

MILTON KEYNES CORE STRATEGY - POST SUBMISSION CHANGES

This note sets out the post submission changes made to the Core Strategy agreed by the Council on 13 September 2011, which are being issued for consultation. The only change proposed is to the Strategic Land Allocation which has resulted in:

- Changes to the Proposals Map
- Amendments to text and images in the Core Strategy: Revised Proposed Submission version (October 2010) to reflect the revised allocation.

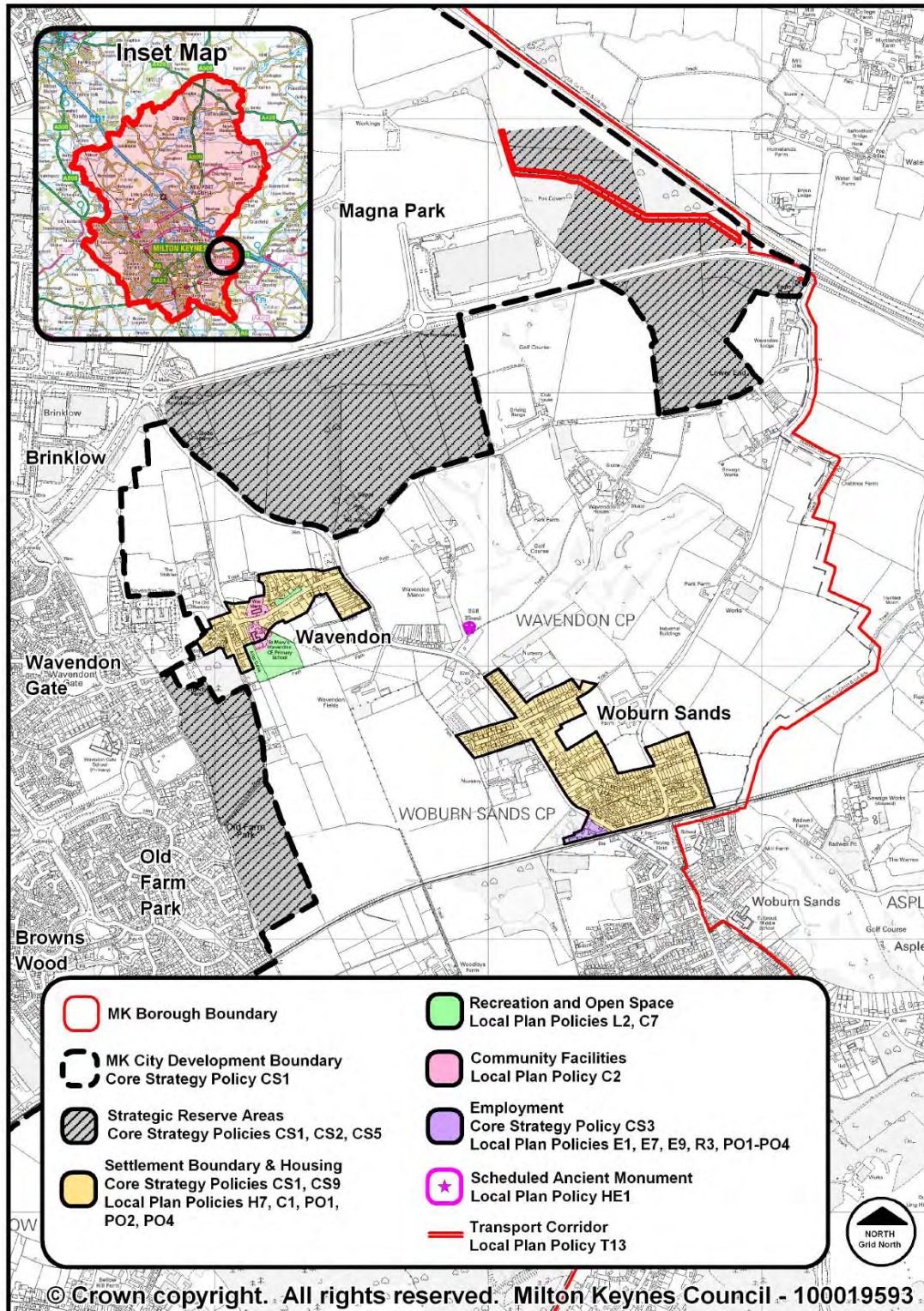
The changes and the justification for them are explained in this note.

A revised version of the Proposals Map Amendment is available separately.

Former Core Strategy Strategic Allocation

Figure 1 shows the original allocation made in the Core Strategy: Revised Proposed Submission version (October 2010). This has been **replaced** by the allocation shown overleaf in Figure 2.

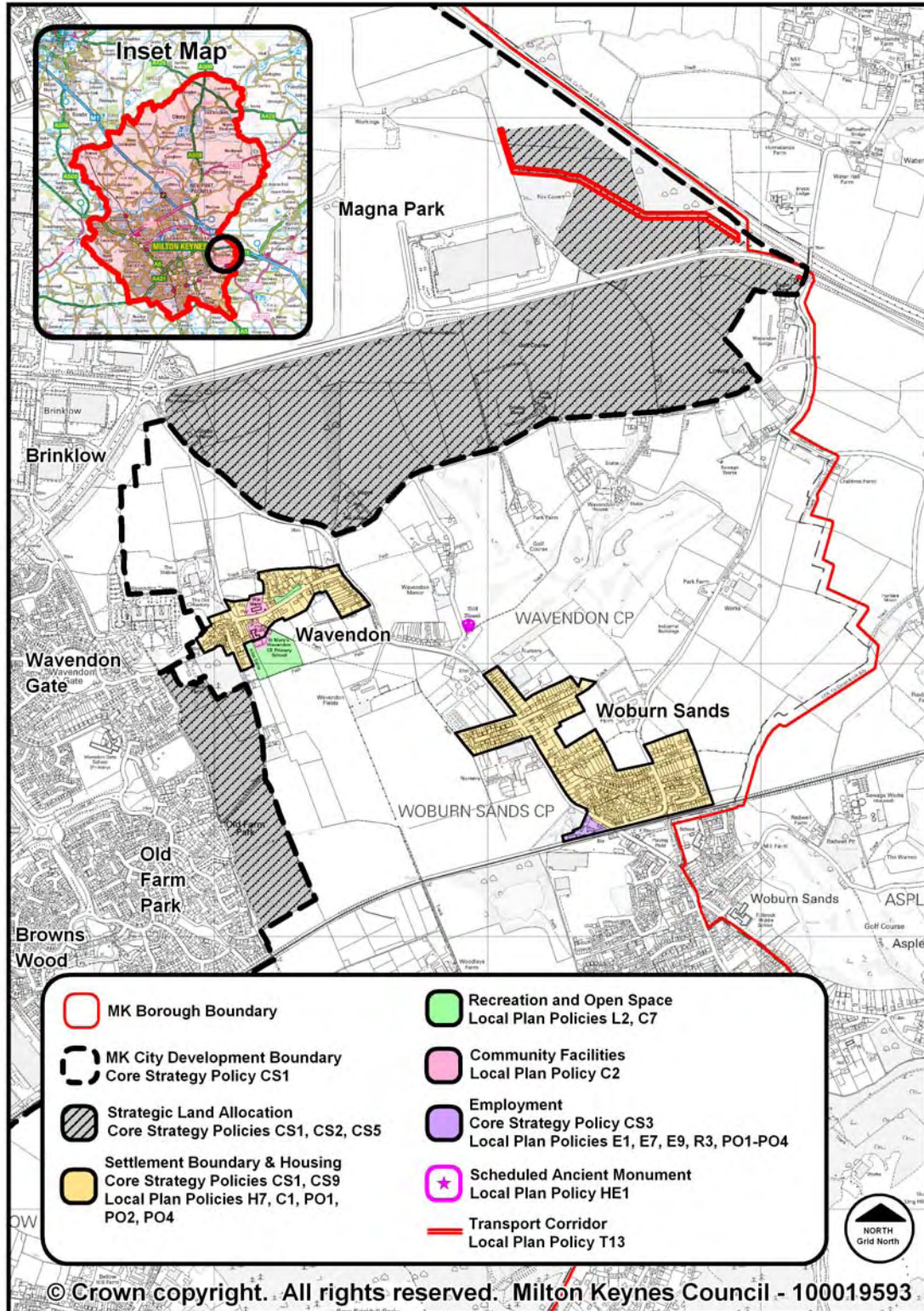
Figure 1 – Strategic allocation as shown in the Core Strategy: Revised Proposed Submission version (October 2010)



Revised Core Strategy Strategic Land Allocation

Figure 2 shows the revised Strategic Allocation in the Core Strategy. This allocation **replaces** the original allocation shown in the Core Strategy: Revised Proposed Submission (October 2010) in Figure 1.

Figure 2 – Revised Strategic Land Allocation, September 2011



The Change

The whole of the original allocation shown in Figure 1 is covered by the revised Strategic Land Allocation. The change adds the site of the nine hole golf course and club house facility at Wavendon Golf Club and the adjacent field (to the east) into the previous allocation.

What is the justification for the change?

The change is a result of giving consideration to the reasonable alternatives to accommodating 2,500 homes in a strategic allocation around the city. In light of the judgment in the case of the Forest Heath Core Strategy¹, the Council has carried out further Sustainability Appraisal (SA) work and looked at reasonable alternatives for the allocation. This process led to Officers recommending a change to the original allocation, which was accepted by full Council on 13 September 2011 (see <http://cmis.milton-keynes.gov.uk/CmisWebPublic/Meeting.aspx?meetingID=9696>).

This decision was based on the findings of the Sustainability Appraisal Report and the wider plan making considerations in the Core Strategy Strategic Site Selection Report. These documents can be seen at <http://www.miltonkeynes.gov.uk/core-strategy-submission>

Within each document, the reasons for selecting the most suitable site and not taking forward alternatives are set out. This is in line with the requirements of EU Directive 2001/42/EC, which requires the reasons for choosing a plan or programme to be set out in light of the other reasonable alternatives.

In summary, the revised allocation is more sustainable than the original allocation, which suffered in sustainability terms due to its dispersed nature despite its generally sustainable location.

The additional work suggested that development in other areas of the city was not as sustainable as the south east location for various reasons. The direction of growth was also supported in wider plan making terms by historic studies and regional/sub regional policy work, which identified the area as the most suitable direction of growth.

Although there is little difference in sustainability terms between the various sites in the south east area, the revised allocation is felt to be the most suitable because:

- it has good integration with the city
- it maintains use of the 18 hole golf course
- it has fewer issues with coalescence than alternatives
- it provides an element of flexibility in land area
- the principle of development has already been established across the majority of the site.

¹ <http://www.bailii.org/ew/cases/EWHC/Admin/2011/606.html>

Incidental text changes resulting from the change to the Strategic Allocation

The following incidental changes to the text of the Core Strategy are suggested to recognise the change in the Strategic Land Allocation in the Core Strategy. Table 1 sets out the current wording of all paragraphs where wording is to be amended. It also shows the revised text, with new wording **highlighted** and text to be deleted ~~struck through~~.

Table 1 – Proposed changes to the Core Strategy: Revised Proposed Submission version (October 2010) as a consequence of the revised Strategic Land Allocation

Page	Paragraph	Existing text	Revised text
v		This means that the SE Strategic Development Area is no longer required as an allocation in the Core Strategy and that land in this area (other than those sites previously identified in the Local Plan as Strategic Reserve Areas) will retain the designation of open countryside as per the Adopted Local Plan.	This means that the SE Strategic Development Area is no longer required as an allocation in the Core Strategy and that land in this area (other than those sites previously identified in the Local Plan as Strategic Reserve Areas the area identified as a strategic land allocation) will retain the designation of open countryside as per the Adopted Local Plan.
v		The four Strategic Reserve Areas south east of the city identified in the Local Plan will be allocated for development, in order to help meet the revised housing targets and other land use requirements. Their allocation reflects their status as the first areas of search for further development which was the outcome of the Local Plan Inquiry process in 2003-04.	The four Strategic Reserve Areas south east of the city identified in the Local Plan, plus the land between SRs 2 and 3 , will be allocated for development, in order to help meet the revised housing targets and other land use requirements. Their allocation of the SRAs reflects their status as the first areas of search for further development which was the outcome of the Local Plan Inquiry process in 2003-04.
v		The land within the SRAs south east of the city will need to be planned in an integrated way and ‘future proofed’ to allow for the possibility of further development in this area in the longer term.	The land within the SRAs south east of the city Strategic Land Allocation will need to be planned in an integrated way and ‘future proofed’ to allow for the possibility of further development in this area in the longer term.
Contents (2)	List of policies	Policy CS5 Strategic Reserve Areas	Policy CS5 Strategic Reserve Areas Land Allocation
18	Objective 1 (bullet 1)	An allocation of a maximum of 2,500 homes in the areas identified as Strategic Reserve Areas south east of the city in the Local Plan	An allocation of a maximum of 2,500 homes to the south east of the city in the areas identified as Strategic Reserve Areas south east of the city in the Local Plan, plus additional land between SR2 and SR3
20	Policy CS1, para 2	The allocation of the Strategic Reserve Areas south east of the city from the Local Plan (2005) will provide a sustainable urban extension adjoining the existing urban boundary	The allocation of the Strategic Reserve Areas A Strategic Land Allocation to the south east of the city from the Local Plan (2005) will provide a sustainable urban extension adjoining the existing urban boundary

Page	Paragraph	Existing text	Revised text
20	Policy CS1, para 3	In addition to the Strategic Reserve Areas, other sites will be considered for development through the Site Allocations DPD.	In addition to the Strategic Reserve Areas Land Allocation , other sites will be considered for development through the Site Allocations DPD.
21	Table 5.1, row 2	City Expansion Areas: Existing expansion areas, Strategic Reserve Areas	City Expansion Areas: Existing expansion areas, Strategic Reserve Areas Land Allocation
23	Table 5.2, row 7	Strategic Reserves	Strategic Reserves Land Allocation
24	5.16	Four Strategic Reserve Areas (SR1, SR2, SR3 and SR4) identified in the Local Plan (2005) lie on the eastern edge of the city. We estimate that these can accommodate a maximum 2,500 homes (plus other uses). This figure of 2,500 homes is included in the urban allocations figure in Table 5.2 'Housing Land Supply Position'.	Four Strategic Reserve Areas (SR1, SR2, SR3 and SR4) identified in the Local Plan (2005) lie on the eastern edge of the city. The Core Strategy makes a strategic allocation to the south east of the city. We estimate that these this area can accommodate a maximum 2,500 homes (plus other uses). This figure of 2,500 homes is included in the urban allocations figure in Table 5.2 'Housing Land Supply Position'.
24	Policy CS2, para 2	The existing Local Plan Strategic Reserves to the east of the city are new allocations in the Core Strategy for a maximum of 2,500 homes.	The existing Local Plan Strategic Reserves to the east of the city are new allocations A Strategic Land Allocation to the south east of the city are new allocations is made in the Core Strategy for a maximum of 2,500 homes.
25	5.18	This Core Strategy allocates the four Strategic Reserve Areas SR1, SR2, SR3 and SR4. Policy CS 5 'Strategic Reserve Areas' provides more details of how these should be delivered.	This Core Strategy allocates the four Strategic Reserve Areas SR1, SR2, SR3 and SR4. Policy CS 5 'Strategic Reserve Areas Land Allocation' provides more details of how these development area should be delivered.
26	Table 5.3, row 2	1. Existing employment locations (excluding SRAs)	1. Existing employment locations (excluding SRAs the Strategic Land Allocation)
26	Notes (5)	Employment allocations in SRAs to be determined through Development Framework	Employment allocations in SRAs Strategic Land Allocation to be determined through Development Framework
28	Table 5.4, note 4	Employment allocations in SRAs to be determined through Development Framework	Employment allocations in SRAs Strategic Land Allocation to be determined through Development Framework
30	5.36 (mid para)	Another reason to review the study is to reassess how much convenience floorspace is needed in the Strategic Reserve Areas.	Another reason to review the study is to reassess how much convenience floorspace is needed in the Strategic Reserve Areas Land Allocation.

Page	Paragraph	Existing text	Revised text
34/35			Figures 5.1 and 5.2 updated to include revised Strategic Land Allocation. Name in keys revised from Strategic Reserve Areas to Strategic Land Allocation (see appendix 1 to this report) for revised diagrams).
36	Table 5.7, row 2	Strategic Reserves	Strategic Reserves <u>Land Allocation</u>
48	6.2	The Core Strategy in Policy CS 5 'Strategic Reserve Areas' allocates these areas as a sustainable urban extension to Milton Keynes.	The Core Strategy in Policy CS 5 ' Strategic Reserve Areas <u>Land Allocation</u> ' allocates these areas, <u>along with the land between SR2 and SR3</u> , as a sustainable urban extension to Milton Keynes.
48	6.3	In addition to the Strategic Reserve Areas and existing expansion areas already identified within the Core Strategy it is recognised that other proposals may come forward at some later date through the Site Allocations DPD or otherwise.	In addition to the Strategic Reserve Areas <u>Land Allocation</u> and existing expansion areas already identified within the Core Strategy it is recognised that other proposals may come forward at some later date through the Site Allocations DPD or otherwise.
48	Title (2)	Strategic Reserves	Strategic Reserves <u>Land Allocation</u>
48	6.4	There will be a comprehensive approach to master-planning the Strategic Reserve Areas and any sites identified through the Site Allocations DPD that may come forward at some later date	There will be a comprehensive approach to master-planning the Strategic Reserve Areas <u>Land Allocation</u> and any sites identified through the Site Allocations DPD that may come forward at some later date
4.8	6.5	There are four Strategic Reserve Areas (SRAs) located to the South East (SR1: Land East of Fen Farm, SR2: Glebe Farm, SR3: Eagle Farm and SR4: Church Farm) which were identified in the Local Plan as potential development areas.	There are <u>The Strategic land Allocation includes</u> four Strategic Reserve Areas (SRAs) located to the South East (SR1: Land East of Fen Farm, SR2: Glebe Farm, SR3: Eagle Farm and SR4: Church Farm) which were identified in the Local Plan as potential development areas.
4.8	6.7	New para	<u>The allocation also includes the land between SR2 and SR3, which includes Wavendon's nine-hole par 3 golf course. The inclusion of this land alongside the SRAs improves the sustainability of the land allocation.</u>
49	Policy CS5, title	Strategic Reserves	Strategic Reserves <u>Land Allocation</u>
49	Policy CS5, para 2	The Core Strategy allocates these areas as a sustainable urban extension to Milton Keynes.	The Core Strategy allocates these areas, <u>along with the land between SR 2 and SR3</u> , as a sustainable urban extension to Milton Keynes.

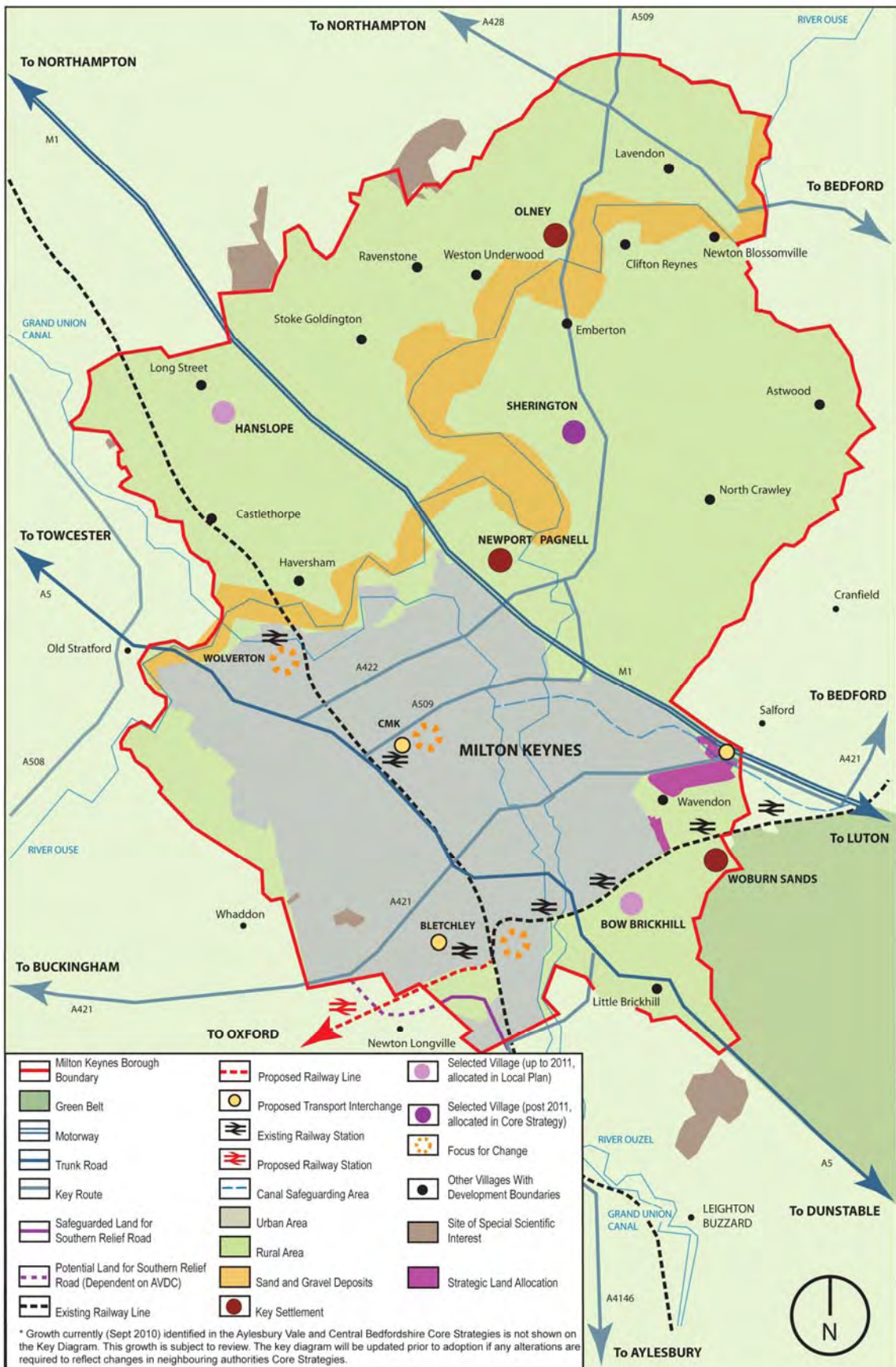
Page	Paragraph	Existing text	Revised text
49	Policy CS5, para 3	Development in these SRAs will be permitted in accordance with other relevant policies in the LDF and the principles of development set out below. These principles will be defined in more detail through the preparation of a single Development Framework for all four SRAs, which will be produced jointly between Milton Keynes Council and Milton Keynes Partnership (or any successor bodies), with the involvement of stakeholders and the community.	Development in these SRAs Strategic Land Allocation will be permitted in accordance with other relevant policies in the LDF and the principles of development set out below. These principles will be defined in more detail through the preparation of a single Development Framework for all four SRAs the area , which will be produced jointly between Milton Keynes Council and Milton Keynes Partnership (or any successor bodies), with the involvement of stakeholders and the community.
49	Policy CS5, para 4	In order to ensure that the SRAs are brought forward in a strategic and comprehensive manner, planning permission will only be granted for development following the approval of the Development Framework.	In order to ensure that the SRAs are Strategic Land Allocation is brought forward in a strategic and comprehensive manner, planning permission will only be granted for development following the approval of the Development Framework.
60	9.1 (last sentence)	As the Strategic Reserve Areas and other development areas come forward through the Site Allocations DPD or otherwise this may need to be reviewed through a review of the Core Strategy.	As the Strategic Reserve Areas Land Allocation and other development areas come forward through the Site Allocations DPD or otherwise this may need to be reviewed through a review of the Core Strategy.
61	9.13	Over the plan period, housing developments within the boundary of Wavendon continue to be classed as rural completions. This will be reviewed later in the plan period as development progresses in the Strategic Reserve Areas.	Over the plan period, housing developments within the boundary of Wavendon continue to be classed as rural completions. This will be reviewed later in the plan period as development progresses in the Strategic Reserve Areas Land Allocation .
63	Top para, sentence 2	The specific place shaping requirements and mechanisms for bringing forward development in the Strategic Reserve Areas, Central Milton Keynes, other areas of change and the rural area have been set out in area based Policies CS 5-CS 9.	The specific place shaping requirements and mechanisms for bringing forward development in the Strategic Reserve Areas Land Allocation , Central Milton Keynes, other areas of change and the rural area have been set out in area based Policies CS 5-CS 9.
65	10.7	The affordable housing requirements in the Strategic Reserve Areas will be set out in the development framework for those areas.	The affordable housing requirements in the Strategic Reserve Areas Land Allocation will be set out in the development framework for those areas.
66	11.6	The Council's transport strategy has the main public transport routes linking Central Milton Keynes, and town centres (the main focus for new jobs) with the Expansion Areas and Strategic Reserve Areas.	The Council's transport strategy has the main public transport routes linking Central Milton Keynes, and town centres (the main focus for new jobs) with the Expansion Areas and Strategic Reserve Areas Land Allocation .

Page	Paragraph	Existing text	Revised text
69	Policy CS11, bullet 5	Planning the development of large housing and employment areas, health, education, leisure, sports, emergency services and other key facilities so that it is well served by public transport and easily accessible by walking and cycling. This applies particularly to Central Milton Keynes, town and district centres elsewhere in the Borough, the Eastern and Western Expansion Areas, the four Strategic Reserve Areas (SR1, SR2, SR3 and SR4), and Key Settlements in the rural area.	Planning the development of large housing and employment areas, health, education, leisure, sports, emergency services and other key facilities so that it is well served by public transport and easily accessible by walking and cycling. This applies particularly to Central Milton Keynes, town and district centres elsewhere in the Borough, the Eastern and Western Expansion Areas, the four Strategic Reserve Areas (SR1, SR2, SR3 and SR4) <u>Strategic Land Allocation</u> , and Key Settlements in the rural area.
75	CS14, table, title row	Strategic Development Areas	Strategic Development Areas <u>Sites</u>
83	13.29	Schools in the Eastern and Western Expansion Areas are already planned and in the Infrastructure Delivery Plan. Sufficient school provision will be planned in the Strategic Reserve Areas and any other major sites that may come forward at a later stage through the Site Allocations DPD, or otherwise.	Schools in the Eastern and Western Expansion Areas are already planned and in the Infrastructure Delivery Plan. Sufficient school provision will be planned in the Strategic Reserve Areas <u>Land Allocation</u> and any other major sites that may come forward at a later stage through the Site Allocations DPD, or otherwise.
88	15.3 (second to last sentence)	These features will be extended as part of the expansion into the Strategic Reserve Areas. Linear parks may also act as green buffers between settlements and any major development sites that may be identified through the Site Allocations DPD, or otherwise.	These features will be extended as part of the expansion into the Strategic Reserve Areas <u>Land Allocation</u> . Linear parks may also act as green buffers between settlements and any major development sites that may be identified through the Site Allocations DPD, or otherwise.
90	15.8	The Green Infrastructure Plan identifies areas of opportunity to take into account in development frameworks for Strategic Reserve Areas and any sites identified through the Site Allocations DPD.	The Green Infrastructure Plan identifies areas of opportunity to take into account in development frameworks for Strategic Reserve Areas <u>Land Allocation</u> and any sites identified through the Site Allocations DPD.
97	Table 17.1, row 2	Adoption of an SPD for the Strategic Reserve Areas by end 2012	Adoption of an SPD for the Strategic Reserve Areas <u>Land Allocation</u> by end 2012
97	Table 17.1, row 3	Adoption of an SPD for the Strategic Reserve Areas by end 2012	Adoption of an SPD for the Strategic Reserve Areas <u>Land Allocation</u> by end 2012
99	Table 17.1, row 12	Adoption of an SPD for the Strategic Reserve Areas by end 2012	Adoption of an SPD for the Strategic Reserve Areas <u>Land Allocation</u> by end 2012
100	Table 17.1, row 17	By mid 2011, adopt a Tariff Framework Agreement covering the funding and delivery of infrastructure relating to the Strategic Reserve Areas	By mid 2011, adopt a Tariff Framework Agreement covering the funding and delivery of infrastructure relating to the Strategic Reserve Areas <u>Land Allocation</u>

Page	Paragraph	Existing text	Revised text
101	Para 18.2, bullet 3	The first planning applications will be submitted for the Strategic Reserve Areas and a tariff agreement to partially fund the required infrastructure is agreed. Towards the end of the period work begins on necessary initial infrastructure and services.	The first planning applications will be submitted for the Strategic Reserve Areas Land Allocation and a tariff agreement to partially fund the required infrastructure is agreed. Towards the end of the period work begins on necessary initial infrastructure and services.
134	Table D1, row 2	Early engagement of key stakeholders in creating the development framework for the Strategic Reserve Areas	Early engagement of key stakeholders in creating the development framework for the Strategic Reserve Areas Land Allocation
137	Table D1, row 17	Failure to agree a new Tariff Framework for the Strategic Reserve Areas (should this be required)	Failure to agree a new Tariff Framework for the Strategic Reserve Areas Land Allocation (should this be required)

Revised Key Diagrams

Borough Diagram



Urban Area Diagram

