

DLP BRIEFING NOTE 172

Prepared by
DLP Planning Consultants

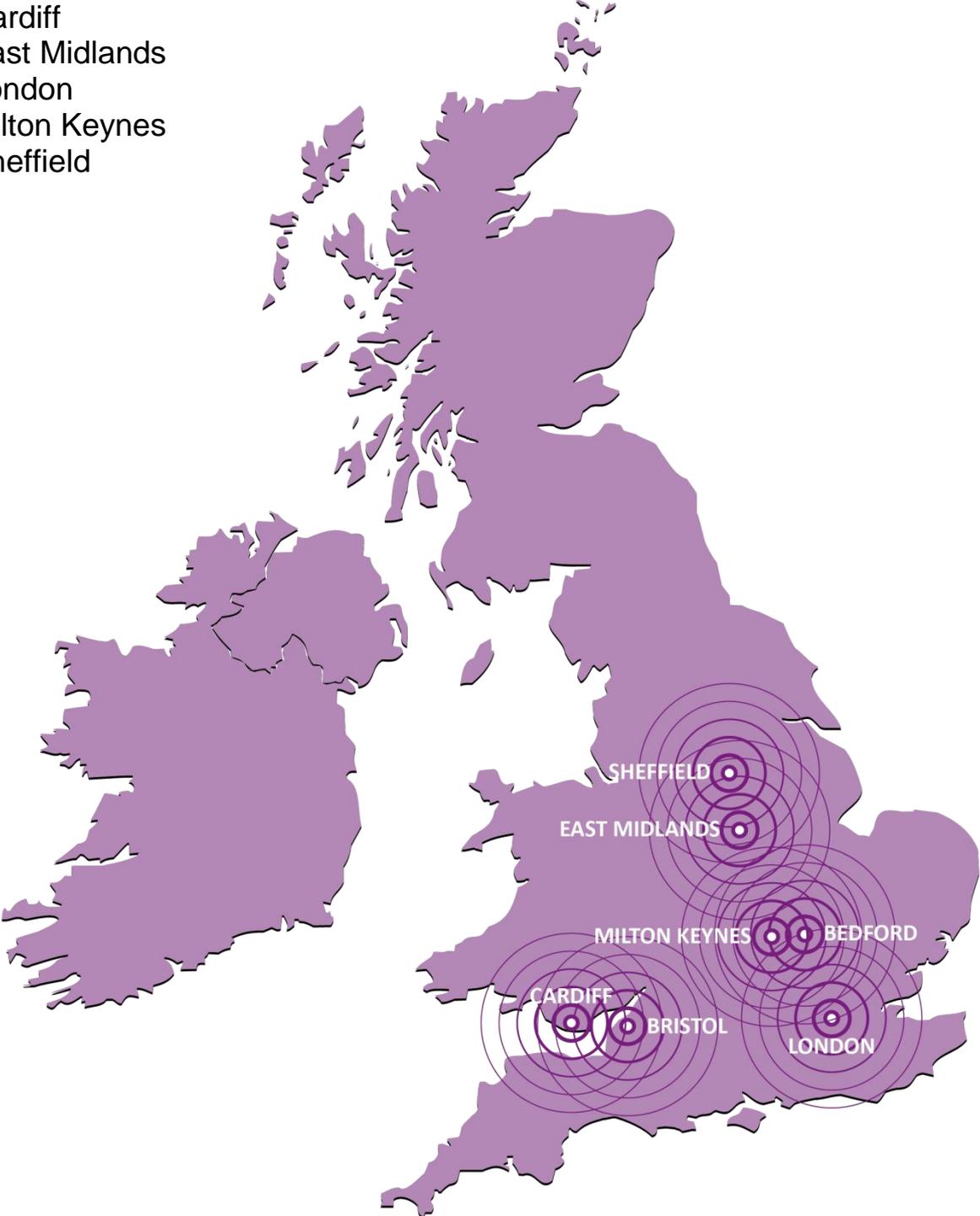
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Introduction

Milton Keynes Council have recently published a Five Year Housing Land Supply Report for the period from 1st April 2014 to 31st March 2019. This follows on from the adoption of the Milton Keynes Core Strategy in 2013 and will form part of its evidence base in the emerging Plan(s).

Housing Land Supply Report

The Report notes that the Council has a target of 28,000 new homes for the period up to 2026, and land for over 23,000 dwellings in the pipeline, with over 14,500 dwellings benefitting from planning consent (outline/full). The report further states that the housing target in the Core Strategy is to deliver **an average of 1,750 homes across the Borough per annum**.

This breaks down to **1,640 in and around the urban area** as part of continued growth plans for Milton Keynes, **and 110 in the rural area**.

This starting point gives a basic five year requirement for 8,750 homes across the Borough and, if split between the urban and rural areas, it requires:

- **8,200 homes in the urban area**
- **550 homes in the rural area**

The Report states that performance within the Borough has on average been **around 25% below the target requirement for the last 4 years**, and in light of this and the requirements of the National Planning Policy Framework (the Framework) **the Council considers it necessary to add a 20% buffer to its requirements**.

However, the report goes on to suggest that in the rural areas of Milton Keynes **the rural housing target has consistently been delivered over the last 10 years** and therefore the overall shortfall mainly comes from under performance against challenging urban growth targets. **Therefore, if the rural figure needs to be considered separately, the Council consider that a 5% buffer should be added to the basic requirement.**

Taking this disaggregated approach the requirements may be interpreted as:

- **9,840 homes in the urban area (20% buffer)**
- **578 homes in the rural area (5% buffer)**

These figures ignore any other potential inputs, e.g. non delivery and utilise only Council data on delivery.

In calculating land supply there are two methods:

- The Liverpool approach where past under supply is spread evenly across all of the remaining years of the plan period.
- The Sedgfield approach, where past under supply is all included in the first five years of the plan period.

Within their Report the Council makes clear that it has adopted the Liverpool method, albeit numerous appeal decisions, and the National Planning Guidance, have preferred the Sedgfield methodology. **Notwithstanding this, based on this methodology Milton Keynes Council advises that its land supply stands at 5.1 years**

If the Sedgfield method was adopted, and accepting the data set out the 5 year figures would reduce to 4.7 years.

Site Allocations Plan

The Council is at the early stages of producing a Site Allocations Plan to allocate new, non-strategic housing sites across the Borough. The Council's aim is to allocate a range of small/medium housing sites that can supplement existing land supply and boost completion rates.

The Issues and Options consultation on the Site Allocations Plan will take place between 10 September 2014 and 5 November 2014, with adoption planned for early 2016. This process is necessary to ensure that planning policy is up to date and to provide additional sites to contribute towards housing land supply in the current five year period.

Under this approach the Council will prepare the Site Allocations Plan to provide more detail to the Core Strategy and allocate non-strategic sites to achieve the requirements set by the Core Strategy.

Alongside the preparation of the Site Allocations Plan, a review of the Core Strategy and the extant policies in the 2005 Local Plan will be undertaken and a new local plan - Plan:MK – will be prepared. The first stage Consultation on the Plan:MK Topic Papers will commence on 10 September 2014 and end on 3 November 2014.

DLP Planning Consultants

DLP Planning Consultants has considerable knowledge of the national planning system and specifically of the Milton Keynes planning landscape. If you require any further advice regarding the documents, please do not hesitate to contact your local DLP office listed below. Senior staff within the practice would be very happy to help you with this process and explain its potential implications or opportunities for you. If you wish to utilise DLP's considerable planning expertise to maximise your opportunity, please contact us.

DLP Planning Consultants – Strategic Planning Research Unit

In the case of a planning application or appeal a robust, up to date evidence base will be needed to support the provision of housing, in terms of demonstrating that the proposal is required to meet the objectively assessed housing need. While reliance may be placed on previous development plans, in many cases the evidence base will have changed, and in some circumstances, where plans have failed to be updated, such evidence may be absent altogether.

Whether supporting a proposed allocation or promoting an alternative allocation in an emerging plan it is essential that the case is supported by a robust assessment of the level of housing need for the plan period. The Framework requires that the overall level of need is assessed prior to any policy decisions regarding the impact of meeting that need in full. The Unit is experienced at critically examining the evidence base for local plans, and testing the assumptions prior to producing their own independent objective assessment of housing needs.

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

Cardiff

Sophia House
28 Cathedral Road
Cardiff
CF11 9LJ
T 029 2064 6810

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

Milton Keynes

Midsummer Court
314 Midsummer Boulevard
Milton Keynes
MK9 2UB
T 01908 440015
F 01908 357750

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:

Strategic Planning Research Unit (DLP)

Objective Assessment of Housing Needs
Five Year Land Supply Assessment
Economic Impact of Housing
Economic Impact of development proposals
Retail Impact Analysis
Expert Witness on housing needs
Local Plan Examinations

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

CARDIFF

28 Cathedral Road
Cardiff
CF11 9LJ

t 029 2064 6810

cardiff@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

f 020 3283 4140

london@dlpconsultants.co.uk

MILTON KEYNES

Midsummer Court
314 Midsummer Boulevard
Milton Keynes
MK9 2UB

t 01908 440015
f 01908 357750

miltonkeynes@dlpconsultants.co.uk

SHEFFIELD

11 Paradise Square
Sheffield
S1 2DE

t 0114 228 9190
f 0114 272 1947

sheffield@dlpconsultants.co.uk

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