

LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP

TUESDAY 23 MARCH 2010
7.30 PM

COUNCIL CHAMBER, CIVIC OFFICES
CENTRAL MILTON KEYNES

Members of the Advisory Group:

Councillor Galloway (Chair)
Councillors Bristow, Ferrans, Hopkins, A Morris, Potts and White

If you have any enquires about this agenda please contact John Zammit (Committee Manager) on (01908) 252484 or e-mail: John.Zammit@milton-keynes.co.uk

(1)

The Local Development Framework Advisory Group will:

1. Monitor and review the Local Development Scheme including:
 - The Annual Monitoring Report
 - Other performance measures
2. Consider and advise the Cabinet on the content of individual draft Development Plan Documents (DPDs) prior to their consideration and approval by cabinet for public consultation.
3. Consider and advise the Cabinet on any changes to DPDs in response to public consultation prior to their consideration and approval by Cabinet.
4. Ensure that each DPD is centred on achieving the Council's objectives and the aims of the Community Strategy.
5. Develop its role as appropriate.

Frequency of Meetings:

1. The Local Development Framework Advisory Group will meet as and when necessary in order to consider draft DPDs and suggested changes to DPDs in response to public consultation.
2. Advisory Group meetings will be held at least 2 weeks (10 working days) before the Cabinet is due to make a decision on the content of a DPD, so that any recommendations by the Group can be properly considered by the lead Cabinet Member and by officers prior to the cabinet meeting.
3. Advisory Group meetings will be held in public. Agendas will be produced in accordance with the normal requirements for publishing council committee papers and minutes.

AGENDA

1. Welcome and Introductions

2. Apologies

3. Minutes

To approve, and the Chair to sign as a correct record, Minutes of the meeting of the Local Development Framework Advisory Group held on:

(a) 15 December 2010 (Item 3a) (**Pages 4 to 9**).

(b) 23 December 2010 (Item 3b) (**Page 10 to 18**).

4. Disclosure of Interests

Members to disclose any personal or prejudicial 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.

5. Houses in Multiple Occupation Supplementary Planning Document

To consider Item 5 (**Pages 19 to 22**).

6. Local Development Scheme 2009 – 2012 (Update 2010)

To consider Item 6 (**Pages 23 to 28**).

7. Briefing Note - Regional Strategy: Evidence Gathering

To consider Item 7 (**Page 29**).



Minutes of the meeting of the LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP held on 15 DECEMBER 2009 at 6.00 pm

Present: Councillor Galloway (Chair)
Councillors Ferrans, Hopkins, A Morris, Potts and White

Officers: N Fenwick (Assistant Director [Planning]), I Haynes (Chief Spatial Planner), B Wilson (Development Plans Manager), Neil Sainsbury (Principal Urban Designer), David Blandamer (Urban Designer), Matthew Clarke (Senior Urban Designer) and J Zammit (Committee Manager)

Apology: Councillor Bristow

Also Present: Councillors Bint and Crooks

Public: 2

LDF17 DECLARATION OF INTERESTS

Councillor White declared a personal interest in Item 7 – Local Development Framework Core Strategy: Submission Document as the Secretary of the Federation of Small Businesses and as the Chair of the United Sustainable Energy Agency which administers the Council's Carbon Offset Fund.

Councillor Potts declared a general personal interest as a member of the NEEM group (No Expansion East of the M1).

LDF18 LOCAL DEVELOPMENT FRAMEWORK: DESIGN GUIDE – NEW HOUSING DEVELOPMENT

The Group reviewed an updated Design Guide which had taken into account Members comments made at the meeting of the Local Development Framework Advisory Group held on 21 October 2009. Changes had mostly been in respect of:

- Shared Surfaces
- Tandem Parking
- Housing Types and Garden Sizes
- Sustainability
- Durability of Materials
- Cul-de-sacs

- Conservation Areas and Rural Villages
- Character/Identity of New Development

The Group was informed that once changes had been agreed the document would go out to public consultation in January/February 2010. The Group felt that officers had not taken comments made by members into account especially in respect of shared surfaces, the look of durability in housing materials and Cul-de-sacs.

Members made the following comments:

- That shared surfaces were still being promoted despite Members' comments previously to stop shared surfaces being used. Members were of the view that shared surfaces turned streets into rat runs for traffic to avoid busy roads and therefore should not feature in the Design Guide unless they were the only viable option.
- That there needed to be an emphasis on the look of building materials, that they looked durable and would remain so in the long term.
- That significant areas of development where it was desirable to create an identity should be given a name to help create that identity.
- This document had the potential to prevent innovation and create a bland design template.
- That demonstrations of popular houses focus on quirky and innovative types when generally people prefer more traditional types of houses. The guide should therefore state support for traditional houses in some areas.
- All pictures of housing in the Design Guide are of 1970's-1980's housing, there needed to be more contemporary examples.
- Where areas were going to be high density it was necessary to ensure that there was still average family sized dwellings present to avoid a proliferation of flats just to achieve the higher level of density required for sustainable transport services and amenities.
- That dwellings with small/no gardens should be placed nearest to open park space to make those properties more desirable. Feelings of open space were a traditional part of Milton Keynes with linear parks being a key factor in this.
- That there was no mention of provision for working from home and running businesses from home.
- That the size of a group of affordable houses pepper potted amongst market housing should be flexible or refer to another document that could be updated as necessary.

- There needed to be a statement saying that any public sector housing in the future would also be required to abide by the design guide.
- That ownership of grass verges needed highlighting as often there was no clear ownership of verges and they often got damaged by parked cars.
- Front court parking was not promoted enough in the document and it appeared to present rear court parking as acceptable which Members had previously not supported. Tandem parking should be discouraged rather than encouraged as it appeared to be.
- Houses should not have steps to the front as it hindered disabled access.
- That the design functionality of the houses themselves should be addressed. Minimum sizes of houses and rooms should be looked at to ensure that houses were not built which were too small and not fit for purpose. Research needed to be done to see what the current thinking was in this area and to help set a minimum requirement or standard for the internal design of houses.
- Reference needed to be made to encourage design to be in keeping with the architectural style of existing North Buckinghamshire villages.
- The Guide needed to address frontages onto grid roads, to ensure that development on one side of the grid road takes into consideration development on the other side of the grid road.

Members also commented on the permeability of estates for pedestrians and suggested that estates needed to be designed so that it was easier to travel by foot than by car if we want people to walk around estates. Officers responded by informing the Group that too many footpaths in secluded areas, for example behind houses, was against best practice and discouraged on terms of community safety by Thames Valley Police. Members felt that it would be important in the future to have discussions with a range of professionals, including Thames Valley Police, to discuss community safety and street design.

Members also noted that in regards to the timetable for the publication of the Design Guide, the Guide should be resubmitted to the Group in the new Council Year rather than in April.

RESOLVED –

1. That the Design Guide – New Housing Development be agreed to go out to public consultation, subject to the Members comments be incorporated where possible and final

approval by the Chair of the Group to confirm the changes to the Guide.

2. That Officers be requested to research standards for internal building design with regard to energy efficiency, use of rooms and room sizes for possible inclusion in the document.

LDF19

LOCAL DEVELOPMENT FRAMEWORK: CENTRAL MILTON KEYNES TALL BUILDING GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT

The Group received a draft of the Central Milton Keynes Tall Buildings Guidance Supplementary Planning Document (SPD) for comment before it would be presented for formal consultation.

The Group was informed that tall buildings had the potential to add significant value to the City. They could enhance skylines and provide recognisable landmarks that could serve to promote the City on a national and international stage.

The Group was informed that the Local Plan and adopted CMK Development Framework recognised that taller buildings could play an important role for the sustainable growth of the city centre, but failed to define a tall building, or where tall buildings were appropriate in CMK. The Group was informed that the SPD provided a definition of a tall building as one that is 10 or more stories high.

The Group acknowledged that the document would need to dispel the myth that Milton Keynes was designed around a principle of no building taller than the tallest tree. People would automatically think of this and the Council would face resistance as a result. It was suggested that this issue should be addressed head on within the document.

The Group also made the following comments:

- That areas other than CMK would need tall building policies, while recognising that CMK is where the most pressure for tall buildings was.
- That potential innovative/interesting uses for underground floors or tall buildings other than car parks, be explored.
- That the topography and contours of Central Milton Keynes needed to be available to get a proper understanding of the impact of tall buildings in CMK.
- The consultation document should be expressed in easily understood language.

Members noted that the Supplementary Planning Document was mainly for guidance and that more detailed design issues of tall buildings such as occupancy figures, persons and goods movements would be addressed in a separate document.

Members were informed that applications for tall buildings would still need to be considered through the Development Control process and applications would be addressed on a case by case basis.

Members noted that the Supplementary Planning Document was a valuable tool in the marketing of CMK as an alternative regional centre to developers and gives developers a greater degree of certainty.

RESOLVED –

That the Central Milton Keynes Tall Building Guidance Supplementary Planning Document be agreed for public consultation subject to the Members' comments being incorporated where possible and final approval by the Chair to confirm the changes to the document.

LDF20

MILTON KEYNES LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY: SUBMISSION DOCUMENT

Officers informed the Group that an updated Core Strategy would be produced once proposed changes from Member submissions and Member comments arising from the meeting of the 17 November 2009 Local Development Framework Group had been agreed. The Group indicated that it would wish to see an updated Core Strategy document as soon as possible in order that Members could compare Minutes of the Group's meeting with the document.

Members made the following additional comments in respect of the Core Strategy:

- That it would be helpful to say that there were increasing pressures to encourage more sustainable transport.
- That the town centre definition of Bletchley needed clarifying.

Andy Thomas and Mike Leroy of Milton Keynes Forum addressed the Group and made the following points:

- That as transport was a fundamental aspect of CMK and was a fundamental building block for the Core Strategy, the Forum was not yet convinced that the data in the document was solid enough and that appropriate action was being planned in respect of transport.
- There was an expected large intensification of jobs and that the resulting transport needs had not been adequately addressed in the Core Strategy.

Members noted that the issues raised by MK Forum could be addressed through meetings between the Forum's representatives and officers to clarify any outstanding concerns.

RESOLVED –

1. That the leader be recommended to convene a special meeting of the Cabinet on 5 January 2010 to consider for approval for Council the Core Strategy.
2. That officer changes in response to Member comments from the meetings of the Local Development Framework Advisory Group on 17 November 2009 be agreed and the Core Strategy updated accordingly.
3. That the officer changes in response to the redrafted 'Delivering Economic Prosperity' section of the Core Strategy be agreed and the Core Strategy updated accordingly.
4. That Officers be requested to consult with MK Forum in respect of Transport issues

THE CHAIR ADJOURNED THE MEETING AT 21.50pm.



Minutes of the RECONVENED meeting of the LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP held on 15 DECEMBER 2009. This meeting was held on 23 DECEMBER 2009

Present: Councillor Galloway (Chair),
Councillors Ferrans, Hopkins, A Morris and White

Officers: N Fenwick (Assistant Director, Planning), I Haynes (Chief Spatial Planner), Bob Wilson (Development Plans Manager), Michael Moore (Senior Planning Officer), J Harper (Transport Policy Manager), M Sullivan-Gould (Senior Solicitor), L Sung (Senior Committee Manager) and J Zammit (Committee Manager)

Apologies: Councillor Bristow

Also Present: Councillor Bint

Public: 5

LDF21 MINUTES

RESOLVED -

That the minutes of the meetings of the Group held on 18 March 2009, 20 April 2009, 6 May 2009, 18 June 2009, 8 July 2009, 19 August 2009, 3 September 2009, 21 October 2009 and 17 November 2009 be approved and signed by the Chair as a correct record, subject to amendment and comment:

1. Minutes of 3 September 2009:
 - (a) Pt 36 of Annex – Sherington Parish Council had confirmed there had been no change in the membership of the Parish Council since they had requested some limited development for the village.
 - (b) Pt 47 of Annex – Specifically in relation to J13A, the Highways Agency had informed the Council of its intention to provide a bypass at Junction 11A with no intention of providing an additional bypass at Junction 13A. The Group requested that the Chief Executive writes to the Highways Agency regarding the provision of a bypass at Junction 13A.
 - (c) Pt 59 of Annex – Officers to liaise with HCA to clarify the percentage figures of small businesses in Milton Keynes.

The Group thanked the Committee Manager for his work in collating the Minutes of the meeting.

LDF22

LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY: SUBMISSION DOCUMENT

The Group had preliminary discussions on the Draft Core Strategy at its meeting on the 15 December 2009, however the most substantial discussions on the Draft Core Strategy were left until the meeting of the Group on the 23 December 2009.

The Group noted that further amendments to the Draft Core Strategy may arise at the special Cabinet meeting to be held on 5 January 2009.

The Committee heard representations from Mr Pete Winkleman, Mr Alan Francis and Mr Andy Thomas (MK Forum).

Mr Winkleman addressed the Group and reported that Milton Keynes had been chosen as a host city in the event that England was successful in its bid to host the World Cup.

Milton Keynes had been chosen because of its political, operational and financial certainty. There was a need to find value to deliver the world cup costs which he proposed could be achieved without any cost to the taxpayer. He proposed that funding the World Cup bid could be achieved by placing the cost on landowners selling their land for housing development.

He reported that he would be approaching FIFA in February and could present a more successful case to FIFA if a framework for funding could be established within the Council's core strategy.

The Group recognised that the proposed funding framework was dependent on the success of the World Cup bid. If the bid was unsuccessful, the Group recognised that the proposed tariff on land owners could offer alternative benefits to the community.

The solicitor provided the Group with legal advice in respect of Members of the Group considering any future planning applications that may be impacted on the proposed new framework. He advised that the consideration of mechanisms by which a development could be delivered would not necessarily prejudice the Group in considering any future planning applications.

Mr Francis addressed the Group on the transport aspects of the core strategy and transport issues around Milton Keynes. He made the following comments:

- A large transport modal shift was imperative.
- The strategy did not take account of climate change or the need to reduce CO2 emissions in all aspects of life in Milton Keynes.

- The strategy did not address the issue of peak oil and that as fuel became more expensive within the lifetime of the strategy, people driving by private transport as the dominant mode would not work.
- Low cost parking and the ease of travel by grid roads inhibited bus use.
- All areas needed good access to communal transport and merely the deprived area of Milton Keynes.
- The core strategy needed to address the amount of car parking available in residential areas and consider ways to actively reduce the need for parking in residential areas.

Mr Thomas addressed the Group and submitted information that MK Forum had considered essential elements to be recognised to enable the core strategy policies on transport and CMK to be determined.

Taking into account all the comments made, the current draft core strategy, the Group made a number of amendments to the strategy, as attached as an annex to these Minutes.

The Group thanked the officers for their huge effort to complete the core strategy and acknowledged the level of commitment across the board.

RESOLVED –

1. That the proposed amendments to the Draft Submission Core Strategy, as attached as an Annex to these Minutes, be recommended to Cabinet.
2. That the Chief Spatial Planner give consideration to the proposal, implications and mechanisms, in terms of World Cup bid funding and enabling development and that his comments be reviewed by the Cabinet.

THE CHAIR CLOSED THE MEETING AT 9.20PM.

ANNEX TO ITEM 3b

Page No.	Paragraph No.	Proposed Change
(i)	Forward	Insert additional bullet point to read “A city which has pioneered energy efficiency and recycling.”
(ii)	Forward	Insert additional bullet point to highlight the need for reviews of the Core Strategy given the unique character of Milton Keynes.
6	1.6	Second sentence: delete ‘smaller’
	New 1.10	Refer to the need for regular single issue reviews (to be cross reference with the additional bullet point in the Forward).
7	2.8	Third sentence to begin: “Our analysis shows, that without management , this congestion will increase significantly as the city grows.”
8	Diagram 2.1	To indicate regional boundaries.
	Diagram 2.1	Correct reference to Coventry and correct spelling of Guildford.
	2.11	Insert additional paragraph: “To meet the aspirations of a more sustainable future will require the continued development of these policies throughout the life of the core strategy”
9	2.19 (now 2.20)	Second sentence to begin: “The parkland includes watercourses and lakes which together act as an innovative strategic flood management system,.....”
10	2.27 (now 2.28)	Add sentence to paragraph: “Imaginative use of planting next to the grid roads has resulted in lower CO2 pollution than traditional road design.”
14	Table 2.1	Additional Strength: “Effective partnership working” Additional Weakness: “At the bridge of three Local Government Regions”

Page No.	Paragraph No.	Proposed Change
15	Table 2.1	Additional Opportunity: "Set benchmark for 21 st Century living" Additional Threat: "Loss of innovative spirit"
17	New 3.8	"An updated LTP3 will be developed by April 2011 to radically address the transport areas identified in the core strategy."
18	Para 4.1 Table on Spatial Vision: MK in 2026. Table on Spatial Vision: MK in 2026.	Paragraph to begin: "Because Milton Keynes has grown" New Point 1: "To develop Milton Keynes as a major 21 st Century city." Now Point 4: Third sentence to read "The city's conference, sports, cultural and tourism facilities will be of international, national and regional status and will add to the local facilities."
19	Table on Spatial Vision: MK in 2026. Para 4.4	Now Point 8: Sentence to begin "A wide range of house tenure and types (including....." Add to the end of first sentence: " , particularly in the light of changing national and global strategies."
20	New Table 4.1.1 Table 4.1.8	Insert an overarching objective: "To develop Milton Keynes as a major city fit for the 21 st Century." Amendment to bullet point: "Construction of viable levels of diverse housing including affordable, supported and specialist housing"
21	Table 4.1.9	Amendment to third bullet point in travel demands bullet point: "Extending the grid road pattern into new development, including the South East SDA"

Page No.	Paragraph No.	Proposed Change
	New Table 4.1.13	Add as new bullet point "To develop Milton Keynes as an international sporting city."
23	Table 5.1	Place District/Town Centres into 2 categories: (a) Bletchley and Wolverton and (b) Kingston and Westcroft.
29	Policy CS 3	Delete last paragraph.
31	5.29	Retain first sentence and delete remainder of paragraph.
32	Table 5.5	Same as changes to Table 5.1
33	5.35	Last sentence to read: "They identify a qualitative need for a Casino."
55	Policy CS 6.9	"A new 'Park & Ride' site for the city should be provided and linked efficiently and effectively linked to the A421."
59	Policy CS 7	Amendment to bullet point 7: "Accommodate the expansion of the needs of tertiary Higher education, such as the University Centre Milton Keynes (UCMK)".
67	10.3	Add a link/footnote to explain how the figure of Milton Keynes SHMA requiring an additional 1,348 dwellings per year was derived.
	10.4	Amendment to first sentence: "The number, type, tenure, size and mix of homes....."
		Make reference to the economy and cross reference to paragraph 13.11
	10.5	Delete from second sentence "This is because" and amend the beginning to: "The levels of car ownership....."

Page No.	Paragraph No.	Proposed Change
68	10.11 now(10.12)	Additional paragraph: "Shared ownership in Milton Keynes is different from other shared ownership schemes in that it is run on a commercial basis and has an impact on second usage." Refer to appropriate policy reference.
69	11.3	Delete the word 'car' in the second sentence. Amendment to final sentence: "However, growth is putting considerable pressure on the system....."
		Insert additional paragraph on the lines of: "The dispersal of employment, business and retail destination throughout the city, limits the substantial variation of individual journeys (including multi-destination journeys), for which public transport is currently poorly suited."
	11.4	Amendment to beginning of first sentence: "Looking forward to 2026, the car, or successor powered personal vehicles , is expected to remain the significant mode of transport in Milton Keynes.
	11.7	Delete first sentence. Amend beginning of new first sentence: " Car parking spaces in the city centre must be carefully managed....."
70	New 11.12	"A key part of what makes Milton Keynes such a great place to live, work and bring up a family is ready access to all the amenities in the area. This includes, in particular, access to the wealth of voluntary organisations (clubs and charities) and the wealth of small specialist retailers which can all exist purely because they have a catchment area of some 200,000+ people."
	Photograph: MK Public Transport	Delete and insert photograph depicting a more sustainable and attractive form of public transport i.e the new Service 300 (service to commence on 5 January 2009)
71	CS11	First sentence to read: "The Council will work with neighbouring local authorities and transport providers to meet the increased movement of people and goods and to reduce the Borough's carbon footprint, and improve accessibility across the Borough, improving safety and quality of life."
		Amendment to the beginning of first bullet point: " A step change in improvements to public transport....."

Page No.	Paragraph No.	Proposed Change
		Additional bullet point: "demand management in order to achieve modal shift from car use to more sustainable modes of transport."
72	New 11.23 Now(11.26)	"The relationship between growth and sustainable transport is a complex one and key to the successful development of Milton Keynes. The Council will work with its partners, stakeholders and residents to develop the strategy to meet the future needs of a successful sustainable community."
76	12.22	Amendment to first sentence: Delete the word 'low' and insert the words ' low/zero '
81	13.9 13.13	Amendment to the beginning of third sentence: "We will continue to keep an industrial and engineering base in the city but also consider reallocating some sites....." Amendment to first sentence: Delete the word 'nearby' and replace with ' surrounding '.
82	13.15 Following 13.19	Insert additional sentence: "Progress on this objective has been demonstrated by having been chosen to be a host city for England's 2018 World Cup Bid." Insert a Table of school provision
83	Policy CS 16	Amendment to first sentence: Delete the word 'learning' replace with ' major '. Amendment to first bullet point: "The delivery of at least 15 new primary schools....." Insert additional bullet point: "Services to support the inward migration of employers and employees and the investment to facilitate it." Insert additional bullet point: "Major sporting venues".
85	Policy CS 18	Insert additional bullet point: "Improving access for students to higher education with a focus on sustainable transport."

Page No.	Paragraph No.	Proposed Change
86	Photograph: ASB Fly Tipping	Delete
87	Photograph: MKK Mobile CCTV	Delete
95	17.5	Amendments to second sentence: Delete the word 'numbers' and insert ' strategy changes '.
	17.6	Sixth bullet point to read: "A review of the Core Strategy"
	17.8	First sentence to read: " Joint Delivery Teams (JDTs) have been and will continue to be an essential component of delivery in Milton Keynes. "
101	18.4	Insert additional bullet point: "World Cup matches played at Stadium:MK"
103	Following 18.7	Insert a Table of city and Borough-wide population and dwelling figures.

HOUSES IN MULTIPLE OCCUPATION SUPPLEMENTARY PLANNING DOCUMENT

Accountable Cabinet Member: Councillor Mike Galloway

Contact Officer: Tom Podd (Senior Planning Officer) 01908 254231

1. Purpose

- 1.1 To inform the Local Development Framework Advisory Group as to the production of the Houses in Multiple Occupation Supplementary Planning Document and to provide the Group with an opportunity to discuss the evidence required to inform its production and the issues associated with HiMOs.

2. Recommendations

- 2.1 That the Local Development Framework Advisory Group notes the work due to be undertaken for the Houses in Multiple Occupation Supplementary Planning Document.

3. Issues and Choices

- 3.1 As housing has become more expensive and the rental investor market has grown, there has been a rise in the number of houses in multiple occupation (HiMO) in Milton Keynes. These dwellings are a valuable source of accommodation to those on lower incomes. Given the cost of housing, it is likely that there will be a continued demand for HiMOs to meet housing needs.
- 3.2 Due to the increase in the number of HiMO planning applications it was recommended through the HiMO Cabinet Advisory Group that additional guidance on the application of policy H10 is required through the production of a Supplementary Planning Document (SPD) with a new policy being prepared in the Development Management DPD.

Changes to the Use Classes Order

- 3.3 In planning terms there is currently no statutory definition of a HiMO (unlike Housing). Instead it is down to a matter of planning law to determine. However, following public consultation, the Government has announced that from April 2010 they plan to introduce changes to the Use Classes Order and introduce a planning definition of a HiMO. This would mean that any dwelling house changed to a HiMO that meets the new definition would require planning permission. The SPD will need to reflect these changes to the Use Classes Order and use the new planning definition of a HiMO.

Status of Supplementary Planning Documents

- 3.4 Supplementary Planning Documents can only be used to provide greater detail on an existing policy. They are subject to public consultation but are not subject to an independent examination in public and therefore do not carry the same weight as a Development Plan Document (DPD). It is important to remember that SPDs can not be used to change Local Plan policy as that can only be done through a DPD. Any additional guidance provided in the SPD should be clearly evidenced and not just anecdotal and must only be used to expand upon the existing policy.

Existing Policy

- 3.5 Local Plan Policy H10 provides the basis on which planning applications are judged. The policy allows for HiMOs as long as four criteria are met. The SPD will need to provide additional guidance on these four main criteria which are there to address commonly perceived problems. The four criteria are:
- Effective measures are proposed to minimise the effects of noise and disturbance
 - Off street parking and manoeuvring space is provided to meet the Council's standards or, if on-street parking is necessary, it would not result in unacceptable congestion in the surrounding area
 - Adequate outdoor space is available for bin storage and a drying area
 - The proposal would not adversely affect the character of the surrounding area or lead to an unacceptable concentration of flats or houses in multiple occupation within the area.

Evidence

- 3.6 In order to provide additional guidance on the existing policy, it will be important to provide evidence that noise, parking, bin storage and character of areas are impacted by HiMOs.
- 3.7 The Council already has some guidance that can be incorporated into the HiMO SPD. For example, the Waste DPD provides guidance on waste storage space that could be adapted for HiMOs and the Parking Standards Addendum (April 2009) now provides specific parking standards for HiMOs that the HiMO SPD can incorporate.
- 3.8 It is however clear that further work needs to be undertaken to address the issue of "character and concentration". It is therefore considered that additional research needs to be undertaken to try and clearly evidence what problems can be attributed to HiMOs in Milton Keynes and which of these problems are material to planning. This evidence can then be used to further enhance the Local Plan criteria and provide clearer guidance on what would be an acceptable HiMO in planning terms. It should be noted that not all of the problems identified may be a planning matter and may be more

appropriately dealt with under different regulatory regimes such as environmental health, or building regulations.

3.9 The research will need to establish what evidence exists (if any) that HiMOs can cause problems, in order to answer the following main questions:

- Do HiMOs adversely affect the character of the surrounding area?
- What are the main impacts of HiMOs on the character of an area?
- What constitutes an unacceptable concentration of HiMOs within an area?
- How should the “surrounding area” be defined (is it the row, street, grid square etc)?

3.10 The evidence that is gathered will help to inform what additional guidance is provided in the SPD. A number of possible approaches could be considered to try and assist in determining whether there has been a change in character or if there is an over concentration of HiMOs but any approach set out in the SPD would need to be founded on evidence.

Next Steps

3.11 An SPD can usually be expected to take 12 months from commencement to completion. However, work has already been undertaken regarding parking, bin storage and noise, with only the character and concentration issue requiring significant additional work. The extent of the additional research is currently being finalised but it is anticipated it should take no longer than 2-3 months to complete. Once the research has been undertaken a draft document will be produced and presented to the LDF AG for consideration prior to formal consultation with stakeholders.

4. Implications

4.1 Policy

The HiMO SPD will be subject to public consultation. Once adopted it will become a material consideration in the determination of planning applications.

4.2 Resources and Risk

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

4.3 The SPD will be produced within the resources of the Development Plans Team.

4.4 Legal

The Council has a legal duty under the Housing Act 1985 to consider the housing needs of its area. The Planning and Compulsory Purchase Act 2004 requires the Council to prepare a Local Development Framework.

4.5 Other Implications

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

Sustainability

Development Plan Documents will be subject to the process of Sustainability Appraisal throughout their production.

Background Papers: None

LOCAL DEVELOPMENT SCHEME 2009 – 2012 (UPDATE 2010)

Accountable Cabinet Member: Councillor Mike Galloway

Contact Officer: Tom Podd (Senior Planning Officer) 01908 254231

Purpose

- 1.1 To provide the group with an opportunity to discuss the future priorities for the Local Development Framework.

Recommendations

- 1.2 That the group considers the future priorities of the Local Development Framework so as to inform the review of the Local Development Scheme.

Issues and Choices

- 1.3 The Planning and Compulsory purchase Act 2004 introduced the system of Local Development Frameworks. The Local Development Framework will consist of a number of Local Development Documents that will eventually replace the Adopted Local Plan.
- 1.4 Every Local Authority is required to produce a Local Development Scheme (LDS). It is a public statement setting out the details of the Local development Documents that will be produced over the next three years, the current LDS covers the period 2009 – 2012. Key to the LDS is a timetable for the production of documents allowing stakeholders to see when documents are to be produced and when they will be consulted.

Local Development Scheme 2009 - 2012

- 1.5 The LDS 2009 - 2012 sets out the work programme to April 2012 and contains a set of proposed documents for the Council to produce. The Core Strategy was scheduled in the LDS for approval by Council in June 2009 and was actually approved in January 2010. This delay has led to the delay in the production of other documents such as the Site Allocations Development Plan Document (DPD) and Development Management DPD as resources were focussed on the Core Strategy.

LDS 2009 – 2012 (Update 2010)

- 1.6 The delay to the Core Strategy has led to the timetable in the Local Development Scheme becoming out of date by around six months. It has however provided an opportunity to review the timetable and at the same time review the priorities within the LDS.
- 1.7 It should be noted that government regulations no longer require Supplementary Planning Documents (SPD) to be included within the LDS.

This enables the Council to respond quicker to policy issues by producing SPDs without needing to review and agree with GOSE a new LDS. In addition to this, it is proposed that in future a “live timetable” be maintained on the planning policy website that will include all SPD the Council intends to produce as well as regular updates on the progress of DPDs. New SPD can then be added as a when needed having regard to priority DPD documents contained in the LDS and the resources required to produce them.

- 1.8 However, although there is now added flexibility in terms of identifying SPDs, it is important to remember that as an SPD is not subject to independent examination it can only be used to expand on policies contained within DPD. Therefore, relevant DPDs must be in place in order to provide a “hook” to “hang” future SPD from.

Future Priorities

- 1.9 Members are asked to consider the future priorities for the Local Development Framework. Set out below are the DPDs already identified in the current LDS 2009 – 2012 along with a brief explanation of their role and why their production is necessary:

- Core Strategy DPD

Sets out the vision and spatial strategy for development in the Borough. The submission version has now been approved by full council and is out for public comment until the 31 March 2010. Once the consultation period closes the Development Plans team will need to prepare for submission, the examination in public and finally adoption, all of which will require considerable work.

- Minerals Core Strategy DPD

Will set out the spatial strategy for future minerals development in the borough. The existing Minerals Local Plan runs to 2011 and it is important to replace it with an up to date plan, for example, any new annual apportionment figure arising from the South East Plan Partial Review will need to be tested through the Minerals Core Strategy to assess its deliverability.

- Minerals Sites & Policies DPDs

Will allocate sites for mineral extraction, processing and for safeguarded areas. Will provide policies on development management including aftercare and restoration of sites, transport and environmental issues to support the spatial strategy of the Minerals Core Strategy.

- Site Allocations DPD

The allocations DPD will set out where allocations for housing, employment and other uses such as open space and gypsy and traveller sites will be made. It is important for the Council to show how it will meet its housing requirements and provide a plan led approach to development through the supply of a sufficient number of sites.

- Development Management DPD

The Development Management DPD will contain policies to guide development in the Borough. Policies will include topics such as affordable housing, HiMOs, retail, employment, etc. These policies are required to guide development and to provide the “hooks” for future SPDs.

1.10 The following SPD are also identified in the current LDS (full document details are shown in the LDS 2009 – 2012 at: <http://www.milton-keynes.gov.uk/planning-policy/DisplayArticle.asp?ID=61288>):

- South East Strategic Development Area SPD
- Houses in Multiple Occupation SPD
- Planning Obligations SPD
- Affordable Housing SPD
- Transport Planning Obligations SPD (now adopted)
- Highway Guide SPD
- Parking Standards SPD
- Residential Design Guide SPD (*consultation ended Friday 12 March 2010*)
- CMK Tall Buildings SPD (*consultation ended Friday 12 March 2010*)
- CMK Green Frame SPD
- CMK Block Parameter Plans SPD
- Sustainable Construction SPD (*Reserve Document*)
- Secured By Design SPD (*Reserve Document*)

1.11 The current LDS 2009 – 2012 timetable is attached as Appendix A. When considering future priorities it should be taken into account that although they take longer to produce than Supplementary Planning Documents, Development Plan Documents are subject to independent examination and carry more weight than SPD.

1.12 Although SPD no longer have to be included in the LDS, their production will have consequences for DPD production. Any new DPDs or SPDs that Members wish to see produced as a priority, should consider the impact on the production of the DPDs already identified in the current LDS.

Next Steps

1.13 Once the priorities are agreed, a more detailed timetable for production can be drawn up taking into account those priorities. The revised Local Development

Scheme 2009 – 2012 (update 2010) will then be reported to Cabinet for approval. The LDS can then be submitted to GOSE for agreement before coming into effect. The LDS does not require public consultation.

2. Implications

2.1 Policy

The documents contained in the Local Development Scheme will form part of the Local Development Framework for Milton Keynes. Policies in the Local Development Framework will eventually replace policies in the Adopted Local Plan for Milton Keynes.

2.2 Resources and Risk

Revenue

The preparation of the Local Development Framework will primarily be funded from the Development Plans budget. Some background studies may be jointly funded with other departments, authorities and agencies. Documents produced by other teams will be funded by the relevant team.

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

2.3 Legal

The Planning and Compulsory Purchase Act (2004) s.15(1) requires a local planning authority to “prepare and maintain a scheme to be known as their local development scheme”.

2.4 Other Implications

E-Government

The Local Development Scheme will be made available on the Council website. A “Live” timetable for the production of documents will also be maintained through the website.

Stakeholders

There is no requirement to consult on the LDS. The LDS itself sets out a timetable as to when stakeholders will be consulted on individual documents.

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

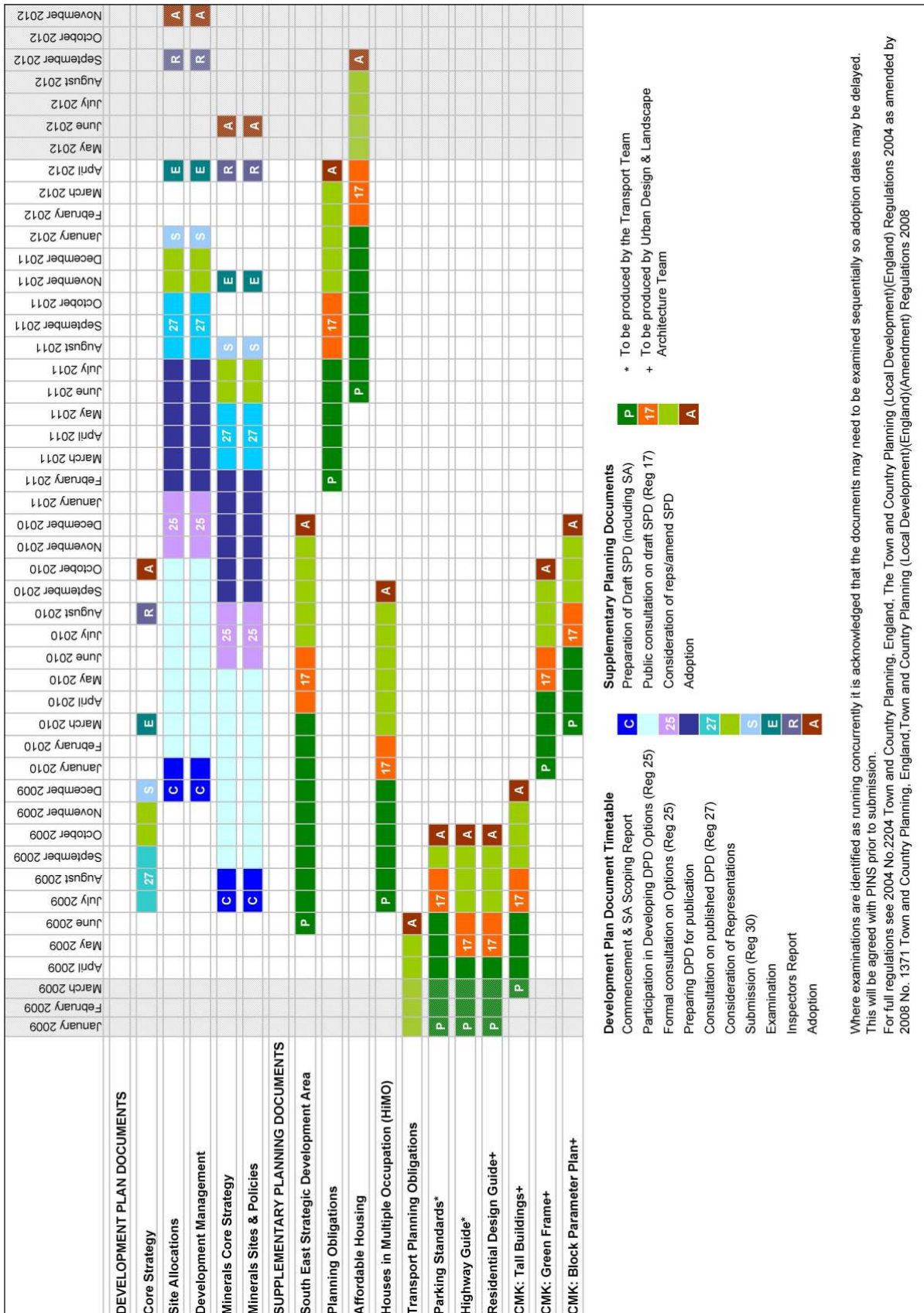
Background Papers:

Planning Policy Statement 12: Creating strong safe and prosperous communities through Local Spatial Planning, DCLG (2008)

Milton Keynes Local Development Scheme 2009 – 2012 (April 2009)

7. Schedule of Documents

Figure 1 LDS Gantt Chart



Where examinations are identified as running concurrently it is acknowledged that the documents may need to be examined sequentially so adoption dates may be delayed. This will be agreed with PINS prior to submission. For full regulations see 2004 No.2204 Town and Country Planning, England, The Town and Country Planning (Local Development)(England) Regulations 2004 as amended by 2008 No. 1371 Town and Country Planning, England, Town and Country Planning (Local Development)(England)(Amendment) Regulations 2008

LDF Advisory Group Briefing Note:
Regional Strategy: Evidence Gathering

The South East England Partnership Board (SEEPB) is responsible producing a new Regional Strategy which will combine work previously known as the South East Plan and the Regional Economic Strategy.

Having produced a project plan, which sets out the process and timetable for production, along with a community engagement strategy, the Partnership Board are currently in the process of gathering evidence to feed into the development of the strategy. As part of this, the Partnership Board is carrying out an exercise to gather evidence from local authorities to build a 'bottom up' evidence base to inform the development of the new Regional Strategy.

The Partnership Board have therefore asked local authorities across the region to submit details of any completed, draft or emerging work in their areas under the topics of; spatial strategies, sustainability, climate change and carbon reduction, housing, the economy, environmental constraints, infrastructure and joint and cross boundary working.

Currently, this is only an initial request for information, with the submission of evidence being a purely technical exercise which does not allow for comment. Milton Keynes Council has chosen to provide advice as a group of one, as we have done previously with the South East Plan, however we will liaise with neighbouring authorities/advice groups where appropriate. The deadline for submitting information is the 30th April 2010. There will be opportunities to feed new evidence into the strategy development at later stages.

The information provided will be used by SEEPB as part of the wider evidence base to:

- help explore and present some strategic options for how the South East should develop over the next 20-25 years, and
- develop Area Profiles, which will be used as part of the appraisal framework for testing spatial and policy options.

Further information on the Regional Strategy can be found online at:

<http://www.se-partnershipboard.org.uk/page/5/view/73/regional-strategy>