental parameters and physical surrounds. Defining quality of life is largely subjective, however in relation to potential impacts associated with development the following planning matters may impact on quality of life: general amenity and environmental nuisance impacts (including dust, noise and vibration), transport and access, the built environment and climate.
- 5-22-5.20. Potentially adverse impacts will have to be investigated and addressed before any proposed development can take place.
- 5-23-5.21. Proposals for minerals-related development should give consideration to the surrounding land-uses, compatibility of the existing and proposed use(s) and investigate how well the environment will accommodate the proposed development.
- 5-24-5.22. Different land-uses have different levels of sensitivity to development effects associated with minerals-related development, the below listing provides an indication of land-uses / types of development and their relative sensitivity<sup>5</sup>. These categories of sensitivity can help to determine land-use compatibility and should be taken into consideration in determining potential impacts and avoidance and / or mitigation measures to be implemented.
- High Sensitivity – Hospitals, clinics, retirement homes, high-tech industries and food processing
  - Medium Sensitivity – Schools and nurseries, residential areas, food retailers, horticultural land, green houses and offices
  - Low Sensitivity – Farms, industry and outdoor storage.

## Amenity

- 5-25-5.23. Potential impacts affecting amenity that may result from minerals-related development include dust, noise and vibration. Proposals for minerals-related development must include detailed assessments to determine the existing levels, potentially adverse impacts resulting from the proposed development and identify appropriate avoidance and / or mitigation measures to reduce impacts to acceptable levels. As an example, possible mitigation measures that could be applied to sites to minimise impacts include:

<sup>5</sup> This is not a comprehensive listing, other forms of land-use / development not listed above will still need to be considered and compatibility assessed when considering planning application.

- Separation areas,
- Site layout,
- Bunding and screening,
- Acoustic screening,
- Design of access and roads, and
- Routeing agreements.

### Dust

5.26-5.24. Proposals for minerals-related development are to be accompanied by a dust assessment. This assessment will need to consider all sources of dust, including haul road, crushers and stockpiles of materials. This assessment will be based on the latest national guidance (as set out in the NPPG) and will need to:

- Establish normal levels of dust around the proposed operation area.
- Identify activities on site that could lead to generation of dust.
- Recommend mitigation measures that could be put in place.
- Monitor and report dust emissions to ensure conditions and environmental standards are being met.

### Noise

5.27-5.25. Proposals for minerals-related development are to be accompanied by a noise impact assessment. This assessment will be based on the latest national guidance (as set out in the NPPG) and will need to:

- Give consideration to the process that will be taking place on site and how this could potentially impact on the surrounding environs, considering the location of noise sensitive receptors.
- Assess the existing noise levels around the proposed site, including background noise levels at nearby sensitive receptors.
- Estimate future noise levels from the development and its impact on the surrounding receptors.
- Identify methods to minimise, mitigate or remove noise emissions.
- Monitor noise levels to check compliance with conditions included on the planning permission.

### Vibration

5.28-5.26. Vibrations on sites in Milton Keynes are unlikely to be from blasting due to size of the sites and the materials being extracted. Vibrations are more likely to be from vehicle movements both on and off site. Conditions will be imposed on the site to provide monitoring at sensitive receptors to make sure that limits are not exceeded.

### **Policy 12: General amenity**

**Proposals for minerals-related development must ensure that potentially adverse impacts on quality of life and amenity (compatibility of land use, dust, noise, vibration, light pollution etc) are avoided and / or reduced to acceptable levels.**

**Site-specific assessments may be required to determine existing / ambient levels, identify potential impacts and appropriate avoidance and / or mitigation measures to be implemented. Where applicable a site management plan should be developed to ensure implementation and maintenance of mitigation measures throughout operations.**

### Transport and access

5.29-5.27. The transport of minerals is often a key concern regarding impacts on the local environment and amenity as such it is important that this is addressed in detail through the planning application process. The impacts from transport can be reduced



through routeing agreements to direct traffic away from sensitive areas and by encouraging the use of alternative transport methods (e.g. rail, water, conveyor or pipeline) and other measures in order to limit the amount of traffic movements.

5.30-5.28. However minerals can only be worked where they are found so it may not be possible to locate developments in close proximity to intended markets or at sites that can make use of alternative transport methods. The minerals industry work to reduce transportation costs and so look to reduce traffic movements and haul distances, with the majority of resources used within 30 miles of extraction.

5.31-5.29. Minerals sites are often not in locations that can make use of alternative methods of transport, with no navigable waterways or accessible rail network nearby. Even when sites are located near enough to alternative methods of transport the cost implications of using these methods may be prohibitive. In order for alternative methods of transport to be viable a large amount of materials needs to be transported and often over long distances. Due to the size of the potential minerals sites within Milton Keynes it is likely that road-based transport will be the predominant method.

### **Policy 13: Sustainable transport**

Minerals-related development should, where possible, be well placed to serve their intended market and seek to reduce transport distances and minimise movements. The use of alternative transport modes such as rail, water, pipeline or conveyor is encouraged where possible.

A sustainable transport statement must accompany any planning application for new minerals-related development or that which will result in a significant increase in transport movements. The purpose of which is to demonstrate that consideration has been given to alternative methods of transport, identify safe and suitable access to the site and identify potential impacts resulting from transport and appropriate management and / or mitigation measures to address these including any necessary improvements.

### **Sensitive design and layout**

5.32-5.30. All new built development in Milton Keynes must be of a high standard of design in terms of layout, form and appearance and make a positive contribution to the character of the area in which it is located; this is also relevant to minerals-related development.

5.33-5.31. Careful design of the site layout can help to mitigate impacts on the surrounding area as well as improving the public perception of minerals-related developments, increasing operational efficiency, safety and security.

5.34-5.32. The inclusion of landscaping schemes within the site can help improve biodiversity in the surrounding area as well as contributing to local amenity [and elements of historic interest](#). Boundary treatments can provide screening and buffering of the site but can also increase visual interest.

5.35-5.33. Proposals for minerals-related development within airfield exclusion zones will need to give consideration to the design of site buildings and plant to limit the amount of reflective surfaces that can impact on the visibility of pilots.

### **Policy 14: Site design and layout**

The layout and design of minerals-related developments need to demonstrate that the development:

- Makes a positive contribution to the character of the area and local identity,

- **Increases safety and security of the site,**
- **Includes elements of visual interest, and**
- **Assist in avoiding and / or mitigating potentially adverse impacts on the surrounding area.**

## Climate change

- 5.36-5.34. Climate change is one of the most important and difficult issues affecting our environment today. In order to combat climate change and minimise its effects, it is important to plan for a low carbon future.
- 5.37-5.35. The majority of carbon emissions that directly relate to the minerals industry come from vehicle movements. As mineral extraction sites are generally in relatively isolated locations transportation of minerals to market is predominantly road-based. Whilst it is possible to agree routes that limit the impact on the local environment and amenity, alternative or more sustainable modes of transport (e.g. rail / water) should be encouraged where possible to limit carbon emissions.
- 5.38-5.36. A further reduction in emissions can be obtained through promoting increased use of secondary and recycled aggregates that would reduce emissions associated with the extraction process and transport.
- 5.39-5.37. As well as a reduction in carbon emissions, it is also important to consider the opportunities available to mitigate the effects of climate change through the minerals planning process. Along with higher average temperatures, climate change can be linked to increased incidents of flooding. Restoration schemes create the opportunity to provide flood alleviation schemes as well as creating habitats for species that have been affected by increased rates of development.

### **Policy 15: Addressing climate change**

In order to address climate change and contribute towards the transition to a low carbon future, proposals for minerals-related development must consider the following measures (as appropriate):

- Sustainable transport movements,
- Restoration schemes incorporating flood management measures [particularly where these also provide priority habitats](#),
- Environmental / landscape enhancement including specialist planting such as drought resistant species, and
- Use of efficient and well maintained operational plant.

## Restoration and after-care

- 5.40-5.38. Minerals are a finite resource, as such the nature of extractive operations means that it is temporary and therefore approved applications must include a restoration scheme. Restoration has moved forward from simply returning land to the previous use (often agricultural) to providing for a wide array of beneficial after-uses; the minerals industry and planning authorities have actively driven forward this agenda.
- 5.41-5.39. There are often competing interests for restoration schemes as sites can present many opportunities for enhancement and beneficial after-uses. After use should be relevant to the local land-use context and the surrounding natural and built environment as well as reflecting the local community's needs and requirements. There may also be opportunities to incorporate wider needs such as creating landscape or ecological linkages, or providing for flood management. As such it is

important that the restoration scheme gives consideration to the sites, and wider, context and balances after-uses. Schemes must be progressive to ensure that land is restored to an acceptable and stable landform as soon as practicable.

- 5.42-5.40. Restoration of mineral extractions sites can provide a key opportunity to contribute towards existing ecological networks; this may be achieved by supporting Buckinghamshire and Milton Keynes BAP priorities. Where sites are in proximity to ancient woodland consideration should be given to increasing the condition and resilience of (ancient woodland) sites. Where sites are to be restored to agricultural use opportunities for increasing the biodiversity value of the land should be incorporated, for example field margins, hedgerows and beetle banks. Within river valleys restoration to predominantly open-water is not considered appropriate due to the limited ecological value they offer. For these sites wetland habitat creation would be encouraged where possible, particularly where such habitat would prove successful in relation to local and national BAP targets.
- 5.43-5.41. As well as enhancements to the natural environment, restoration schemes can also provide opportunities to enhance landscape character, the historic environment and geological interests. These features/assets are often a direct result of their location and are restricted to where they occur, as such where the opportunity is present such features/assets should be enhanced through restoration. In some cases it may be necessary to re-profile the land to lower levels, this is acceptable where the integrity of the local landscape character is retained.
- 5.44-5.42. Climate change, particularly measures to facilitate adaptation and protection from climate change effects, should be considered where possible through the restoration of extraction sites. Sites can often offer opportunities for improvements to flood risk management including the development of flood storage and improvements to flood flow routes. Pre-extraction run-off rates should not be increased through restoration schemes and where possible run-off levels should be reduced.
- 5.45-5.43. Where minerals underlie the best and most versatile agricultural land it is particularly important that restoration and aftercare preserve the long-term potential of the land. Where after-uses other than agriculture are proposed on the best and most versatile agricultural land, the methods used in restoration and aftercare should enable the land to retain its longer-term capability, thus remaining a high quality resource for the future.
- 5.46-5.44. Mixed-use restoration schemes deliver the most valuable and successful outcomes. After-uses which include restoration to agriculture, forestry, economic development and amenity purposes should also include other forms of after-use in order to maximise beneficial outcomes. Opportunities for natural and historic environment enhancement, habitat creation, water conservation, flood attenuation, geodiversity, recreational and educational uses should be considered where appropriate. After-uses must not take precedent over the need to protect the environment or maintain existing environmental assets (including heritage assets).
- 5.47-5.45. Restoration schemes should identify the intended after-use(s) and incorporate clear stages of restoration including layout and design plans as necessary. The scheme must identify an end date by which restoration works are to be completed as well as a programme setting out after-care (including provisions for ongoing management and maintenance) and monitoring requirements. There may also be a requirement for site-specific assessments (such as landscape character, environmental capacity, ecological networks, flood risk, etc) to accompanying the restoration scheme. The restoration scheme must be submitted to the MPA and approved prior to commencement of development.

## Policy 16: Restoration and after-use

All temporary minerals-related development must include a restoration scheme which will result in the site being progressively restored to an acceptable condition and stable landform as soon as is practicable.

The after-use of a site will be determined in relation to the land-use context, surrounding environmental character and the requirements of the local community. Schemes must include objectives that will result in: biodiversity gains, enhancement of the local environment and amenity, and benefits for the local community and/or economy.

Where relevant the restoration of the site must meet the following requirements:

- Sites that are to be restored to the previous land-use must include a secondary after-use that includes environmental enhancement.
- Where specific and favorable conditions occur and when adjacent to identified habitat, precedence must be given to environmental enhancement objectives, the creation of BAP habitat, ecological networks, promotion of geodiversity and enhancement of the historic environment.
- Sites located within river corridors should address flood management and support River Basin Management Plan actions.
- The restoration of sites for economic development purposes will be supported where fully in accordance with relevant planning policy and a secondary after-use is included within the restored function.

## Administration and implementation measures

### Review of Minerals Permissions and Prohibition Orders

- | 5.48-5.46. Minerals Planning Authorities are allowed to make orders prohibiting the continuation of minerals extraction where no development has taken place for a long period of time. The prohibition order ensures that development cannot resume without a fresh planning permission and to make sure the land is restored.
- | 5.49-5.47. Prohibition orders served on sites provide certainty for all parties and particularly the public, as it will prevent sites suddenly being worked again after a long period of being dormant. Prohibition orders can include the removal of plant on site, compliance with existing planning conditions and any restoration conditions.
- | 5.50-5.48. A prohibition order can encompass any number of planning permission that apply to the land or site to which it relates. Prohibition orders can only be made to sites where extraction has commenced but has permanently ceased and has not been operational for a period of at least two years.
- | 5.51-5.49. Measures for controlling and managing minerals sites, including prohibition orders are detailed in Policy 17.

### Local Liaison Groups

- | 5.52-5.50. Local liaison groups will be established (where necessary) to provide a platform for discussions between the local community and the operators of the site to resolve any issues as they arise. The group will allow those that are affected by minerals-related developments to have regular contact with the council officers and the site operator.
- | 5.53-5.51. A condition will be imposed on development to set up a local liaison group for sites of a certain size or if the community has any concerns over the site. The group will be attended by the operator of the site, the planning authority and representatives from the local community (i.e. Parish Council).

5.54-5.52. Measures for establishing and implementing local liaison groups are detailed in Policy 17.

### **Planning Conditions**

5.55-5.53. Minerals-related developments have the potential to impact on the area surrounding the site and also potentially to a wider area. These impacts need to be addressed and, where ongoing, managed.

5.56-5.54. Planning conditions are attached to approved applications to minimise the disruption caused by the extraction of minerals and to ensure the restoration of the site is achieved within a set timeframe. The MPA will also impose aftercare conditions to make sure the restored site is used as specified by the planning condition. These conditions may reduce and mitigate impacts so that the development will be allowed to go ahead where otherwise it could have been refused.

5.57-5.55. Conditions that could be imposed as appropriate include:

- The period in which work must commence and the period in which the work must be completed and restored.
- Traffic routing agreements.
- Improving and maintaining access (including public rights of way) and highways.
- Levels of noise and dust are controlled or prevented.
- Hours of working.
- Protection and re-creation of environmental features and natural resources.
- Restoration and aftercare.
- Protecting local amenity.
- Long term management and monitoring of the development to make sure the aftercare programme is undertaken.

5.58-5.56. Conditions that are attached to the grant of planning permission are used first in relation to planning applications. Obligations are legal agreements relating to the planning approval and these are used when conditions prove inadequate. Planning obligations can be used not only to mitigate the effects of development, but can also deliver benefits to the local community including the enhancement of local community facilities. Benefits from obligations should relate to the proposed development.

5.59-5.57. Measures for controlling and managing minerals-related developments including the use of planning conditions and obligations are detailed in Policy 17.

### **Monitoring of minerals-related development**

5.60-5.58. After planning permission is granted, the Council will need to ensure that minerals workings are carried out in accordance with the conditions attached to the permission and investigate if there are any potential breaches of conditions. Effective monitoring can avert any potential problems before they arise and reduce the need for potential enforcement action. Monitoring of the sites performs a liaison role between the minerals operators and the local communities and helps create a good working relationship.

5.61-5.59. The MPA require information to be submitted by operators post approval so that sites can be monitored and to analyse how policies are performing. This information will be kept confidential and will be collected alongside other related surveys in order to avoid duplication (such as those undertaken on behalf of the AWP).

5.62-5.60. Measures for monitoring the implementation of minerals-related development are included in Policy 17.

## **Policy 17: Implementation**

**Mechanisms that may be enacted (as appropriate) to facilitate the control and implementation of minerals-related development include:**

- **Planning conditions.**
- **Planning obligations.**
- **Establishment of Local Liaison Groups.**
- **Monitoring of permitted sites by the Minerals Planning Authority to make ensure that conditions and obligations are being met.**
- **Monitoring of the permitted development including a requirement for the site operator to record the extracted minerals and sales figures and provide details to the Minerals Planning Authority when required.**
- **Serving of prohibition orders when the site has not been worked for a two-year period or where working is unlikely to resume.**

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## 6. General development considerations

- 6.1. General development considerations are applicable to all proposals for non-minerals development.

### Safeguarding mineral resources

- 6.2. A key aspect of sustainable development is the conservation and safeguarding of non-renewable resources, such as minerals, for future generations. Sterilisation of mineral resources can occur as a result of surface development either directly overlying or situated on / close to the boundary of the resource. Continued growth and pressure from land use patterns may result in the sterilisation of mineral resources by other forms of development. Although this may not currently be a major issue in Milton Keynes, future generations may find that sterilisation has resulted in insufficient primary aggregates being accessible, limiting supplies to support growth and development.

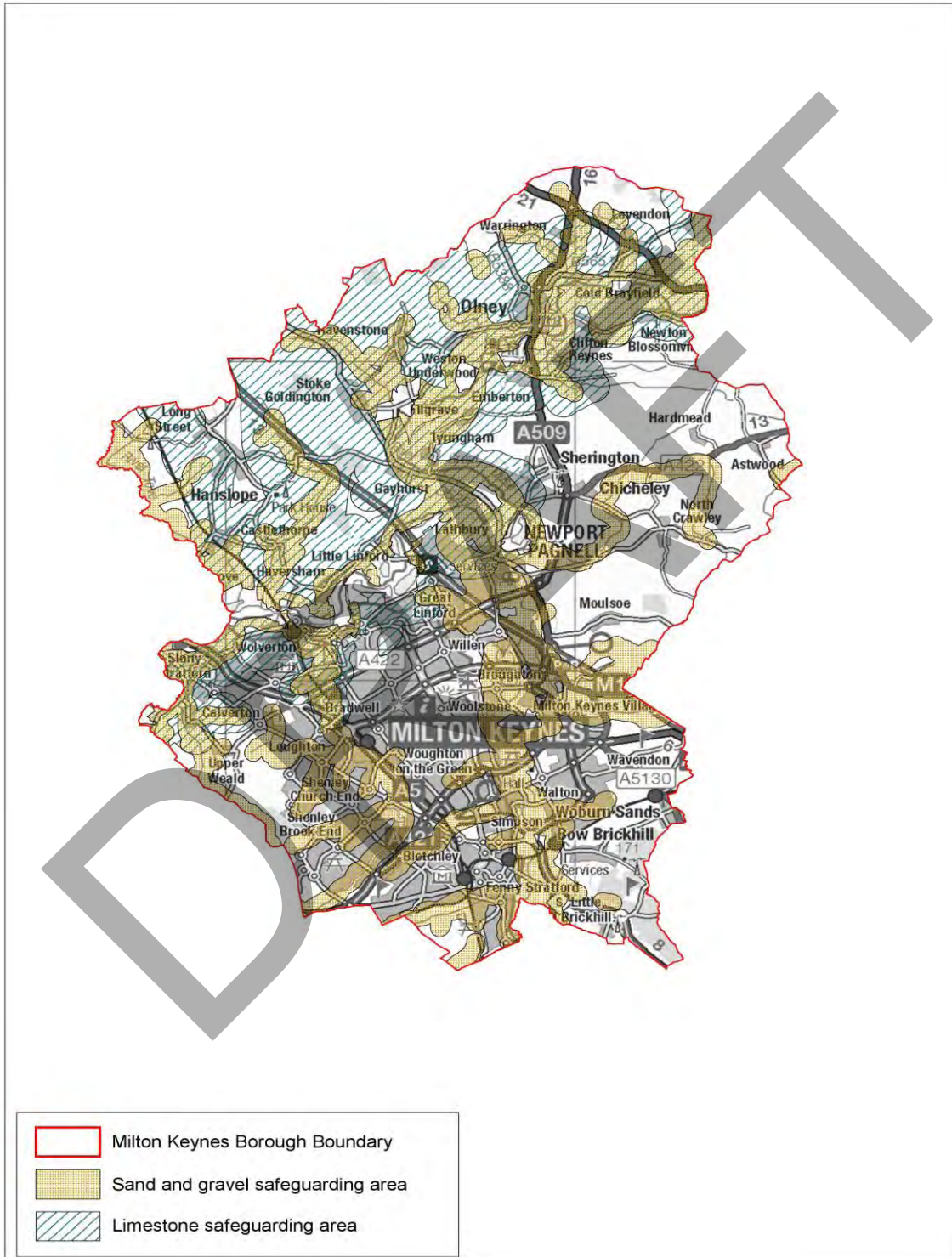
#### Mineral Safeguarding Areas

- 6.3. The NPPF requires MPA's, in preparing their Local Plans, to define Mineral Safeguarding Areas (MSAs) and adopt appropriate policies in order that known locations of specific minerals resources of local and national importance are not needlessly sterilised by non-mineral development. The identification of MSAs does not necessarily mean that these areas will be worked in the future. The role of MSAs is to act as a sign-post for developers and planners alike to indicate the presence of important mineral resources so that such issues can be taken into account during the decision-making processes for land-use planning. This is particularly important in areas such as Milton Keynes, where significant development has and will continue to take place.
- 6.4. Mineral resources within Milton Keynes that are of national importance are limited to sand and gravel. Sand and gravel resources recognised as being of economic value within Milton Keynes include the river terrace, sub-alluvial and glaciofluvial (glacial) deposits. Limestone (used as building / roofing stone) is recognised as being of local importance given its use in conservation of historic building and structures, conservation areas and supporting local distinctiveness. Current and historic working of limestone used for such purposes within Milton Keynes is limited to the Blisworth Limestone Formation. Limestone for aggregate use is recognised as being of national importance. Limited resources of White Limestone, which is generally more suitable for aggregate use, is found in the south-west. Although White Limestone resources within Milton Keynes are not currently worked, future generations may find a requirement for such materials. Brick clay is not in demand in Milton Keynes and it is unlikely that this will change in the long term; as such these resources are not considered to be of local or national importance and are not included in the MSAs. The MSAs are shown on the Policies Map.
- 6.5. MSAs within Milton Keynes were identified as per the methodology summarised below<sup>6</sup>, the full methodology is available from the Councils website:
- MSAs include surface-won materials (i.e. sand and gravel / limestone) only as these may be affected by sterilisation from other forms of development.
  - The BGS Mineral Resource Area Maps were used as the starting point for identifying resource areas to be safeguarded.
  - Areas that have been excluded from the MSAs include previously worked or existing (operational) sites.

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<sup>6</sup> Methodology based on BGS 2011 Mineral Safeguarding in England: A Good Practice Guide

- Areas that have not been excluded from the MSAs include sites with planning permission that are not currently operational, allocated sites, environmental designations and urban areas.
- Buffers have been applied to all mineral resources: 250 metres (m) for sand and gravel and 500m for limestone (extending outwards from the boundary of the mineral resource area).



**Plan 6: Mineral Safeguarding Areas within Milton Keynes  
Mineral Consultation Areas**



- 6.6. The NPPF requires Mineral Consultation Areas (MCAs) to be defined based on the MSAs. MCAs are a planning mechanism used to trigger consultation where non-minerals development is proposed within a MCA and is particularly relevant where the roles of minerals planning authority and local planning authority reside in different councils. However, Milton Keynes Council is a unitary authority and therefore will occur at these levels: (i) within the organisation; (ii) between the Council as the MPA and developers; and (iii) between the Council and other MPAs where a development is proposed on an adjoining authority's boundary (or vice versa) and may impact on mineral interests. The purpose of conducting consultation is to ensure due regard is had to mineral interests and open discussions about the economic viability of the mineral resource and whether prior extraction of the resource (i.e. before the other development takes place to avoid sterilisation) is appropriate.
- 6.7. MCAs within Milton Keynes are co-terminus with the MSAs. The MCAs are shown on the Policies Map.
- 6.8. Not all development will need to be consulted on, or is of a scale or nature to present the opportunity for prior extraction. This reflects the low level of risk associated with the proposed (non-mineral) development to cause sterilisation of mineral resources. For example, urban areas have not been excluded from the MSA/MCAs as larger redevelopments, areas of new development and urban extensions may present such opportunities; whereas an extension to an existing dwelling house would not. The following surface development is exempt from consultation and developer requirements set out through the plan specifically relating to MSA/MCAs:
- extensions to existing dwelling houses and other householder planning applications (except for new dwellings),
  - provision of dwelling house(s): (i) within an urban area - less than 10 dwelling houses, or a site area of less than 0.5 ha; or (ii) elsewhere - one dwelling house within the recognised settlement boundary,
  - minor extension or alteration to an existing building,
  - development [\(other than the provision of dwelling houses\)](#) on a site having an area of 1 ha or more within an urban area,
  - changes of use, advertisement consent, amendments to previously approved applications/current permissions (with no additional land take involved), reserved matters, prior notifications, certificates of lawfulness of existing use or development, certificate of lawfulness of proposed use or development, works to trees and other miscellaneous minor works/applications (e.g. fences, gates, access, etc.).

#### **Encouraging prior extraction of mineral resources**

- 6.9. Prior extraction of minerals is encouraged and will be sought, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place.
- 6.10. Identifying opportunities for prior extraction of minerals in conjunction with other forms of development in order to avoid sterilisation may be of economic advantage to developers. This is because the extraction operation could act as a feedstock for the development (effectively acting as an on-site borrow pit). Thereby significantly reducing costs associated with importing aggregates, in addition excess aggregate could also be sold.
- 6.11. Although prior extraction is encouraged it may not always be feasible, and so it may be necessary to carry out an assessment to determine whether prior extraction should occur. An assessment of the mineral resource should include site-specific geological survey data (in addition to the MSA and BGS mapping data) to establish the existence or otherwise of mineral resources setting out the type, quality, quantity and extent as well as the overburden to reserve ratio. Such information should accompany the planning application for the non-mineral development and will be used to inform the

decision-making process and to determine whether prior extraction is practicable (this must be decided before determination of the non-mineral development application).

- 6.12. Applications for the prior extraction of mineral resources will be determined in accordance with Policy 5: Development principles for mineral extraction as well as other relevant local planning policies and will require a separate planning application to the non-minerals development. The non-minerals development should not proceed before the mineral is extracted or steps taken to avoid sterilisation.

### **Policy 18: Mineral Safeguarding and Consultation Areas**

Mineral resources of local and national importance within Milton Keynes include sand and gravel and the White and Blisworth Limestone formations. These resources will be safeguarded from unnecessary sterilisation by other development through the designation of Mineral Safeguarding Areas.

Planning permission will not be granted for non-mineral development that would lead to the unnecessary sterilisation of mineral resources within a Minerals Safeguarding Area unless it can be demonstrated that:

- the mineral concerned is not of economic value or evidence confirms the absence of mineral resources, the proposed development is temporary or of a nature that would not sterilise the mineral resource or hinder future extraction,
- the proposed development is temporary and would not sterilise the mineral resource or hinder future extraction,
- prior extraction can occur where practicable and environmentally feasible and within a reasonable timescale,
- there is an over-riding need for the development, or
- the development is exempt.

In determining whether prior extraction is feasible an assessment of the mineral resource including detailed site investigations should be undertaken to identify the quality, quantity and extent of the resource, the economic viability of prior extraction and the proportion of the mineral to be used on-site and saleable aggregate. The assessment should also take account of the size, nature and need for the (non-minerals) development as well as the proposed phasing of operations and construction of the non-mineral development.

In the event that the non-mineral development is delayed or not implemented the site must be restored to a stable landform and appropriate after-use.

### **Safeguarding minerals-related development and associated infrastructure**

- 6.13. Existing commitments, site-specific allocations, associated infrastructure<sup>7</sup> and other forms of minerals-related development<sup>8</sup> need to be safeguarded to prevent the encroachment of incompatible development that could prevent or prejudice use of the site.
- 6.14. The encroachment of incompatible development on mineral-related development can result in land-use conflict, potentially imposing constraints on sites, and reducing the viability of current or future operations as well as resulting in adverse impacts (e.g.

<sup>7</sup> Associated infrastructure includes wharfage, railheads, rail links to quarries and associated storage, handling and processing facilities.

<sup>8</sup> Other forms of minerals-related development include sites for concrete batching, manufacture of coated materials and other concrete products as well as the handling, processing and distribution of substitute, recycled and secondary aggregate material

environmental nuisance impacts such as dust, noise etc) on the proposed non-minerals development. The use of separation areas, and other mitigation measures, can help to prevent this.

- 6.15. The recommended separation area is 250m from the site boundary of the minerals operations. These distances are intended as a guide, it is the developer's responsibility to determine the potential for any land-use conflicts between existing and proposed developments.
- 6.16. Proposals for non-minerals development located within the separation areas set out above will need to undertake a site-specific assessment to determine the potential for adverse impacts on the minerals operations and to identify any mitigation measures that will need to be implemented to avoid and / or reduce impacts on both the proposed (non-minerals) development and minerals-related development. The assessment should take into account the categories of sensitivity to determine land-use compatibility as set out in paragraph 5.22 and should also give consideration to the full life-cycle of both developments. A reduction in the separation areas is acceptable where the site-specific assessment demonstrates that a reduced distance, potentially coupled with other mitigation measures, would be adequate to avoid and / or reduce potentially adverse impacts.
- 6.17. The application of separation areas in this sense does not preclude development but acts to initiate discussions between developers, the minerals industry and the MPA to ensure that mineral interests are given due consideration early in the decision-making process.

#### **Policy 19: Safeguarding of minerals-related development and associated infrastructure**

**Proposals for non-minerals development adjacent or in close proximity to committed or allocated minerals sites, associated infrastructure and other forms of minerals-related development, should only be permitted where it can be shown that the proposed development will not impact on the current or future operations of the minerals-related development and will not result in unacceptable adverse impacts affecting the proposed development.**

**Proposals for development that are considered to be incompatible with minerals-related development will be required to undertake a site-specific assessment to determine if there are any potentially adverse impacts and identify mitigation measures that will need to be put in place to avoid and / or reduce impacts to an acceptable level.**

**Separation areas will be used to help prevent the encroachment of incompatible development on minerals-related development.**

## 7. Monitoring

- 7.1. Ultimately the implementation of the MLP will be through the granting of planning permissions for minerals-related development. There are however a number of factors that can affect the implementation of a plan that are out of the control of the Local Planning Authority. The economy, action taken by the minerals and related industries and the work undertaken by other agencies and authorities can all have an affect on how and to what extent a plan is implemented. The monitoring of the MLP is therefore crucial when assessing the extent to which the plan has been implemented, identification of emerging trends and how any issues can be addressed.
- 7.2. The monitoring of the MLP considers both positive and negative effects of the mineral planning policy and its implementation. The monitoring of the significant effects is carried out by measuring the level of the effect against the Plan's objectives. This will then identify any unforeseen adverse effects and any remedial action can be carried out, as well as identifying any positive outcomes. Monitoring should also pick up whether the policies are contributing towards the SA objectives and whether mitigation measures are performing as required.
- 7.3. Monitoring on the implementation and effectiveness of the minerals planning policy for Milton Keynes will be carried out (as required by the NPPF), with the results reported in the Borough's Development Plan Monitoring Report (DPMR). The approach taken within this report will be objective; target led and will focus on significant effects. It is not necessary to monitor all aspects of the MLP or its policy; instead a framework approach will be adopted which will enable the measurement of its performance against established indicators (see the MLP Monitoring Framework).
- 7.4. As well as the DPMR, it is also the MPA's responsibility to produce a Local Aggregates Assessment (LAA) in order to keep the demand and supply of aggregates under regular review and ensure a continued steady and adequate provision of aggregate is available within the Borough. As part of the monitoring of the MLP, the LAA will be reviewed annually and revised as necessary.

### MLP monitoring framework

Table 2: MLP Monitoring framework

Local Plan policy and link to objectives	Key indicator(s)	Target	Implementation partners (in addition to MPA)	Trigger point for correction and / or mitigation measures
Policy 1: Providing for sand and gravel	Amount of aggregate produced in line with annual provision  Size of landbanks for sand and gravel and crushed rock	Sand and gravel production of 0.17 million tonnes per annum (Mtpa)  Maintain a 7 year landbank for sand and gravel	- Minerals industry - AWP	Trends identified through the LAA indicate that the average aggregate sales is consistently (over a three year period) different (+/- 20%) to the adopted provision rate  Landbank falls below target for more than two years (within the plan period)
Policy 2: The spatial strategy for sand and gravel	Approved proposals are consistent with	100% of approvals are consistent with	- Minerals industry	More than two proposals are approved (within the

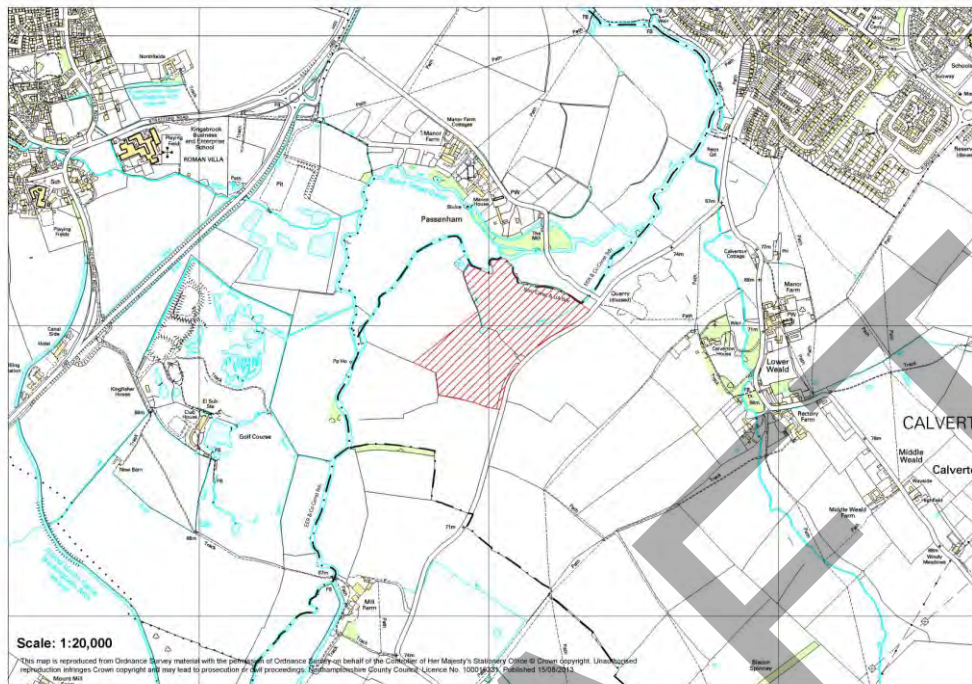
Local Plan policy and link to objectives	Key indicator(s)	Target	Implementation partners (in addition to MPA)	Trigger point for correction and / or mitigation measures
extraction	spatial strategy	spatial strategy		plan period) that are not in line with spatial strategy
Policy 3: Site-specific allocations for the extraction of sand and gravel	Amount of sand and gravel produced from allocated sites is in line with annual provision	Allocated sites come forward to ensure sand and gravel production to meet provision rate	- Minerals Industry - Environment Agency - Highways Agency	More than two unallocated sites are given planning permission during the plan period
Policy 4: Site-specific allocations for the extraction of building stone	Amount of building stone produced from allocated sites is in line with annual provision	Allocated sites come forward within the plan period and approvals are and are in line with the development strategy	- Minerals Industry - Environment Agency - Highways Agency	More than two unallocated sites are given planning permission during the plan period
Policy 5: Development principles for mineral extraction	Approved proposals meet development principles	100% of approvals meet development principles No appeals lost on proposals not meeting development principles	- Minerals industry - Industry	More than two proposals are approved (within the plan period) that do not meet development principles
Policy 6: Borrow pits	Approved proposals meet development principles	100% of approvals meet development principles No appeals lost on proposals not meeting development principles	- Minerals industry - Industry	More than two proposals are approved (within the plan period) that do not meet development principles
Policy 7: Development principles for facilities for secondary and recycled aggregates	Approved proposals meet development principles	100% of approvals meet development principles No appeals lost on proposals not meeting development principles	- Minerals industry - Industry	More than two proposals are approved (within the plan period) that do not meet development principles
Policy 8: Development principles for other forms of minerals-related development	Approved proposals meet development principles	100% of approvals meet development principles No appeals lost on proposals not meeting development principles	- Minerals industry - Industry	More than two proposals are approved (within the plan period) that do not meet development principles
Policy 9: Natural assets & resources	Approved proposals meet development principles	100% of approvals meet development principles No appeals lost on proposals not meeting development principles	- Minerals industry - Industry - Natural England	More than two proposals are approved (within the plan period) that do not meet development principles

Local Plan policy and link to objectives	Key indicator(s)	Target	Implementation partners (in addition to MPA)	Trigger point for correction and / or mitigation measures
Policy 10: Historic environment	Approved proposals meet development principles	100% of approvals meet development principles No appeals lost on proposals not meeting development principles	- Minerals industry - Industry - <a href="#">English-Historic England heritage</a>	More than two proposals are approved (within the plan period) that do not meet development principles
Policy 11: Landscape and townscape	Approved proposals meet development principles	100% of approvals meet development principles No appeals lost on proposals not meeting development principles	- Minerals industry - Industry - Natural England	More than two proposals are approved (within the plan period) that do not meet development principles
Policy 12: General amenity	Approved proposals meet development principles	100% of approvals meet development principles No appeals lost on proposals not meeting development principles	- Minerals industry - Industry - Environment Agency - Environmental Health Officer	More than two proposals are approved (within the plan period) that do not meet development principles
Policy 12: Sustainable transport	Approved proposals meet development principles	100% of approvals meet development principles No appeals lost on proposals not meeting development principles	- Minerals industry - Industry	More than two proposals are approved (within the plan period) that do not meet development principles
Policy 13: Site design and layout	Approved proposals meet development principles	100% of approvals meet development principles No appeals lost on proposals not meeting development principles	- Minerals industry - Industry	More than two proposals are approved (within the plan period) that do not meet development principles
Policy 14: Climate change	Approved proposals meet development principles	100% of approvals meet development principles No appeals lost on proposals not meeting development principles	- Minerals industry - Industry	More than two proposals are approved (within the plan period) that do not meet development principles
Policy 15: Restoration and after-care	Approved proposals meet development principles	100% of approvals meet development principles No appeals lost on proposals not meeting development principles	- Minerals industry - Industry - Natural England - <a href="#">English-Historic England heritage</a>	More than two proposals are approved (within the plan period) that do not meet policy objectives and development principles

Local Plan policy and link to objectives	Key indicator(s)	Target	Implementation partners (in addition to MPA)	Trigger point for correction and / or mitigation measures
Policy 16: Implementation	Approved proposals meet development principles	100% of approvals meet development principles  No appeals lost on proposals not meeting development principles	- Minerals industry	More than two proposals are approved (within the plan period) that do not meet policy objectives and development principles
Policy 17: Mineral Safeguarding and Consultation Areas	Approved proposals do not have an adverse effect on a safeguarded mineral resource and meet development principles	Mineral resources are not needlessly sterilised  100% of approvals meet development principles  No appeals lost on proposals not meeting development principles	- Development industry  - Local planning authorities  - Minerals industry	More than two proposals are approved (within the plan period) that do not meet development principles and result in sterilisation
Policy 18: Safeguarding minerals-related development and associated infrastructure	Approved proposals meet requirements	100% of approvals meet requirements	- Development industry  - Local planning authorities  - Industry  - Minerals industry	More than two approved proposals (within the plan period) result in an adverse impact on minerals-related development (with no alternative provision made)

## Appendix 1: Site profiles

### A1: Calverton/Passenham Extension



#### Site summary:

##### Proposed use

Mineral extraction – Sand and gravel

Resource yield is estimated at circa 250,000 tonnes to be worked at an approximate rate of 75,000 tonnes per annum. The estimated operational life is 4-5 years.

##### Opportunities

- Site is in line with the spatial strategy for sand and gravel and supports the delivery of the required minerals provision.
- Site is supported by the operator, is a proven resources and an area is already being worked nearby.
- Limited potential for impact on landscape and townscape.
- Restoration of the site has potential to create beneficial outcomes, including linking to areas that have already been restored.

##### Constraints

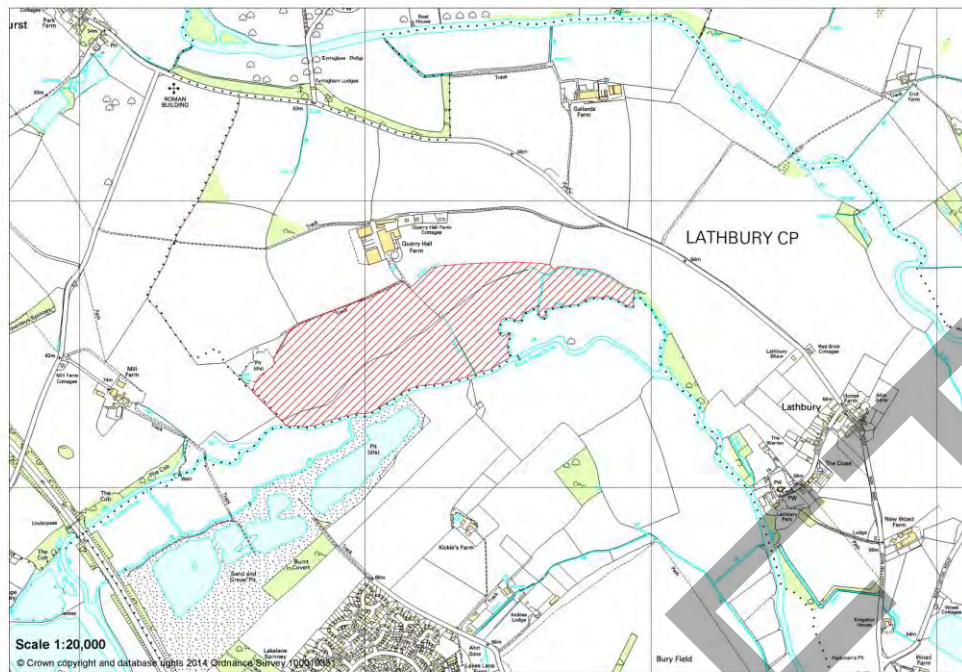
- Site has not previously flooded but is at risk of future flooding, although sand and gravel extraction is water compatible development.
- Potential for adverse impacts on heritage assets. Further site investigation would be required to accompany the planning application. Site is adjacent Passenham conservation area and located just over 300m from Calverton Conservation Area. The closest listed building to the site boundary is the Grade II listed Dovecote approximately 130m from the site.

##### Overall assessment outcome

- Suitable – proposed site is both deliverable and adequately meets plan objectives and vision.



## A2: Quarry Hall Farm



### Site summary:

#### Proposed use

Mineral extraction – Sand and gravel

Resource yield is estimated at circa 720,000 tonnes to be worked at an approximate rate of 70,000 tonnes per annum. The estimated operational life is 10 years.

#### Opportunities

- Site is in conformity with the spatial strategy and will contribute to the required sand and gravel provision.
- Restoration of the site has the potential to create beneficial outcomes, including achieving BAP targets.
- Limited potential for impact on landscape and townscape.

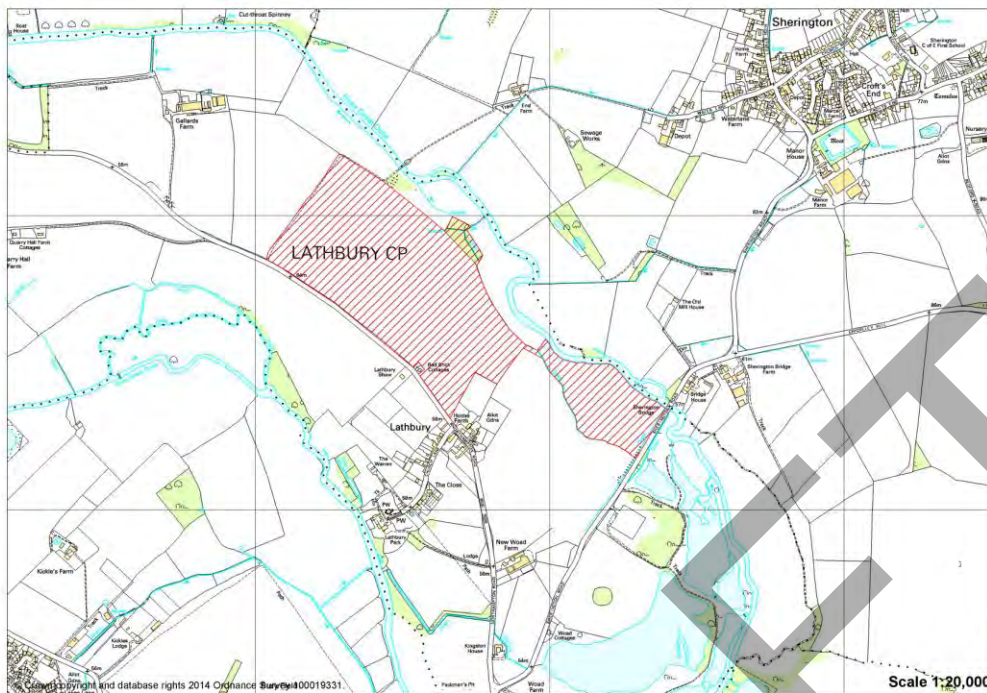
#### Constraints

- Site has previously been flooded and is at risk of further flooding, although sand and gravel extraction is water compatible development
- Site is supported by the landowners however at present no site operator has been confirmed
- Potential for adverse impacts on heritage assets. Further site investigation would be required to accompany the planning application. Site is located over 1.5km from Newport Pagnell Conservation Area. The closest listed buildings to the site are the Grade II Mill Farm House, Barn and Stable located 500m from the site. [Registered Historic Park and Gardens of Tyringham \(grade II\\*\) and Gayhurst Court \(grade II\) located approximately 500m north and 800m north-west.](#)

#### Overall assessment outcome

- Suitable – proposed site is both deliverable and adequately meets plans objectives and vision.

### A3: Northampton Road, Lathbury Quarry



#### **Site summary:**

##### Proposed use

Mineral extraction – Sand and gravel

Resource yield is estimated at circa 650,000 tonnes of sand and gravel to be worked at an approximate rate of 100,000 tonnes per annum. The estimated operational life is 6-8 years.

##### Opportunities

- Site is in general conformity with the spatial strategy and will contribute to the required sand and gravel provision.
- Restoration of the site has potential to create beneficial outcomes, including BAP targets.
- Site is supported by the owner and has active industry support.

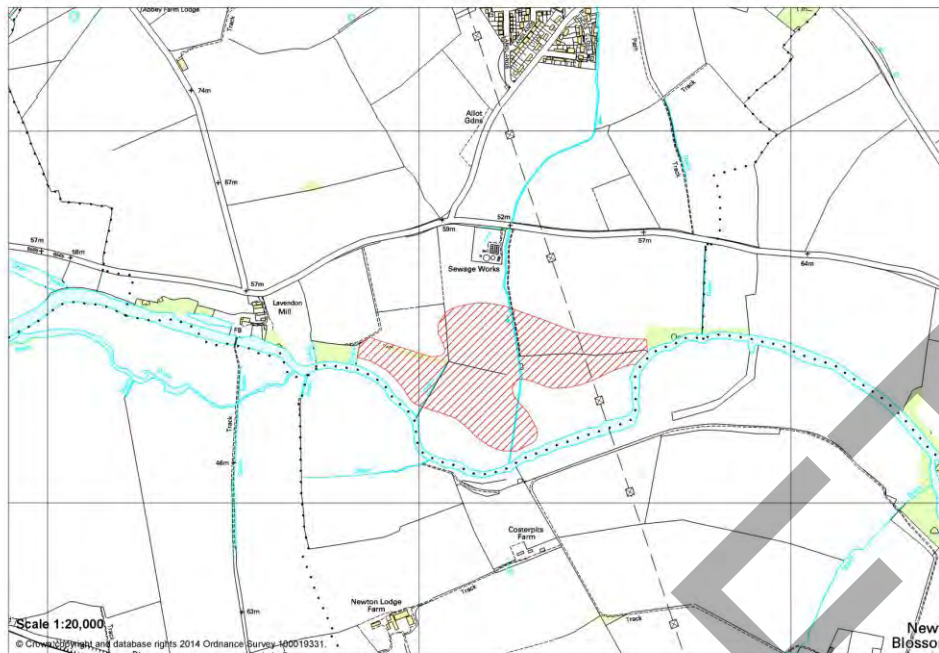
##### Constraints

- Site has previously flooded and is at risk of further flooding, although sand and gravel extraction is water compatible development.
- Potential for adverse impacts on heritage assets. Further site investigation would be required to accompany the planning application. Site is located approximately 1km from the Newport Pagnell and Sherington Conservation Areas. The eastern end of the site is adjacent to the grade II listed Sherington Bridge, in addition the site is located within 100m from the listed Inn Farmhouse (Lathbury Manor) and Home Farm House.
- A small proportion of the village is located directly to the south of the site. Proximity to Lathbury village increases the risk of potential impacts, although mitigation measures could be put in place to limit potential impacts.

##### Overall assessment outcome

- Suitable – proposed site is both deliverable and adequately meets plans objectives and vision.

## A4: Manor Farm and Lavendon Mill



### Site summary:

#### Proposed use

Mineral extraction – Sand and gravel

Resource yield is estimated at circa 456,000 tonnes to be worked at an approximate rate of 70,000 - 80,000 tonnes per annum. The estimated operational life is 6 - 7 years.

#### Opportunities

- Site is in general conformity with the draft spatial strategy and will contribute to the required sand and gravel provision.
- Site is supported by the owner and has active industry support. Site is supported by geological evidence.
- Restoration of the site has potential to create beneficial outcomes.
- Limited potential for impact on landscape and townscape.

#### Constraints

- Site has not previously flooded but is at risk of future flood, although sand and gravel extraction is water compatible development.
- Potential for adverse impacts on heritage assets. Further site investigation would be required to accompany the planning application. Site is located 1km from Newton Blossomville, Clifton Reynes and Lavendon Conservation Areas. The closest listed building to the site is the Grade II listed Lavendon Mill House, approximately 500 from the site boundary.

#### Overall assessment outcome

- Suitable – proposed is both deliverable and adequately meets plans objectives and vision.

## A5: Weston Underwood Quarry



### **Site summary:**

#### Proposed use

Mineral extraction - Limestone for building stone purposes.

Resource yield and operational life are unknown. Annual extraction rate is estimated to be <1,000 tonnes per annum.

#### Opportunities

- Site is in conformity with the development strategy and would support the conservation of historic buildings and structures.
- Limited potential for impact on landscape and townscape.
- Site is supported by operators and is currently operational.
- Restoration of the site has potential to create beneficial outcomes including linkages to CWS and SSSI.
- Access already established and HGV movements are unlikely to increase.

#### Constraints

- Site is at risk of flooding although minerals extraction is water compatible development.
- Potential for adverse impacts on heritage assets. Further site investigation would be required to accompany the planning application. Site is located approximately 400m from Weston Underwood Conservation Area and is located within 100m of 2 Grade II listed bridges.

#### Overall assessment outcome

- Suitable – proposed site is deliverable and adequately meets the plans objectives and vision.

## Appendix 2: Supporting documents

Documents prepared as part of the evidence base for the Milton Keynes Minerals Local Plan are listed below:

- Local Aggregates Assessment
- Sustainability Appraisal Scoping Report
- Sustainability Appraisal Environmental Report
- Habitats Regulations Scoping Brief
- Issues and Options Consultation Paper Annex 1: Site Assessments
- Draft plan for consultation Annex 1: Site Assessments (Stage 2)
- Strategic Flood Risk Assessment (Non-technical summary)
- Methodology for the Assessment of Minerals-Related Development Sites
- Mineral Safeguarding Areas Report

All of the supporting documents are available from:

[www.milton-keynes.gov.uk/planning-and-building/planning-policy/minerals-local-plan](http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/minerals-local-plan)

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## Appendix 3: Glossary

**Aggregate** - Inert particulate matter that is suitable for use (on its own or with the addition of cement or bituminous material) in construction as concrete, mortar, finishes, road stone, asphalt, or drainage course, or for use as constructional fill or railway ballast.

**Amenity** - A land use that is not productive agriculture, forestry or industrial development; can include formal and informal recreation and nature conservation.

**Brick clay** - Clay that is suitable to be used in the formation of bricks

**Buffer zone** - A zone or area that separates minerals sites from other land uses to safeguard local amenity.

**Building stone** - A piece of rock that has been quarried and worked into a specific size and shape to be used for a specific purpose, in this case to be used in buildings.

**Construction, demolition and excavation (CD&E) waste** - Waste arising from any development such as vegetation and soils (both contaminated and uncontaminated) from the clearance of land, remainder material and off-cuts, masonry and rubble wastes arising from the demolition, construction or reconstruction of buildings or other civic engineering structures. CD&E may also include hazardous waste materials such as lead, asbestos, liquid paints, oils, etc.

**Greenfield land** - Undeveloped land in a city or rural area either used for agriculture, landscape design, or left to naturally evolve.

**Inert fill** - Also known as clean fill. Aggregates or inert materials used in construction or land reclamation works to create new levels. Inert fill includes inert waste material that when buried will have no adverse effect on people or the environment and does not contain contaminants (e.g. combustible, putrescible, degradable, leachable, hazardous, or liquid wastes, etc). May include waste recovery.

**Landbank** - A stock of planning permissions sufficient to allow for extraction over a given period at an appropriate local level.

**Limestone** - A sedimentary rock consisting predominantly of calcium carbonate. Often used as aggregate (crushed rock) or a building stone.

**Minerals** - A naturally occurring, inorganic substance. A substance such as sand or stone that is extracted or obtained from the ground or water.

**Mineral resource** - Mineral resources are natural concentrations of minerals or, bodies of rock that are, or may become, of potential economic interest due to their inherent properties.

**Mineral reserve** - A mineral reserve is that part of a mineral resource which has been fully evaluated and is commercially viable to work. In relation to land use planning the term mineral reserve refers to those minerals for which a valid planning permission for extraction exists (i.e. permitted reserves).

**Natural assets and resources** - includes the following: environmental designations for nature conservation, biodiversity and geodiversity; biodiverse habitats; green infrastructure; air quality; water resources – including flood risk, flow, quality and quantity of surface and ground waters; and soil – including best and most versatile agricultural land.

**Potentially adverse impacts** – [Potentially adverse impacts include adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip and quarry slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the](#)

[cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality \(NPPF paragraph 143\).](#)

**Primary aggregates** - Aggregates that are comprised of naturally occurring materials such as crushed rock (e.g. limestone) and sand and gravel which are land won (in other words extracted directly from the ground).

**Restoration** - The return of land to its former use, or an appropriate condition, and stable landform (using subsoil, topsoil and / or soil making material); may include the remediation of contaminated land.

**Sand and gravel** - Naturally occurring materials formed as a result of the disintegration of rocks through weathering processes, then transported and deposited by wind, water and ice. In Britain the most common rock types are flint, limestone, quartzite and igneous rock. Sand and Gravel are therefore derived from similar sources, and are similar in their composition, though they differ in the size of their respective particles.

**Secondary and recycled aggregates** - Materials that do not meet the primary aggregate (e.g. sand, gravel and crushed rock) specifications in certain circumstances. Secondary aggregates are waste or by-products from industrial processes (e.g. scalping and crusher fines from the production of primary aggregates), whereas recycled aggregates are reprocessed materials previously used in construction (e.g. demolition materials). Both secondary and recycled aggregates are used in the construction industry to replace the use of primary aggregate.

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## Appendix 4: List of abbreviations

**BAP** - Biodiversity Action Plan

**BGS** - British Geological Survey

**C&D** - Construction and Demolition

**CD&E** - Construction, Demolition and Excavation

**DCLG** - Department of Communities and Local Government

**DPMR** - Development Plan Monitoring Report

**DPD** – Development Plan Document

**EA** - Environment Agency

**ha** - hectares

**HRA** - Habitats Regulations Assessment

**LAA** – Local Aggregates Assessment

**LGS** – [Local Geological Sites](#)

**LNR** – Local Nature Reserves

**LWS** – Local Wildlife Sites

**m** - Metres

**MASS** - Managed Aggregate Supply System

**MCA** - Mineral consultation area

**MK** - Milton Keynes

**MKWS** – Milton Keynes Wildlife Sites

**MLP**- Minerals Local Plan

**MPA** - Minerals Planning Authority

**Mt** - Million tonnes

**Mtpa** - Million tonnes per annum

**MSA** - Mineral safeguarding area

**NPPF** - National Planning Policy Framework

~~**RIGS** – Regionally Important Geological Sites~~

**SA** - Sustainability Appraisal

**SEP** - South East Plan

**SoS** - Secretary of State

**SPD** – Supplementary Planning Document

**SSSI** - Sites of Special [Significant Scientific](#) Interest



## Appendix 5: The tests of soundness

The Minerals Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is “sound” – namely that it is:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

(NPPF paragraph 182)

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**Annex C: Analysis of further submitted sites from additional call for sites round**

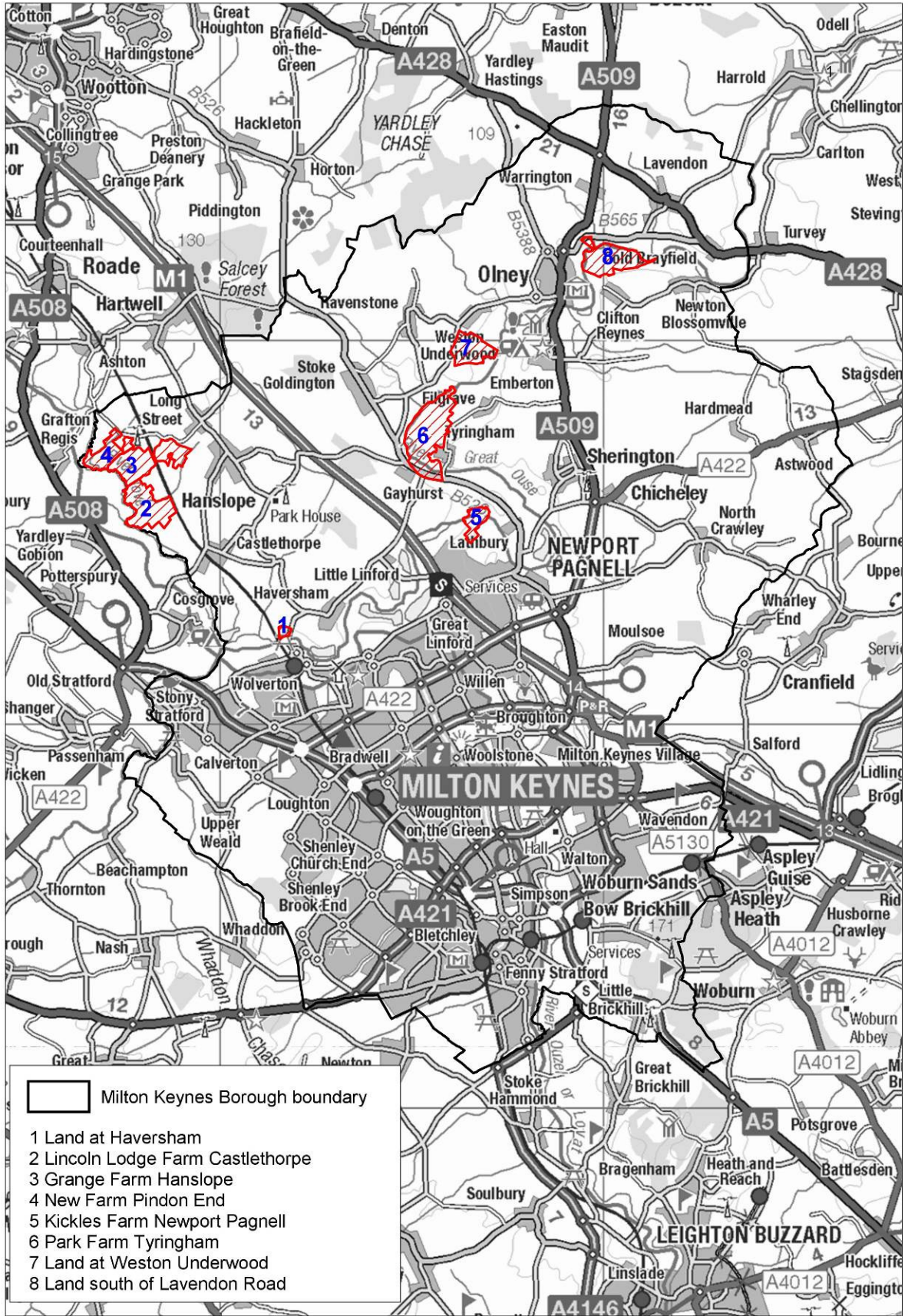
As a result of the Draft Plan consultation, during which several representations were received that indicated concern that other potential sites in the Borough had not been fully explored such as those closer to urban areas, an additional call for sites was undertaken.

Concern was also expressed over the perceived over-concentration of sites to the north of Newport Pagnell (phasing of sites within this area is set out in the Draft Plan to reduce potential for cumulative impacts).

The purpose of the additional call for sites round was therefore to investigate whether there were any additional sites that had not previously come forward for consideration, particularly within the primary areas of focus identified in the Draft Plan spatial strategy. The call for sites process was focussed on those river valley areas where generally suitable sand and gravel resources were considered to be present and landowners in these areas were individually contacted by letter.

As a consequence of this contact, a total of eight sites came forward from landowners, with the majority of located within the secondary areas of focus. The sites are listed below:

- Land south of Lavendon Road
- Land at Weston Underwood
- Land at Haversham
- Lincoln Lodge Farm Castlethorpe
- Kickles Farm Newport Pagnell
- Grange Farm Hanslope
- New Farm Pindon End
- Park Farm Tyringham.



All sites put forward were subject to assessment as per the Site Assessment Methodology (Stage 1: Initial Screening and 2a: Desktop Assessment) and were considered in the context of sites included within the Draft Plan.

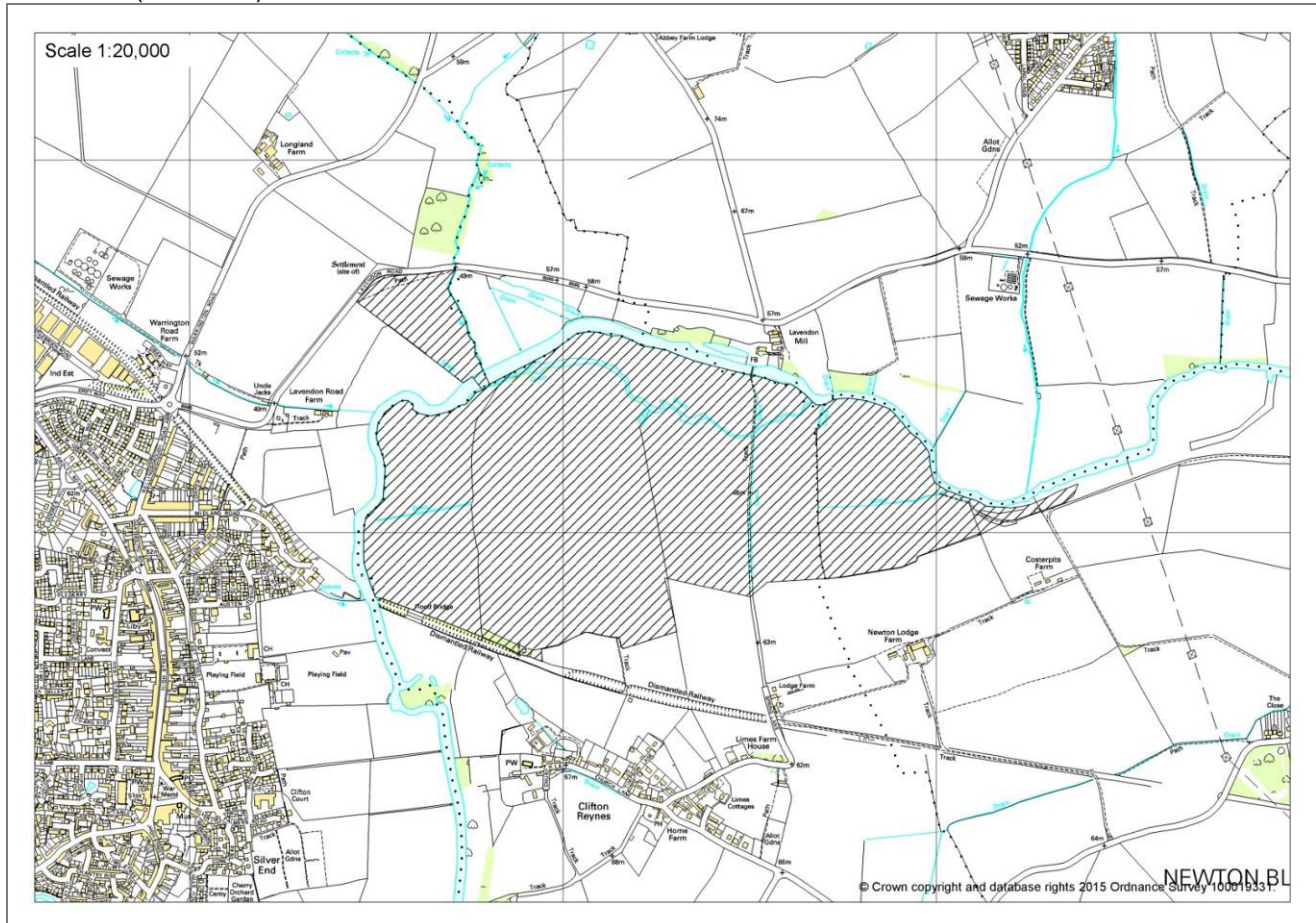
In general sites brought forward were large parcels of land that, whilst within the areas of focus (identified through BGS indicative mineral resource mapping) and likely to contain some mineral resources, site specific information was not available; for example total yield, annual extraction rate, resource quality/characteristics and operational life. In addition no industry interest or support was noted. These factors contribute towards site deliverability. That they were not present in the submissions does not indicate that these sites are inappropriate but it illustrates that these potential sites are not robust enough to displace the existing allocations in the Draft Plan. It should also be noted that the spatial distribution of the sites brought forward also did not in many cases address the perceived over-concentration of sites with several sites being located in proximity to Draft plan allocations. Three sites located in a cluster along the west of the River Tove were put forward but as a new potential extraction area with no history of extraction and with no supporting information submitted there was an uncertainty over these sites particularly when set against the Draft Plan allocations.

In conclusion none of the eight sites brought forward through the additional call for sites round are therefore considered to be more appropriate for inclusion in the plan, or more deliverable, than those previously identified as proposed allocations within the Draft Plan. As such none of the listed sites will be subject to further assessment or taken forward for consultation with the intention that they are included in the Final Draft Plan. The full site assessments will be available in the Site Assessment Technical Appendix.

## Site reference: Land south of Lavendon Road

Location: Clifton Reynes Parish and Newton Blossomville Parish, Warrington Parish and Olney.

Area (hectares): 99ha



### Site summary:

#### Proposed use

Mineral extraction – Sand and gravel

Resource yield, annual extraction rate and operational life are unknown.

#### Opportunities

- Potential for creation of jobs. The site could contribute towards provision of resources to support the continuation of growth in MK.

#### Constraints

- Potential adverse impacts on heritage assets, as includes a scheduled monument. Further site investigations would be required to accompany the planning application.
- Site is supported by landowners but no industry interest has been confirmed.
- Site does conform with the spatial strategy but the yield and quality of resource is unknown.

- Site has previously flooded as a section is in the flood plain, and is at risk of future flooding, although sand and gravel is water compatible.
- The size and location of proposal would likely result in significant impacts on the existing landscape. The close proximity of the site to settlements and properties increases the potential for impact on the built environment/townscape.

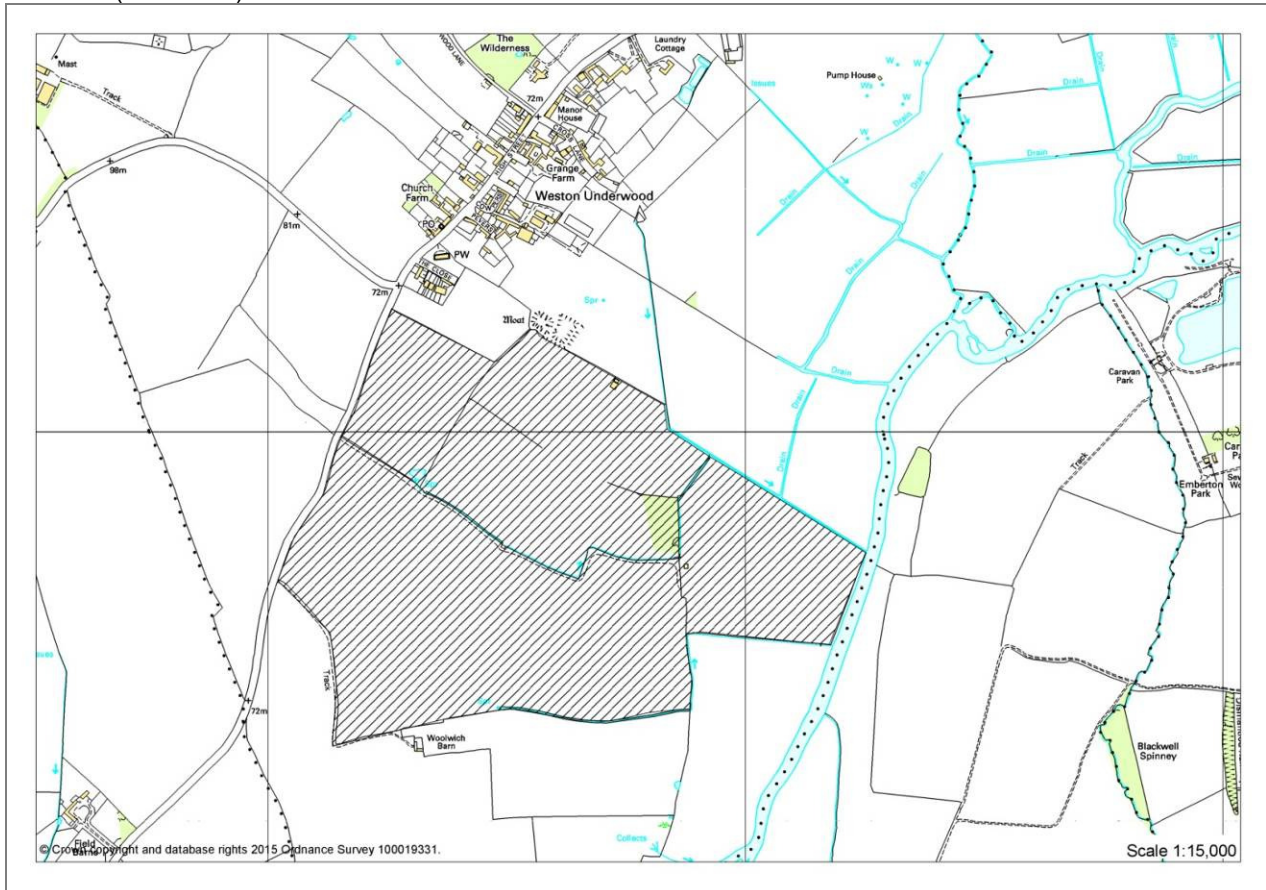
Overall assessment outcome

Site accords with the draft spatial strategy but the site yield and quality is unknown reducing potential deliverability. Do not take forward allocation.

## Site reference: Land at Weston Underwood

Location: Weston Underwood Parish

Area (hectares): 68 ha



### Site summary:

#### Proposed use

Mineral extraction – Sand and gravel

Resource yield, annual extraction rate and operational life are unknown.

#### Opportunities

- Potential for creation of jobs. The site could contribute towards provision of resources to support the continuation of growth in MK.

#### Constraints

- Potential adverse impact on heritage assets. Further site specific investigations would be required to accompany the planning application. There is a scheduled monument in close proximity to the site.
- Site is supported by landowners but not industry interest has been confirmed
- Site does conform with the spatial strategy but the site yield and quality of resource is unknown.

- Site is previously flooded as a section is in the floodplain and is at risk of future flooding, although sand and gravel is water compatible.
- The size and location of proposal would likely result in significant impacts on the existing landscape.

Overall assessment outcome

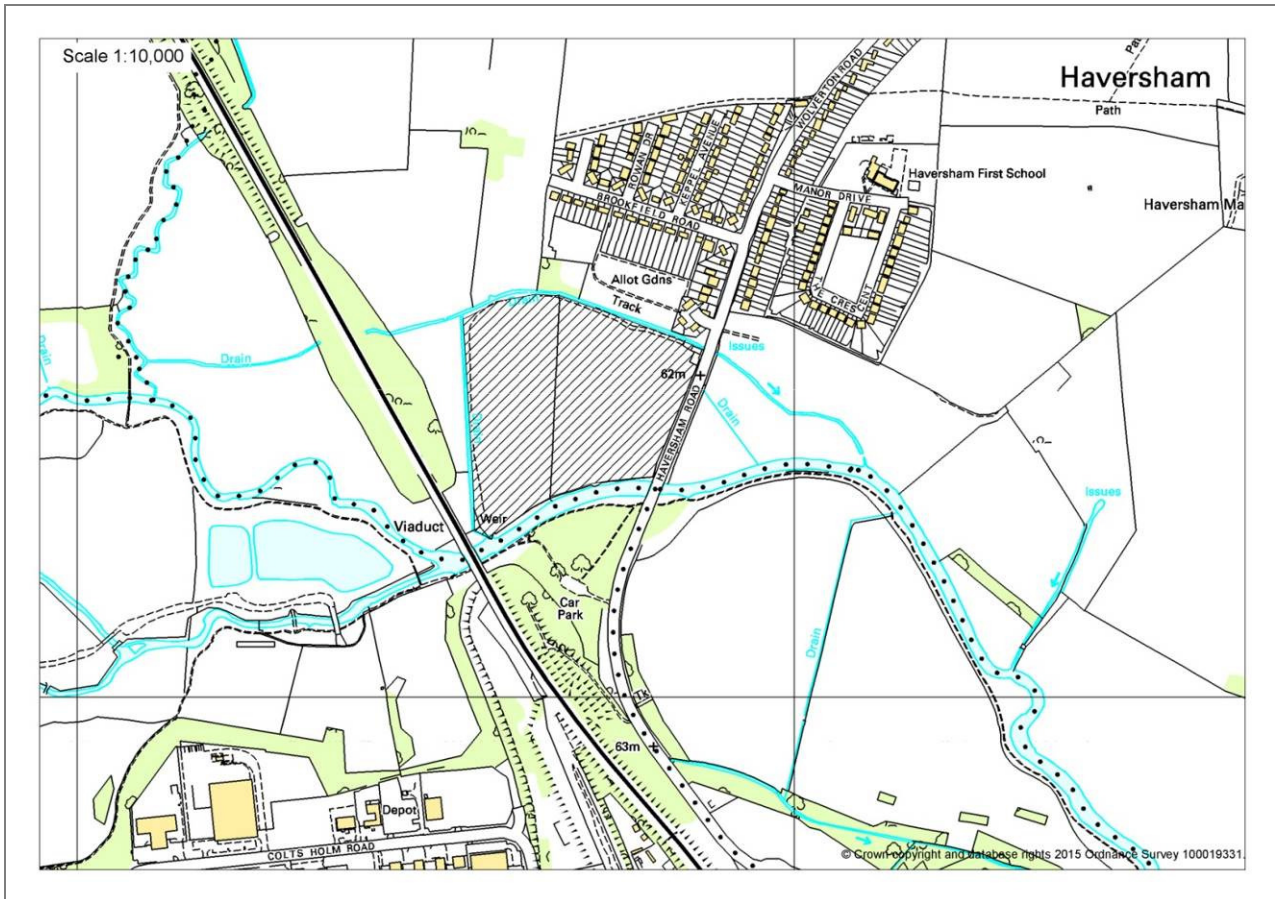
Site accords with the draft spatial strategy but the site yield and quality is unknown reducing potential deliverability. Do not take forward allocation.



## Site reference: Land at Haversham

Location: Haversham- Cum - Little Linford Parish

Area (hectares): 8 ha



### Site summary:

#### Proposed use

Mineral extraction – Sand and gravel

Resource yield, annual extraction rate and operational life are unknown.

#### Opportunities

- Potential for creation of jobs on site and the site could contribute towards providing the resources to support the continuation of growth in MK.

#### Constraints

- Potential adverse impact on heritage assets. Further site specific investigations would be required to accompany the planning application.
- Site is supported by landowners but no industry interest has been confirmed.
- Site does conform with the spatial strategy but the site yield and quality of resource is unknown

- Site has previously flooded as a section is in the floodplain and is at risk of future flooding, although sand and gravel is water compatible.
- Proximity of site to Haversham increases the potential for noise, dust and visual impacts associated with mineral extraction to affect local residents, although mitigation measures could be put in place to limit potential impacts.
- The size of the site, proximity to nearby properties, the listed bridge, and position within the floodplain reduces the scope for significant mitigation within the site.

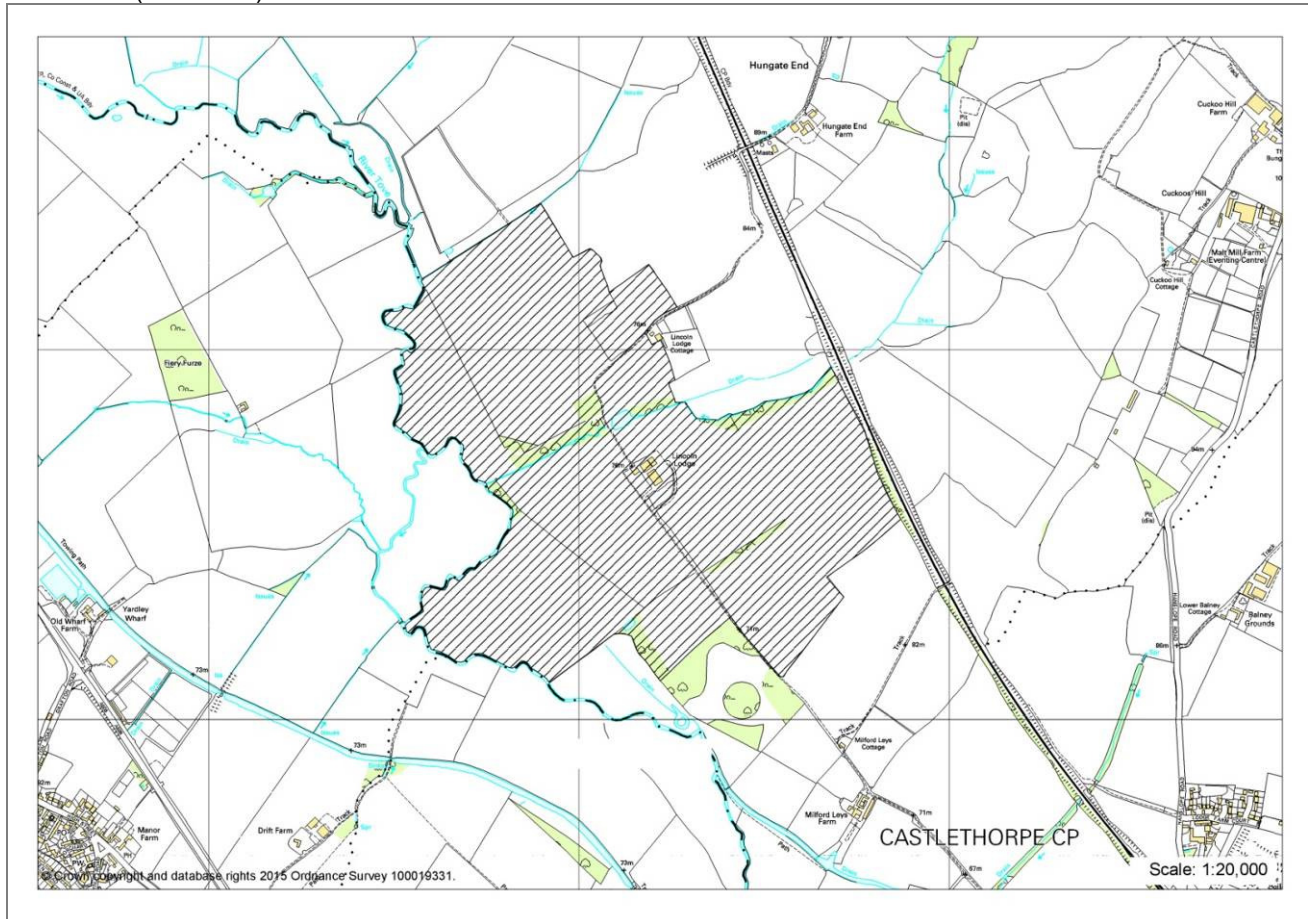
Overall assessment outcome

- Site accords with the draft spatial strategy but the site yield and quality is unknown reducing potential deliverability. Do not take forward allocation.

**Site reference: Lincoln Lodge Farm, Castlethorpe**

Location: Castlethorpe Parish

Area (hectares): 103 ha



**Site summary:**

Proposed use

Mineral extraction – Sand and gravel

Resource yield, annual extraction rate and operational life are unknown.

Opportunities

- Potential for creation of jobs. The site could contribute towards provision of resources to support the continuation of growth in MK.

Constraints

- Site is supported by landowners but no industry interest has been confirmed.
- Site does conform with the spatial strategy but the site yield and quality of the resources is unknown.
- The site is in relatively close proximity to a number of other potential sites put forward, there is potential for significant cumulative impacts in respect of noise, dust, amenity,

landscape, ecological impact and vehicle movements at nearby receptors if some sites were to be worked at the same time

- Site has previously flooded as a section is in the flood plain, and is at risk of further flooding, although sand and gravel is water compatible development.

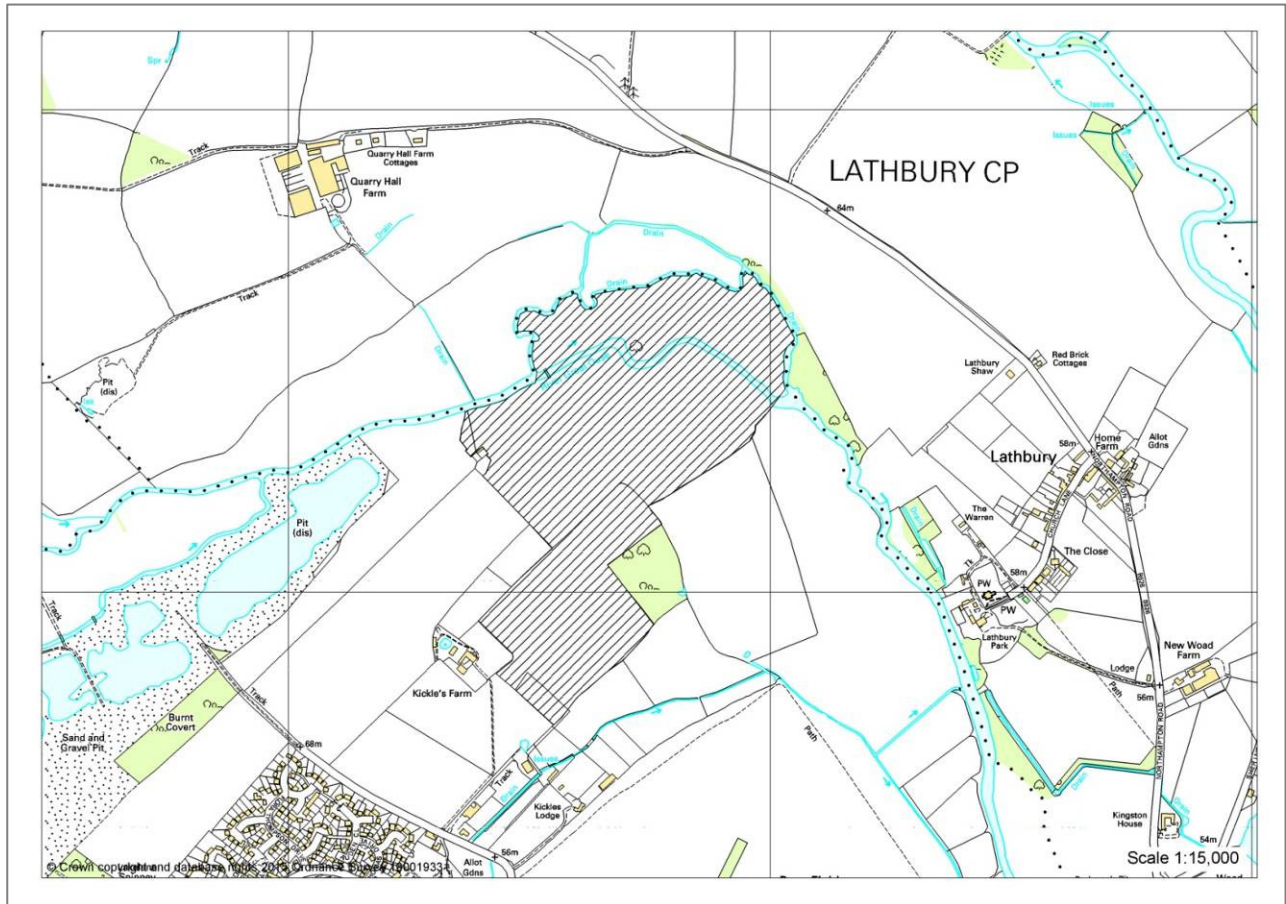
Overall assessment outcome

- Site accords with the draft spatial strategy but the site yield and quality is unknown reducing potential deliverability. Do not take forward allocation.

**Site reference: Kickle’s Farm, Newport Pagnell**

Location: Newport Pagnell

Area (hectares): 33 ha



**Site summary:**

Proposed use

Mineral extraction – Sand and gravel

Resource yield, annual extraction rate and operational life are unknown.

Opportunities

- Potential for creation of jobs. The site could contribute towards provision of resources to support the continuation of growth in MK.

Constraints

- Potential adverse impacts on heritage assets. Further site specific investigation would be required to accompany the planning application. The closest listed building to the site is adjacent to the site and is the Grade II listed Kickle’s Farm house.
- The site is adjacent to the Kickle’s Pits and Gayhurst Quarry Local Wildlife Site that supports county significant bird populations.

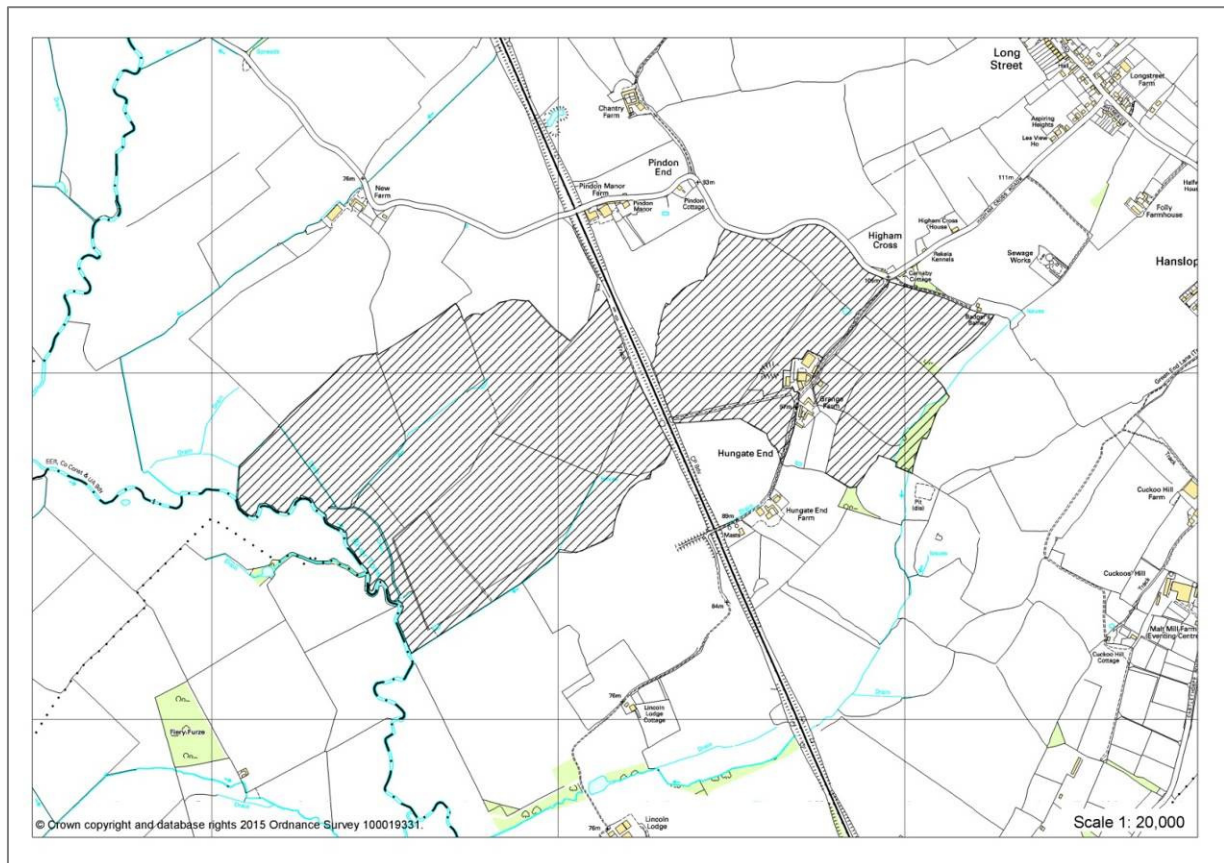
- Site does conform with the spatial strategy but the yield and quality of resource is unknown.
- Site has previously flooded as a section is in the flood plain and is at risk of future flooding, although sand and gravel is water compatible.
- Site is supported by landowners but no industry interest has been confirmed.

Overall assessment outcome

- Site accords with the draft spatial strategy but the site yield and quality is unknown reducing potential deliverability. Do not take forward as an allocation.

## Site reference: Grange Farm, Hanslope

Location: Castlethorpe Parish and Hanslope Parish  
Area (hectares): 114 ha



## Site summary:

### Proposed use

Mineral extraction – Sand and Gravel

Resource yield, annual extraction rate and operational life are unknown.

### Opportunities

- Restoration of the site has the potential to create beneficial outcomes
- Potential for creation of jobs. The site could contribute towards provision of resources to support the continuation of growth in MK.

### Constraints

- Site is supported by landowners, but no industry interest has been confirmed.
- Site does conform with the spatial strategy but the site yield and quality of the resource is unknown.
- The site is in relatively close proximity to a number of other potential sites put forward, there is potential for significant cumulative impacts in respect of noise, dust, amenity,

landscape, ecological impact and vehicle movements at nearby receptors if some sites were to be worked at the same time.

- Potential adverse impacts on Mill Crook Site of Special Scientific Interest which borders the western edge of the western site.
- Site has previously flooded as a section is in the flood plan, and is at risk of future flooding, although sand and gravel is water compatible.

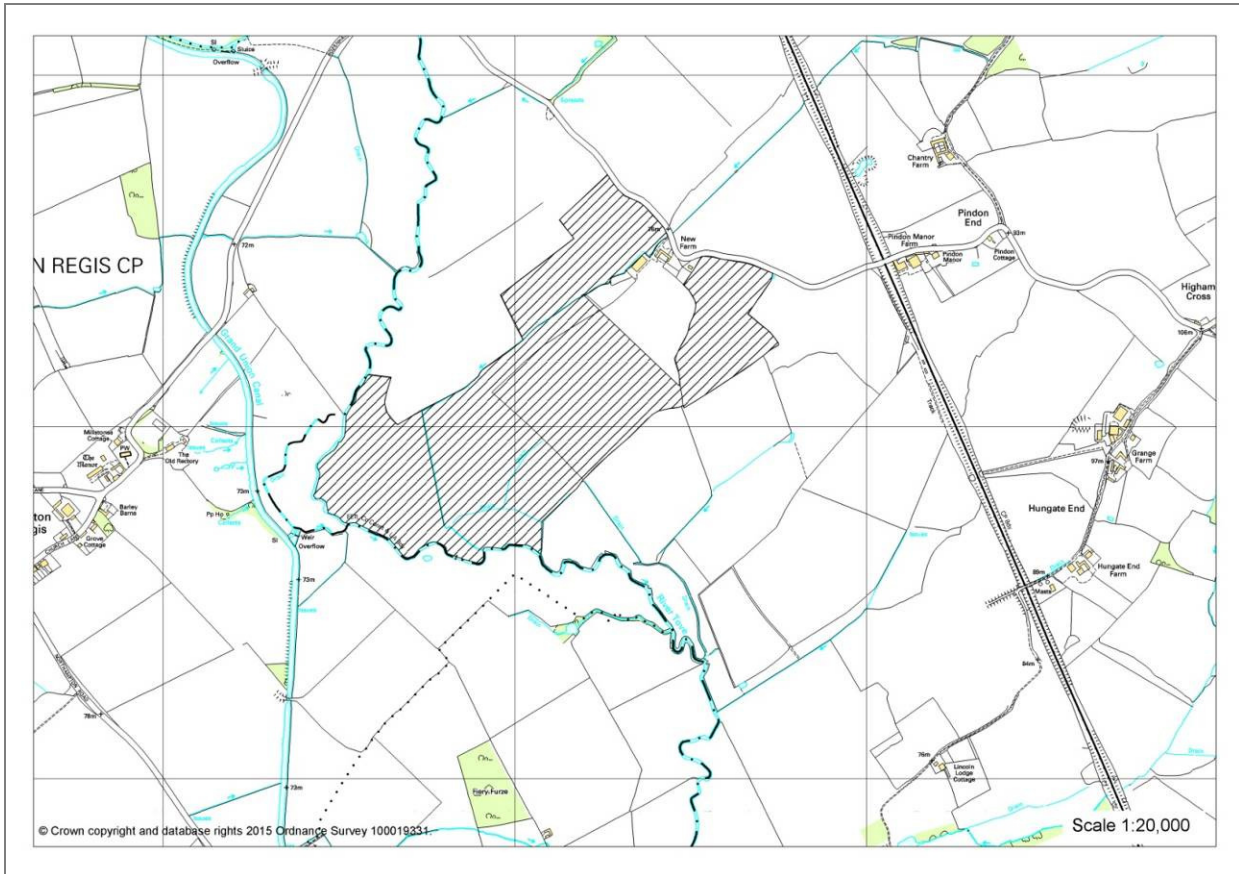
#### Overall assessment outcome

- Site accords with the draft spatial strategy but the site yield and quality is unknown, reducing potential deliverability. Do not take forward allocation.



**Site reference: New Farm, Pindon End**

Location: Castlethorpe Parish  
Area (hectares): 58 ha



**Site summary:**

Proposed use

Mineral extraction – Sand and gravel

Resource yield, annual extraction rate and operational life are unknown.

Opportunities

- Potential for creation of jobs. The site could contribute towards provision of resources to support the continuation of growth in MK.
- Restoration of the site has the potential for beneficial outcomes.

Constraints

- Potential adverse impacts nature conservation. Further site specific investigation would be required to accompany the planning application.
- The site is in relatively close proximity to a number of other potential sites put forward, there is potential for significant cumulative impacts in respect of noise, dust, amenity, landscape, ecological impact and vehicle movements, at nearby receptors if some sites were to be worked at the same time.

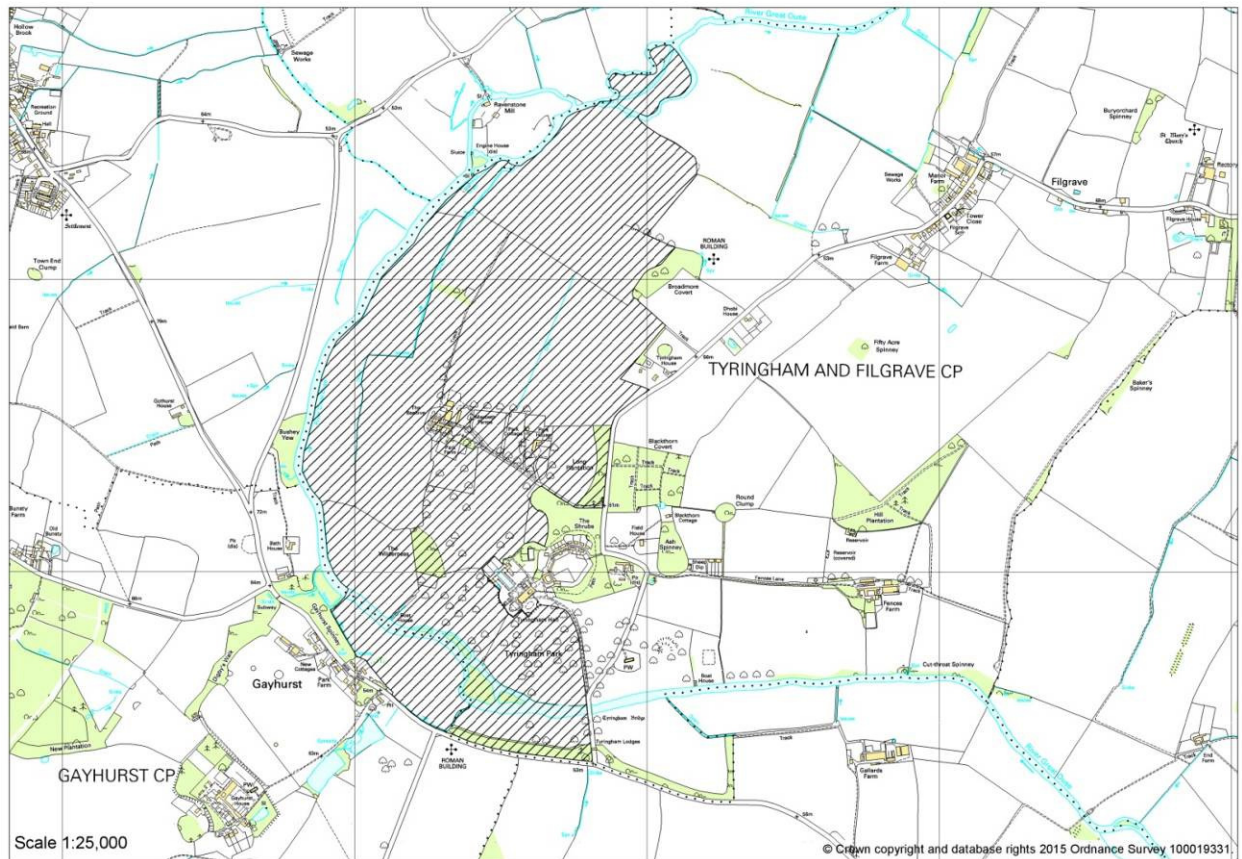
- Site has previously flooded as a section is in the flood plain and is at risk of future flooding, although sand and gravel is water compatible.
- Site does conform with the spatial strategy but the site yield and quality of the resource is unknown.
- Site is supported by landowners but no industry interest has been confirmed.

Overall assessment outcome

- Site accords with the draft spatial strategy but the site yield and quality is unknown reducing potential delivery. Do not take forward as an allocation.

**Site reference: Park Farm, Tyringham**

Location Tyringham and Filgrave Parish and Gayhurst Parish  
Area (hectares): 176 ha



**Site summary:**

Proposed use

Mineral extraction – Sand and gravel

Resource yield, annual extraction rate and operational life are unknown.

Opportunities

- Potential for creation of jobs on site and the site could provide the resources to support the continuation of growth in MK.

Constraints

- Site is supported by landowners but no industry interest has been confirmed.
- Site does conform with the spatial strategy but the site yield and quality of resources is unknown.
- Potential adverse impact on heritage assets. Further site specific investigations would be required to accompany the planning application. There are a large number of listed buildings in proximity to the site.

- Site has previously flooded as a section is in the floodplain, and is at risk of future flooding, although sand and gravel is water compatible.

Overall assessment outcome

- Site accords with the draft spatial strategy but the site yield and quality is unknown reducing potential deliverability. Do not take forward as an allocation.

### Minerals Local Plan – Progress to date (June 2015)

A new Minerals Local Plan (MLP) is being prepared to replace the existing MLP adopted in April 2006. As a Minerals Planning Authority, we have a statutory duty to have an up-to-date MLP and while the development management policies within the plan remain extant and relevant, there is a pressing need for new site allocations to help maintain our supply and landbank of extraction sites. Cabinet is considering the minerals plan on Monday 8<sup>th</sup> June and this note is provided for further information.

Appointment of Northamptonshire County Council	March 2013	<ul style="list-style-type: none"> <li>Full procurement process undertaken to appoint consultant to prepare new Minerals Local Plan. NCC successful bidders</li> </ul>
Background evidence gathering and Call for Sites	March – September 2013	<ul style="list-style-type: none"> <li>NCC work with MKC to gather background evidence and information on minerals issues, and invite local landowners, agents and industry to submit sites for consideration in the plan</li> </ul>
Issues and Options Consultation (see paragraphs 2.3-2.5 of the Cabinet report)	30 October 2013 – 22 January 2014	<ul style="list-style-type: none"> <li>12 week consultation on Issues and Options document which set out the issues to be addressed by the plan, with questions on those issues, usually with a preference for the way forward suggested.</li> <li>Issues included the apportionment (the quantity of sand and gravel that should be extracted each year within the Borough) and the spatial strategy options for where that extraction should focus.</li> <li>Included the sites that had been put forward for consideration as possible allocations and asked for comment on the suitability or otherwise of those proposed sites. Opportunity for landowners/agents to put forward additional sites for consideration.</li> <li>Officers offered to attend meetings in affected communities, and public meetings and drop-in sessions were held in several locations. Officers also attended area forums.</li> </ul>
Preferred Options 'Draft Plan' Consultation (see paragraphs 2.6-2.22 of the Cabinet report)	13 August – 5 November 2014	<ul style="list-style-type: none"> <li>12 week consultation period on the Draft Plan document, which included proposed allocations for sites to meet the proposed 0.17 million tonnes per annum apportionment figure.</li> <li>Engagement again included drop-in sessions and public meetings in affected communities, with the opportunity to discuss concerns with officers.</li> <li>Majority of responses to the consultation related to the proposed allocations.</li> </ul>
Additional Call for Sites (see paragraphs 2.15-2.16 and Annex C of the Cabinet report)	February 2015	<ul style="list-style-type: none"> <li>Following concerns raised by some Ward Councillors and respondents to the Draft Plan that there hadn't been a proper exploration of alternatives, a further Call for Sites was undertaken which involved letters directly to landowners in the primary and secondary focus areas, to make sure they had had the opportunity to have their sites considered in the Minerals Local Plan, and to understand their reasoning for not wanting to put a site forward at this time, if that was the case.</li> <li>Analysis of the sites that have been put forward concludes that those already identified are more appropriate for inclusion in the final plan.</li> </ul>
Final Draft Plan 'Proposed Submission Version' – Publication and Submission (see paragraphs 2.23-2.25)	Cabinet 8 June 2015 Council 15 July 2015 Publication August 2015	<ul style="list-style-type: none"> <li>Cabinet are asked to recommend to Full Council that the Final Draft Plan is published for comment.</li> <li>Representations received on the Final Draft Plan are submitted with the plan to the Secretary of State to be subject to independent examination by the Planning Inspectorate (PINS).</li> </ul>
Examination and Adoption	Expected early-mid 2016	<ul style="list-style-type: none"> <li>Examination hearings on the Plan are expected to be held in early 2016 (subject to PINS availability). It is expected that the Inspector's report (whose findings are binding if the Council wishes to adopt the Plan), will be published in Spring 2016.</li> </ul>



**Briefing Note**

**Milton Keynes Minerals Local Plan:  
Aggregates Provision- Sand and Gravel**

***Introduction***

1. The Milton Keynes Minerals Local Plan has to identify provision for sand and gravel. This has to be achieved in a way that is compliant with the National Planning Policy Framework (NPPF) and any other national guidance, particularly the National Planning Practice Guidance (NPPG). It has to take account of the longstanding Managed Aggregate Supply System (or MASS) and in particular how this relates to the preparation of Local Plans and Local Aggregates Assessments and the direct relationship between them.
2. Paragraph 145 of the NPPF states that minerals planning authorities should plan for a steady and adequate supply of aggregates by:  

*preparing an annual Local Aggregate Assessment, either individually or jointly by agreement with another or other mineral planning authorities, based on a rolling average of 10 years sales data and other relevant local information, and an assessment of all supply options (including marine dredged, secondary and recycled sources).*
3. The NPPG states that Local Aggregate Assessments must also consider other relevant local information in addition to the 10 year rolling supply, which seeks to look ahead at possible future demand, rather than rely solely on past sales. Such information may include, for example, levels of planned construction and housebuilding in their area and throughout the country. Minerals planning authorities should also look at average sales over the last three years in particular to identify the general trend of demand as part of the consideration of whether it might be appropriate to increase supply.
4. At Draft Plan (Preferred Options) Stage, consulted on from August to November 2014, it was proposed that an annual provision figure of 0.17 mtpa be included in the Plan. The next section details how this proposed figure was arrived at.

***Context to the Draft Plan provision***

5. At Issues and Options stage there were four options presented to take forward. These were:
  - (i) **0.28 mtpa** This was the current regionally derived apportionment rate. It came from the Proposed Modifications to the South East Plan published by the Secretary of State in March 2010 and re-iterated as the apportionment by DCLG in the form of a letter to all planning authorities in July 2010. It was, prior to the NPPF coming into effect in

March 2012, the provision that was expected to have been taken forward.

- (ii) **0.11 mtpa** This was the provision rate based on an average of ten years sales. This was based on the latest ten year sales at the time and therefore related to the ten years from 2003 to 2012.
  - (iii) **0.12 mtpa** This was the apportionment rate from the existing Minerals Local Plan adopted in 2006 (and based on the then regional apportionment from the previously adopted regional plan).
  - (iv) **0.17 mtpa** This was the provision rate based on an average of three years sales. As for the ten years sales this was based on the latest three year sales at the time and therefore related to the three years from 2010 to 2012.
6. The option choice was limited to these four options. Indeed it could have been reduced further to just show three options and had either an 0.11 mtpa or 0.12 mtpa option but not both. However having both was considered helpful as it showed the lack of difference between the existing adopted figure and a ten year derived figure.
7. In examining the above options in more depth to come to a conclusion over the preferred option to take forward into the Draft Plan the following were the key conclusions:

#### **0.28 mtpa**

The 0.28 mtpa apportionment came about because of the south east taking a different approach to making provision for aggregates that moved away from past sales to utilising a model that took account of construction demand and un-sterilised resource not constrained by international and national designations. As Milton Keynes is a longstanding growth area with significant demand and with no international and national designations in the Borough this approach increased the apportionment, especially as the EIP Panel then removed any transitional arrangements in moving to this new approach. There was considerable disquiet about this regional apportionment but even if there was disagreement with the Panel's Report it clearly carried substantial weight as the Secretary of State included it within the South East Plan Proposed Modifications (March 2010) and in the DCLG letter of July 2010 on making provision in the absence of a regional spatial strategy.

However, in relation to construction demand, which has to be looked at in determining a figure based on the NPPF/NPPG, in the case of Milton Keynes housing and other infrastructure proposals, even if they come to fruition as planned, will not be a significant change from previous years as Milton Keynes has always had a growth focus. There is no indication therefore that the level of demand for sand and gravel will increase significantly beyond peaks experienced previously and as such, it is not necessary to factor in any additional growth to a sales based provision.

Even when sales peaked in 2010, after a long period of low and even nil sales, they were significantly lower than 0.28 mt. With a relatively limited supply contribution from permitted sand and gravel sites, and few sites put



forward through the call for sites process, an annual apportionment of 0.28 mtpa was considered unlikely to be achievable. An 0.28 mtpa provision figure (although technically still the apportionment) was not considered to be appropriate to take forward in the Plan.

### **0.11 mtpa (and also 0.12 mtpa)**

The ten year sales based 0.11 mtpa provision rate is considerably lower than the apportionment level and could be seen as artificially constraining supply rather than seeking to meet the demand for construction aggregates in this growth area, as well as encourage undue reliance on imports from other areas. Furthermore the provision figure based on the ten year average (2003-2012) is skewed by the three years when there were no sales because no sites were operational (2003-5) and by a further year when there was minimal output from a new site starting up (2006). It should also be noted that if the three years when there was zero production and the very low figure in 2006 were excluded and only 'normal' production years (2007-2012) were included in the average this would be 0.17.

Over the past decade sites in Milton Keynes with planning permission do get implemented and it is interesting to note that in 2010 (and 2009) that sales easily breached (in fact almost doubling) the 0.11 mtpa figure, even during a severe national construction downturn. Significantly all of the sites allocated in the 2006 Minerals Local Plan have progressed to a stage where all the mineral to be extracted has been extracted except for one site (Calverton/Passenham) - this was where there was a change in ownership which meant mineral extraction did not begin again in earnest until 2014. Therefore a provision figure of 0.11 mtpa (and the 0.12 mtpa 2006 Minerals Local Plan apportionment figure) was considered to be too low.

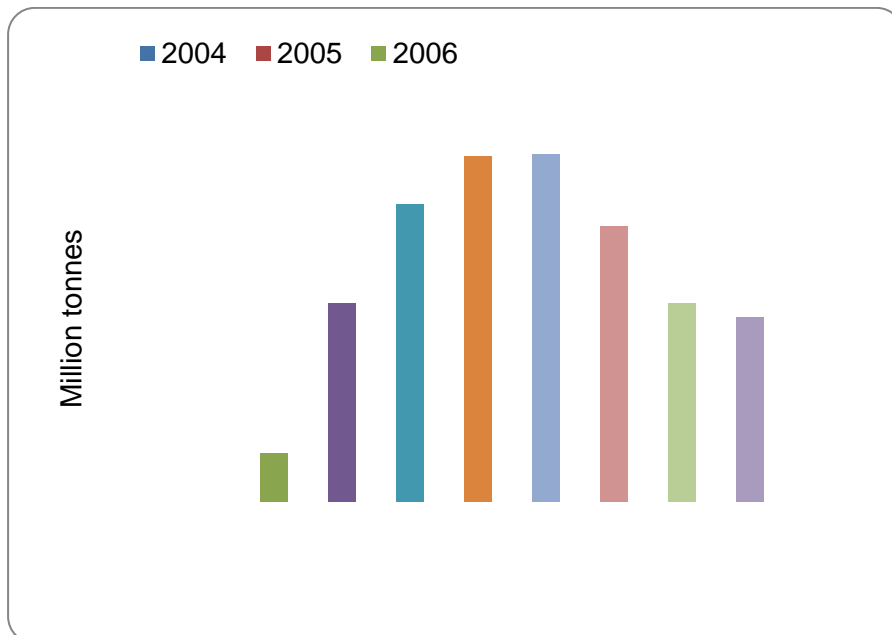
### **0.17 mtpa**

The three year based (2010-2012) 0.17 mtpa provision rate lies between the other options (albeit much closer to the adopted Minerals Local Plan and ten year sales based figure than to the previous regional apportionment figure). It was considered to provide a realistic representation of average sales as it takes account of a time when sales peaked (in 2010) and also a period when sales declined (between 2011 and 2012) but also recognised the peak in 2010 was also reached in 2009 so the figure was not artificially inflated by a one off spike in sales. As well as this occurring during a recession there was also no period when sales were artificially depressed due to the lack of available sites, such as when Passenham/Calverton was closed and sold in 2013.

Although the NPPG specifically notes sales over a three year period, choosing a three year based figure instead of the ten year based figure has to date not been a standard approach. In almost all Mineral Planning Authority areas the ten year sales figure is higher than the three year figure, but the opposite is the case for Milton Keynes. For this reason the 'standard' approach of using the ten year figure (for 2003-2012) is not appropriate for Milton Keynes and that the three year figure actually has far more legitimacy and robustness. This was the provision figure included in the Draft Plan.

*However, in choosing the three year figure it had to be implicitly acknowledged that there would be likely to be more variation over a period of time than there would be with a ten year based figure. Although the Draft Plan had a figure that could be directly related to a three year based provision for 2010-2012, it should be noted that the Draft Plan preferred option of 0.17 mtpa was as much about the selecting of a figure that could be justified at examination as it was about strictly adhering to a three year based figure for the most recent three year period.*

8. Since the Draft Plan was prepared in late Spring 2014 updated ten year and three year sales figures (for the periods 2004 to 2013 and 2011 to 2013 respectively) have been published. The ten year annual average sales figure is now 0.12 mtpa whilst the three year annual average sales figure is now 0.14 mtpa.
9. This therefore shows a slight increase on the ten year figure over the previous period but a reduction in the three year figure, with an overall narrowing of the gap between the two figures. The reason that the figures are going in different directions is:
  - Sales are continuing to reduce from the 2009-10 peak in the recession and are now levelling off, but at a higher level than the 10 year average. Although one of the zero production years has dropped out of the 10 year average some still remain in the calculation, suppressing the figure;
  - The high 2010 figure has now been removed from the three year average calculation (clearly decreasing the three year figure) and in the most recent 2013 year one of the important supply sites in Milton Keynes (Calverton/Passenham) was largely non-operational.



10. It is expected that the next set of ten year and three year figures (i.e. incorporating sales from 2014) will continue to see ten year average sales

increase (because another year of no sales back in 2004 will be removed from the calculations). The three year annual average figure is also expected to increase as extraction re-commenced at Calverton/Passenham in spring 2014 and there will not be a corresponding decrease in production elsewhere to negate this increase (as no other sites are currently in production). Looking ahead to 2015, even if no new sites are extracted from, the 10 year based figure will still increase and the three year figure will not decrease.

***Is the Draft Plan approach still appropriate?***

11. The selection in the Draft Plan of a three year based provision figure was driven by the difficulties of relying on a ten year based figure: for the first three years of that ten year period there was no extraction in Milton Keynes, the fourth year was kept low by the starting up of sites. However, once the 2006 Minerals Local Plan had been prepared the sites allocated came forward for extraction quickly; the sales rate soon went above the 0.12 mtpa figure in the adopted Plan (well above by 2009 and 2010). This also had to be seen in the context of a severe recession that had led to significant declines in sales in basically every other minerals planning authority area.
12. This unusual context is considered to illustrate that if sites were allocated in Milton Keynes then they would come forward and be developed, even during a recession. In other words Milton Keynes as a growth area bucked the national trend in the recession for mineral extraction. It can therefore reasonably be argued that without a recession these sales figures should endure and at least stay at a similar, if not higher, rate as the economy expands.
13. However, the higher figure of 0.28 mtpa from the South East Plan still has to be considered to be unrealistic. Although the Borough does have 50% of its area as non-urban, mineral resources are only in part of that area, largely the Great Ouse valley river gravels. Previous extraction in the Borough has been concentrated in the Great Ouse valley between Stony Stratford and the M1 with more localised extraction north of Newport Pagnell (between the town and Sherington Bridge) and south of Olney (where the country park now is).
14. There are not therefore extensive areas within the Great Ouse valley in the Borough where extraction could take place; those where it can are: south of Stony Stratford, from the M1 to Newport Pagnell Bridge, from Sherington Bridge to Emberton and between Olney and Turvey and that is without factoring in whether specific parts in these areas are deliverable due to matters such as access, localised environmental constraints and landowner support.
15. A designation that includes large parts of the Great Ouse valley is the Area of Attractive Landscape (AAL). However, the AAL designation is not an overall constraint to extraction in the valley and the longstanding policy on them (most recently as set out in Policy S11 of the Milton Keynes Local Plan 2005) is not unhelpful to permitting mineral extraction. The Policy states that development within AALs should (i) not damage the special character of the area; (ii) enhance important landscape features where possible; (iii) protect and enhance features of nature conservation value; (iv) retain and improve public access and opportunities for countryside recreation. Mineral extraction is a temporary development but it is development that that can promote all the positives contained in criteria (ii), (iii) and (iv). It should also be noted that there were three

extensions of the AAL in the Ouse Valley in Policy S11: these areas (east of Olney, south of Lavendon and the Linford Lakes area west of Newport Pagnell) are not therefore longstanding AAL and the Linford Lakes area is actually an area of restored mineral workings. Using the AAL designation to limit extraction in the Plan by seeking to discourage it within the area designated when this area comprises the significant majority of resources would be seen as an unsound approach and would fail at examination.

16. Nevertheless a figure of around 0.28 mtpa could be seen to be over-reliant on a consistent higher level of production that would be focussed in a relatively small geographical area compared to other mineral planning authority areas. This would probably mean an increase to and then continued working in at least three separate sites across the Borough.
17. In terms of what is the correct annual provision figure to provide for, this has to be one that is derived from what the area is capable of providing when sites are available, but not a provision that is unrealistic because it is too high or too low. Before this is discussed, the issue of whether if sites are allocated they will come forward perhaps needs to be re-looked at.
18. Consolidation in the minerals industry where the key quarry operators in the country are now owned by groups with headquarters in other countries and where investment decisions are made continent by continent is leading to a situation where the larger operators are not so interested in smaller sites (those with under 2 mt of resources) than in the past. None of the sites in the Draft Plan is anywhere near approaching 2 mt. This issue seems to have gained a far greater salience in recent months and may be because nationally some committed sites do not appear to be opening up despite a growing economy. However within Milton Keynes multinational Hanson has progressed the Haversham Road site to a planning permission (and will utilise the existing processing plant at Manor Farm) and implementation has commenced.
19. There are also other national independently owned operators and regional operators who will be interested in smaller sites. Multinational CEMEX sold their operations at Passenham/Calverton to GRS Roadstone who are the largest independent operators in the UK and who are looking to increase their presence in the South East Midlands. The selling on of this asset resulted in working re-commencing quite quickly at this site and the operator now planning to extend their operations here within both Milton Keynes and Northamptonshire.
20. The situation in respect of existing sites and existing permissions moving into 2015 and 2016 is as follows:

*Calverton/Passenham Area*

The new operator (GRS Roadstone) is keen to continue production here. They anticipate a ramping up of production on the Milton Keynes side of the Passenham operation to the extent that they will complete extraction at their permitted site in MK within eighteen months. Due to this they have submitted a planning application relating to the allocation on the Northamptonshire side. They also wish to progress the draft allocation on the MK side as well and have also put forward proposals for an extension to their allocation in Northamptonshire as part of the Northamptonshire Minerals and Waste Local

Plan Review. This shows a commitment by the operator to continue extraction in this area, albeit one that is split between two mineral planning authority areas. It is also understood that the operator is looking at other locations in the wider south east midlands area in which to establish one or more other sites and this could include elsewhere in the Borough. *There is therefore a commitment to production by this operator in Milton Keynes and it may not just be limited in future to Calverton/Passenheim.*

*Wolverton- Manor Farm and Haversham Road*

The Manor Farm site has now completed extraction and is being restored. The operator (Hanson) has planning permission to extract from a nearby site at Haversham Road using the existing processing plant, and implementation of this permission has recently commenced although extraction has not yet begun. Extraction at Haversham Road is planned to take around 3 years.

*Caldecote Farm*

Extraction from the original site has been completed and it is now being restored. The extension area to the east (across the road) has planning permission but extraction has not commenced here. Extraction here is planned to take 5 years (plus a further 2 to complete restoration). However the operator has gone into liquidation and the site will need to be taken on by another operator if it is to be implemented. It is uncertain for now about the likelihood of extraction commencing here in the immediate future (i.e. in 2015), although because of its location in a strategic gap between the Milton Keynes and Newport Pagnell urban areas the likelihood of now seeking to let the permission lapse solely so that housing could instead be promoted here appears unlikely- although the permission could nevertheless still lapse.

21. The situation in respect of sites allocated in the Draft Plan is as follows:

*A1: Calverton/Passenheim Extension (0.25 mt)*

As referred to above the operator is keen to continue production here and is keen to pursue to the Draft Plan allocation to a commitment.

*A2: Quarry Hall Farm (0.72 mt)*

This Draft Plan site continues to be supported by the landowner although there is a preference by them for a larger Lathbury Quarry allocation and also a site north of Newport Pagnell Bridge to come forward first.

*A3: Lathbury Quarry (0.65 mt)*

This site has been pursued for years and has been subject to both planning applications and to promotion by landowner and prospective operator for inclusion- the most recent being during the previous Minerals Local Plan process and where, in the days of non-binding Inspector's Reports, the Inspector recommended this site be included in the Plan.

*A4: Lavendon (0.46 mt)*

This Draft Plan site has the support of landowners.

22. There is no reason to believe that a national or more regional operator, both of who can make smaller sites work for them, would not be interested in these Draft Plan sites.

***Is the Draft Plan provision still appropriate?***

23. The highest three year average over the past eleven years is 0.2 mtpa, which was achieved for both 2008-10 and 2009-11 (the former figure being the three years at the height of the recession). However, despite these figures being achieved during the recession this should nevertheless be seen as a highest point not to go beyond. To go higher effectively depends on having two larger or three smaller sites (smaller sites being those of a scale identified in the Draft Plan) always being operational at the same time across the Borough.

24. The lowest figure should be a figure that is higher than the 0.12 mtpa in the adopted plan (and the latest ten year provision figure). The ten year annual average sales figures are still reflecting the nil sales because there were not any sites to extract from in 2004 and 2005 and the very low production figure as sites started to come forward in 2006.

25. It should be noted that with the current rates of extraction within the Borough and even if no further sites start to be extracted from in 2015 then the ten year annual average sales figure should continue to increase for the next few years. Indeed even if the much reduced sales figure for 2013, which related to one site only being in production, was carried forward for the next few years – in other words there would only be one operational site in the Borough for the next few years - then by the end of 2017 the 10 year annual average sales figures would still have increased to 0.16 mtpa.

26. This therefore helps illustrate quite clearly that as the 10 year annual average sales figures lose from those averages those years of no (or very low start up year) production then a more reliable 10 year average starts to come into the frame and one that if two sites are operational at Milton Keynes at any one time, will not actually be lower than 0.17 mtpa. This is supported by expected extraction from those sites with permission in the Borough (as taken from their planning applications, so this is not confidential information):

- Calverton/Passenham (0.079 mtpa over a six year period)
- South of Caldecotte Farm (0.09 mtpa over a 5 year period)
- Land east of Haversham Road (0.125 mtpa of saleable material over a three year period)

This shows that if all three sites were currently operational and meeting the expected output set out in their planning applications, you would be looking at an annual sales figure of 0.294 which is actually higher than the 0.28 mtpa of the south east regional apportionment. If by 2017 when the current committed Calverton/Passenham site will have completed extraction but the two other committed sites are by then operational then you could be looking at around 0.2 mtpa being extracted that year.

27. The upward trajectory of the 10 year sales figures, even with only one site currently operational plus the two sites with planning permission (that are not yet being extracted from) that would add over 0.2 mtpa to the annual provision if implemented together, makes the three year based (on years 2011 to 2013) provision of 0.17 mtpa a very appropriate figure to take forward.
28. A provision of 0.17 mtpa also has the advantage of having already been accepted by the South East Aggregates Working Party (SEEAWP) as an appropriate provision figure for Milton Keynes and this acceptance carries considerable weight at examination. It also largely squares off the Plan meeting the Duty to Co-operate in relation to aggregates provision. The Minerals Products Association (MPA) has expressed a view at SEEAWP meetings that the Milton Keynes figure should be higher because of the growth of the Borough but have not formalised this view either through the MPA itself or through individual members making a representation on the Draft Plan. This would suggest that this stance is unlikely to change at Final Draft Plan stage if the provision in the Plan also does not change.

### **Conclusion**

29. The continuation of a 0.17 mtpa provision figure into the Final Draft Plan (and thus to submission and examination) is strongly recommended.
30. A provision figure of 0.17 mtpa in the Minerals Local Plan for sand and gravel would, in broad terms, be based on around two sites (from existing operations/commitments or allocations in the Draft Plan) generally being operational throughout the plan period. Working on the basis of two operational sites at any one time in the Borough is a realistic proposition for the Minerals Local Plan.
31. Furthermore not changing the provision figure from the Draft Plan also has the benefit of not opening up this matter with the Aggregates Working Party and to a Duty to Co-operate debate.

June 2015





## **ITEM 4(a)(iv)**

**MILTON KEYNES COUNCIL**

**21 OCTOBER 2015**

### **MINERALS LOCAL PLAN**

#### **SUBMISSION FROM COUNCILLOR P GEARY**

Please accept my apologies, i will not be able to attend cabinet as I have a family engagement in Canada which means I will be away however I would appreciate the comments below being made known to both the cabinet and others before the decision is made to recommend the draft minerals local plan is sent to council.

The minerals local plan will have a greater effect on some communities in our ward than any other policy that this council will progress in the next decade. As ward councillor i and my colleagues understand this and are prepared to do whatever it takes to get a robust and sustainable plan in place that will protect our communities as much as is possible while still allowing Milton Keynes to meet its allocation of minerals that it has to extract. Both individually and collectively we have met with officers and with Cllr Legg to progress matters and we brought a motion to this meeting last autumn about the issue as well.

There can be no doubt that Milton Keynes council needs to have a robust minerals plan in place to protect communities from unplanned extraction however as this is done it is vital that the communities are taken along with the plan as it develops and as much consensus as possible is gained. The effects of bullying a plan through at all costs because as a council we can, will see ramifications that will last a generation. The communities affected by these proposals know only too well the issues around minerals extraction. They are intelligent and resourceful and individually and collectively know more than many experts do about the issues and their views should be listened to and understood not merely given lip-service. The way that some of their comments have been reported in the annexes to the paper could be read that just because they are objecting to extraction sites that any other comments they make are in some way not valid. While this was undoubtedly not the way it was intended if this is the way it is perceived then it will do damage to this councils cause when it comes to trying to get a plan accepted rather than imposed. The way things can be perceived is often more important than the way things are in actuality.

With regards to the overall total of aggregates that we as a council need to extract this is the overall most crucial figure in the whole proposal. The lower this figure is the less communities have to be affected. As a council we have few areas of unspoilt countryside in this borough. some of the few that are left will undoubtedly be changed when this plan comes into force however we need to make sure that these

areas are as few as possible and as far away from people as we can. Many people have in their comments mentioned this and we need to do far more to explore these issues and if necessary explain further things around them to people. We must not make the mistake of accepting the higher figures just because we know this figure will be easier to defend with developers. We need to ensure that we robustly select a figure that is defensible to all sides.

The location of sites is also vital. MKC asked for further sites to be put forward into the plan and more were received. The reasons for these being recommended not to be included seems to be on the whole that they had no industry backing and that there was little evidence of the amount of mineral on these sites. The fact that the industry does not have the agreements in place in these areas or indeed has agreements that are more favourable to them in other areas does not mean that we should grant those sites. We need a plan that is developed in the best interests of all the people in MK not in the interests of a few developers. With regards to the amount of aggregates available in these sites it is not surprising that people do not know what is under these sites. They need to be given time to develop this information with crops growing and little time to submit interest it cannot be surprising that many of the submissions were not rich on detail. While many of these sites would most likely be unsuitable either now or in the future some may be and we need to explore everything to get a robust plan in place. Some of them may just be better than those we currently have and spending the next few months exploring this would be time well spent. Especially as this could be done in conjunction with the consultation.

I am grateful that Cllr Legg has agreed to give as much time as possible for people to explore and comment of these proposals while the statutory consultation period is 6 weeks for this to have happened over the summer would have been unfair and his understanding is very much appreciated.

If this plan progresses in method of cooperation and consensus then I and I am sure my colleagues will work with it to develop it in the best interests of everyone.

Peter Geary

7/6/2015

**MINERALS LOCAL PLAN - OCTOBER 2015 UPDATE**

Since the draft of the Final Draft Minerals Local Plan: Proposed Submission Version was published in the Cabinet papers for its meeting on 8 June 2015, further amendments have been made to the document in order to address some of the concerns raised in the last consultation period.

Those changes are in the form of additions to Policy 3 and to the site-specific profile in Appendix 1 to the Plan. These additions are highlighted below:

**Policy 3****Site-specific allocations for the extraction of sand and gravel**

Proposals for the extraction of sand and gravel at the following sites will be permitted in accordance with other relevant local plan policies:

**Primary - River Great Ouse south of Manor Farm Wolverton**

A1: Calverton/Passenham Extension (approx. yield 0.25Mt)

**Primary - River Great Ouse south of Tyringham/Sherington**

A2: Quarry Hall Farm (approx. yield 0.72Mt)\*

A3: Northampton Road, Lathbury (approx. yield 0.65Mt)\*

**Secondary - River Great Ouse north of Tyringham/Sherington**

A4: Manor Farm and Lavendon Mill (approx. yield 0.46Mt)

\* *Extraction of mineral from Quarry Hall Farm and Northampton Road, Lathbury must be phased to ensure that the two are not operational at the same time.*

*There are also specific development requirements at Northampton Road, Lathbury - these requirements are set out in the relevant site profile in Appendix 1 'Site Profiles'.*

**Appendix 1 – Site Profiles****A3: Northampton Road, Lathbury****Specific development requirements**

- Due to the proximity to the settlement of Lathbury village the site management plan (see Policy 12) should include a satisfactory stand-off and suitable bunding/buffering from extraction operations particularly in that part along Northampton Road nearest to the settlement.
- The processing plant should be located in an area that minimises visual intrusion and is away from the settlement of Lathbury and other dwellings. The processing plant is to be linked to mineral extraction on the site and will not be used to process mineral from other sites.

## **Peer Review**

At the Cabinet meeting, there were also concerns raised by some Ward Councillors that resulted in a request for a Peer Review of the process to prepare the plan so far to be undertaken. This Peer Review has now taken place by consultants Urban Vision, an organisation with experience of preparing Minerals and Waste Local Plans on behalf of other Local Planning Authorities, and their report has been received and published.

The Peer Review identified no areas of concern in the process undertaken to date. The report prepared by Urban Vision is available on the Council's website at <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/minerals-policy>.

**COUNCIL RESOLUTION = 10 JUNE 2015****National Health Service**

That this Council:

1. welcomes the statements made in the Queen's Speech to Parliament on 27 May 2015 about securing the future of the NHS by implementing the NHS's own 5 year plan, including better integration between health and social care, better access to GPs including evening and weekend working and improved waiting times for mental health services, alongside increases to the NHS budget and 7 day NHS working;
2. is aware that one person in four experiences a mental health problem at some stage during their life and believes that there should be parity of treatment between mental and physical health within the NHS including:
  - (a) equivalent access and waiting time standards;
  - (b) the introduction of a mental health crisis service in all Accident and Emergency Departments;
  - (c) changes to the way in which mental health services are funded including the removal of block contracts; and
  - (d) more resources to be made available for research into the causes and best treatment of mental health.
3. asks the Health and Adult Social Care Committee and the Milton Keynes Health and Well Being Board to further consider how these issues can be best progressed within Milton Keynes;
4. notes the importance that this Council places on improving access to health care in Milton Keynes and the successful efforts made by health professionals, councillors, and MPs Iain Stewart and Mark Lancaster to increase funding for MK hospital;
5. notes that successful lobbying and joint working between parish councils, local councillors, MPs and the Clinical Commissioning Group has led to the recent announcement of additional funding in principle for enhanced GP provision in Milton Keynes including at Willen and Brooklands, recognises that there is still much work to do before these plans can be put in place, and commits to support the Joint Health and Well Being Strategic Plan agreed in March so that this additional provision can be effectively delivered;
6. notes, however, that there still remain significant problem areas where there is insufficient capacity among local surgeries to serve the local population and that the plans unveiled so far do not address this. This Council therefore calls upon the Leader of the Council to make representations, in particular, about the shortage of capacity accessible to residents
  - (a) along the V10 including Monkston, Monkston Park, Kents Hill and Walton, and to press for the enlargement of Milton Keynes Village and Walnut Tree surgeries to cover this area; and
  - (b) in the Western Flank currently served by Westcroft Surgery;

7. requests the Leader of the Council, in his new position as Chair of the Health and Well Being Board, to ensure that the opportunities created by announcements in the Queen's Speech and successful examples of joint working are taken forward to create a better health and social care service for Milton Keynes; and
8. furthermore requests the Leader to report back to Council in October what improvements are proposed and how these will be implemented within available budgets.

**Wards Affected:**

Bletchley East Ward

**ITEM 4(e)(i)****MILTON KEYNES COUNCIL****21 OCTOBER 2015**

Report considered by Cabinet – 12 October 2015

**LAKES ESTATE NEIGHBOURHOOD PLAN 2015-2026**

Responsible Cabinet Member: Councillor Legg, Cabinet Member for Public Realm

Report Sponsor: Anna Rose, Service Director: Planning & Transport  
Author and contact: Michael Moore, Senior Planning Officer, Tel: 01908-252352**Executive Summary:**

This report seeks Cabinet's agreement to recommend to Council that it 'makes' the Lakes Estate Neighbourhood Plan 2015-2026 following the referendum held on 17 September 2015. The referendum returned a majority 'Yes' to the question asked – "Do you want Milton Keynes Council to use the Neighbourhood Plan for the Lakes Estate Area to help it decide planning applications in the neighbourhood area?" Given the 'Yes' vote, the Council are now obliged to 'make' the Plan.

**1. Recommendation(s)**

- 1.1 That the Cabinet recommends that the Council 'makes' the Lakes Estate Neighbourhood Plan 2015-2026 pursuant to the provisions of Section 38(A)(4) of the Planning and Compulsory Purchase Act 2004.
- 1.2 That, subject to the Council's agreement to the making of the Neighbourhood Plan:
  - (a) the decision document (at Annex A to the report) and the Lakes Estate Neighbourhood Plan (at Annex B) be published on the Council's website and in other manners, to bring them to the attention of people who live, work or carry out business in the neighbourhood area; and
  - (b) that the decision document and details on how to view the plan be sent to the qualifying body (Bletchley and Fenny Stratford Town Council) and any person who asks to be notified of the decision.
- 1.3 That Bletchley and Fenny Stratford Town Council and the Lakes Regeneration Steering Group are congratulated on the successful outcome of the referendum.

**2. Issues**

- 2.1 The Lakes Estate Neighbourhood Plan was submitted to Milton Keynes Council (MKC) for examination and subsequently publicised for comments for an eight week period until Tuesday 15 July 2014. All comments received were then submitted to the Examiner, Mr John Slater, who submitted his report to MKC in February 2015.

- 2.2 On 14 April 2015, the Cabinet Member for Public Realm made the decision to accept the Examiner's report and the modifications to the neighbourhood plan that the examiner had recommended, together with any consequential decisions required as a result of the Examiner's report. It was also agreed that the Plan, as modified, should proceed to a referendum of those residents eligible to vote within the Lakes Estate Neighbourhood Plan Area. As this Neighbourhood Plan is not a Business Neighbourhood Plan, it was not necessary for a business referendum to be held.
- 2.3 The referendum took place on Thursday 17 September 2015, 472 residents voted Yes (88.4% of those voting) and 62 voted No (11.6 % of those voting), with 1 ballot paper left blank. The turnout for the referendum was 14.93% of the electorate.
- 2.4 Once a neighbourhood plan has successfully passed all the stages of preparation, including an Examination and Referendum, it is 'made' by the Local Planning Authority (LPA) and forms part of that authority's Development Plan. This means that it will be a material consideration when deciding development proposals within the area covered by the Plan.
- 2.5 As with any planning decision there is a risk of legal challenge but that risk is being managed and minimised by ensuring that the regulations are followed and that the Council's decision making process is clear and transparent.

### 3. **Options**

- 3.1 Once a neighbourhood plan has been supported by a majority of those voting in a referendum the Council is obliged to proceed to 'make' the Plan under section 38(A)(4) of the Planning and Compulsory Purchase Act, 2004. The Council is not subject to this duty if the making of the plan would breach, or otherwise be incompatible with, any EU obligation or any of the convention Rights. The Neighbourhood Plan does not breach and would not otherwise be incompatible with the conventions or obligations.
- 3.2 There are, therefore, no other options than to 'make' the Lakes Estate Neighbourhood Plan so that it will form part of the Milton Keynes Development Plan and specifically part of the Development Plan for the Lakes Estate.

### 4. **Implications**

#### 4.1 Policy

The National Planning Policy Framework sets out that Neighbourhood Plans must be in general conformity with the strategic policies of the development plan. Neighbourhood Plans should reflect these policies, and neighbourhoods should plan positively to support them. Neighbourhood Plans and Development Orders should not promote less development than is set out in the Local Plan, or undermine its strategic policies. In Milton Keynes, the strategic policies are set out in the adopted Core Strategy and relevant 'saved' policies in the adopted Milton Keynes Local Plan.

Once a Neighbourhood Plan has successfully passed all of the stages of preparation, including an examination and referendum, it is 'made' by the local planning authority and forms part of the authority's Development Plan, meaning it will be a material consideration when considering development proposals. In terms of the planning policy hierarchy, a Neighbourhood Plan, once adopted, carries more weight than a Supplementary Planning Document.



## 4.2 Resources and Risk

The Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (“the 2012 Regulations”) place new duties on local planning authorities in relation to Neighbourhood Planning. These new duties have considerable implications for Council resources. In recognition of the additional burdens that these new duties place on local planning authorities, DCLG has made available grants to local planning authorities up to £30,000 for each neighbourhood plan.

Publicity costs associated with making the Plan will be met within the Development Plans budget and staff resources to implement the Plan will come from the existing staff within the Development Plans and Development Management teams.

A recent internal audit of the Neighbourhood Plans service has shown that that the additional costs incurred delivering the service are only just covered by the extra burdens funding.

N	Capital	Y	Revenue	N	Accommodation
N	IT	N	Medium Term Plan	N	Asset Management

## 4.3 Carbon and Energy Management

The proposal does not impact on carbon and energy management.

## 4.4 Legal

Neighbourhood planning is part of the Government’s initiative to empower local communities to take forward planning proposals at a local level, as outlined in Section 116 of the Localism Act, 2011. The Act and the subsequent 2012 Regulations confer specific functions on local planning authorities in relation to neighbourhood planning and lays down the steps that must be followed in relation to Neighbourhood Planning.

The Lakes Estate Neighbourhood Plan has been consulted on and subjected to a referendum in accordance with the 2012 Regulations.

As with any planning decision, there is a risk of legal challenge to the plan and/or judicial review of the Council’s decision to proceed to make the Lakes Estate Neighbourhood Plan.

Risk is being managed by ensuring that the 2012 Regulations are followed and that the Council’s decision making process is clear and transparent. Once a Neighbourhood Plan is made it carries real weight and the LPA is obliged to consider proposals for development against the policies in the Plan.

In accordance with Section 61E(4) of the Town and Country Planning Act, as modified by the Localism Act 2011, the Council must, as soon as possible after deciding to make the neighbourhood development plan;

- a. publish on the website and in such other manner as is likely to bring the Plan to the attention of people who live, work or carry on business in the neighbourhood area:
  - i. the decision document,

- ii. details of where and when the decision document may be inspected;
- b. send a copy of the decision document to:
  - i. the qualifying body and
  - ii. any person who asked to be notified of the decision.

In addition, the council will, as soon as possible after deciding to make the neighbourhood development plan;

- a. publish on its website and in such other manner as is likely to bring the order to the attention of people who live, work or carry on business in the neighbourhood area:
  - i. the Lakes Estate Neighbourhood Plan; and
  - ii. details of where and when the plan may be inspected;
- b. notify any person who asked to be notified of the making of the neighbourhood plan that it has been made and where and when it may be inspected.

#### 4.5 Other Implications

Included in the Basic Conditions that the Lakes Estate Neighbourhood Plan must meet are the requirements for the plan to:

- Contribute to the achievement of sustainable development
- Not breach and otherwise be compatible with EU obligations (including Human Rights, the Strategic Environmental Assessment Directive and the Habitats Directive)

The Examiner's report has confirmed that the Plan meets those Basic Conditions and officers are satisfied that there are no conflicts with these aspects.

N	Equalities/Diversity	Y	Sustainability	Y	Human Rights
N	E-Government	N	Stakeholders	N	Crime and Disorder

**Annex A:** Decision document for making the Lakes Estate Neighbourhood Plan.

**Annex B:** Lakes Estate Neighbourhood Plan online at:-

<http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/lakes-estate-neighbourhood-plan>

#### Background Papers:

1. The Localism Act, 2011
2. The Neighbourhood Planning (General) Regulations 2012
3. Lakes Estate Neighbourhood Plan-Modifications Arising from Examiner's report. Milton Keynes Council Delegated Decision report for 14 April 2015.
4. Declaration of Result of Neighbourhood Plan Referendum, Thursday 17 September 2015 available at:-  
<http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/lakes-estate-neighbourhood-plan>

## MILTON KEYNES COUNCIL

## LAKES ESTATE NEIGHBOURHOOD DEVELOPMENT PLAN

## Decision Statement

**1 Summary**

- 1.1 Following a referendum of all residents eligible to vote within the Lakes Estate Neighbourhood Plan Area, Milton Keynes Council now makes the Lakes Estate Neighbourhood Plan 2015-2026, part of the Milton Keynes Council Development Plan.

**2 Background**

- 2.1 Bletchley and Fenny Stratford Town Council, as the qualifying body successfully applied for their area to be designated as a Neighbourhood Area, under the Neighbourhood Planning (General) Regulations (2012), which came into force on 6 April 2012.
- 2.2 Following the submission of a draft of the Lakes Estate Neighbourhood Plan to the Council, the plan was publicised and comments were invited from the public and stakeholders. The consultation period closed on 15 July 2014.
- 2.3 Milton Keynes Council appointed an independent examiner, Mr John Slater, to review whether the Draft Plan should proceed to referendum. The Examiner's report concludes that the plan is in general conformity with the adopted Core Strategy and with regard to national policies and guidance, and subject to amendments the plan could proceed to a Neighbourhood Planning referendum.
- 2.4 A residential Neighbourhood Planning Referendum of the Lakes Estate Neighbourhood Plan Area was held on 17 September 2015. The turnout in the referendum was 14.93% and over 88% of the votes cast were in favour.

**3 Decision**

- 3.1 The Council makes the Lakes Estate Neighbourhood Plan 2015-2026 part of the Milton Keynes Council Development Plan.
- 3.2 The Council agrees to the decision notice and the Lakes Estate Neighbourhood Plan being published on our website and in other manners to bring them to the attention of people who live, work or carry out business in the neighbourhood area; and for the decision notice and details on how to view the plan to be sent to the qualifying body and any person who asked to be notified of the decision.



Report considered by Cabinet – 12 October 2015

## REVISED REPORT

### INVESTMENT IN PROPERTY FUND FOR TEMPORARY ACCOMMODATION

Responsible Cabinet Member: Councillor O'Neill (Cabinet Member for Housing and Regeneration)

Report Sponsor: Jane Reed (Service Director Housing and Community)

Author and contact: John Russell (Housing Development Officer)  
Tel: 01908 253212

#### Executive Summary:

Discharging its duty to provide temporary accommodation to households that it accepts as statutory homeless and that have no immediate settled housing costs the Council £979k last year, and due to an increase in demand is forecast to cost an estimated £1.6m in 2015/16.

B&B is unsuitable housing for family households. The Council is working on a variety of options to obtain more self-contained temporary accommodation for rent to reduce or eliminate the use of B&B.

The option recommended here is for the Council to invest £5m in the Real Lettings Property Fund (match-funded by £5m from Big Society Capital) to purchase a portfolio of up to 70 flats in the open market in Milton Keynes.

The scheme will result in net savings of up to £3.3m in B&B costs and the investment will provide a financial return to the council which will largely off-set the cost of borrowing.

This will require approval by the Council, with the scheme funded by Prudential Borrowing.

#### 1 Recommendation(s)

1.1 That the Council be recommended to:

- 1.1.1 approve prudential borrowing of £5m to fund a £5m investment in the Real Lettings Property Fund,
- 1.1.2 approve an addition to the 2015/16 Capital Programme Resource Allocation and Spend Approval of £5m
- 1.1.3 amend the Treasury Management Strategy by inclusion of joint property investments within the class of permitted investments.

- 1.2 That, subject to the Council approving the additional expenditure, the Corporate Director - Place be authorised, in consultation with the Corporate Director Resources, to agree the detailed terms of investment and complete the agreement with Resonance UK (the Real Lettings Property Fund Manager).

## 2 **Issues**

- 2.1 Milton Keynes Council has a duty to secure housing for households that it accepts as statutory homeless (within the meaning of Part VII of the 1996 Housing Act) or to provide interim temporary accommodation. This is increasingly out of area B&B as there is a shortage in Milton Keynes of alternative accommodation. While demand continues to increase, the supply of properties available for temporary or permanent rent is reducing.
- 2.2 B&B accommodation cost the Council's General Fund £979k in 2014/15 - in 2015/16 the cost is forecast to be £1.6m and there were 137 households in B&B at 9 August 2015. B&B also provides an unsuitable environment for families to live in - short-stay rooms generally located out of the Borough away from work, schools, and friends and family, and without the facilities such as cooking and washing that self-contained accommodation offers. The Council is working on a variety of short, medium and long-term options to reduce or eliminate its use.

### 2.3 **Real Lettings Fund**

- 2.3.1 The Council's investment (and the match-funding) in the Real Lettings fund will provide up to 70 self-contained flats to address the urgent need for suitable temporary accommodation. The Council will invest £5m in the Real Lettings Property Fund managed by Resonance UK - a Social Investment Company - to purchase up to 70 properties in the open market in Milton Keynes over 18 months.
- 2.3.2 St Mungo's Broadway - a Registered Charity and, as St Mungo Community Housing Association, a Registered Provider with the HCA - will manage the properties which will be let to homeless households nominated by Milton Keynes Council at LHA rates. The placement fee of £3000 paid by the Council for each new nomination will go toward a comprehensive support package provided by St Mungo's to help each family to set up and manage its tenancy, and to move on to permanent housing.
- 2.3.3 As rent will be charged at LHA level, those households eligible for full Housing Benefit should have the full rent paid through benefit and the Council should have no additional 'top-up' costs for any shortfall in rent. St Mungo's Broadway will be responsible for the maintenance of the properties and collection of the rent.
- 2.3.4 The fund offers a far better temporary housing solution for families in need as well as reducing the need for B&B. The ability to provide additional temporary accommodation for homeless families within Milton Keynes will also reduce the costs of Home to School Transport, estimated at £240k for the current year..
- 2.3.5 The Council's investment will initially fund the acquisition of up to 70 properties over 18 months. It is then tied in for 5 years. The Council then has an option to

extend its investment for 2 years, withdraw or buy out the match funder. The Real Lettings Fund is open to other local authorities outside of London and the rate of return will be linked to the overall performance of the fund. The Council's equity will also be a proportion of the overall fund, not the assets which are in Milton Keynes (as explained in the Annex).

## 2.4 Medium Term Position

- 2.4.1 The Real Lettings proposal is for an investment by the Council of £5m (which will be match-funded) for the purchase of up to 70 flats for temporary accommodation. Purchase will be over a period of 18 months - time to evaluate the scheme's success as the number of units increase. If it works as intended, there may be an option to extend the investment to meet further demand.
  - 2.4.2 However there are risks due to the time limited nature, the refinancing risk at the end of five years, and of changes to investors at the end of five years and the value of properties at this point.
  - 2.4.3 Homelessness is likely to be an issue for the longer term for the Council. The council will need to adopt a range of approaches to manage and mitigate the pressure, of which this proposal is one.
  - 2.4.4 A further option is to use the experience gained from this fund to create a local pool of temporary accommodation, purchased directly by the Council, but managed by an external provider to ensure successful outcomes are achieved, with a limited risk to the Council. This will be fully considered based on the experience gained from this investment fund model.
- 2.5 No external consultation is required or has been carried out.

## 3 Options

- 3.1 **Do Nothing** - as there is insufficient alternative temporary accommodation available locally, the Council would continue to place homeless households in expensive and largely out of area B&B with an increasing cost to the General Fund. Homeless families would be placed in an unsatisfactory and disruptive environment. It would also miss a low-risk investment opportunity to reduce B&B costs.
- 3.2 **Purchase Properties for Temporary Accommodation on the Open Market** - the Council would need to invest at least £10m for the purchase of up to 70 properties. This would need political support, would take time to implement any purchase programme through procurement and approval requirements, and the Council would take the risk for its investment.
- 3.3 **Invest in Real Lettings Property** - the investment will provide speedy delivery of up to 70 properties over 18 months to address the urgent need for temporary accommodation for homeless households, and reduce reliance on expensive B&B. It will also provide a low-risk investment for the Council. This is the recommended Option.

## 4 Implications

- 4.1 Policy

It will contribute towards the Housing Strategy 2012 objective - Reduction of the number of Households in Bed and Breakfast. Housing performance measures it will help to achieve are: B&B cost reduction

#### 4.2 Resources and Risk

Failure to act would result in continuing spending on B&B accommodation, which is not currently budgeted for in the Council's Budget 2015-16 or the Medium Term Plan, and on Home to School Transport.

Investment through the fund and with management through St Mungo's Broadway secures match-funding, minimises and shares risks, and provides opportunities to learn from the Council's and partners' experiences of this approach to investment in additional temporary accommodation.

Financing this proposal through Prudential Borrowing is a proper purpose within the CIPFA Treasury Management Code. This has been confirmed by the council's treasury management advisers.

The Treasury Management Strategy does not currently provide for investment in vehicles such as Real Lettings, and Council should be asked to amend the strategy to do so.

Annex A to the report, which is not for publication by virtue of Paragraph 3 (Information Relating to the Financial or Business Affairs of the Authority) of Part 1 of Schedule 12A of the Local Government Act 1972, sets out additional financial and governance issues involved in the proposed investment. These matters are considered to be restricted as they contain commercially confidential information and references to the Council's negotiating position.

Annex B sets out additional information about the issues involved in the proposed investment

The Resource Allocation and Spend Approval amendment of £5m will be added to the capital programme for 2015/16. This project will be funded by prudential borrowing

Y	Capital	Y	Revenue	N	Accommodation
N	IT	Y	Medium Term Plan	N	Asset Management

#### 4.3 Carbon and Energy Management

All properties will be at Decent Homes Standard or above.

#### 4.4 Legal

4.4.1 The Council has a legal duty to secure housing for homeless families (Housing Act 1996).

4.4.2 The Right to Buy would not be triggered, as the Council would not own the properties.



4.4.3 The Local Government Act 2003 empowers the Council to borrow money for any purpose relevant to its functions, or for the purposes of the prudent management of its financial affairs.

4.5 Other Implications

Y	Equalities/Diversity	N	Sustainability	N	Human Rights
N	E-Government	N	Stakeholders	N	Crime and Disorder

Annex A- Real Lettings Property Fund – Investment in Temporary Accommodation (Not for publication by virtue of Paragraph 3 (Information Relating to the Financial or Business Affairs of the Authority) of Part 1 of Schedule 12A of the Local Government Act 1972)

Annex B - Real Lettings Property Fund – Investment in Temporary Accommodation



**Real Lettings Property Fund – Investment in Temporary Accommodation**

**Compliance with statutory guidance on borrowing and investment**

Statutory Guidance.

Section 1 of the Local Government Act 2003 gives each local authority in England and Wales the explicit power to borrow money. Section 12 gives a local authority power to invest for "any purpose relevant to its functions under any enactment, or for the purposes of the prudent management of its financial affairs".

Local Authorities are required by The Local Authorities (Capital Finance and Accounting) (England) Regulations 2003 to have regard to The Prudential Code for Capital Finance in Local Authorities (the Code) when carrying out their duties in England and Wales under Part 1 of the Local Government Act 2003. The Code sets out proper accounting practices applicable to the council's borrowing and investment activities (treasury management).

Borrowing

The Code requires local authorities to calculate the Capital Financing Requirement (CFR). The CFR represents the Council's underlying need to borrow for a capital purpose. Movement between years will be influenced by in-year capital expenditure and provision for eventual repayment of debt.

The Code allows Local Authorities to undertake unsupported borrowing so they can deliver projects such as spend to save schemes or take decisions to allocate resources from revenue to support the borrowing costs of capital investment to enable service enhancements. However, before using unsupported borrowing, the authority must be satisfied that the additional borrowing costs can be afforded within future years' budgets.

The CFR identifies the capital borrowing need, however ensuring cash is available to meet this demand is purely a treasury management decision based on cashflow analysis. Local Authorities do not always need to increase borrowing to full capacity if internal sources of finance can be temporarily utilised – a process known as internal borrowing. These internal resources may include cash reserves that have been built up over time or capital grants not yet required to service expenditure and that would otherwise be externally invested. This strategy of deferring additional borrowing remains prudent despite low borrowing rates, as in the current economic climate investment returns are low and credit risk is high.

This Council has developed a financial model to forecast the net borrowing requirement per year over a 50-year period. This model is used to identify optimum borrowing opportunities by ensuring the timeframe for any proposed new borrowing is matched to the aggregate provisions set aside annually for

debt repayment. The margin by which borrowing costs outweigh investment returns is known as a cost of carry, and this strategic approach aims to limit this risk exposure.

### Real Lettings

The council proposes to make a cash investment of £5m, through the medium of a Partnership (to which the council's liability is limited), in order property be acquired for use as temporary accommodation.

Because the principle objective for the venture is the service benefit (the provision of temporary housing) rather than return on the cash investment (the anticipated revenue interest and capital growth) the venture is classed as capital expenditure and can therefore be financed from borrowing (whether internal or external) under the PC.

The nature of this venture has characteristics similar to treasury investments. Although not strictly required to do so, given the risk to capital and quasi-investment type structure involving expected returns, this report seeks authority to add this category to the permissible classes of investment set out in the TMS so that the inherent treasury-type risks be managed consistently.

### Treasury Management Advice

The council's TM advisors have advised that "*Borrowing to fund any form of capital expenditure is ... permitted under the Prudential Code.*" and "*A [Partnership] is not a company and you cannot purchase shares in it. As a partner you essentially become an owner of the venture and we would therefore link whether expenditure would be classed as capital expenditure or not to what the money put towards the venture is actually doing. If it is going towards the purchase of buildings and land then that is capital expenditure.*"

### Conclusion

The proposed cash investment in the fund would be classed as capital expenditure, which could be financed from borrowing (internal or external) in compliance with proper accounting practices.

### Oxford City Council

Concern has been expressed at consistency between the approach taken at Oxford City Council and this council toward the funding of proposed participation in the Real lettings scheme. The Chief Finance Officers of the two councils have jointly advised:

*The Real Lettings investment proposal secures both service benefits (supply of temporary accommodation) and treasury benefits (revenue income and capital growth). There are some minor differences in the treatment of these types of investment, under the Prudential Code.*

*Oxford City Council are proposing to treat their investment as a treasury investment, based on their interpretation of the proposal, the Code, and their financial and service-related circumstances.*

*Milton Keynes Council are proposing to treat their investment as a service investment, based on their interpretation of the proposal, the Code, and their financial and service-related circumstances.*

*There is no absolute criterion by which either approach could be judged to be correct and the other incorrect. The guiding principal would be that the decision for each council should be one which could be made by a reasonable council, considering all relevant matters and disregarding all irrelevant matters.*

*The Chief Finance Officer of each council is content that the approach to be adopted by their respective council complies with this principle.*

*Oxford City Council's statement that "The Council is not legally able to borrow to invest" refers to the principle of borrowing to invest speculatively, or purely to seek a return on investment. It is not intended to mean that borrowing to invest for service delivery purposes is unlawful.*

## **Other measures to reduce B&B usage & costs**

The Real Lettings proposal is part of a wide-ranging response to the council's commitment to reduce the use of B&B accommodation, and the costs thereof. This proposal is aimed at one segment of the "demand" side (homeless families with a realistic prospect of being able to sustain non-social tenancies) and one segment of the "supply" side (two-bed flats in the MK area).

Other proposals are also being brought forward to address the various supply-side and demand-side problems, including:

- Leasing additional temporary accommodation units in Bedford
- Building new council housing to provide permanent rehousing capacity
- Conversion of vacant commercial properties into temporary/permanent housing
- Improving on the existing HIP scheme to encourage private-sector landlords to house homeless families and others in receipt of Housing Benefit

## **Property market issues**

### Market capacity

Resonance, the proposed fund manager, have been following the MK property market and have expressed confidence in being able to acquire sufficient properties in adequate condition at appropriate price points.

Each property will be refurbished to the agreed specification between the Fund and SMB and this has been factored into the financial projections, and the capital appreciation assumptions for each area have been taken from the projections from a national property valuer (Jones Lang La Salle)

The council's own modelling indicates that there are sufficient properties on the market, and coming onto the market, to be able to meet the proposed acquisition strategy.

The council will only pay into the fund in relation to properties acquired; the fund will not hold the council's money other than as necessary to meet imminent expenditure

#### Potential impact on market

The property market in MK included 547 sales of flats in the last year. The proposed acquisitions represent approximately only 12% of this market. It is likely, therefore, that any impact on the overall market will be small.

#### **Robustness of partnership**

The council would be entering into a three-way partnership with St Mungo's Broadway (who will manage the properties and support the tenants) and Resonance (who will manage the investment fund). Information as to the robustness of these organisations as potential partners is set out below.

#### St Mungo's Broadway

St Mungo's Broadway was formed in April 2014 by the merger of two homelessness charities; St Mungo's and Broadway. St Mungo's began helping people sleeping rough off the streets in 1969. Broadway was created on 1 April 2002 from the merger of two London charities that, between them, had been supporting homeless people for more than 20 years.

St Mungo's Broadway, officially registered as St Mungo Community Housing Association, is:

- a limited company registered in England and Wales under company number 8225808
- a charity registered with the Charities Commission under number 1149085 since September 2012
- a housing association registered with the Homes & Communities Agency (HCA) under number LH0279.
- Broadway Homelessness and Support Ltd is a wholly owned subsidiary of St Mungo Community Housing Association. Together, both organisations are known as St Mungo's Broadway.

Both St Mungo's and Broadway produced unqualified accounts for the year 2013/14.

The combined St Mungo's Broadway has a turnover of approximately £70m, 1,250 employees, and works with over 20,000 clients. They work in partnership with many local authorities nationally.

St Mungo Community Housing Association is currently rated G2 (*“The provider meets our governance requirements but needs to improve some aspects of its governance arrangements to support continued compliance”*) and V2 (*“The provider meets our viability requirements. It has the financial capacity to deal with a reasonable range of adverse scenarios but needs to manage material risks to ensure continued compliance”*) by the HCA.

The Charities Commission records St Mungo Community Housing Association as being up-to-date with its statutory returns.

### Resonance

Resonance is a social impact investment company with over a decade of experience of working closely with social enterprises throughout the UK, with particular expertise in community-led projects, homelessness, education and social care and working closely with investors whose values and ethics closely align with these sectors.

The Resonance Group also includes two subsidiaries; Resonance Impact Investment Limited (RIIL), a deal arranger and fund manager authorized by the Financial Conduct Authority (FCA) and Community Land & Finance CIC, a community development finance institution and accredited Social Enterprise.

As well as the Real Lettings Property Fund, Resonance currently manages two debt funds lending to community-led organisations to develop assets that serve local need and/or make the most of local opportunities. These funds help the development of resilient, powerful, inclusive communities mobilising both financial and social capital for the long-term benefit of communities around the country.

Resonance Limited is a company incorporated on 17 April 2002 registered in England and Wales, number 04418625. Resonance Impact Investment Limited (company number 07349971) is authorised and regulated by the Financial Conduct Authority (FCA), number 588462.

### Reference sites

These organisations are already working in partnership with the London Borough of Croydon (LBC) in a London investment fund. LBC have recently decided to increase their investment in the fund.

### **Social Impact & Equalities Impact Assessment**

The council's Comprehensive Equality Scheme 2012-2016 contains an objective to reduce the number of households in temporary accommodation

and find appropriate accommodation for them. Consequently an Equalities Impact Assessment has been prepared.

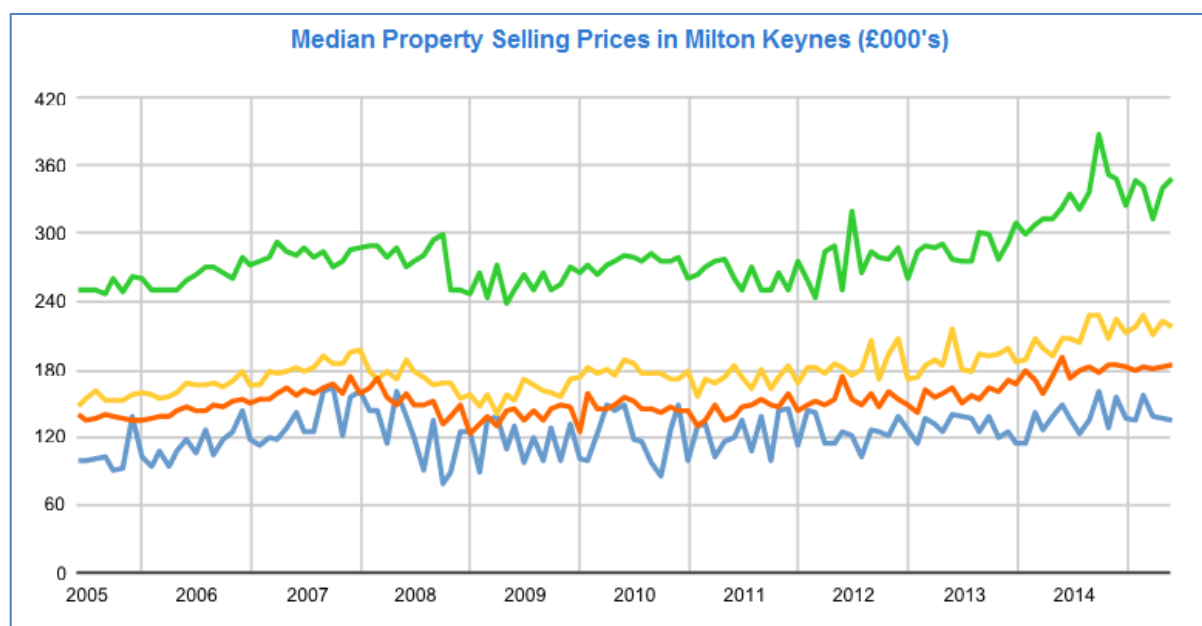
On the social impact of the second year of the London scheme, St Mungo's Broadway reported:

- Most of the tenants have been in Real Lettings accommodation for a short period of time with only 20 tenants housed for more than one year. These 20 tenants are nearing two years sustained tenancy, which is a significant achievement.
- 98% of tenants sustain their tenancies for more than six months
- 39% of tenants are in employment, 25% in training/education, 25% actively looking for work
- 87% of tenants say the property has had a positive impact on their support networks and relationships
- 27% of tenants save for a deposit so they can move from real lettings into the private market
- 84% of tenants are not in rent arrears, rising to 96% after 6 months
- Five tenants have moved on, of which four are positive and one is negative. This exceeds expectations in the sense that it happened before the second or third year of their time with Real Lettings.

## Market History

The following graph illustrates property market movements in Milton Keynes over the last ten years:

(— Detached, — semi-detached, — terraced, — flats)



Source: [www.home.co.uk](http://www.home.co.uk)

This data shows that over the last ten years, flats have increased by an average of **4.5%**; over the last four years, by an average of **7.1%**.



No quantitative forecasts for the Milton Keynes market are available, though Milton Keynes is often quoted as an area offering above-average potential for growth. Nationally, growth is forecast variously at around 6% per annum (Capital Economics), 19% over 5 years (Savills), or 34.1% by the first quarter of 2021 (OBR).

Modelling at 3% (compound 15.9% over 5 years) therefore represents a prudent view.

Market research (although admittedly based on a small sample) suggests that the increase in value of flats in Netherfield to have been 3.07% in the last 12 months, and 17.39% (annual 3.26%) over the last 5 years.



Date	Councillor	Ward	Party	Details of Scheme	Amount
18/09/2015	Alexander, Paul	NP South	Liberal Democrat	Ousedale School - Contribution to arts and craft project	100
29/07/2015	Alexander, Paul	NP South	Liberal Democrat	Newport Pagnell Soap Box Derby - Financial assistance for admin costs of NP Soapbox Derby	200
03/08/2015	Alexander, Paul	NP South	Liberal Democrat	TCV Green Gym - Reinstatement of railway signage on refurbished Great Linford Station on Railway	240
08/09/2015	Betteley, Sarah	Central Milton Keynes	Labour	Big Local Conniburrow - CCC - Walking Bus	200
06/08/2015	Douglas McCall	NP South	Liberal Democrat	TCV Green Gym - Reinstatement of railway signage on refurbished Great Linford Station on Railway	240
16/07/2015	Eastman, Derek	NP South	Liberal Democrat	The Food Bank - Provision of food to Newport Pagnell's vulnerable families	200
17/07/2015	Eastman, Derek	NP South	Liberal Democrat	The Brooklands Centre - Contribution towards a replacement Christmas tree	100
03/08/2015	Eastman, Derek	NP South	Liberal Democrat	TCV Green Gym - Reinstatement of railway signage on refurbished Great Linford Station on Railway	240
10/07/2015	Gifford, Robert	Stony Stratford	Labour	Stony Stratford Town Council - Contribution towards 2 commemorative benches	1000
05/06/2015	Hopkins, David	Danesborough and Walton	Conservative	Wavendon Parish Council - Raising funds to gift/donate/place 2015 Rugby Balls in the wider MK area prior to RWC2015 in September	250

08/07/2015	Hopkins, David	Danesborough and Walton	Conservative	Friends of Parklands RA - Group working to build community cohesion and integration of this new development in Woburn Sands	200
09/09/2015	Webb, Alan	Bletchley East	Labour	The Crosslinks Centre - Contribution towards the Lakes Estate Annual Fireworks and Entertainment Event	250
18/09/2015	White, Brian	Stantonbury	Labour	MK Women and Work/Works for You - Helping women back into work by providing smart clothing for job interviews	1000

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