

PLANNING CABINET ADVISORY GROUP

When: Wednesday, 25 January 2023 at 6.00 pm

Where: Online

Members

Councillor Marland (Chair)

Councillors Ferrans, D Hopkins, Mahendran, Taylor, and Trendall

Others Town Councillor R Kurth (Town and Parish Council Forum), J Race (Community Action), H Chipping (SEMLEP), 2 representatives from the Youth Cabinet.

Substitutions must be made in accordance with the Terms of Reference.

Enquiries

Please contact George Vincent

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Notes:

1. Members of the public are not entitled to speak at CAG meetings, except at the Chair's discretion and by invitation only.
2. CAG meetings will not be streamed live, but a recording will be published within 48 hours at www.youtube.com/user/MiltonKeynesCouncil
3. This agenda is available at www.milton-keynes.cmis.uk.com/milton-keynes/Committees.aspx

Agenda

Agendas and reports for the majority of the Council's public meetings can be accessed online at <https://milton-keynes.moderngov.co.uk/>

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Terms of Reference

Element	Description	
Name	Local Plan Cabinet Advisory Group (CAG)	
Aims and objectives	What the Board has been established to achieve (our vision)	To advise the Portfolio Holder for Planning and make recommendations on the preparation and review of the Council's statutory Development Plan (Plan:MK, Site Allocations Plan, Minerals Local Plan, Waste Development Plan Document) and related Supplementary Planning Documents.
	How it will achieve the purpose (priorities)	To provide effective communication with key stakeholders to ensure they are actively engaged and their views considered throughout the plan-making process. This will focus on providing advice on: <ul style="list-style-type: none"> The implementation of policies in the Development Plan. The preparation and review of the Development Plan, including emerging evidence and policy approaches.
	Measures of success	Adoption of Development Plan and Supplementary Planning Documents in accordance with the programme set out in the Council's Local Development Scheme.
	Work Programme	Determined by the programme for the preparation and review of Development Plan and Supplementary Planning Documents, as set out in the Local Development Scheme.
Governance	Senior Responsible Officer	Director of Planning and Placemaking
	Lead Cabinet Member	Portfolio Holder for Planning
	Chair	Portfolio Holder for Planning
Meetings	Frequency	Meetings will be held at key stages throughout the preparation and review of the Development Plan or a Supplementary Planning Document. Where relevant, meetings will be held in advance of the Cabinet due to make a decision on a document so that any recommendations by the Group can be considered by the lead Cabinet Member and officers.
	Voting arrangements	Non-binding voting is available to ascertain group consensus.
	Minute taking and distribution arrangements	An agenda will be circulated at least one week (5 working days) in advance of a CAG meeting. Minutes will be taken and circulated to CAG members within 15 working days following a meeting. Meetings will be supported by offices from the Council's Democratic Services Team.

Membership	List of core members or representatives (and their organisation) Substitutions must be: 1. notified in advance of the start of the meeting and agreed by the Chair; and 2. members of the same appointing organisation.	Councillor Jennifer Wilson-Marklew (Portfolio Holder for Climate and Sustainability) / Councillor Pete Marland (Leader of the Council)
		Councilor Shanika Mahendran
		Councillor Jenni Ferrans
		Councillor Paul Trendall
		Councillor Chris Taylor
		Councillor David Hopkins
		Town Councillor Rebecca Kurth - Parishes Forum representative (not an MKC Ward Councillor)
		Hillary Chipping - SEMLEP representative
		Josan Race - Community Action MK representative
2 x Youth Cabinet representatives		
Public access	Arrangement for public access and participation	Members of the public are not entitled to attend or speak at CAG meetings, except at the Chair's discretion and by invitation only. CAG meetings will not be streamed live, but a recording will be published within 48 hours at: www.youtube.com/user/MiltonKeynesCouncil

Agenda

1. Welcome and Introductions

2. Apologies of Absence

3. Declarations of Interest

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.

4. Minutes (Pages 7 - 18)

To agree, and the Chair to sign as a correct record, the Minutes of the meeting of the Cabinet Advisory Group held on Wednesday 20 July 2022 & Wednesday 17 August 2022.

5. New City Plan

To consider a verbal update on the New City Plan

6. Milton Keynes New City Plan Evidence Update - Housing and Economic Development Needs Assessment (HEDNA) (Pages 19 - 62)

To consider the HEDNA Report.

7. AOB

To consider any other business not on the Agenda.

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Minutes of the meeting of the PLANNING CABINET ADVISORY GROUP held on WEDNESDAY 20 JULY 2022 at 6.00 pm

Present: Councillor Marland (Chair)(Leader of the Council & Cabinet Portfolio Holder for Planning)

Councillors Ferrans, D Hopkins, Mahendran, Taylor and Trendall. J Race (Community Action).

Officers: P Thomas (Director of Planning and Placemaking) J Palmer (Head of Planning), A Turner (Planning Policy Manager), James Williamson (Monitoring and Implementation Team Leader) , Charlotte Stevens (Principal Planning Officer) , Sabina Kupczyk (Principal Planning Officer) , G Vincent (Democratic Services Officer).

Others Present: D Webber (HYAS Associates)

Apologies: H Chipping (SEMLEP) and Youth Cabinet Members.

CAG 01 WELCOME AND INTRODUCTION

The Chair welcomed members, particularly the two new members of the Group, Councillor Mahendran and Josan Race, and reminded the Group of the function of the Cabinet Advisory Group. He further advised that the recording of the meeting would be made available on the Council's You Tube channel. The Chair then proceeded to inform the Group that due to the number of items on the Agenda, certain Items would be deferred, and would instead be discussed in the August CAG meeting. Moreover, the Chair stated that moving forward large documents and agendas would be approached differently. A Group Member voiced their support for this, and suggested that parts of the agenda could be provided earlier.

CAG 02 DECLARATIONS OF INTEREST

Councillor Hopkins advised for transparency that he was a member of the board for MKDP.

Diane Webber advised the Group that she was the Chair of the Community Action MK trustees.

CAG 03 MINUTES

RESOLVED –

That the Minutes of the meeting held on the 02 MARCH 2022 be agreed as an accurate record and the Chair to sign them as such.

CAG 04 LOCAL PLAN VISION, OBJECTIVES AND THEMES

The Chair advised that this item would be considered fully at a later meeting, and only an introduction was to be heard at this meeting, moreover he stated that the discussion around objectives and themes would be circulated to the wider council for feedback.

The report was introduced by the Planning Policy Manager, who informed the Group that work was underway, and that they were looking to base the vision on this and the achievements and objectives which had already been set out.

He further advised that whilst there was crossover between Vision objectives and sustainability objectives, this report was focused on broader high-level proposals rather than specifics. Following this, the Officer told the Group that feedback had been received from Councillor Ferrans, and that a statutory consultation, alongside engagement in Walton would be carried out.

This item was then opened for discussion with key points detailed below:

- A Member asked if a local plan inspector would have concerns for such a long-term vision and the Chair commented that it would effectively be a 14 year plan, as plans were already in place till 2036, and that it would not be in great detail at this stage. It was also stated that it would give communities involved an idea of the timeline involved.
- A Member asked what would happen if a site is allocated for 2040's but is not developed earlier and stated that it was difficult to defend those decisions. And to anticipate 25 years in advance, the Member then queried if it's possible to adjust as they go along. Officers responded that it's possible to phase the plan, but would need to work through how this would be dealt with and allocated. . The Chair informed the Member that it's possible to defend the sites which have not been allocated and are out of plan, however that due to other requirements such as infrastructure, it is hard to justify developments without an accurate evidence base.
- A Member then raised the concept of 15 minute neighbourhoods, and the lack of a specific definition in the plan, and asked for clarity on what it means, and what size of neighbourhood is considered viable for this. They were informed by Officers that work needed to be done with Neil Sainsbury and his team and on the specific details of the plan. The Chair commented on the initial intention of the walkable grids, noting the issues they had with communities and that this needed to be worked through.
- A Member inquired about the lack of services in some areas, and asked how this would be assessed. An Officer replied saying that 15 minute neighbourhoods are defined and that was taken into consideration when establishing the evidence base, as was the constraints of infrastructure, and the issue was being looked into, and that it was hoped that the plan could establish a truly accurate 15 min neighbourhood.
- Building upon this, a Member asked about the commercial viability of retail units within 15 minute neighbourhoods to check if they create a large enough catchment to be viable, stating the need to avoid empty shops. They were then told by Officers that a study would be conducted to consider questions such as that, and that it was a complex question that will be looked into later in the year.
- The Chair commented on the above points, stating that flexibility and timeframes were key, and the group needed to consider how much they can influence it, he also stated that business models change and that it was difficult to plan for the economic model of the future.
- A comment was made that the 15 minute neighbourhoods needed to be safe, and this was echoed by another Member, who also commented that the formatting of the objectives could be improved, and that the questions overlapped. Officers stated that this would be taken away and considered.

- One Member, referencing a recent example asked if there's provision to dictate what stores must provide if they replace an existing service. Officers advised the Group that they can't dictate provision like that, as the NPPF had changed and made it extremely difficult. On this point, the Chair advised that the market would assess the needs, and that if the land was not owned by MK Council they could not influence it, he then reiterated the need to be flexible when dealing with future developments. . Moreover, it was stated that planning new communities differ to existing estates, and that it would not form part of the community plan.
- The Western expansion area was raised by a Member, who commented on the necessity of owning a car to access essentials which hindered the growth of communities . The Group were subsequently advised the by the Chair that there is a shop within walking distance of Fairfield's, and emphasised the importance for new residents and communities to know of other areas and provision. The Chair then informed the Group that lessons learnt from other developments should be taken forward, but no need to reinvent the wheel.
- Following this, the need to provide basic infrastructure such as shops when creating communities was emphasised by a Group Member. The Chair acknowledged this, stating that some things such as schools and health centres which are open prior to development finishing are taken for granted. He then proceeded to highlight the difference between promises made but not delivered, and emphasised that it cannot have only houses there first, as it establishes the wrong behaviour, building upon this, the Chair brought up the importance of phasing and strategic phasing, and agreed that it was a helpful discussion to have.
- Finally, a Member commented on the need to avoid price inequality and the need to be aware of changing retail patterns.

RESOLVED –

The Group discussed the report and agreed that the report in full would be considered at the August meeting of the CAG.

CAG 05 SUSTAINABILITY APPRAISAL OBJECTIVES

RESOLVED –

This item was deferred to the August meeting of the CAG.

CAG 06 PAPER ON THE HEALTH THEME

RESOLVED –

This item was deferred to the August meeting of the CAG.

CAG 07 DRAFT ENGAGEMENT AND COMMUNICATIONS STRATEGY

The report was presented by Officers, who stated that they had been working closely with the Communications team.

The presenting Officer provided an overview, highlighting that the briefing paper set out 3 key proposals and that its overall aim was to set a consistent approach. Officers then advised the Group that it was a working document, and that [Appendix 3](#) contained a detailed timeline of actions. Officers proceeded to give details of the proposed public engagement, stating that they were looking to start awareness

raising in September and that this would lead into a consultation on objectives. The Group were advised that a short consultation period of 4-6 weeks was proposed, and that this was not a formal process. Following this, Officers informed the Group of the proposed greater use of digital methods, in conjunction with traditional methods, as these were more appealing to young, disabled, and time poor people. It was stated that they were hoping to achieve a microsite for the local plan, which could host information and would be easy to find, they finished by raising the matter of dedicated branding for the local plan.

Feedback was then received from the Group, one Member stated that they fully support all mediums, but compounded the need to keep using traditional means. Moreover, the need to be aware of other ongoing consultations and potential crossovers, and that these circumstances needed to be considered. Following this, the possibility of using the branding provided by the Youth Cabinet was mentioned. The Chair's response was to state that they should not overcomplicate it, and that the Youth Cabinet not wholly representative of the large number of young people. In response to these comments, Officers acknowledged the issues with other ongoing consultations, and that whilst the Youth Cabinet was a useful sounding board, it was challenging to engage young people universally.

Another Member stated that it was generally good, but raised concerns over the public engagement process, particularly the 4-week consultation period as well as a lack of exhibitions. The Member provided further feedback on the website, recommending the inclusion of a chat facility, whilst also commenting that the procurement process might have been too quick, before proceeding to request a glossary of the technical evidence listed.

Members of the Group voiced their agreement and concern regarding a 4-week consultation process, and it was agreed that a 6-week process would be both more achievable and fairer, and would accommodate Parish Council meeting cycles. In response Officers advised Members that by utilising weighted consultations, it would allow them to get the message across.

The Chair then summed up, stating that it was a good report and that constructive comments had been received.

RESOLVED –

The Group discussed and noted the report.

CAG 08

HIGHLIGHT REPORT AND KEY EVIDENCE BASE UPDATES

This Item was introduced by the Planning Policy Manager who summarised the report for the Group, and noted that several studies were ongoing at the time of the meeting, with 9 underway, 6 being scoped and more to begin in due course.

A Member asked if there would be consultation for these documents, which could potentially help point out mistakes, but was advised by the presenting Officer that they usually wouldn't consult at this stage, but would instead have a programme and be shared with stakeholder groups such as the CAG for comments. It was emphasised that Councillors were primarily involved in the inception stage and at the end to gauge it's achievements.

Following this, a Member requested to view the Bletchley consultation, stating that it was essential that it be shared. Officers informed both them and the Group that a draft was now ready, and it had already had a consultation with Parish Councils, Officers added to this, commenting that there would be wider engagement, which would be a full consultation in a draft report.

Subsequently, Officers stated that a physical assessment has been completed, and that stakeholder feedback had been gathered, before advising the Group that a consultation for parishes to consider it would be undertaken.

Officers then proceeded to introduce the Gypsy and Traveller Accommodation Assessment, which considered the need of both permanent and transient residents. It was noted by Officers that there had been a recent increase in unauthorised encampments, and they acknowledged the concerns. It was further stated by Officers that the report was based on older data but that they were willing to revisit it with updated information, it was also acknowledged by Officers that it was not a solution for current issues, but a plan for the future.

Members then made the following comments on the report:

- The Chair inquired about the number of pitches, and was told by the presenting Officer that some sort of solution would need to be provided, with 9 pitches being necessary, and by providing 20 brick and mortar dwellings it would help in the future.
- The Chair proceeded to comment on the necessity of a plan to 2050 rather than 2040, and was told by Officers that there was a review process in place, this would be taken on board.
- A Member commented that Brick and mortar provision was not always suitable, and suggested the provision of mobile facilities to help mitigate waste at the site.
- It was noted by both a Member and the Chair that following development of existing areas, there would be less sites suitable for large groups.

Officers then introduced the landscape assessment, stating that they would be publishing the study, as well as compiling information on local landscaping to help evaluate the current effectiveness of policy.

The Chair commented that it was a good paper, and would be noted.

An update was then provided on the land availability assessment, and it was stated that there had been two significant developments, firstly that a consultation on the draft methodology document had occurred, which had not highlighted any issues.

The Group were advised that the call for sites had been conducted from January to April, with 121 sites submitted. Officers clarified that a further 460 sites had been identified, and that it was an ongoing process, so this was subject to change.

Officers informed the Group that the next stage was mapping the sites and conducting an initial assessment, with the stage 1 assessment hoping to be reported back to CAG in July, and the detailed stage 2 assessment would begin in August and be presented in the New Year.

Members then commented on the Report:

- A Member raised concerns that due to the Parish Councils not meeting in August, feedback would be missed, but was reassured by Officers and the Chair that it was not a formal consultation, and would continue until the new year, allowing Parish Councils to advise on the suitability for sites.
- Another point was raised by Member's, querying whether there would be sequential testing for every proposed site. In response, Officers informed the Member that the stage 1 assessment would eliminate any sites in flood zones 2 or 3, and that the remaining sites would be looked at closely in the stage 2 assessment. It was further stated by Officers that if sites were selected, a sequential assessment would be conducted and that it might be helpful to create a document depicting the criteria for site selection.
- A Member commented that the process of site selection needed to be robust and fair, and sought assurances from officers that no areas would be favoured over another. The Chair responded to this, emphasising the advisory nature of the CAG, and stating that the process was transparent and fair, with the meetings of CAG being recorded, minute and held publicly.

Officers then stated that it was a never-ending process, with sites being submitted at any time. Looking into tools to make lives easier, and advises of the contribution of the public submitting sites at other authorities.,

RESOLVED –

The Group discussed and noted the report.

CAG 09

PEER CHALLENGE REVIEW REPORT

At the start of this item, the Chair stated that the report had been to both Planning and Scrutiny committees, and asked for contributions or comments.

A Member commented that it would be good to be more considerate of Plan MK and the Carbon Neutral Plan, but acknowledged it was difficult to stick to those targets.

The Chair then also commented on the report, stating that whilst it was good that Planning Policy was well received, he had hoped that the report would be different and would have been focused on development management, he also told the Group that discussions were underway to integrate the various plans and strategies.

Officers reiterated this, informing the Group that aligning the council plan with the 2050 strategy was a good recommendation, and would benefit the Council.

The Chair then proceeded to request 6 monthly updates on the Planning Academy, and praised the work that had occurred so far.

RESOLVED –

The Group discussed and noted the report.

MEETING CLOSED AT 19:58

Minutes of the meeting of the PLANNING CABINET ADVISORY GROUP held on WEDNESDAY 17 AUGUST 2022 at 6.00 pm

Present: Councillor Marland (Chair)(Leader of the Council & Cabinet Portfolio Holder for Planning)

Councillors Ferrans, D Hopkins, Mahendran, and Trendall. J Race (Community Action).

Officers: P Thomas (Director of Planning and Placemaking) J Palmer (Head of Planning), A Turner (Planning Policy Manager), Luke Gledhill (Principal Planning Officer) , G Vincent (Democratic Services Officer).

Others Present: Oliver Mytton (Former deputy director of Public Health and Consultant)

Apologies: Councillor Chris Taylor, H Chipping (SEMLEP) and Youth Cabinet Members.

CAG 10 WELCOME AND INTRODUCTION

The Chair welcomed members and advised that the recording of the meeting would be made available on the Council's You Tube channel. The Chair then proceeded to inform the Group that this meeting followed on from previous CAG Meeting, and that whilst Item 5 & 7 were circulated with the previous agenda, an updated Item 6 had been circulated as part of an Update Paper.

CAG 11 DECLARATIONS OF INTEREST

There were none.

CAG 12 LOCAL PLAN VISION, OBJECTIVES AND THEMES

This report was introduced by Officer's, who commented that it had been briefly outlined at the previous meeting but would be addressed in detail at the meeting.

The Group were informed that the report proposed a vision and objectives which was built upon completed work and consultations and that it was looking to put it into the context and detail of the local plan. Officers advised that there were 4 main themes: economic & cultural prosperity, high quality homes & neighbourhoods, healthy places, and climate & environmental action. It was stated that these were linked into and based on sustainability objectives and the council plan as well as the priorities identified at past meetings of the CAG.

The Chair then reiterated the purpose of the group, and advised that they were not looking to reinvent the strategy for 2050, but instead wanted advice on the best way to implement it. He then informed the Group that their objective was to protect the unique character of Milton Keynes whilst taking forward the principles established for 2050, and that this would be tested utilising the evidence base.

Other Members of the Group then contributed to the debate, stating that:

- One Member's observation was that a planning inspector might not accept such a long-term plan, and that instead shorter plans might allow for bolder and varied development. A further comment was made, emphasising the importance of providing context to ensure the plan is deliverable. The Chair's response was to inform the Member and the Group that the advice received stated that it was better to build large developments as this

allowed for the delivery of infrastructure. The Chair continued by stating that the Plan sought to avoid speculative development and provide clarity and certainty to communities.

- Members echoed this concern over the length of the plan, and that due to the potential changes, it was impossible to be certain of its suitability. In response the Chair advised that the fundamental need for housing was constant, and that the Plan's primary purpose was to provide this and that the decisions taken when constructing the Plan would impact this.
- Another Member raised two potential issues with the report, namely that water was not mentioned and thus protected by the climate and environment section, and that the economic development section did not mention the variety of employment sites.
- Further comments were heard by a Member who addressed the use of 15 minute neighbourhoods, and suggested that the term should potentially be replaced as the nature of walkable neighbourhoods had changed and that the role of them should be looked at. In response to the comments from Members regarding the role of the 15 minute neighbourhood, the Chair reiterated to the Group that whilst there were various potential reasons for the differing use across the city, the reasoning behind any potential changes would need to be evidential based and that a better framework was needed to address the question of 15 minute neighbourhoods.
- A point was then made by Members regarding the impact of 15 minute neighbourhoods on commercial sustainability, and the negative effect this could have on small businesses, since commercial viability was essential to providing the community with the necessary amenities.
- Members also concurred that the Plan ought to be both flexible and unique, with one emphasising the importance of connectivity also, which the Chair observed was similar to the main themes of the MK Future: Strategy for 2050.

The Chair then summed up, stating that the group was mostly in agreement, and that amendments would be made to address the concerns over the omission of water from the plan and the need for variety of employment prior to the delegated decision being taken.

Officers and the Chair advised that the next steps would be a consultation following a delegated decision, and that further consideration could take place at the delegated decision.

RESOLVED –

The Group discussed and noted the report.

CAG 13

SUSTAINABILITY APPRAISAL OBJECTIVES

Officer's introduced this item, informing the Group that it was a legal requirement which sets out objectives to assess proposals and policies against. They advised that it was structured by economy, environment and social traditionally, but was now structured by themes. Officers informed the Group that it was currently at a scoping stage, and that it was focused on establishing what the objectives are and how they linked to the local plan themes.

The Chair then began the debate by recommending a change to objective 1, to ensure that the need to retain unique character but also be sustainable was prominent. He then proceeded to praise officers for the work done, and stated that it was comprehensive but needed to tie into wording which had just been discussed to ensure the usage of consistent terminology and principles throughout the Plan.

A Member informed the Group that they had various observations, suggesting that the section relating to the viability of the MRT was dependent on the usage of those outside the city centre, and that it ought to be under objective 3 rather than 10. The Chair acknowledged this point, stating that it was more dependent on those outside the city centre, he proceeded to raise the possibility of utilising existing infrastructure in conjunction with the MRT.

It was further suggested that the point relating to multiple deprivation should be rephrased to reflect expectations rather than the ideal. This point was taken under consideration by both Officers and the Chair, who stated that causes of deprivation could only be influenced slightly by the planning system, but confirmed that it would be reflected upon.

The Chair proceeded to highlight the importance of ensuring that transport from new developments would enable people to access the city centre.

The Chair advised that following the approval of the report by the CAG, the report would move towards being approved by delegated decision.

RESOLVED –

The Group discussed and noted the Report.

CAG 14

PAPER ON THE HEALTH THEME

Oliver Mytton, former deputy director for Public Health was introduced by the Chair to the Group. Officers alongside Oliver then proceeded to introduce the report, they advised that paper had been prepared as the beginning of a living document which would address the themes raised earlier and would be brought back to the Group.

The Group were advised that there were numerous factors which affect health which could be influenced through the planning system. Obesity & physical activity, mental health and health inequalities were identified as the three most pressing problems, which could begin to be addressed in this meeting. The importance of health, and establishing its relationship to the planning process was highlighted.

Officers commented that work had been done to help identify how the plan was responding to health challenges, and the potential evidence base for this.

Officers further emphasised the importance of having clear objectives, as well as advised the group that there would be a detailed health assessment carried out by the Public Health team. They advised that they were looking to include health matters as part of the site selection and assessment criteria. Officers subsequently informed the Group that this would be highlighted and depicted in a health topic paper, which was working to determine what evidence would need to be commissioned to evaluate what needs to be done, in particular to reduce health inequalities. Officers suggested that a separate study be conducted through the local plan to address health inequality in neighbourhoods both as part of the plan and across the council.

Following this, the Chair opened the item for debate:

One Member asked if Officers were aware of what impacted the use of underpasses, and could potentially discourage their use whilst also establishing the grid roads as barriers. Officers and the Chair responded, stating that whilst there was evidence that busy roads or railways restricted movement and the growth of communities, the health inequality could not be solely attributed to this, and that the potential reasons and causes would need to be established through an evidence base.

A Member then commented on the need to plan for a number of factors, including noise levels, safety, clean air, reduced stress and access to health, education, and community facilities, as well as highlighting the need for the provision of bungalows and the issues of homeworking. In response, the Chair commented that recent developments had received their infrastructure early, and that instead there was a need to ensure that existing communities without developments did not get forgotten.

A number of matters were raised, including healthy meals, access to health facilities, and affordable housing, which were addressed by stating that income had the largest impact on health and that alternative affordable housing such as HMO's were required to help provide for this.

Group Members commented on the health gap for minority communities, and queried if there were studies or solutions for this. In response, the Chair and Officers advised that this was a priority for Public Health, and would be addressed more by them. The Chair continued by stating that the shifting demographics must be considered when addressing this issue and it needed to be looked at through determinants and an evidential base.

Following this, the next steps were discussed, with the possibility of a dedicated meeting focused on identifying the emergent themes raised, Officers then acknowledged that the matter could not be completely resolved by Planning.

Officers then informed the Group that there was a need to articulate the evidence in an understandable format, and that there would be topic papers on various other topics established in a work programme.

Officers sought feedback from Members of the group that the theme based approach was effective, and it was stated by Group Members that it was, with one

Member suggesting that specific areas still be looked at separately, to ensure suitability.

The Chair summed up, highlighting the advantages of a broad approach to the plan and the intersecting themes, before proceeding to voice his support for the approach and work of the Officers.

RESOLVED –

The Group discussed and noted the Report.

MEETING CLOSED AT 19:58

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Briefing Note



Milton Keynes New City Plan Evidence Update Housing and Economic Development Needs Assessment (HEDNA)

Charlotte Stevens
07385 469743
charlotte.stevens@milton-keynes.gov.uk

Purpose

This item introduces the emerging outputs from the draft Housing and Economic Development Needs Assessment (HEDNA) study, which is a key piece of evidence for the New City Plan.

Background

We have appointed Opinion Research Services (ORS) and Hardisty Jones Associates (HJA) to jointly prepare the Housing and Economic Development Needs Assessment (HEDNA). The study provides evidence about the need for housing (both market and affordable) and employment over the period 2022-2050.

Prior to the appointment of the consultants, Members of the Planning CAG and the Housing Task and Finish Group were invited to comment on the draft HEDNA brief in February 2022, and the brief was amended in response to feedback received.

We have now received a full draft of the HEDNA report (Annex 1). Recognising the length and complexity of this, the key findings will be presented by the consultancy team during the meeting. Therefore, there is no expectation for Members to have read the draft report before the meeting. There will be separate presentations on housing and employment need, and each of these will be followed by questions and discussion. The presentations are attached at Annex 2. Following the meeting, we would welcome written comments on the draft report from Members by 10 February.

Introducing the HEDNA

The first section of the HEDNA sets out the existing local context:

- chapter 1 summarises the relevant policy background;

- chapter 2 provides an overview of the area;
- chapter 3 sets out the current socio-economic and market context; and
- chapter 4 summarises the feedback from stakeholder engagement.

The second section of the report sets out the Local Housing Needs Assessment:

- chapter 5 reviews the evidence for overall housing need;
- chapter 6 establishes the need for affordable housing; and
- chapter 7 considers the housing needs of different groups.

The final section of the report sets out the Economic Development Needs Assessment:

- chapter 8 provides a range of future economic forecasts and scenarios;
- chapter 9 reviews the demand for employment sites and premises; and
- chapter 10 establishes the need for employment land.

SEMLEP Warehousing and Logistics Study

A recent study commissioned by the South East Midlands Local Economic Partnership (SEMLEP), which considers the future demand for strategic logistics premises, provides important context for the economic development section of the HEDNA. The key conclusions of this are considered as part of the employment presentation. The Warehousing and Logistics Study is now published on the SEMLEP website [Warehousing and Logistics \(semlep.com\)](https://www.semlep.com).

Next steps

Members of the HEDNA officer Steering Group have been asked to provide written feedback on the draft report by 27 January. This will be combined with feedback from Members (both from this meeting and following the opportunity for further written comments by 10 February) to provide the consultants with our detailed comments on the draft report. The emerging findings will also be presented to our duty to cooperate partners in February (date to be confirmed) before the report is finalised following all feedback. The HEDNA will then be published as part of the evidence base for the New City Plan.

It is expected that aspects of the HEDNA will need to be updated before the New City Plan is submitted for examination to check that its key findings have not fundamentally changed. This is likely to include new data that gets released following the 2021 Census. Members will be kept informed throughout the process.

Annex 1

[Annex 1- The Housing and Economic Development Needs Assessment 2022](#) - is available to view online on the agenda page for the meeting via CMIS.

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MILTON KEYNES HEDNA Member Briefing

25 January 2023

Jonathan Lee, ORS: Housing Workstream

Stuart Hardisty, HJA: Economic Workstream

» **Following topics will be covered:**

- Government “Standard Method” for Local Housing Need
- Population Trends and Projections
- Future Growth Scenarios
- Affordable Housing and Housing Mix
- Needs of Specific Groups: Older Person Housing, Adapted Housing, Student Housing

Local Housing Need of 19,016 dwellings for Milton Keynes over the 10-year period 2022-2032



- 2014-based household projections
- 10-year period:
2022 → 115,783
2032 → 129,746
- Overall growth of 13,963 households used to set annual average baseline

- ONS median workplace affordability ratio
- 2021 → 9.79
- The adjustment is calculated as:
$$\frac{9.79 - 4}{4} \times 0.25 + 1$$

- Consider the annual figures from:
 - a. Step 1 baseline = 1,396
 - b. Most recently adopted policy = 1,767
- Cap at 40% above the higher figure
- Step 3 limited to 2,473 maximum

16% growth over the decade

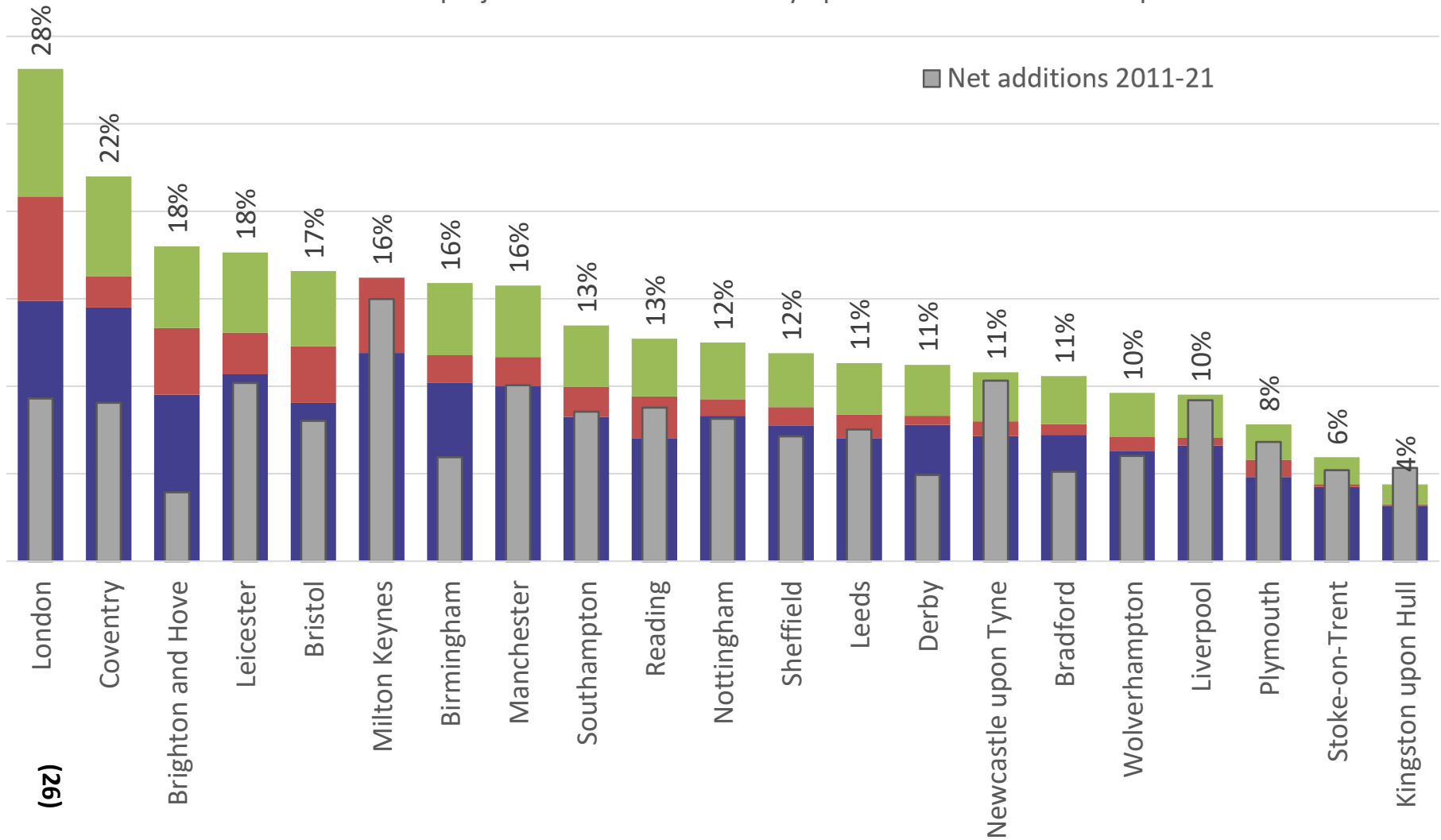
Comparison with the “Urban Centres Uplift” areas



Standard method: Minimum LHN 2022-2032 as % of stock

■ 2014-based projections ■ Affordability uplift ■ Urban centres uplift

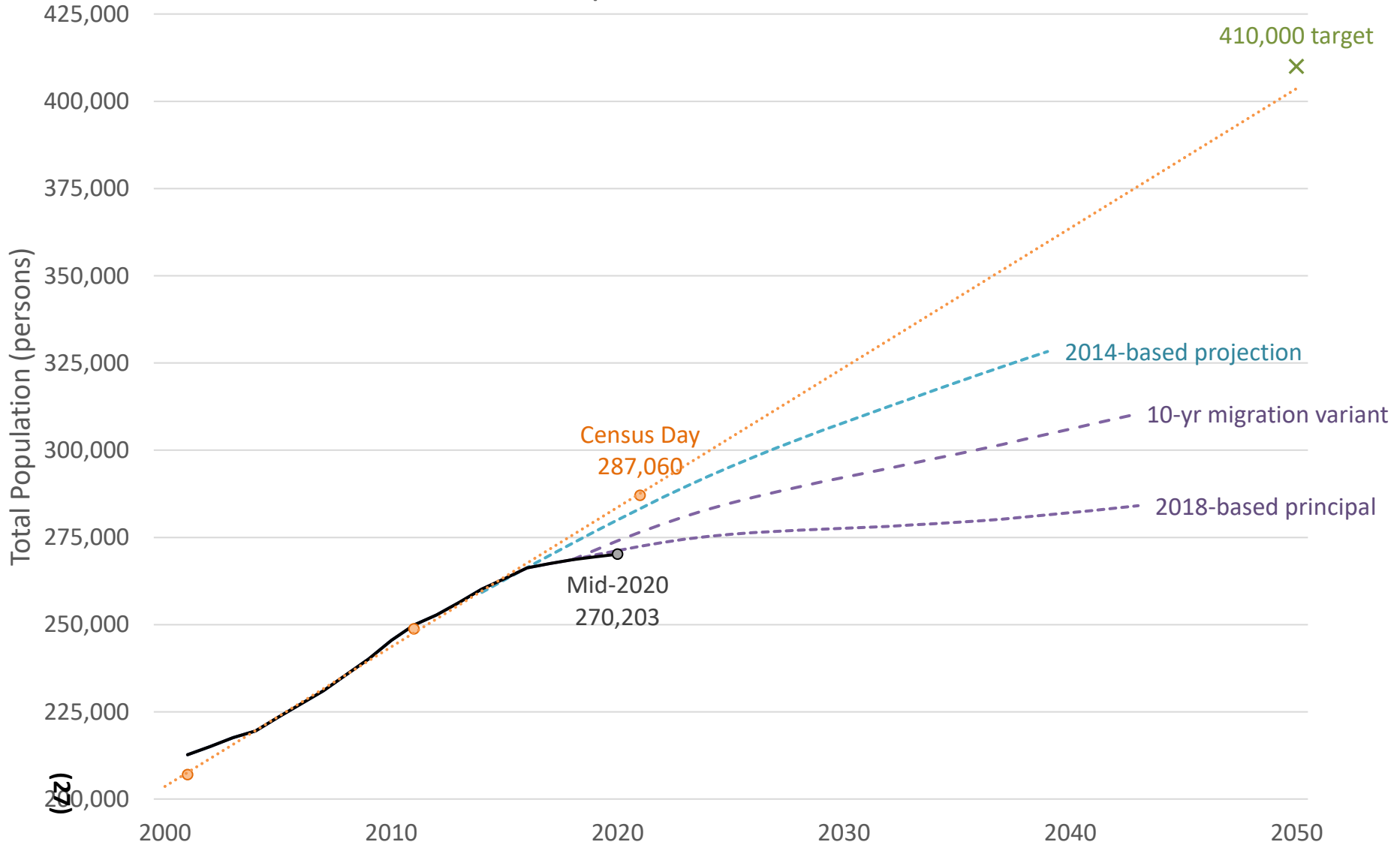
■ Net additions 2011-21



Population Trends and Future Growth



Population Growth

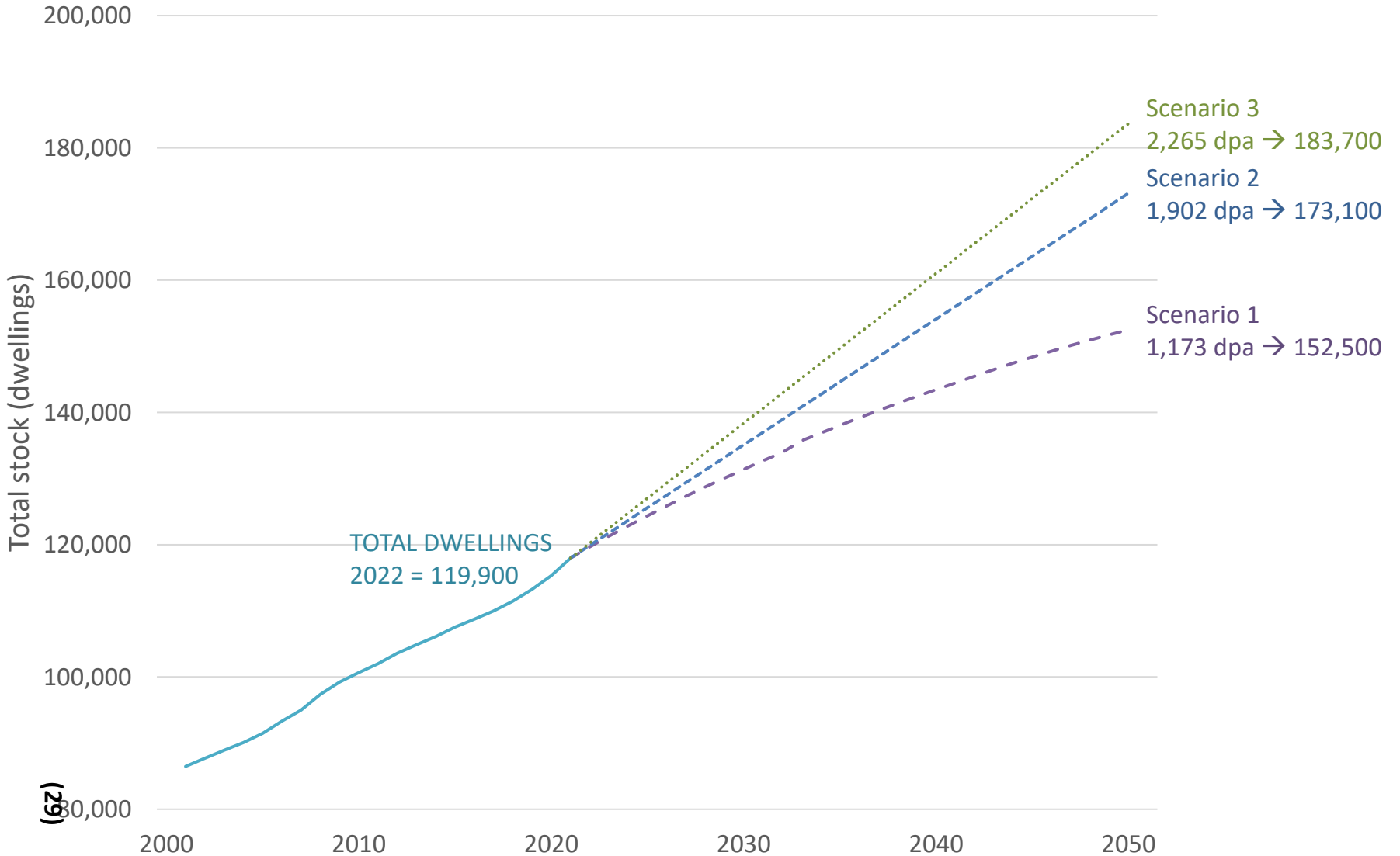


1. **Demographic baseline, based on the household projection-based housing need**
2. **Government’s “standard method” calculation: 1,902 dwellings per year**
3. **MK2050 aspirational growth, based on reaching population of 500,000 persons by 2050 with 410,000 persons resident within the LA**

Past Trends and Future Dwelling Growth 2000-2050



Dwelling Growth

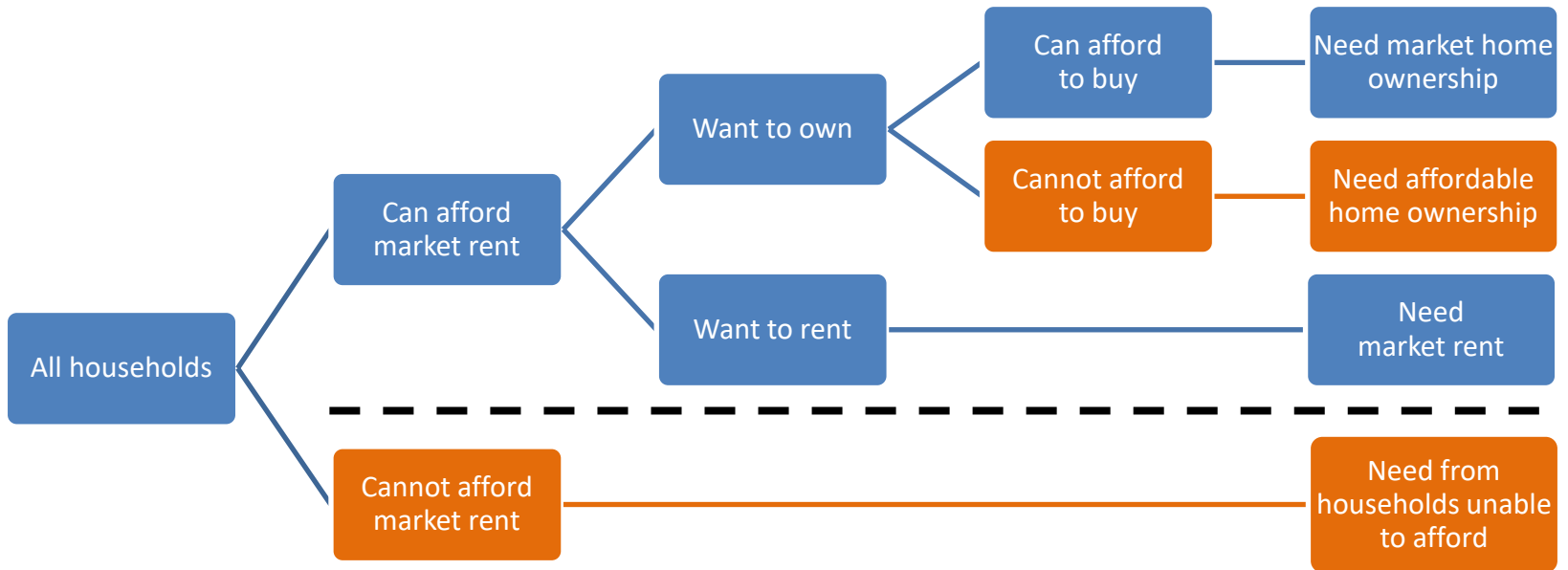


2. Government’s “standard method” calculation:
1,902 dwellings per year
 - 2a. Increased rates of household formation for residents aged under 45
 - 2b. Household formation based on the official projections

Core Outputs 2022-50



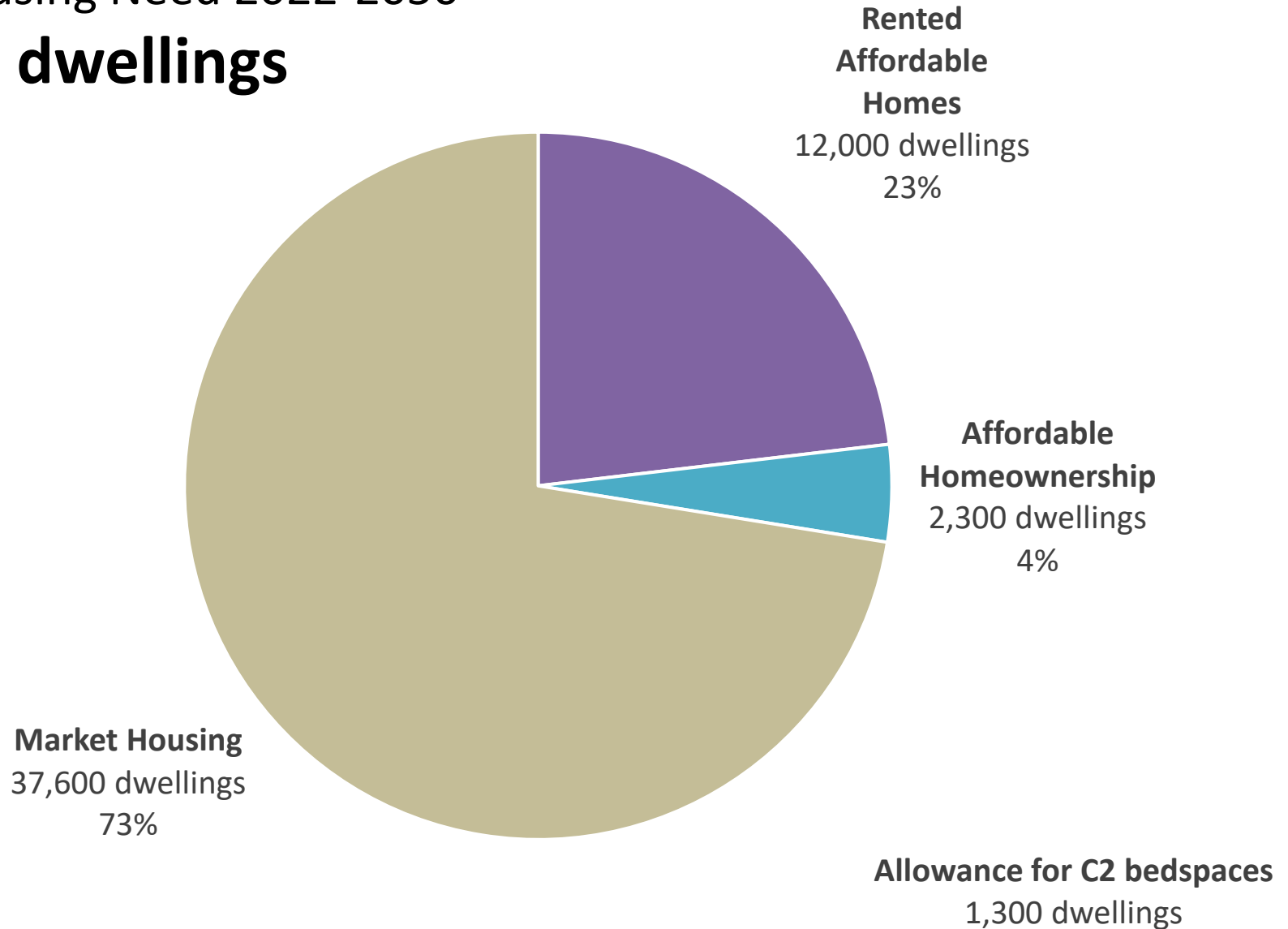
	Scenario 1 Demographic baseline	Scenario 2a LHN increased formation	Scenario 2b LHN with ONS formation	Scenario 3 MK2050 410k target
Annual average dwelling growth	1,173	1,902	1,902	2,265
Total 28-year dwelling growth	32,800	53,200	53,200	63,400
Population projected in 2050	333,300	363,500	384,400	410,000
Economically active population growth	19,800	37,100	49,100	63,100
Supported jobs growth	24,900	46,600	61,700	79,400



Overall Housing Mix



Local Housing Need 2022-2050 =
53,200 dwellings



» Affordable Housing Need → 14,300 dwellings

- Those unable to afford to rent or own market housing
- Those who aspire to homeownership but cannot buy, where affordable homeownership is a realistic option

» Overall Affordable Housing

- Those who aspire to homeownership but do not have sufficient income or savings
- Those supported by housing benefit to rent privately

» Need to consider if an uplift to the LHN could be justified

» Need to consider balance of rented affordable housing and affordable home ownership

» Can also to consider a policy aim to reduce the number renting privately with housing benefit, if that was viable

» Mix of development sites

- Affordable housing thresholds
- Most small sites unlikely to deliver any affordable housing
- Policy target will apply to larger sites

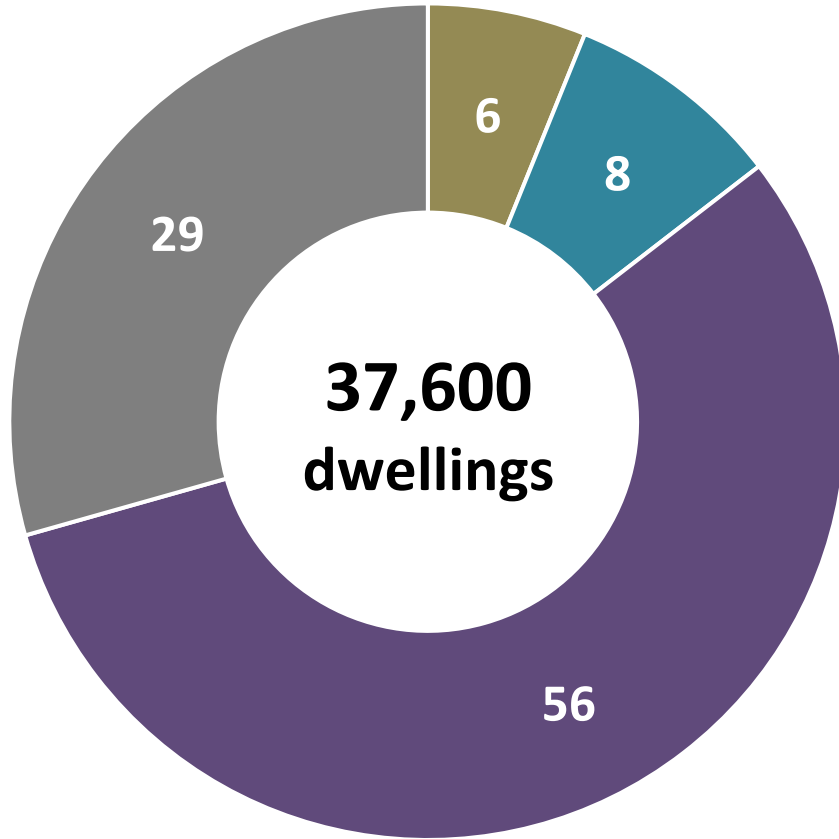
» Local viability assessment

- Establish the proportion of affordable housing able to be provided without compromising delivery
- Dependant on land values and other factors
- Affordable housing mix could influence overall target

» Timing of need

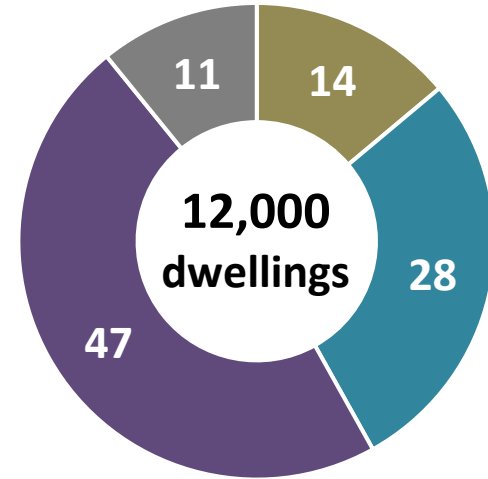
- Existing need at start of Plan period
- Annual newly arising need higher in earlier years

Market Housing

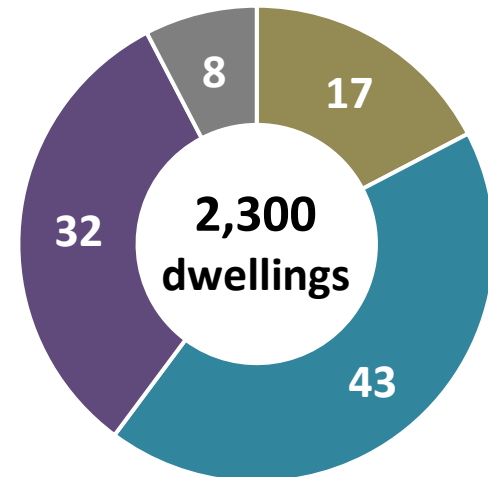


(36) ■ 1 bed ■ 2 bed ■ 3 bed ■ 4+ bed

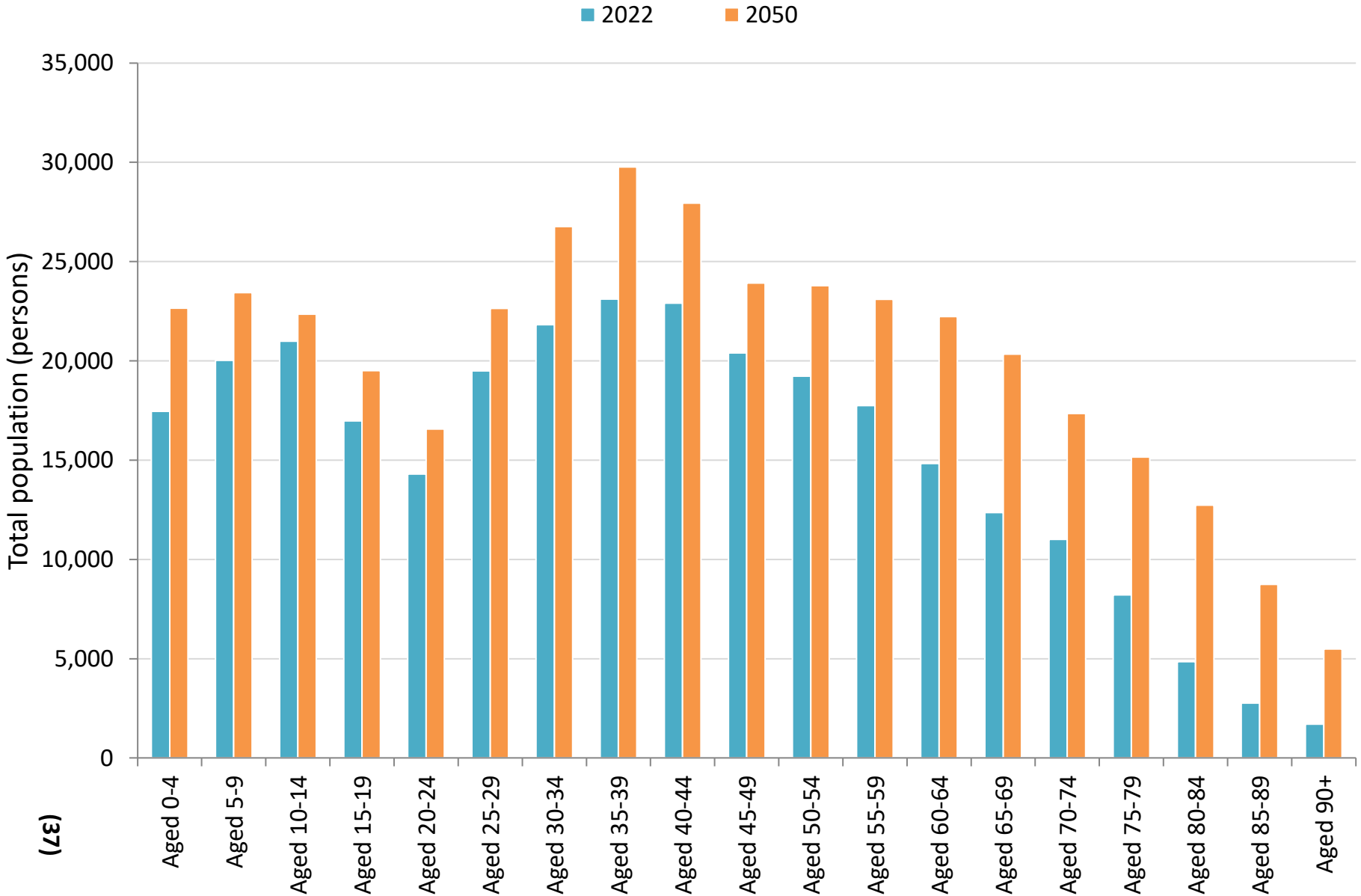
Rented Affordable Housing



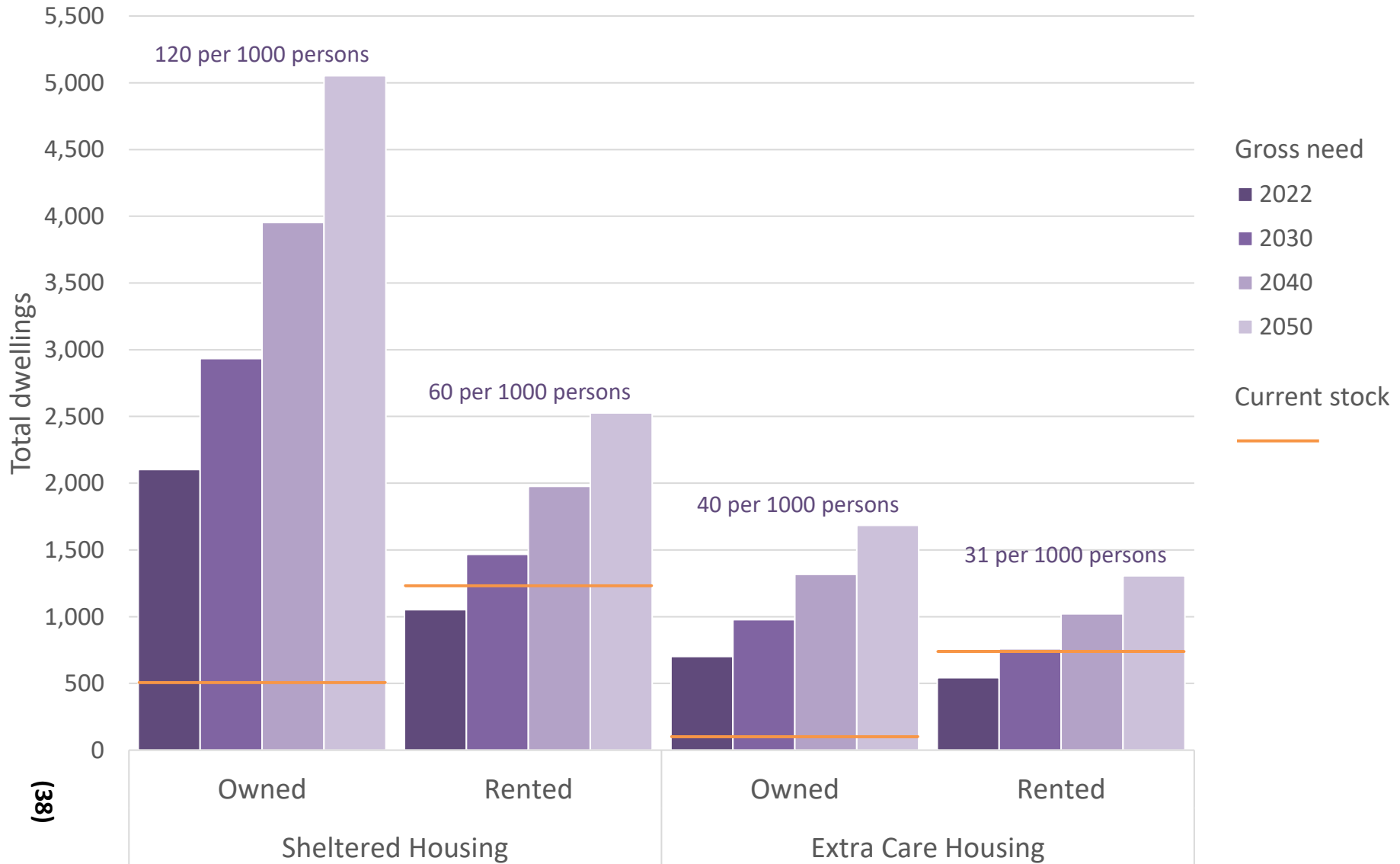
Affordable Home Ownership



Population Projections by Age



Need for specialist older person housing



» **Substantial increase in population aged 75+**

» **Need for older person housing**

- Existing “backlog” based on toolkit rates
- Additional need as population grows

» **Need for 8,000 older person homes from 2022-2050**

- 15% of overall housing need
- 6,100 owned → 16% of market housing
 - Includes significant backlog at start of period
- 1,900 rented → 13% of affordable housing
 - Surplus of stock until 2030, though possible need for replacement

» Existing households...

- 900 need to move to a more suitable home now
- 4,900 likely to develop health problems within 10 years that will affect housing need

» Over the period to 2050...

- 16,700 additional households will be living in the area with health problems likely to affect their housing needs

» 9,700-22,400 adapted homes likely to be needed

» Includes an extra 3,000 wheelchair adapted, two-thirds for households aged 75+

» **MK:U plan for 5,000 students by 2030**

- University plans to provide around 1,000 bedspaces
- Around 4,000 living in private sector housing or purpose-built student accommodation (PBSA)
- Though some will live at home or commute

» **Beyond 2030, growth from 5,000 to 15,000 students**

- Further 2,000 university bedspaces
- Up to 8,000 additional students in private sector

» **Potential for large increases in private rented stock near the university, including many HMOs**

- Consider if appropriate to issue Article 4 declaration
- PBSA likely to reduce impact on general needs housing

- » **Standard Method Housing Need = 1,902 dpa**
 - Higher growth than many urban areas with 35% uplift
 - Likely population of 384,000 persons by 2050 which would support around 62,000 extra jobs
 - Need for 2,265 dpa to reach target population of 410,000

- » **Affordable housing represents 27% of the total need**

- » **Over the period to 2050, need identified for...**
 - 8,000 specialist homes for older people
 - 9,000+ adapted homes, including 3,000 wheelchair adapted
 - Private sector housing for up to 12,000 students



HOUSING WORKSTREAM

Any Comments or Questions?

» **Following topics will be covered:**

- Functional Economic Market Area (FEMA)
- Labour market conditions
- Consultation findings
- Economic growth scenarios
- Commercial market overview
- Sites and premises requirements

» Economic Activity

- Milton Keynes has a higher economic activity rate (84%) than the South East (81%) and England (78%) averages.
- Milton Keynes' economic activity rate also increased more (+4 percentage points) compared to the South East (+2 pp) and England (+2 pp) averages since 2011.

» Unemployment

- Unemployment in Milton Keynes (3.8%) is the same as the South East rate, and lower than the GB rate (4.4%).
- Milton Keynes' unemployment rate has also decreased more (–5 pp) than the South East (–5 pp) and GB (–3 pp) rates since 2010.
- National data showing very high vacancy levels

» High economic activity + low unemployment = tight labour market

» Future Growth

- Very positive expectations
- Aspirational culture
- General view that grow at least at historic rate

- MK is maturing
- Global/national economic headwinds
- Labour market the key potential constraint

- CMK proposals is a new model for MK which carries risk

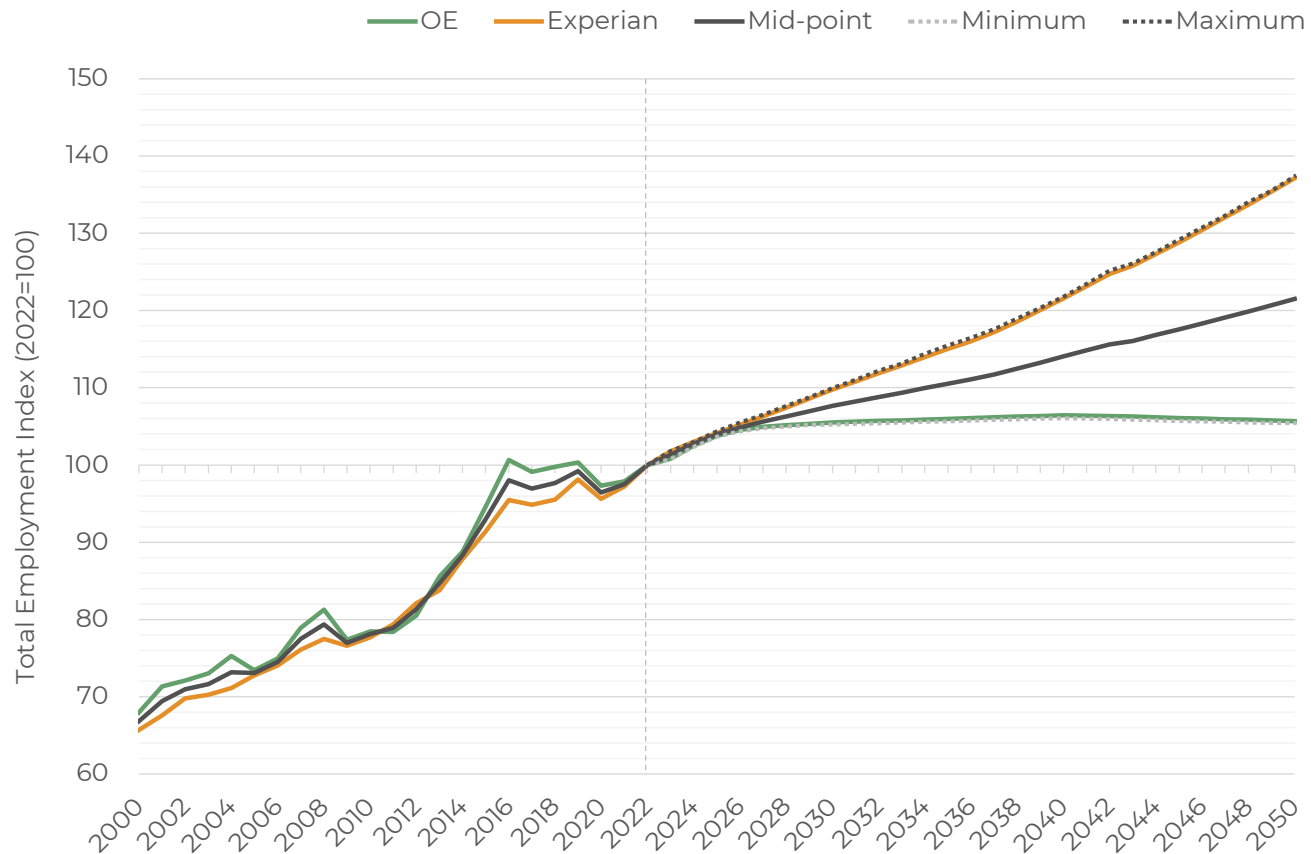
» Sites and Premises

- Significant uncertainty over office requirement post Covid
- Potentially slows rate of growth in office, rather than reverses
- Desire to avoid conflict with CMK proposals
- Concern that logistics crowds out other (industrial) activity
- Lots of ageing property
- Importance of affordable business space

» Other Issues

- Housing affordability
- Car reliance (parking) – public transport – CMK proposals
- Clear strengthening of skills infrastructure MK:U and IOT
- Continued need to address deprivation challenges

Historic and forecast employment change, index (2022 = 100)



» Employment

- Both forecasters show employment growth over the forecast period 2022–2050.
- However, there is a significant degree of divergence between each forecaster.

» OE

- Historic: +2,900 p.a.
- Forecast: +400 p.a.

» Mid-Point

- Historic: +3,100 p.a.
- Forecast: +1,600 p.a.

» Experian

- Historic: +3,200 p.a.
- Forecast: +2,700 p.a.

» Summary findings:

- OE's forecasts are a significant under-estimation of Milton Keynes' growth potential over the Plan period.
- Treat the Mid-point scenario as the most pessimistic level of growth (becomes Low scenario)
- Treat the Experian scenario as the most optimistic forecast
- This provides a range of employment change of around +1,600–2,700 jobs p.a.
- Broadly aligns with MK 2050 Covid adapted growth range
- Broadly aligns with demographic/housing work

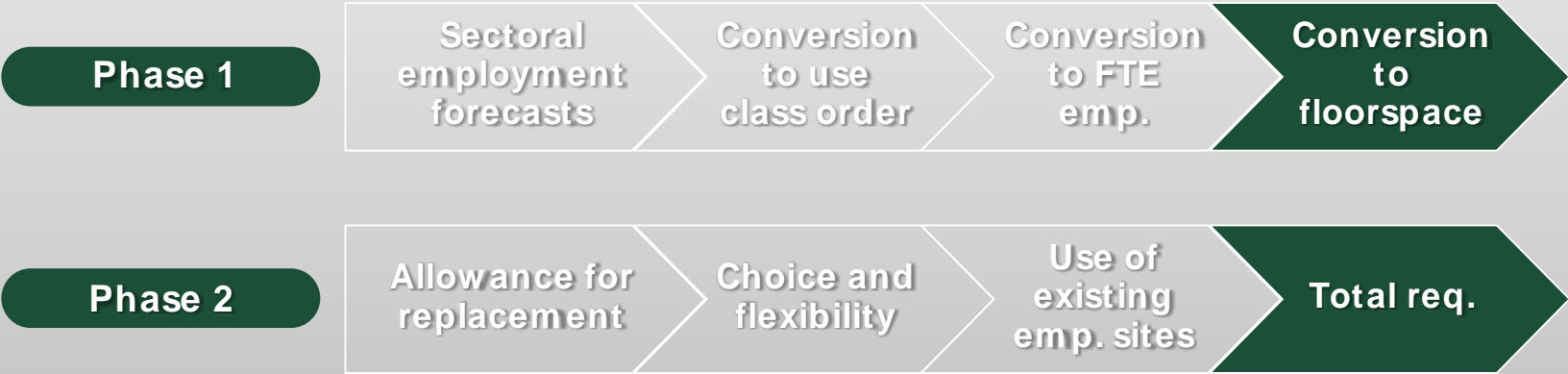
» Office

- MK a major centre in M1/north M25 market
 - Excellent fundamentals, track record of success
- Pandemic has had major impact on office market
 - Supply remained stable (better than comparator) but may increase over time as space is released
 - Take up muted
 - Future demand/requirements are uncertain
- Substantial stock of ageing office buildings
 - PD Rights already removed secondary stock
 - Others will require refurbishment or repurposing
 - OOT expect redevelopment of offices to industrial/logistics
- Absence of high quality stock will inhibit ability to attract new occupiers
- Viability of new development likely to remain challenging

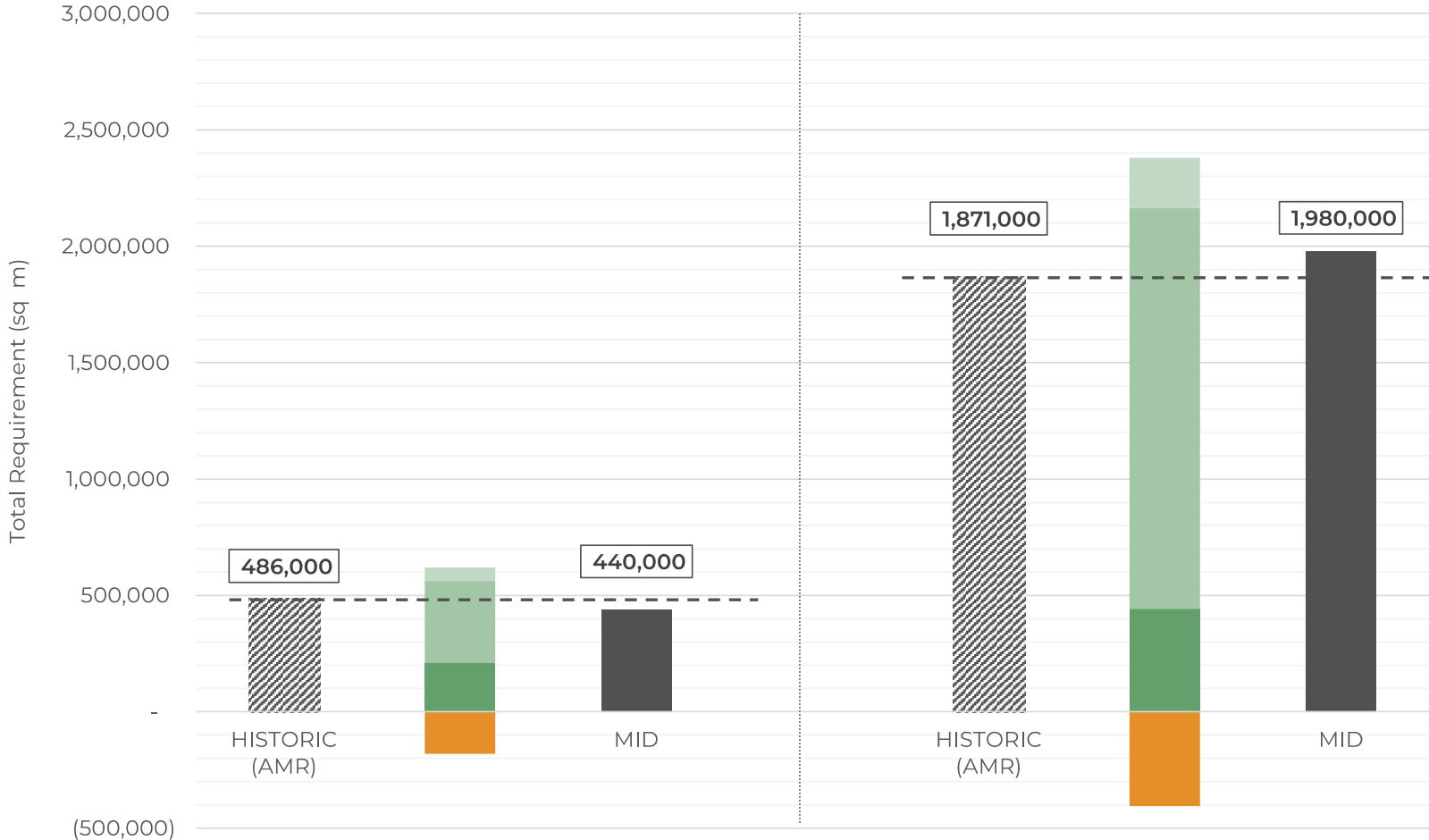
» Industrial & Logistics

- MK a very strong industrial and logistics location
 - Many leading occupiers
 - Excellent transport links
 - Abundance of speculative development
 - Highly skilled workforce
- Significant elevation since Magna Park development (2014)
- Pandemic has intensified the ‘race for space’, particularly big box market
 - Rising rents, no signs of slowing as yet
 - High take up building pressure on supply
 - Immediate shortage of 50,000+sqft (5,000sqm) units
 - Scarce second hand stock, but significant supply u/c or in planning
- Decreasing quantity of second hand smaller/medium stock
 - Lack of new development in this segment
- Effects of energy price rises and business rates reassessment may
(54) have impact on demand

Approach to assessing sites and premises requirements



Sites and Premises Requirements



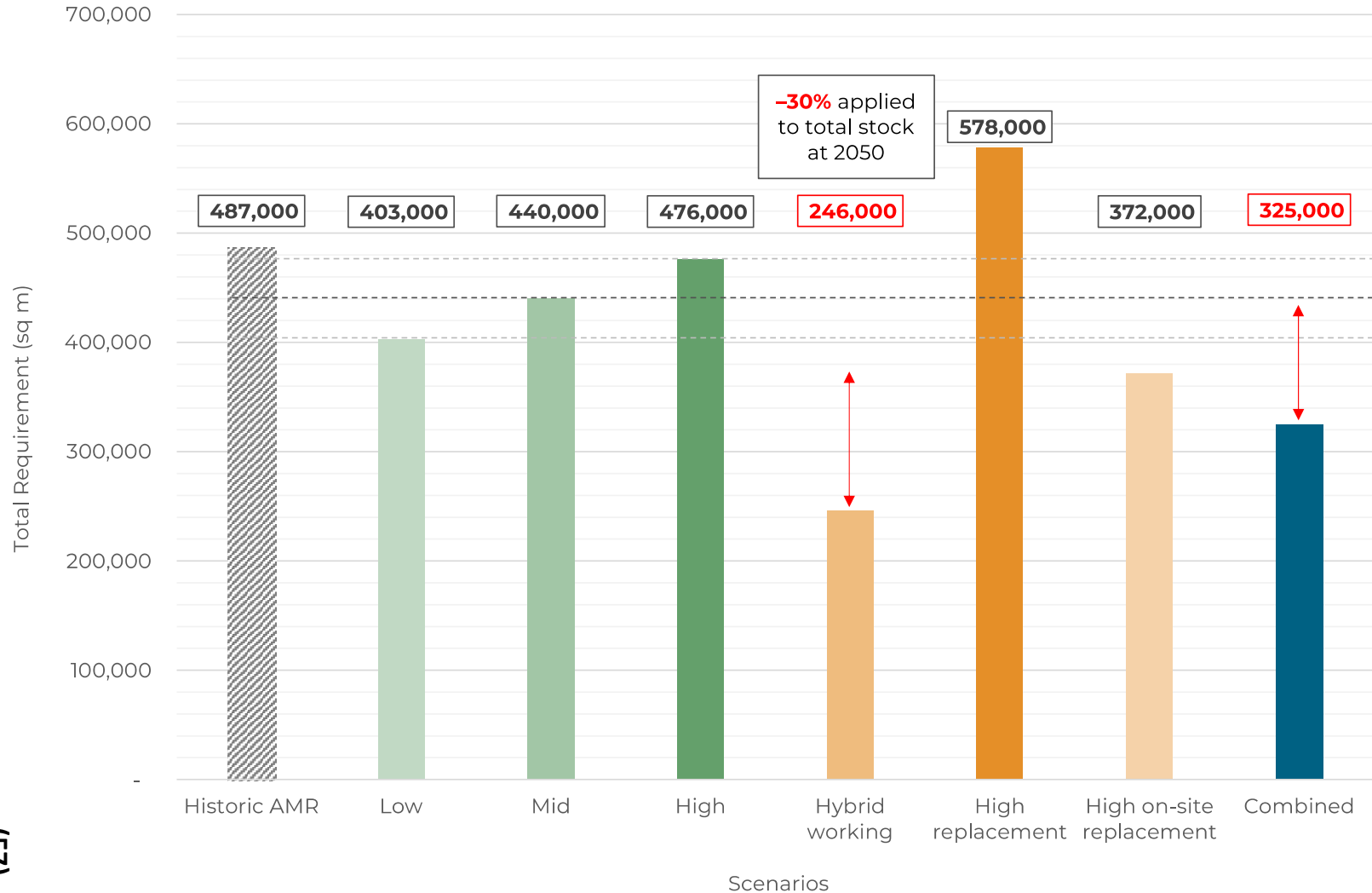
OFFICE

INDUSTRIAL

Total Office Requirement – Alternative Scenarios



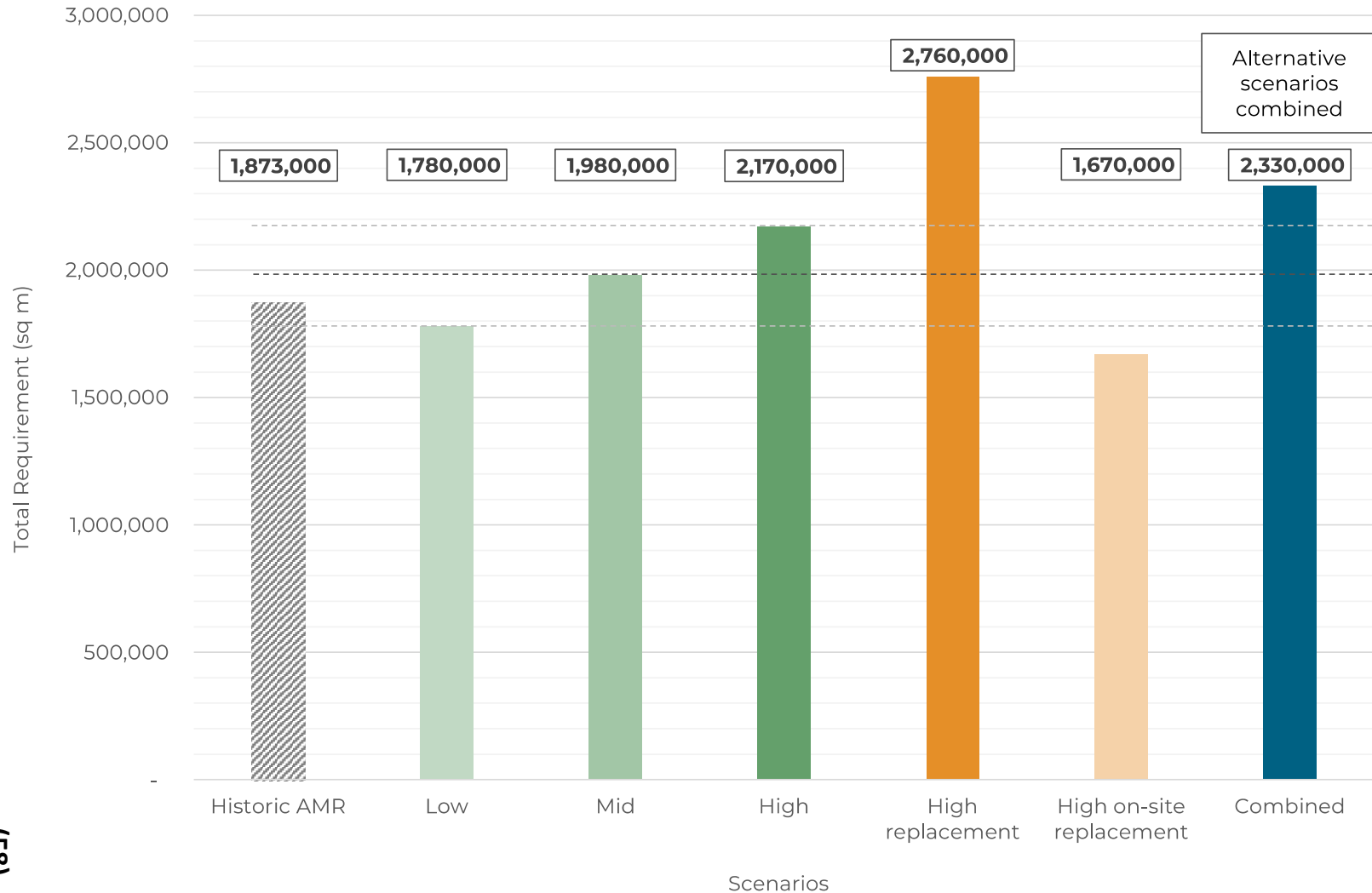
OFFICE



Total I&W Requirement – Alternative Scenarios



INDUSTRIAL



» Key messages

- Total requirement
 - 13,000 – 21,000 sq m per annum (2.3 - 3.6ha)
 - 370,000 – 578,000 sqm 2022-50 (65-100ha)
 - Central view 16,000 sqm p.a. 440,000 sqm (2.7ha p.a. or 75ha)
 - Historic activity around 17,500 sqm per annum
- Replacement demand is key driver
- Majority of scenarios c10-20% below historic
 - High replacement is the only scenario above historic
- Will depend on level of refurb vs redevelopment
- With higher density (taller) development land requirement ⁽⁵⁹⁾ falls under all scenarios

» Key messages

- Total requirement
 - 16-26ha per annum (450 – 750ha 2022-2050)
 - Central view 19 – 22ha p.a. (530 – 625ha)
 - Historic c16.7ha per annum
- Current supply of c230ha
- Replacement and logistics/warehousing demand is key driver
 - on site replacement uncertain and requires monitoring
- Majority of scenarios at or above historic levels
- SEMLEP study indicates very strong demand for large logistics
 - May require some further uplift to estimates

» Office

- Significant uncertainty remains in key trends
- Potential for lower requirement than historic
- Will require careful monitoring
- Higher density development will reduce land required

» Industrial

- Likely to be slightly higher requirement than historic
- Degree of recycling of existing employment sites uncertain (may reduce overall requirement)
- Findings of SEMLEP study may counteract this



ECONOMIC WORKSTREAM

Any Comments or Questions?