



MKC CONSULTATIONS

Planning Committee: 25th June 2019

Agenda item: 7

Background: Milton Keynes Council is making available three draft Supplementary Planning Documents and inviting comments from members of the public, organisations and other stakeholders for an eight-week period

The consultations commenced on **Wednesday 8 May 2019** and comments must be received no later than **5.00pm on Wednesday 3 July 2019**.

At the May Planning committee meeting Committee AGREED the following

- P042/19 MILTON KEYNES COUNCIL (MKC) CONSULTATIONS: Committee considered the report and agreed the following:
- 42.1** Timescale for response to a) Draft Affordable housing Supplementary Planning Document (SPD) and b) Draft Planning Obligations Supplementary Planning Document (SPD): Committee NOTED the report and RESOLVED to approve the following:
 1. The consultation is circulated to all Members to review and inform the Town Clerk (TC) of any comments.
 2. The TC in liaison with the Planning Committee Chair will draft a response to be circulated to all for consideration and comment.
 3. At its June meeting, the committee agrees the final response, taking into account feedback from the draft response and any views received from members of the public.
 - 42.2** South Caldecotte Development Framework supplementary planning document (SPD): Committee AGREED that no response was necessary.

The response was also seen as an opportunity to comment on the current, arrangements for consulting with Parish and Town Councils and to ensure consultation at the earliest possible stage on S.106 agreements.

9.1 Draft Affordable housing Supplementary Planning Document (SPD) This SPD sets out guidance to support applicants and decision takers when considering the provision of affordable housing within applicable development schemes.

From reviewing the documentation, I would suggest the Committee may wish to consider a response along the following lines:

- a) It would appear that developers retain the balance of power in the decision over numbers of Affordable Housing units in a scheme and perhaps an opportunity was missed to increase the number of Affordable Housing by decreasing the number of units that Affordable Housing is required in a scheme (11 at present). This would help support the MK Council's vision '2.15 Growth and affordable housing is a key priority in the Council Plan: "securing the future of Milton Keynes by continuing to support Plan:MK and supporting the aspiration that MK should grow to a population of 500,000 and beyond by 2050. Ensuring people have access to a home they can afford by supporting policies that enable more affordable homes to be built, building more council houses and securing funding to deliver more social housing..."

- b) A minor error was made in 3.4, **Table 3.1 Source: Figure 69 Milton Keynes SHMA 2016-2031 (ORS, February 2017). 'Columns made not sum to 100 due to rounding'. Should this be 'may'?**

9.2 Draft Planning Obligations Supplementary Planning Document (SPD): This SPD sets out Milton Keynes Council's policy for securing Planning Obligations from new developments that require planning permission

Several other parishes agreed with the need to use this as an opportunity to ensure Parish and Town councils are consulted at the earliest opportunity and WGTC kindly organised a meeting which had input from Newport Pagnell TC, Wolverton and Greenleys TC, Stony Stratford Town Council, Bletchley and Fenny Stratford TC and Castlethorpe PC (Cllr Phil Ayles attended). The outcome of the meeting was the following response:

1. MKC to put in place a formal engagement with parish councils, enabling parish council officers to be part of S106 negotiation at an early stage, before a pre- app and or planning application is made.
2. Where a Parish Council has S106 aspirations detailed in their Neighbourhood Plan, these are regarded as absolute. If the parish council has a Council/Business Plan in place these will be given material consideration when negotiating or spending S106 monies.
3. MKC to recognise that parishes are a statutory body, who are elected and therefore have a democratic mandate to represent the people in the way that community groups do not. Some of the conditions MKC impose typically with CAT, but often in s106 too, ignore the fact that parishes are democratically elected bodies, and therefore must not be subject to the same set of restrictions other groups may need, to ensure fiscal responsibility and corporate governance. In other words, parishes should not have to adhere to the same criteria. However, if both parties have a valid claim to the s106 pot after meeting the criteria for their sector, then the process for decision making must be transparent.
4. Parish and Town councils must be consulted about a community group receiving S106 funds even if they are not applying for these funds themselves.
5. To enable all bodies to apply for S106 monies MKC will have a formal engagement process for between applicants, with time scales to allow sufficient opportunity for consideration.
6. The formal process for negotiation and release of S106 to be transparent, with clear delegation of decisions.

The response is being submitted by WGTC on behalf of Council officers present and the committee may wish to consider supporting this response.

Also, circulated under separate cover is the Newport Pagnell Town Council response, which they were happy to share with all and which makes some substantive points. Committee may wish to consider including some of these points.

You are asked to **CONSIDER** the report and **AGREE** responses to the MKC Consultations

Lynne Compton, Clerk to the Council

20th June 2019