

# Milton Keynes Council Draft Plan:MK Consultation

## Briefing Note

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*Milton Keynes Council have approved a draft of their new Local Plan; Plan:MK, for public consultation. The consultation will run for 12 weeks from mid-March until early June.*

The upcoming consultation will be the fourth period of engagement on Plan:MK, following on from a consultation on a series of topic papers in September 2014, visioning workshops in Spring 2015, and a 'Directions of Growth' consultation in January 2016. The draft Plan:MK builds on the feedback from these periods of consultation, along with the technical evidence prepared by Milton Keynes Council (MKC), to provide a preferred option for the future growth of the New Town. The draft Plan:MK contains targets for future growth in housing and jobs, and sets out a spatial strategy to deliver these requirements. This includes the allocation of key sites on the edge of the urban area and guidance on the level of change expected to be seen in other parts of Milton Keynes, including across the other towns and villages in the Borough. The draft Plan also contains more detailed policies against which planning applications will be based, which will replace the policies of the Core Strategy (2013) and the saved policies of the Local Plan (2005).

The strategy is based on the need to deliver 1,765 new homes every year until 2031, along with supporting expected job growth of 2,400 per year. Spatially the draft Plan expects growth to be accommodated through:

- The delivery of existing planning permissions across the city and other towns/villages
- A strategic allocation to the South East of Milton Keynes for 1,000 homes – delayed until post 2026, with more homes expected post 2031
- Growth east of the M1 motorway – delayed until after 2026, which will be developed as a mixed use sustainable growth area
- Land at Eaton Leys for 600 homes – which already benefits from planning consent
- 3,500 homes on small/medium sites in the urban area – including regeneration and brownfield sites

- 1,500 homes in Central Milton Keynes - over and above existing requirement for 2,000 homes in Campbell Park
- 1,000 homes in rural settlements – to be delivered through neighbourhood Plans
- The continued focus on CMK as a hub for business-related knowledge based activity
- The allocation of 57 hectares of land south of Caldecotte for B2/B8 employment uses

### Housing Need

MKC have prepared a Strategic Housing Market Assessment which sets out a need for 26,500 new homes over the 15-year plan period. This equates to some 1,765 homes per year. MKC estimate they have 19,725 homes already permitted, leaving a requirement for the plan to find land for a further 6,775 homes. The consultation seeks comments on the ability of the above strategy to deliver this need.

### Site Options

Consultation up to this point has included consideration of four options to deliver growth:

- Development to the west, south-west and/or south-east of the city;
- Development East of the M1 motorway;
- One or more satellite settlements in the rural area; and
- Intensification and redevelopment in the urban area.

Of these, the first two have been taken forward in the draft Plan after consideration of the public consultation feedback, transport modelling, a Landscape Sensitivity Assessment, Sustainability Appraisal and a Strategic Site Assessment. It is expected that these documents will be available to view as part of the consultation. The strategy also contains an element of 'intensification' in the urban area, although at this time there are no specific plans as to what this will mean for the location of development.

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Development to the **South East of the city** will see development of land between Bow Brickhill and the railway which runs between Bedford and Bletchley. The site also extends north of the railway line on land north west of Woburn Sands. The future planning of the site will need to consider the implications of East West Rail. Development is also proposed to be delayed until post 2026, to allow existing development in the area time to 'bed-in'.

Also to the south/south east of the city, **land south of Caldecotte** is proposed to be allocated for large footprint employment uses, helping to address a shortfall in large employment sites across the Borough. The flat, relatively unconstrained site, with good links to the A5 is seen as suitable for the delivery of warehousing and distribution units, much needed in the area.

**Development east of the M1** proposes to break the traditional defensible barrier to the growth of the city. This area, given the proximity to the M1, is expected to contain both housing and employment land. As with land South East of the city, delivery of this areas is delayed until after 2026 to ensure that the implications of the Cambridge-MK-Oxford Growth corridor can be properly taken into account.

**Sites for small scale infill** are expected to be identified in the final submission version of the plan. These are likely to be within and adjoining the urban area, and will include consideration of sites previously promoted through the Site Allocations Plan.

MKC proposes to encourage all rural Parish Councils to produce **Neighbourhood Plans** within 5 years to support the delivery of 1,000 homes. This is a significant increase on the amount of development historically accommodated in the rural area of Milton Keynes, particularly as Newport Pagnell, the largest rural settlement, already makes significant allocations through its Neighbourhood Plan.

### Next steps

MKC will consult on the draft Plan until early June. It will then consider the responses received and begin the process of drafting a version of the plan to be submitted for examination. This document will be subject to public consultation in late 2017. The Plan is then expected to be submitted for examination in Spring 2018, with examination following in Summer 2018. Subject to a positive report from the Inspector, Plan:MK is expected to be adopted in late 2018.

### Opportunities for Comment

The consultation document and its supporting evidence will be published for consultation in Mid-March (date to be confirmed) and will be open to comments for 12 weeks.

The release of these consultation documents, not only provides land owners and developers with an opportunity to further promote the allocation of their land interests but also enables them to influence the next version of the plan to be prepared by MKC, in particular the distribution and allocation of housing sites coming forward through the Plan.

If you would like any more information regarding this consultation document and its supporting evidence, or wish to enquire as to how you may further promote your land interest within the Borough, please do not hesitate to contact our Milton Keynes office.