



Minutes of the meeting of the LOCAL DEVELOPMENT FRAMEWORK ADVISORY GROUP held on 8 JULY 2009 at 5.30 pm

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

**Officers:** B Wilson (Development Plans Manager), M Moore (Senior Planning Officer), J Williamson (Planning Officer), D Webber (Planning Officer) and J Zammit (Committee Manager).

**Also Present:** Councillors Bint, A Geary, Irons, Miles, Potts and Tunney  
Tamsin Cottle (Roger Tym and Partners)

**Public:** 3

**LDF2 DECLARATION OF INTEREST**

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

**LDF3 MILTON KEYNES RETAIL CAPACITY STUDY**

It was noted that Roger Tym and Partners (RTP) had been commissioned by the Council to undertake the retail capacity study in 2007, and that the study was one of a series of background documents that would form the evidence base for the Council's Core Strategy and subsequent Local Development Framework documents.

It was reported that the Retail and Leisure Study was a forecast of future spending on convenience (food) and comparison (non-food) in the Borough, assessed the amount of additional retail development required and also where it should be located, consistent with Government and other relevant planning policies. The study also assessed the retail provision required to serve the proposed Strategic Development Areas (SDAs) to the South West and South East of the city.

It was noted that public consultation on the retail and leisure study took place over an eight week period from Monday 22 December to Monday 16 February 2009.

The Group was informed that some of the figures had changed since the report was published because of the economic downturn. As a result, anticipated floorspace requirements had decreased in the short term, but were expected to return to existing levels at a

later date. The Group had concerns that the economic downturn was not predictable and the data could become invalid. The Group felt that a frequent review of the study, not more than once a year, would be appropriate.

The Group noted that the revised figures in respect of the gross floorspace requirements 2021-2026 appeared to be inconsistent with the rest of the data. The Group asked officers to revisit the figures and check them for errors.

The Group also noted that there were strong representations from Woburn Sands Town Council to any proposed downgrading of Woburn Sands from a town centre to a local/village centre in the retail hierarchy.

RESOLVED –

1. That the report be noted.
2. That officers be requested to ensure that the Retail Capacity Study was reviewed annually.

**LDF4**

**AYLESBURY VALE CORE STRATEGY CONSULTATION: DRAFT MKC RESPONSE**

It was reported that the Aylesbury Vale Core Strategy was published on 10 June for a 6 week consultation closing on 22 July 2009, and that this was the final stage in the preparation of that Core Strategy.

It was noted that adopted the Aylesbury Vale Core Strategy would become part of the statutory planning framework for Aylesbury Vale and would form the basis for subsequent Development Plan Documents and Supplementary Planning Documents including the Master Plan and Delivery Supplementary Planning Document for the South West Strategic Development Area.

The Group felt that cross boundary issues had not yet been resolved there needed to be a resolution to the likelihood that homes that did not pay Council Tax to Milton Keynes Council would still be reliant upon its services. A boundary change might need to be considered to address this issue. It was suggested that use of the tariff and Section 106 money could possibly be used as a solution to this potential problem.

It was also suggested that the case for a link road between the A421 and the A4146 would need to be assessed and this was reflected in the Cabinet report for 21 July 2009.

RESOLVED -

That the report be noted

**STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT**

It was reported that every Local Authority needed to undertake a Strategic Housing Land Availability Assessment (SHLAA) as a key piece of technical evidence underpinning work on the Local Development Framework. The SHLAA was required to look at the supply of suitable deliverable and developable housing sites across the whole of the borough, irrespective of where Local Authorities or local communities felt development should take place.

It was noted that the requirement to undertake a SHLAA was set out in Planning Policy Statement 3: Housing. There was also a Practice Guidance Document, published by the Department for Communities and Local Government, which set out the standard methodology for undertaking a SHLAA. The outcomes from the recent review of Housing and Planning Delivery Grant allocations provided financial incentives for having a SHLAA in place each year.

Officers stated that ideally, a SHLAA would be prepared in advance of work on developing a strategy for growth or identifying settlements for development, allowing the findings of the assessment to inform decisions made. In Milton Keynes work on MK2031 and the Core Strategy had already commenced prior to the need for a SHLAA to be undertaken. As a consequence the findings of the SHLAA had not been used to influence decisions on growth, but to check that the established strategy was achievable.

It was reported that the SHLAA was required to identify as many suitable sites as possible that could be available for development at some point in the next 15 years and to investigate their availability. This process should show that there were sufficient suitable and available sites to meet the South East Plan requirements. This included investigating existing unimplemented planning permissions, as well as identifying unallocated sites with housing potential. These could be greenfield developments or potential brownfield redevelopment opportunities.

The Group noted that the SHLAA did not allocate sites and as such not all of the sites identified in the SHLAA would ever be developed. The allocation of sites remained the role of the Local Development Framework process and specifically the Site Allocations Development Plan Document, production of which was due to start in late 2009.

It was also noted that the SHLAA needed to be updated on an annual basis and reported through the Annual Monitoring Report. The ongoing nature of the SHLAA meant that any sites identified would remain in the assessment and provide an overview of land availability if additional housing sites needed to be found in future years.

Officers informed the Group that the SHLAA was now ready for public consultation. The underlying message would be that this was

not an allocations document but a piece of evidence for the Core Strategy which would be updated annually.

The Group noted that the 6 week consultation period might coincide with a recess in Parish Council meetings, and therefore might affect the ability of parish councils to respond to the consultation. However officers had visited some parishes councils and explained the process.

Officers informed the Group that if there were significant changes to the document arising from the consultation it would come back to the Local Development Framework Advisory Group and not to Cabinet as it is a technical document.

RESOLVED -

That the report be noted.

THE CHAIR CLOSED THE MEETING AT 7.00pm.