

DLP BRIEFING NOTE 129

Prepared by
DLP Planning Consultants

30th July 2013

www.dlpconsultants.co.uk



DLP Planning Consultants

Bedford

Bristol

Cardiff

East Midlands

London

Sheffield

Disclaimer

DLP Consulting Group Ltd, and its constituent companies disclaims any responsibility to the client and others in respect of matters outside the scope of this Report. This Report has been prepared with reasonable skill, care and diligence, is the property of DLP Consulting Group, and is confidential to the client, DLP Consulting Group Ltd accepts no responsibility of whatsoever nature to third parties, to whom this report has been provided.

1.0 Introduction

1.1 The following provides a summary of the latest planning documents adopted by Bedford Borough Council and Milton Keynes Council. In summary, those documents comprise:

- Bedford Borough Council Allocations and Designations DPD
- Bedford Borough Council Statement of Community Involvement
- Bedford Planning Obligations Supplementary Planning Documents
- Milton Keynes Core Strategy.

2.0 Bedford Borough Council Allocations & Designations DPD

2.1 Bedford Borough Council adopted its Allocations and Designations DPD on 17th July 2013.

2.2 The purpose of the Allocations and Designations DPD is to identify sites for development to meet the Borough's needs to 2021 based on the scale and general locations agreed in the adopted Core Strategy and Rural Issues Plan.

2.3 In addition the plan includes designations for areas of land or boundaries which indicate where specific policies apply as well as including policies which apply to development throughout the Borough.

2.4 Whilst it had been the Council's intention at the outset of the Allocations and Designations Plan process to include Gypsy and Traveller sites in the Plan, the Council resolved to identify Gypsy and Traveller sites in a separate Development Plan Document.

2.5 Moving forward, the Council now intends to start preparing a new Local Plan to identify local development needs beyond 2011. Issues and Options consultation will commence in 2013 and the Council will aim to have the Local Plan in place before the end of 2015. A detailed timetable will be published in the Local Development Scheme in due course.

3.0 Bedford Borough Council Statement of Community Involvement

3.1 The **Statement of Community Involvement 2013** was adopted by the Council on 10th July 2013.

3.2 The document replaces the Statement of Community Involvement 2006 that has become out of date as a result of legislative change and constitutes an up-to-date guide for community engagement in the planning process, explaining who will be consulted, how that consultation will happen and when it will take place both in respect of planning policy documents and individual planning applications.

3.3 The updated document also takes account of simplified publicity and consultation procedures for local plans, new types of documents that the Council must consult on and the neighbourhood planning process.

3.4 The document is split into four parts:

- Opportunities for involvement in the preparation of plans and planning policy documents.
- The publicity and consultation that is carried out in relation to specific applications.
- The neighbourhood planning process and opportunities for involvement in the preparation of neighbourhood plans, neighbourhood development orders and community right to build orders.
- General information in relation to consultation and publicity, including how to make comments and how responses will be dealt with.

4.0 Bedford Borough Council Planning Obligations Supplementary Planning Document

4.1 The **Planning Obligations SPD** was adopted on 17th July 2013 following consultation and amendment. It replaces the former County Council's Developer Contribution Strategy 2007.

4.2 The SPD sets out the Council's policy for securing planning obligations from new developments that require planning permission and how this will change if the Council adopts a Community Infrastructure Levy (CIL). Planning obligations will then still be used to secure affordable housing and to mitigate site specific impacts

4.3 It is also to provide evidence and guidance to developers and landowners about the types of contributions that will be sought and the basis for charges. The Council's intent is to give developers and applicants greater clarity in respect of potential Section 106 contributions.

4.5 Types of obligations include:

- housing (affordable & extra care)
- education provisions
- Community facilities & public realm
- Highways & transportation
- flood risk management
- green infrastructure and the forest of Marston Vale
- public access/rights of way
- waste recycling
- sustainability/carbon offset fund
- employment & skills
- Historic Environment and conservation

5.0 Milton Keynes Core Strategy

5.1 The **Milton Keynes Core Strategy** was adopted by the Council on 10th July 2013. Under Regulation 6 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Core Strategy is a Local Plan and provides strategic planning policy up to the year 2026.

5.2 The Core Strategy is the principal spatial plan for the Borough. It provides the objectives and strategy for development of the Borough and identifies the major areas where growth and change will take place.

- 5.3 The key issues that are addressed in the Core Strategy objectives include:
- Setting high principles and standards for new development.
 - Providing for the significant growth and change in the Borough's population
 - Neighbouring authorities will be encouraged to agree joint standards and a development framework.
 - Retaining ease of movement across the city.
 - The future role of Central Milton Keynes as a residential, employment, cultural, retail and leisure hub for the region
 - The future role of the older town centres of Bletchley and Wolverton, and existing and developing city estates and expansion areas
 - The basis for seeking financial contributions from developers, including the East - West rail link.
- 5.4 Moving forward, the Council now intends to start preparing a Site Allocations DPD for the rural area, with initial consultation on this expected towards the end of the year.
- 6.0 DLP Planning has considerable knowledge of the national planning system and both Bedford Borough and Milton Keynes Council Development Plan documents. If you require any further advice regarding the documents and how it may affect you and your property or land, please do not hesitate to contact an office listed below. Senior staff within the practice would be very happy to help you with this process and explain its potential implications for you. If you wish to utilise DLP's considerable planning expertise to maximise your opportunity, please contact us.

If you require more information or would like to discuss the issues mentioned in further detail please contact:

Bedford

4 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH
T 01234 832 740
F 01234 831 435

Bristol

Unit 1 Blenheim Court
Beaufort Office Park
Woodlands
Bradley Stoke
Bristol
BS32 4NE
T 01454 410 380
F 01454 410 389

East Midlands

The Old Vicarage
Market Street
Castle Donington
DE74 2JB
T 01332 856971
F 01332 856973

London

1st Floor
3 More London Riverside
London
SE1 2RE
T 020 3283 4142

Sheffield

11 Paradise Square
Sheffield
S1 2DE
T 0114 228 9190
F 0114 272 1947

A summary of matters that the DLP Consulting Group provide services for follows:

DLP Planning Consultants

Planning Applications and Appeals
Public Consultation
Development Promotion
Development Plan Representations
Land Searches
Project Management
Minerals and Waste Planning
Conservation Area/Listed Building Negotiation
Enforcement
Retail Impact Analysis
Renewable Energy Planning and Delivery
Discharge of Planning Conditions

DLP Environment Ltd

Strategic Environmental Assessments
Sustainability Appraisals
Environmental Impact Assessments

If you would like to receive a brochure providing more detail of the service provided by the DLP Consulting Group, please contact any of the offices listed on the left of this page.

BEDFORD

4 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH

t 01234 832 740

f 01234 831 435

bedford@dlpconsultants.co.uk

BRISTOL

Unit 1 Blenheim Court
Beaufort Office Park
Woodlands
Bradley Stoke
Bristol
BS32 4NE

t 01454 410 380

f 01454 410 389

bristol@dlpconsultants.co.uk

EAST MIDLANDS

The Old Vicarage
Market Street
Castle Donington
DE74 2JB

t 01332 856971

f 01332 856973

eastmidlands@dlpconsultants.co.uk

LONDON

1st Floor
3 More London Riverside
London
SE1 2RE

t 020 3283 4142

London@dlpconsultants.co.uk

SHEFFIELD

11 Paradise Square
Sheffield
S1 2DE

t 0114 228 9190

f 0114 272 1947

sheffield@dlpconsultants.co.uk

briefings

