

Report considered by Councillor Legg (Cabinet member for Public Realm) – 3 February 2015

**CONSULTATION ON ADDITIONAL SITES AS PART OF THE SITE ALLOCATIONS PLAN PROCESS**

Responsible Cabinet Member: Councillor Legg, Cabinet member for Public Realm  
Report Sponsor: Anna Rose, Service Director for Planning and Transport  
Author and contact: Mark Harris, Senior Planning Officer, Tel: 01908 252732

**Executive Summary:**

The purpose of this report is to seek approval from the responsible Cabinet Member to publish for consultation a document containing details of sites put forward to the Council for consideration in the Site Allocations Plan which, when adopted, will form part of the Development Plan for Milton Keynes.

The Site Allocations Plan is being prepared to support the delivery of the housing requirement in the Milton Keynes Core Strategy (adopted July 2013) and to maintain a five year land supply of deliverable housing sites across the Borough. The Cabinet member is recommended to approve the Site Allocations Plan: Additional Sites document for an eight-week consultation period.

The consultation follows on from the initial Issues and Options consultation in September-November 2014 during which the 67 sites set out in the consultation document were submitted to the Council. The consultation period allows the public and other interested parties an opportunity to comment on the suitability of the sites for housing.

**1. Recommendation(s)**

1.1 That the Site Allocations Plan: Additional Sites document be approved for consultation for a period of 8 weeks.

**2. Issues**

2.1 Milton Keynes Council adopted the Core Strategy in July 2013. This document contained a requirement to deliver an average of 1,750 homes per year up to 2026. It also contained a commitment to prepare a Site Allocations Plan to consider allocating small sites and provide flexibility and contingency to existing housing land supply ahead of the adoption of Plan:MK, which will eventually replace the Core Strategy.

2.2 The Council started the process of preparing the Site Allocations Plan in September 2014 with the publication of an Issues and Options Paper. This paper generated 754 responses from 516 individuals/organisations.

- 2.3 Amongst a range of detailed questions, the Issues and Options paper gave respondents the opportunity to comment on the suitability of 50 sites already submitted to the Council for consideration through the Strategic Housing Land Availability Assessment (SHLAA) or previous consultations on the Core Strategy. It also contained a 'call for sites', giving respondents the opportunity to put alternative sites forward for consideration
- 2.4 A further 102 sites were put forward as a result of the 'call for sites'. Of these 67 were in areas where sites will be considered (as set out in the Core Strategy) and therefore should be taken forward through the allocations process.
- 2.5 To ensure the public and other interested parties have an opportunity to comment on these additional sites ahead of the preferred sites being selected and a draft plan being prepared and consulted on later in 2015, it is considered necessary to issue a consultation document inviting views on the additional sites. These views can then be fed into the preparation of the draft Site Allocations Plan along with the comments already received through the initial Issues and Options Consultation.
- 2.6 It is not the intention to re-open the initial consultation which covered wider issues such as how much land should be allocated and how sites should be assessed. The consultation will just seek comments on the additional sites under consideration.
- 2.7 After the consultation has closed, the feedback will be compiled and alongside technical assessment of sites, will inform decisions about which sites should be included in the draft Site Allocations Plan. The feedback and technical work will be reported to the Cabinet Advisory Group ahead of the next formal Cabinet decision which will be to approve a draft Site Allocations Plan for consultation. This is expected to be in late 2015.

### 3. **Options**

- 3.1 There are two options; either issue the Additional Sites document for consultation or not. It is recommended that the document is issued for consultation as it will ensure that the public and other interested parties are aware of all of the sites put forward for consultation and, as with the sites included in the initial Issues and Options consultation, have had a chance to provide feedback which can inform the preparation of the draft Site Allocations Plan. To not provide this opportunity makes the plan-making process inconsistent, less transparent and may cause problems at later stages.

### 4. **Implications**

- 4.1 Policy
- 4.2 When adopted, the Site Allocations Plan will become part of the Council's development plan, and the determination of planning applications will need to be carried out in accordance with the policies therein.

#### 4.3 Resources and Risk

The consultation will follow a similar format to the initial Issues and Options consultation. The main implications are printing costs for publicity material, including site notices at each potential site, and staff time to attend meetings and drop in session as required. These costs will be covered by the existing Development Plans budget.

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

#### 4.4 Carbon and Energy Management

No direct implications.

#### 4.5 Legal

The process for preparing the Site Allocations Plan including this public consultation period, will be undertaken in accordance with the statutory procedures laid out in the Town and Country Planning (Local Development) (England) Regulations 2012, and the Council's Statement of Community Involvement (adopted March 2014). There is no real identifiable risk to the Council should it take the recommended action.

#### 4.6 Other Implications

As set out at 4.5 the consultation will be carried out in accordance with the Council's Statement of Community Involvement. These sets out a range of methods that ensure all stakeholders have an opportunity to participate in the consultation. Methods of engagement include site notices, public meetings/drop in sessions, correspondence to Parish/Town Councils and letters/emails to all on our consultation database. Responses will be able to be made online, via email or in writing.

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

#### **Background Papers:**

Milton Keynes Core Strategy, July 2013

<http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/core-strategy-2013>

Site Allocations Issues and Options Consultation Paper

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

**Annex:** Site Allocations Plan: Additional Sites Consultation Paper