

Wards Affected:

All Wards

Report considered by Cabinet – 10 July 2018

ADOPTION OF THE MILTON KEYNES SITE ALLOCATIONS PLAN

Responsible Cabinet Member: Councillor Legg, Cabinet Member for Customer Services

Report Sponsor: Tracy Darke, Service Director, Growth, Economy and Culture

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Executive Summary:

The Planning Inspector's Report on the examination of the Milton Keynes Site Allocations Plan, which was received on 12 June 2018, has found the Plan to be 'sound' and legally capable of being adopted. The Plan can therefore be adopted by the Council as part of the formal 'development plan' for the Borough and thus be afforded full weight in the determination of planning applications and appeals.

1. Recommendation(s)

That the Cabinet recommends to Council that the Milton Keynes Site Allocations Plan be adopted.

2. Issues

- 2.1 The preparation of the Site Allocations Plan was required by the 2013 Core Strategy. The Plan is intended to provide a short-term boost to housing land supply by allocating a range of smaller sites to complement the larger strategic expansion areas that make up the bulk of allocated housing land in Milton Keynes.
- 2.2 The Plan has been in preparation since 2014 and has been subject to four previous public consultations as follows:
- (a) Issues and Options (September – November 2014)
 - (b) Emerging Preferred Options (October 2015 – February 2016)
 - (c) Proposed Submission Draft (October - December 2016)
 - (d) Inspector's proposed 'main modifications' to the Plan (February – April 2018)
- 2.3 The Proposed Submission Draft Plan comprised 21 site allocations within Milton Keynes city for residential use. In total, these were capable of providing just over 1,100 new homes.
- 2.4 The most recent stage of the Plan's preparation process was the independent public examination of the Plan. As part of this, public hearing sessions were held on 12 and 13 September 2017. The Planning Inspector conducting the

examination then initiated a consultation between February and April 2018 on a schedule of modifications which he deemed to be necessary in order to make the Plan ‘sound’ and legally compliant.

- 2.5 The Planning Inspectorate issued their Inspector’s Report on the examination on 12 June 2018 (see **Annex A**). The Inspector found the Site Allocations Plan to be ‘sound’ and legally compliant subject to the inclusion of the proposed modifications (see **Annex B**). The effect of these modifications is to reduce the number of sites allocated in the Plan from 21 to 15 and the housing supply overall from approximately 1,130 to 995 homes. The Council is legally incapable of adopting the Plan without incorporating these modifications.
- 2.6 The Plan as modified and proposed for adoption is attached at **Annex C**. The number of additional homes that will be added to the Council’s land supply as a result of the Plan being adopted is approximately 418 homes. These derive from three sites being added to the housing trajectory. The other 12 sites have been included in the supply since the Plan was submitted for examination in March 2017 since they were uncontroversial and there was a reasonable prospect of them being built on within five years. The addition of these 418 homes to the housing trajectory will not result in the Council being able to demonstrate a five-year supply of deliverable housing sites, which is a requirement of the Government’s National Planning Policy Framework.

3. Options

- 3.1 The alternative option would be not to agree to adopt the Site Allocations Plan. This is not recommended because this would be contrary to a commitment contained in the 2013 Core Strategy. It would also remove approximately 995 homes from the Council’s housing trajectory, leaving the Borough more vulnerable to speculative planning applications for housing on ‘windfall’ sites on the basis of not having an identified five-year supply.

4. Implications

4.1 Policy

When adopted, the Site Allocations Plan will form part of the statutory ‘development plan’ for Milton Keynes and alter the Policies Map that indicates land use in the Borough.

Adoption will also directly deliver objective 2.6 of the Council Plan 2016 – 2020 (“complete the adoption of the Site Allocations Plan”) and add approximately 418 homes to the Council’s five-year land supply figure.

4.2 Resources and Risk

The Site Allocations Plan has been prepared through the resources identified in the existing Development Plans budget. Its adoption is not expected to incur any significant additional costs.

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

4.3 Carbon and Energy Management

Not applicable.

4.4 Legal

The Plan has been prepared in accordance with the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and associated guidance.

Any person aggrieved by the adoption of the Plan may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that the document is not within the appropriate powers and/or a procedural requirement has not been complied with. Any such application must be made not later than the end of a period of six weeks starting on the date on which the Plan was adopted. Officers are not aware of any party who may wish to challenge the Plan in the courts.

4.5 Other Implications

Equalities/Diversity: the Site Allocations Plan was subject to an Equalities Impact Assessment which was published as part of the evidence base for its examination.

Sustainability: in accordance with EU legislation, the Plan has been subject to Sustainability Appraisal (incorporating the requirements of the Strategic Environmental Assessment Directive).

Human Rights: policies in the Site Allocations Plan need to comply with human rights legislation.

E-Government: All consultation and associated documentation has been available to view and comment on through the Council's website, the Civic Offices and public libraries.

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

Crime and Disorder: No direct implications.

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

Background Papers: None

Annexes

Annex A	Inspector's Report
Annex B	Schedule of the Inspector's 'main modifications' to the Site Allocations Plan
Annex C	Site Allocations Plan as proposed for adoption