



*dynamic development solutions™*



For and on behalf of  
**Bloor Homes South Midlands**

## **HOUSING STATEMENT**

**Milton Keynes East,  
Land at Willen Road,  
Willen Road,  
Newport Pagnell,  
Milton Keynes**

**Prepared by  
DLP Planning Ltd  
Bedford**

October 2021



Prepared by:	John Wilbraham MSc Senior Planner
Approved by:	Rhys Bradshaw MRTPI Director
Date:	October 2021

**DLP Planning Ltd  
4 Abbey Court  
Fraser Road  
Priory Business Park  
Bedford  
MK44 3WH**

**Tel: 01234 832740**

DLP Consulting Group 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. This report is confidential to the client and DLP Planning Ltd accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

<b>CONTENTS</b>	<b>PAGE</b>
<b>1.0 INTRODUCTION.....</b>	<b>4</b>
<b>2.0 THE NEED FOR NEW HOMES .....</b>	<b>5</b>
<b>3.0 PROPOSED HOUSING .....</b>	<b>7</b>
<b>4.0 CONCLUSIONS.....</b>	<b>9</b>

## **1.0 INTRODUCTION**

- 1.1 This Housing Statement has been prepared by DLP Planning Ltd (DLP) for and on behalf of Bloor Homes South Midlands (the Applicant), to support an outline planning application at Land at Willen Road, Milton Keynes which forms part of the allocated land at Milton Keynes East.
- 1.2 The application site forms the north western parcel of the allocated site, with the remainder of the site under the control of other parties.

## **2.0 THE NEED FOR NEW HOMES**

### **The National Picture**

2.1 The National Planning Policy Framework (2021) ('NPPF') sets out a national framework for plan-making and decision-taking in respect of planning in England. Paragraph 60 of the NPPF affirms the Government's objective to significantly boost the supply of homes that, inter alia, addresses the needs of groups with specific housing needs. Paragraph 65 of the NPPF also requires that major housing developments provide at least 10% of homes available for affordable housing ownership.

### **Milton Keynes Borough**

2.2 Plan:MK sets out a vision for the growth of Milton Keynes over the plan period to 2031. Policy DS2 sets a target of delivering a minimum of 26,500 net additional dwellings across the Borough over the plan period which equates to an annual housing target of around 1,767 dwellings.

2.3 In terms of affordable housing, the Council's Strategic Housing Market Assessment 2017 (SHMA) identified a need for 8,200 additional units over the plan period, which equates to 30.9% of the overall total of required dwellings.

2.4 There are several relevant policies in Plan:MK that deal with the mix and type of housing required in new developments. These are:

- Policy HN1 Housing Mix and Density;
- Policy HN2 Affordable Housing;
- Policy HN3 Supported and Specialist Housing;
- Policy HN4 Amenity, Accessibility and Adaptability of Homes; and
- Policy HN5 Self-build and custom housebuilding.

2.5 The Council has also prepared an SPD relating to the Milton Keynes East allocation which expands on the Council's thoughts for the site.

2.6 The Council's latest monitoring report for 2019/20 (September 2020) shows the most up to

date picture of how the Plan:MK objectives are close to being met. At the start of the plan period there was a shortfall in delivery. The latest monitoring report shows that the number of units being delivered has risen.

<b>Total Dwellings</b>				
	<b>Requirement</b>	<b>Gross</b>	<b>Net</b>	<b>Balance</b>
<b>2016/17</b>	1,767	1,247	1,230	-537
<b>2017/18</b>	1,767	1,527	1,518	-249
<b>2018/19</b>	1,767	1,787	1,781	+14
<b>2019/20</b>	1,767	2,090	2,076	+309
<b>2020/21</b>	1,767	1,998	1,993	+226
<b>Cumulative Total</b>	7,068	6,651	6,605	-237

Table 1: Housing Completions 2016/17-2019/20 (based on the table from the document 'Milton Keynes Council Assessment of Five Year Housing Land Supply 2021/22 - 2025/26')

2.7 Plan:MK has been prepared to ensure that the current and future levels of housing need continue to be met within the and to address affordability issues and also to support economic growth. The additional housing proposed at Milton Keynes East supports the national ambitions stated by the Government to address the housing shortfall in the country.

### **Milton Keynes East**

2.8 Milton Keynes East forms one of the two allocated sites within Plan:MK that will ensure the Council is able to meet the needs identified over the plan period and beyond. Policy SD12 outlines that MKE will deliver a mixed-use development. This new community is a vital component in achieving the long term visions of the Council as set out within Plan:MK.

2.9 Policy SD12 is very clear in setting out what the proposals for this allocation will need to address in terms of housing numbers, stating;

*“Delivery of around 5,000 new homes, including at least 1,475 homes within the plan period, providing a range of sizes, types and tenures, including affordable housing, in accordance with other policies in the Plan.”*

### 3.0 PROPOSED HOUSING

3.1 This application proposes the development of up to 800 new homes in total, with the remaining units to be delivered across the remainder of the site which is controlled by other parties. Plan:MK requires a mix of housing types and tenures be provided on new developments, and these will be considered below. The application is in outline with all matters reserved expect for access so the specific design and type of the proposed dwellings will be addressed through a reserved matters approvals However the number of affordable units is guided by policy and therefore this can be confirmed at the outline stage.

3.2 Given the number of units proposed, it is anticipated that the scheme would be built out in phases over a number of years. This does mean that as factors such as market pressures, demand and standards may change, this is likely to have an impact on the specific style and design of the final units. This information would likely be provided in the reserved matters applications that accompany each development phase.

#### **Affordable housing**

3.3 Policy HN2 deals specifically with affordable housing including a requirement that for sites of 11 or more units, 31% of them will be affordable. It also sets out the tenure mix to be provided which amounts to:

1. *25% of units for rent at a range of rental levels up to 80% of market rents (but at no more than Local Housing Allowance rates), under the Affordable Rent model, including approximately 5% of the total affordable provision at a level broadly equivalent to Social Rent (at the time an application is considered).*
2. *6% Shared Ownership (based on a range of 25%-40% equity share).*

3.4 The current application is policy compliant and will provide a suitable mix of tenures and provide up to 248 new affordable dwellings, as set out in the table below.

#### **Market housing**

3.5 Based on a delivery of 800 new homes, with up to 248 being affordable, a total of up to 552 market dwellings will be provided on this part of the allocation. These units will comprise of a range of unit types and sizes from 1-bed flats to larger family homes. The table below

provides a small element of flexibility in the market mix in relation to Policy HN1 to reflect the character of the application site set out in the SPD.

- 3.6 At the reserved matters stage the exact mix of these market dwellings will be determined but regard will be had to Plan:MK, the relevant SPDs and also the latest delivery and housing need reports to ensure they meet current demand. Again, these dwellings will all be built to the relevant space standards and building regulations in line with Policy HN4..

Type	Size	Market (%)	Affordable (%)
Flat	1 bed	1 – 2 %	10%
	2 bed	2 – 4 %	9%
House	2 bed	9 – 12%	33%
	3 bed	50 – 55%	38%
	4 bed	25 – 32%	9%
	5 bed	2 – 6 %	3%

- 3.7 In addition, a number of the market dwellings a proportion of custom/ self-build plots to enable local residents the opportunity to be involved in the delivery of their own homes. This ties in with HN5 that requires a number of this type of plot be delivered within the Borough.



## **4.0 CONCLUSIONS**

- 4.1 DLP has submitted this outline planning application for up to 800 dwellings on behalf of Bloor Homes South as part of the comprehensive development of the allocated site known as Milton Keynes East. This site is one of two key growth areas identified within the Local Plan and demonstrates how the Council will meet its identified needs over the plan period.
- 4.2 This Housing Statement outlines the important information regarding housing numbers, specifically numbers of affordable and market units and the tenure mix and split. This has been prepared in accordance with the MKE SPD, Plan:MK and other evidence.
- 4.3 This Statement demonstrates how the scheme will comply with relevant local and national policy in terms of housing mix and tenure for both affordable and market dwellings subject to negotiations through the determination stages.



**BEDFORD**

**Planning / SDD / SPRU**

[bedford@dlpconsultants.co.uk](mailto:bedford@dlpconsultants.co.uk)

**BRISTOL**

**Planning / SDD / SPRU**

[bristol@dlpconsultants.co.uk](mailto:bristol@dlpconsultants.co.uk)

**EAST MIDLANDS**

**Planning/ SDD**

[nottingham@dlpconsultants.co.uk](mailto:nottingham@dlpconsultants.co.uk)

**LEEDS**

**Planning**

[leeds@dlpconsultants.co.uk](mailto:leeds@dlpconsultants.co.uk)

**LONDON**

**Planning**

[london@dlpconsultants.co.uk](mailto:london@dlpconsultants.co.uk)

**MILTON KEYNES**

**Planning**

[miltonkeynes@dlpconsultants.co.uk](mailto:miltonkeynes@dlpconsultants.co.uk)

**RUGBY**

**Planning**

[rugby.enquiries@dlpconsultants.co.uk](mailto:rugby.enquiries@dlpconsultants.co.uk)

**SHEFFIELD**

**Planning/ SDD / SPRU**

[sheffield@dlpconsultants.co.uk](mailto:sheffield@dlpconsultants.co.uk)



**IEMA** Transforming the world to sustainability



**RTPI**  
Chartered Town Planner

**30**dlp  
1991 - 2021