

Milton Keynes Council

**Supplementary Planning Document Social
Infrastructure Planning Obligations**

September 2005

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Preamble

This Supplementary Planning Document (SPD) on Planning Obligations for Social Infrastructure identifies the main requirements for infrastructure and facilities, which may be required as a consequence of development in Milton Keynes. It also sets out the financial contributions for infrastructure and facilities, which will be sought by the Council, from applicants seeking planning permission for new development, where such development generates a need for the infrastructure and facilities.

The purpose of the document is to assist prospective developers by identifying the costs associated with new development within the Borough. By providing this guidance the Council also aims to minimise uncertainty and time spent on negotiating individual planning applications. It also seeks to provide reassurance to existing residents and occupiers of the Borough that the Council will seek to ensure that new development will not be allowed to undermine the quality of life provided by existing infrastructure.

Milton Keynes is an area that will accommodate significant levels of development in the future. In order to ensure that this development is not only more sustainable and successful in its own right, but does not detract from the level of services provided to existing occupants and visitors to Milton Keynes, it is essential that the requisite level of services and infrastructure are provided with new development. This SPD seeks to ensure that this occurs.

Consultation

The draft document was consulted on for a period of 6 weeks until 16th May 2005. It was circulated to a variety of organisations including Milton Keynes Partnership Committee, Parish Councils, developers, landowners, physical and social infrastructure providers, voluntary and community organisations and individuals. It was also made available on the Council's website, deposited in libraries and at the Civic Offices. The comments received, together with officer responses and proposed changes to the SPD were reported to the Council's Cabinet on the 27th September 2005. The Council adopted the document on this date. (See Appendix 14 for the Public Consultation Statement)

Status of Document

Officers of the Council have prepared this SPD. It is a non-statutory document prepared in accordance with the guidance for Supplementary Planning Documents within Planning Policy Statement 12. It amplifies policies of existing Local Plan adopted in January 1995 and those in the Replacement Local Plan as amended by proposed modifications following the Inspector's report May 2005. It will be reviewed as and when necessary to reflect the findings of new detailed studies on infrastructure requirements or revised service provider strategies for relevant forms of infrastructure. The document will also be reviewed if there are relevant proposed amendments to national policy guidance. It is anticipated advice for all that planning

obligations will be reviewed, consolidated and amalgamated into one Supplementary Planning Document. The timetable for this will be set out in the Council's future Local Development Scheme.

This document is one of a suite of topic based non-statutory documents that provide guidance on the type and cost of planning obligations that the Council will seek in association with new development. Other SPGs include: Affordable Housing; Development and Flood Risk, Education Contributions, Leisure, Recreation and Sports Facilities, Parking Standards and forthcoming SPD on Transport Infrastructure and Sustainable Construction. It makes reference to other SPG documents where appropriate.

Purpose of this Supplementary Planning Document

The SPD will help to ensure that the Council meets the Local Plan policy objectives with regards to providing key social infrastructure for effective functioning of the City. A number of these facilities are provided at a strategic level, or part of a strategic service, which may not be within the immediate vicinity of a development, however the additional population created by that development is likely to have an impact on that service, e.g. waste management facilities and the University Centre for Milton Keynes.

The SPD also brings to developers/landowners attention that planning obligations will be required to provide the infrastructure. It will be a material consideration when determining planning applications.

It is difficult to predict every issue that may need to be included in a planning obligation, as site conditions and circumstances can vary greatly. The SPD along with other guidance does not attempt to cover every possible circumstance that may need to be included in a planning obligation. Instead it focuses on the use of planning obligations to secure key measures or contributions to address the likely impact of proposed development on the existing social/community infrastructure of the borough. It seeks to apply standard charges and formulae for planning obligations in relation to social infrastructure, which is fair and equitable, but the Council will also take into account the circumstances of each site. In determining planning applications, the Council will have regard to relevant Government advice and in each case consider whether a planning obligation is necessary to make the proposed development acceptable in planning terms, relevant to planning, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development, and reasonable in all other aspects.

Geographical Area to Which the SPD Applies

With the exception of Central Milton Keynes, (as defined by the Planning Obligations for Central Milton Keynes SPG) this SPD applies areas in Milton Keynes Borough for which Milton Keynes Council determines planning applications. It is expected that development within the Milton Keynes Partnership Urban Development Area will be subject to a standard tariff. The tariff includes a contribution towards the items included within this SPD and other Council SPGs. Where the developer/landowner

agrees to pay the tariff in the Urban Development Area, the provisions of this SPD will not apply.

Type of development to which the SPD Applies

The SPD applies to developments of 10 or more dwellings. In the case of business developments, a contribution towards the University for Milton Keynes, Milton Keynes College, the Voluntary Sector, Inward Investment and the Emergency Services will be sought for sites of 1 hectare or more.

Treatment of payments received not spent by the Council

It is anticipated that it will be highly unlikely that contributions received by the Council towards social infrastructure will remain unspent. The planning obligation agreement will set out the items on which the contributions sought will be spent and a timescale for this to occur. It will also state that the Council will pay these back plus an agreed rate of interest attained whilst being held by the Council.

Use of Standard Formulae

The Council has sought to equitably apportion the contribution sought from different sizes of dwellings on social infrastructure. It has done this by estimating the average number of persons expected to be within dwellings, using data from the Council's Housing Needs Assessment. The Assessment used a representative sample of over 2500 households within the Borough. It is accepted that on occasions however, that factors may mean that the expected number of occupants within dwellings may deviate from these averages, e.g. nurses' accommodation where occupation levels may be fixed in covenants. These will be borne in mind by the Council in its negotiations with developers.

For business developments, the Council has sought to apply the same level of contribution sought towards items in this SPD as set out in the MKP planning tariff.

Viability Issues

It is recognised that the number and size of planning obligations contributions sought by the Council may adversely affect the economic viability of a development. In accordance with paragraph B.10 of Circular 05/2005, the Council will be willing negotiate with the developers over the level of contribution that can be demonstrated as reasonable to be made whilst still allowing development to take place.

Structure and Content

Part 1 outlines planning policy guidance on social and physical infrastructure as outlined in PPGs, Planning Circulars, Borough of Milton Keynes Local Plan January 1995 and the Replacement Milton Keynes Local Plan as amended by proposed modifications following the Inspector's report May 2005.

Part 2 provides more detailed guidance on the types of social infrastructure facilities for which a developer contribution will be sought.

1 Planning Policy

1.1 National Policy

1.1.1 A planning obligation is a legal agreement made under Section 106 of the Town and Country Planning Act 1990 (as amended by Section 12(1) of the Planning and Compensation Act 1991) usually in association with planning permissions for new development. It usually relates to an aspect of a development that cannot be secured by imposing a planning condition or by other statutory controls. It can serve numerous purposes including:

- Restricting the use of land
- Requiring specified operations to be carried out in, on, under or over the land;
- Requiring land to be used in a specified way; and
- Requiring a sum or sums to be paid to the local planning authority on a specified date or dates, or periodically.

1.1.2 While a unilateral planning obligation can be offered by a developer/landowner, usually a planning obligation will be negotiated and agreed between a developer/landowner and the local planning authority. Planning obligations are a proper and recognised part of the planning system: they can both improve a development and help it to go ahead.

1.1.3 The current key source of government guidance on the use of planning obligations is Office of the Deputy Prime Minister **Circular 05/2005**. It sets out a number of tests that planning obligations should meet, they should be:

- (i) necessary to make the proposed development acceptable in planning terms;
- (ii) relevant to planning;
- (iii) directly related to the proposed development;
- (iv) fairly and reasonably related in scale and kind to the proposed development;
- and
- (v) reasonable in all other aspects.

1.1.4 The Circular reiterates the principle that developers may reasonably be expected to pay for or contribute to the cost of all, or that part of, additional infrastructure provision that would have not been necessary but for their development. It is not legitimate for unacceptable development to be permitted because of benefits or inducements offered by a developer which are not necessary to make the development acceptable in planning terms. Similarly, obligations should not be used purely as a means for securing the local community a share in the developer's profits. Obligations must be directly related to the proposed development or use of the land so that the development ought not to be permitted without it for example there should be a functional or geographical link between the development and the item provided in the obligation. Developers should not be expected to pay for facilities that are needed solely in order to resolve existing deficiencies or to secure contributions to

the achievement of wider planning objectives that are not necessary to allow consent to be given for a particular development.

- 1.1.5 The Circular also provides advice on course of action if the economic viability of development being affected by planning obligations, the pooling of contributions to address the cumulative impacts of a number of developments, contributions to infrastructure built prior to permission for a development being granted, the use of standard charges and formulae, standard agreements and use of third party mediation, cost recovery and the monitoring and implementation of planning obligations. It states that planning obligations should not be used where the use of planning conditions would suffice.
- 1.1.6 In addition to Circular 05/2005, guidance on the use of planning obligations in relation to specific aspects of development has been provided in other government circulars and planning policy guidance notes and planning policy statements.
- 1.1.7 Government has stated that it is keen to reform and improve the current system of planning obligations in the short to medium term. The aim is to create a system that is faster, more transparent and accountable and which gives greater clarity and certainty to all involved. Circular 05/2005 represents the first part of that process. This is in advance of potentially more major reforms to the system that may come forward in the next 2-3 years, as a result of recommendations of the Barker Review of Housing Supply (March 2004) final report.

1.2 Local Policy

- 1.2.1 **Milton Keynes Local Plan 1995** sets out the role of planning obligations in providing resources to achieve the objectives of the Local Plan and to meet as far as possible the infrastructure costs arising from development. Paragraph 11.20 identifies the Council's approach of seeking ensure that all future development, throughout the Borough, continues to contribute to the infrastructure needs of the area and meets the increased demand for facilities generated by new development and its occupants.
- PG1a - sets out the criteria for seeking S.106 contributions;
 - PG1 - relates to the main types of development proposals where contributions will be sought;
 - PG2 - relates to the likely obligations from redevelopment of industrial and warehousing sites of more than 950 sq.m
 - PG3 - relates to development in the extensions of linear parks
 - PG4 - relates to town centre development
 - PG5 - relates to the control of financial contributions
- 1.2.2 **Milton Keynes Replacement Local Plan as amended by proposed modifications following the Inspector's report May 2005** essentially seeks to continue the approach set out in the adopted Plan.
- PO1 - sets out when S.106 contributions will be sought;
 - PO2 - lists the main types of development where a S.106 contribution will be sought;

- PO4 - policy related to provision of public art
- 1.2.3 In addition to these 'overarching' policies, there are other policies such as for the expansion areas where specific pieces of infrastructure are sought in association with the development of a site.
- 1.3 Application of guidelines**
- 1.3.1 The following guidelines seek to apply national legislation and policy guidance and relevant Local Plan and emerging Local Plan policies. In accordance with Circular 05/2005 it sets out formulae using standard charges to highlight anticipated levels of contributions towards social infrastructure. The aim is to provide a consistent approach between similar developments and a transparent approach in setting out the Council's expectations. It also assists developers/landowners to plan and budget with a reasonable degree of confidence about the type and level of contributions sought. This should also assist in speeding up the negotiation process.
- 1.3.2 The guidelines will apply to the types of developments specified within each of the sections related to the subject headings for which contributions will be sought. Where an applicant proposes to procure or provide a Section 106 component as part of their development, this will be encouraged, provided that such a contribution is consistent with the proposed development, complies with relevant planning policies and where appropriate meets the operational requirements of the organisation that would alternatively provide the physical or social infrastructure. The costs of provision of such facilities will be taken into account. If the cost to the developer is more than would be sought for a contribution towards the facility then this could be offset against other contributions sought from the developer, or the Council or the relevant authority ultimately responsible for the facility would pay the developer for their additional costs. In certain circumstances it will be appropriate for contributions to be paid to the Council, or a third party such as a primary care trust to undertake the terms of the planning obligation. The Council will work with MKP to ensure that there is a co-ordinated approach to provision of infrastructure that will be funded by developer contributions.
- 1.3.3 Building and construction costs will be indexed in S.106 legal agreements to allow for changes in costs and prices over time. Initially February 2005 will be taken as the base. Building and construction costs do not follow the Retail Price Index as they are determined more by the volume of work being carried out or in the pipeline at the time. The two price indices being most commonly used to assess these costs are the Building Cost Information Service (BCIS), published by the Royal Institute of Chartered Surveyors (RICS) and the Building Price and Cost Indices published by the Department of Trade and Industry (DTI). The BCIS gives a cost analysis of various types of buildings as well as forecasts of tender and other building costs. The DTI Bulletin of Indices gives of historic costs as well as future projections. It also includes landscape maintenance costs. The Council and MKPC will use the most appropriate of these two sets of indices for the type of contribution sought. Landowners/developers will also be required to pay the Council's reasonable legal costs in the negotiation, preparation and completion of the S.106 or other agreement, and pending completion, this will need to be supported by a solicitor's undertaking.

1.3.4 Subject to compliance with the relevant tests in Circular 05/2005, prior to the grant of planning permission for development, the Council will require relevant landowners/developers to enter into an agreement in accordance with this SPD.

2 Social Infrastructure Requirements

- 2.1.1 This section sets out the type and level of contribution that the Council will seek to negotiate with applicants/landowners when dealing with planning applications for development.
- 2.1.2 Milton Keynes is an area that will accommodate significant levels of development in the future. Given this scenario the Council, in association with MKP and other stakeholders has sought to adopt a more strategic approach to identifying the physical and social infrastructure needed to ensure that Milton Keynes is developed as a sustainable community. The social infrastructure identified within this SPD is seen as an integral and necessary part of the goal of creating a successful and sustainable development that addresses the needs of those living, working in and visiting the Borough. The Sustainability Appraisal of the SPD highlights the overall positive impacts that the provision of the identified infrastructure will have. The contributions sought to facilities in the SPD seek to address the immediate local impacts of the development, but also looks wider to more strategic facilities. Individually the impact of developments on strategic items might not be significant and indeed for smaller developments difficult to quantify. Nevertheless cumulatively the impacts could be significant; therefore a proportionate contribution from developments to these items will be sought.

2.2 Libraries

- 2.2.1 Libraries provide a range of essential services to local people. They provide access to information about the local community and its services; act as a gateway to other services, as well as offering loans of printed and audiovisual material. Libraries also provide access to the Internet and other IT services. Many also offer training in how to use IT as well as other formal and informal learning opportunities.
- 2.2.2 Public libraries are provided under the Libraries and Museums Act 1964, which requires library authorities to provide comprehensive and efficient services for their area. Government policy is provided through guidance notes from the Department of Culture Media and Sports (DCMS). One key piece of guidance issued is the Public Library Service Standards (PLSS), which identifies the level of services expected in each authority area.
- 2.2.3 Milton Keynes Council Library Service's most recent publication the Library Position Statement (Oct 2004) identifies the standard of service currently provided in relation to the PLSS, which have subsequently been updated. It also highlights the challenges that the service faces in responding to the growth planned for the City. At 21sq.m. net of library floor space per 1000 population, provision of library services within the Borough is below the DCMS Standard of 23 sq.m. In addition the service does not currently meet a key PLSS of 100% of the population within 2 miles of a static library. (see Appendix 4)
- 2.2.4 As part of the need to maintain and enhance the Library Service to the wider community, particularly its role in IT training as well as other formal and informal learning opportunities. The Council is seeking to integrate libraries with other community functions that it is responsible for providing, in particular Lifelong Learning

facilities. The specific requirements for Lifelong Learning are included in the next section, but it is anticipated that new and extended libraries will also include Lifelong Learning Facilities. Taking into account the amount of housing proposed and the associated population increases, aligned with new library space provision meeting DCMS and the above PLSS, MK requires another 2181 sq m of library space to the period 2016. (see Appendix 5)

2.2.5 The Council will seek to meet the identified need for additional space through new facilities in the east and west of the city and the consolidation/extension of existing facilities at the Central Library, at Newport Pagnell, Bletchley and Wolverton. There will be a hierarchy in the types of facilities and services available in the libraries, from the satellite local branches, the larger district branches and the central library. Consequently contributions sought may be used to provide additional floorspace and/or improve services at not just the nearest library, but across the service as a whole.

2.2.6 On the basis of the calculations included in Appendix 6 related to the cost of additional library space, the approximate cost per additional dwelling is on average £227 or for different dwelling sizes:

Table One: Contribution to Libraries Sought from different dwelling sizes = £99 per person multiplied by average occupancy	
Number of Bedrooms in Dwelling:	Contribution Sought:
Studio/Bedsit	£121
1 bedroom	£135
2 bedroom	£206
3 bedroom	£282
4 or 4+ bedroom	£335

(Calculated using average number of people within dwellings by bedroom size – see appendix 3).

2.3 Adult Continuing Education

2.3.1 Milton Keynes Council delivers the Adult Continuing Education (ACE) service.

2.3.2 ACE provides a range of part-time learning opportunities to local young people and adults. There are currently about 9,000 learners a year on courses including literacy, numeracy, English for Speakers of Other Languages, A levels, GCSEs and a wide range of community learning. Provision is delivered through four facilities run by the ACE service that are available in the daytime and evening, six days a week. It is also delivered through other community facilities, such as schools.

2.3.3 ACE is provided under several pieces of legislation. The most significant is the Learning and Skills Act 2001. This gives local authorities duties to plan and ensure there is provision. Government policy is provided through guidance notes from the Department for Education and Skills (DfES) and the Learning and Skills Council, the national funding and planning body.

- 2.3.4 Milton Keynes Council ACE Service's most recent publication the Three Year Plan for Adult Education (2004) identifies the expected targets for learner numbers for the next three years. It also highlights the challenges that the service faces in responding to the growth planned for the City. It is anticipated that wherever possible, additional courses related to the growth in population will make the best use of community facilities that are available, such as schools for evening courses. However, the service will have demands for facilities that are available in the daytime and are of a high standard to meet the needs of a range of courses. It is therefore anticipated that there will be a need for additional facilities in both the growth areas in the East and West of the borough and within existing settlements.
- 2.3.5 The Council is seeking to integrate ACE provision with other community functions that it is responsible for providing, in particular library facilities. This is seen as an essential part of the need to maintain and enhance the service to the community, particularly its role in IT courses as well as other formal and informal learning opportunities. The specific requirements for libraries are included in the previous section, but it is anticipated that where possible additional Adult Continuing Education space required will be added to new or extended libraries. Taking into account the amount of housing proposed and the associated population increases, aligned with expected increases in learner numbers,
- 2.3.6 The Council will seek to meet the identified need for additional space through new facilities in association with the libraries on the east and west of the city and the consolidation/extension of existing facilities at the Central Library, at Newport Pagnell's, Bletchley's and Stony Stratford's/Westcroft's libraries. There will be a hierarchy in the types of facilities and services provided, from the satellite local branches, the larger district branches and the central library. Consequently contributions sought may be used to provide additional floor space and/or improve services at not just the nearest library, but across the service as a whole.
- 2.3.7 On the basis of the calculations included in Appendix 7 related to the cost of additional ACE lifelong learning space, the approximate cost per additional dwelling is on average £107 or for different dwelling sizes:

Table Two: Contribution to Life Long Learning Sought from different dwelling sizes	
Number of Bedrooms in Dwelling:	Contribution Sought:
Studio	£57
1 bedroom	£64
2 bedroom	£98
3 bedroom	£134
4-4+ bedroom	£159

2.4 Crematorium/Burial Grounds

- 2.4.1 The Council has identified the issue of future provision of bereavement services as an issue that needs further exploration. This covers crematorium and burial grounds/gardens of remembrance.
- 2.4.2 Halcrow Group and the Institute of Cemetery and Crematorium Management (ICCM) were commissioned by MKC and English Partnerships to undertake an initial review of the issues, including identifying the need arising from proposed development, whether existing provision could meet this need and if not the most appropriate way in which it could be met.
- 2.4.3 Milton Keynes has a single chapel crematorium with remembrance garden located at Crownhill. The ICCM recognises that a single chapel with throughput of approximately 2400 has established absolute maximum capacity. It is anticipated that given the growth in population that the crematorium will reach capacity by 2011. However, in order to reduce the adverse impact of the facility reaching capacity, the recommendation is that a second crematorium should be completed by January 2009. It is anticipated that an additional facility will provide enough capacity to 2031, after which it is anticipated that a further facility will be required.
- 2.4.4 An alternative approach might be to provide the additional crematorium capacity at the existing site in Crownhill. An assessment of this is being undertaken, following which it will be possible to compare that service, operational and cost issues of the options. Initial estimates of cost are in the region of £2-2.3 million. Taking into account the fact that ideally the Crematorium needs to be developed prior to 2009, the dwellings from which it will probably be appropriate to seek a contribution will be those planned for the period to 2016. This would equate to approximately £64-74 per dwelling or taking the midpoint for ease of implementation £69.
- 2.4.5 The Local Plan requires the provision of a cemetery site or sites in the Western Expansion Area. Halcrow estimate 10 hectares, with 3 hectares provided for a garden of remembrance would provide sufficient cemetery space. A cemetery site at Selbourne Avenue in Bletchley is also being provided to meet demand. In order to meet the objective of providing burial grounds acceptably close to communities, the Council will also examine the options for cemetery space in the Strategic Reserve Areas south of the Eastern Expansion Area.
- 2.4.6 Assuming land for the burial sites is provided at nil cost, the overall cost of cemetery provision for the town is approximately £700,000, which equates to a contribution of approximately £22 for each additional dwelling in the period 2004-2016.
- 2.4.7 The approximate cost per additional dwelling is on average £91 or for different dwelling sizes:

Table Three: Contribution to Crematorium/Burials Sought from different dwelling sizes	
Number of Bedrooms in Dwelling:	Contribution Sought:
Studio	£48
1 bedroom	£54
2 bedroom	£83
3 bedroom	£113
4-4+ bedroom	£134

2.5 Museums and Archives

- 2.5.1 Museums and archives are vital in contributing to a person's identity and sense of place enabling them to connect more fully with their surroundings and with other people. Artefacts and documents through interpretation and learning provide that context for people in a way that nothing else does, making access to museum and archive collections essential for successful communities.
- 2.5.2 MKC provides its Museum Services through a service level agreement with Buckinghamshire County Council's (BCC) Museum Service, based at the County Museum Aylesbury and at the Museum Resource Centre, Halton. This allows for storage, conservation, exhibition and display of the Milton Keynes Collection.
- 2.5.3 Local museum provision is also served by four independent, specialist museums. These are the two Registered museums Milton Keynes Museum, Cowper and Newton Museum at Olney, and two other organisations with museum collections Bletchley Park and the Newport Pagnell Historical Association Museum. Registration (now known as Accreditation) demonstrates that those museums meet recognised national standards of museum provision.
- 2.5.4 The Council will seek to maintain the service level agreement with BCC for the short-term, whilst increasing local access and ownership in two ways. The first is introducing display and exhibition, educational and community spaces by supporting the building of a central heritage showcase as part of the CMK Redevelopment process and the second will be to establish local storage, conservation and exhibition facilities provided for at either Milton Keynes Museum Stacey Bushes and/or Bletchley Park. It is estimated that these facilities will each cost £7.5 million. (see Appendix 8)
- 2.5.5 Milton Keynes Archives are looked after by a similar service level agreement with BCC located within the Centre for Bucks Studies in Aylesbury. In a settlement the size of Milton Keynes, it is vital that it should have its own Archive and so future planning has considered this, in relation to both existing and future collections. It is estimated that any archive strong room, built to BS5454: 2000 standards would need the capacity to hold 100 cubic metres of shelf space. A new high-specification CMK Library building with an archival strong room attached to its local studies centre would be acceptable. Alternatively an archive could be established in a less expensive location with good transport links such as Bletchley Park or Wolverton. Servicing and plant costs would also need to be looked at in light of BS5454: 2000. It is expected

that an archive strongroom of 100 cubic metres could cost in the region of £2.5m (see appendix 8).

- 2.5.6 There are potentially national funding opportunities available that could contribute a significant proportion of the development costs of these facilities. Funding provided in association with developer contributions will increase the likelihood of being able to draw on these funds. For the purposes of this document it is estimated that over 70% of the cost could be attained from alternative sources. This would mean developer contributions of approximately £5 million or the approximate cost per additional dwelling is on average £160 or for different dwelling sizes:

Table Four: Contribution to Museums and Archives Sought from different dwelling sizes	
Number of Bedrooms in Dwelling:	Contribution Sought:
Studio	£85
1 bedroom	£95
2 bedroom	£145
3 bedroom	£199
4-4+ bedroom	£236

2.6 Community Houses

- 2.6.1 The Council's Leisure and Recreation SPG adopted in January 2005 sets out the standards for meeting places and the level of contributions sought from new developments towards such new facilities, including meeting places. In the first phase of a development of sufficient size to generate the need for a meeting place, the developer in cooperation with the Council will provide a temporary community house, prior to the completion of a meeting place. This will facilitate in the settlement of communities within these newly built areas and has occurred in areas such as Tattenhoe and Kingsmead where slightly modified dwelling houses have been used for this purpose.
- 2.6.2 A contribution of £10,000 will also be sought which will be matched by the Council and other public, private and voluntary bodies to assist in the delivery of a broad spectrum of activities and services to the new neighbourhoods. These will help combat isolation on the developing estate and support the development of community activities within the locality. The community house allows the various new communities present to have a common point of reference in terms of essential information on Council services as well as other organisations including Sure Start and Relate. They also assist in facilitating the development of local groups e.g. Pre Schools, Parent & Toddler, over 50's, religious and ethnic groups. Residents Associations.
- 2.6.3 There are basic specifications, which are required in order to ensure that the community house will adequately accommodate a range of community activities. It needs a couple of large rooms where group activities can take place and four smaller rooms, toilets on each floor and a small kitchen facility. It also has to be compliant with Disability Discrimination Act requirements.

2.7 Health Facilities

- 2.7.1 Three Primary Care Trusts (PCT) co-ordinate National Health Service primary healthcare facilities in Milton Keynes Borough. Milton Keynes PCT (MKPCT) is the organisation that covers the majority of the Borough, whilst some of the rural area to the north of the city is covered by Daventry and South Northants PCT and the area to the south of the city by Bedfordshire Heartlands PCT.
- 2.7.2 MKPCT has recently published its Strategic Service Development Plan (SSDP) that takes into account existing and future service provision related to need, potential changes associated with healthcare reform and also growth of the population. A guide that Milton Keynes PCT uses currently is a ratio of 1 GP to every 1950 people and ratios vary for other clinical services such as Health Visiting District Nursing, Midwifery, Speech and Language, Physiotherapy, Dental, Podiatry and others that are part of the primary care health provision team.
- 2.7.3 The PCT plans for development in primary and community care in Milton Keynes envisage a hub and spoke model, with a smaller number of integrated health centres (hubs) each having associated GP surgeries (spokes). Once established, integrated health centres will be sites for the delivery of various services, much of which is in currently delivered in secondary care. These services are likely to include:
- Follow up or special review of patients with other long term conditions (including chronic obstructive pulmonary disease, coronary heart disease, epilepsy, diabetes)
 - Minor treatments and procedures such as a minor surgery unit
 - Support for patient education, self-care and self-management advice (including running patient groups such as the expert patient programme)
 - Diagnostics, such as echocardiology, spirometry, plain X-rays and ultrasound.
 - Health promotion sessions such as weight management and smoking cessation.
 - Potential development of midwife-led maternity units (depending on recommendations in NICE guidance on intrapartum care, due February 2007)
- 2.7.4 Although the IHSCCs can provide some care close to patients' homes, there will still remain the need to seek out expert opinion on more specialised investigation via out patients on the hospital site. The increased population/housing numbers will mean that there is a need to increase provision of healthcare, not just primary care facilities.
- 2.7.5 The SSDP states that there is currently an average of 1949 patients per GP in Milton Keynes with many of the GP practices at or over capacity. The majority of GP premises are inadequate in terms of size, facilities and in need of updating to comply with the Disability Discrimination Act.
- 2.7.6 Tenure of surgeries in Milton Keynes is a combination of those premises owned by GPs, GPs leasing on commercial lease terms and GPs renting from the PCT who own the Health Centres where they are accommodated. New government initiatives such as Local Implementation Finance Trusts (LIFT) are now being encouraged

nationally to expedite procurement of new primary care premises Milton Keynes PCT is currently considering this route for the new Health Centres.

- 2.7.7 For the expansion areas or large greenfield sites where there is a deficiency or complete lack of health facilities, provision new GP practices will be required. Developers will be expected to make a contribution either in the shape of a site in an accessible location or direct funding. Whilst the model of healthcare provided is something that could change in the medium to long term, it is currently anticipated that GP practices will be provided in association with other health services such as physiotherapy, speech and language, dental, podiatry and social care services. There are national guidelines about the amount of space that practices should have for example a 2 GP practice would require at least 320m² and a 6 GP practice at least 800m² plus an appropriate car parking area. Ease of access for patients and ambulance services and circulation throughout the building are important issues that need to be addressed for each individual premises development.
- 2.7.8 In the case of a large greenfield development, health facilities need to be in place early on so that primary health service provision is available as soon as the new population arrive. There is very little spare capacity across Milton Keynes and only the recently built GP premises are adaptable to cope with the planned population increases in their catchment areas.
- 2.7.9 It may be necessary to consider temporary buildings and each development needs to be discussed and planned with the PCT to ensure that funding streams are available. Funding for health facilities on new greenfield development sites must be sought by the PCT from its area Strategic Health Authority and this is a lengthy process requiring Business Cases and various levels of approval.
- 2.7.10 For infill developments, or other smaller Greenfield developments that might not generate enough capacity to require a new GP practice (currently single-handed GP practices are not encouraged) the population generated by the development is likely to have to rely on existing practices. These smaller developments can vary considerably in size and because of this each one needs to be assessed independently to arrive at an appropriate health provision solution.
- 2.7.11 As can be seen in Appendix 9, very few of these GP practices will have spare capacity. The solution required will depend on the adequacy of existing provision to accommodate the health demands of the development. This could range from providing funding for extensions to existing practices, improving the range of services provided within the practice, or in exceptional cases, providing a site and/or funding for the GP practice to move to a suitable location that is appropriate for their current patients as well as the new population. For example an additional 1,000 people would require 0.50 GP service and if the local existing GP practice is on a large enough site, one or two additional rooms might solve the problem. However if the building cannot be extended, the population growth could necessitate that the GPs relocate and dispose of their existing building.
- 2.7.12 The Council will consult with the relevant PCT about the service solution required. The level of contribution sought for each dwelling size is contained in Table 5. This takes into account other potential funding sources such as those mentioned above.

Appendix 10 provides current estimates on the cost of the expansion of MK PCT premises as a result of population growth related to new development.

Number of Bedrooms in Dwelling:	Contribution Sought:
Studio	£836
1 bedroom	£932
2 bedroom	£1425
3 bedroom	£1952
4-4+ bedroom	£2315

2.8 Waste Management

- 2.8.1 The Council's approach to dealing with the town's waste is set out in MKC's Waste Strategy. Changes as a result of legislation will require significant investment in practices dealing with waste, in particular in reducing landfill through finding different solutions for dealing with organic waste and increasing recycling rates. These changes will require substantial capital and revenue expenditure on the adaptation of existing facilities, even if growth was not occurring. The Council has however sought to disaggregate the impact of these changes from growth. (See Appendix 11) It has been identified that new development will require additional facilities to deal with waste. Each property currently on average creates 1.26 tonnes of waste per annum; this amount has tended to increase on average at about 1.55% per annum.
- 2.8.2 In 2016 this means that as a direct consequence of planned housing growth the Council will have to deal with over 47,000 tonnes of extra domestic waste per annum. This will require changes and additions to strategic waste handling facilities such as the normal and bulky materials recycling facilities, civic amenity sites, vessel composters and residual waste processing facilities. These changes will cost approximately £5.8 million in capital costs, plus an estimated £2.25 million for land on which to accommodate these facilities (see appendix 11 for a breakdown). The contribution sought per dwelling for these facilities are set out in Table 6.
- 2.8.3 In addition to this contribution towards more strategic facilities for dealing with waste, the Council will also seek contributions for dealing with domestic waste at source. This may involve provision for more extensive sorting to facilitate recycling and/or changes in collection methods. It is anticipated that each new dwelling house could require the following:
- Containers for dry materials recyclables (cost approx £23);
 - Containers for biodegradable and other household waste (cost approx £27.50); and
 - Wheeled bin for garden waste or composting bin (expected to be £20 per dwelling including supporting literature and training sessions)

The total cost for receptacles is therefore estimated to be £70.50

In addition to reduce unnecessary use / waste of tap water, a water butt will be required (expected to be £30 per dwelling).

2.8.4 To deal with recyclables that may not necessarily be separated in domestic waste collection, such as shoes, books and clothing, it is anticipated that sites of a hard standing of approximately 45 sq.m. will be sought for “bring” sites, one for every 5000 dwellings. Space for these facilities may either be sought within new housing developments, or in association with new local centre/shopping provision.

2.8.5 In addition to the contributions from developments that may be sought towards dealing with waste, there are other features that developments will be encouraged to contain to facilitate to satisfactorily address waste issues, such as satisfactory space for receptacles and ease of access for collection purposes. More detailed advice is contained within Appendix 12. The contributions sought per dwelling are:

Table Six: Contribution towards waste management sought from different dwelling sizes	
Number of Bedrooms in Dwelling:	Contribution Sought:
Studio	£138 (+ up to £100.50 on receptacles)
1 bedroom	£154 (+ up to £100.50 on receptacles)
2 bedroom	£235 (+ up to £100.50 on receptacles)
3 bedroom	£322 (+ up to £100.50 on receptacles)
4-4+ bedroom	£382 (+ up to £100.50 on receptacles)

2.9 Public Art

2.9.1 Public Art has played an important role in creating the character and visual qualities of Milton Keynes, enriching the environment and improving the overall quality of space, establishing an identity, creating inward investment and providing access to contemporary visual arts for inhabitants and visitors. Milton Keynes is committed to continuing its policy of encouraging high quality urban design by involving artists in the planning and development of buildings and landscapes.

2.9.2 Public art is primarily concerned with engaging with people and enriching public space. It can encompass a variety of approaches and mediums, such as:

- Landmark artwork such as site specific sculpture, painting or installation;
- A temporary work such as performance, time based media projection, or sound installation;
- Functional elements such as bridges, benches, lighting and signage and street furnishings; and
- Linked education programmes such as artist talks and artist led community engagement or school projects;

Public art can happen in any public space from country parks to city squares, cycle routes or residential streets, railway stations, schools or hospitals or shopping centres and business units. As well as the benefits listed above, public art can also:

- Create a distinctive environment and specific identity for a place;
- Add quality and value to a development;

- Facilitating community involvement in development projects and creating a sense of ownership; and
- Generate public awareness and marketing opportunities.

The process of procurement or production of public art can include the local community, through festivals and programmed activities. These processes and events can form the 'glue' that links diverse groups of people to a place.

- 2.9.3 The Council shall seek to ensure that the cost of high quality public art provided in association with new developments equates to approximately 1% of gross development cost excluding land values of a development project. This includes contributions from external sources, for example from grant aid. Details of sources of funding and the preferred way of commissioning public art will be available from MKC Public Art's Advisor.

2.10 Social Care – day care

- 2.10.1 Generally as a population increases it will need a diversity of social care facilities including adult day care, residential and nursing care, as well as social work support for people with learning disabilities, physical disabilities and mental health needs, and for frail older people. Private and voluntary sector providers via contractual arrangements provide much social care. Changing models of care mean that it is difficult to summarise how various services will be provided in the future. Nevertheless the emphasis that has been given to providing as much care as is practicable within the home is likely to continue and increase where appropriate. In addition it is anticipated that there will be increased integration between services of a variety of providers, ideally within the new generation of GP practice surgery buildings. This, along with use of other community buildings such as meeting places is likely to reduce the capital infrastructure requirements of social care services. Nevertheless it is anticipated that there will be some capital projects required as a result of population growth resulting from the additional dwellings that will be built.

- 2.10.2 Therefore it is estimated that the following buildings-based services will be required as the population grows:-

- Older people's day services – 1 per 4000 65+ - £300,000 each – two new centres will be required by 2016
- Learning disability day services - £800,000 each – one required to meet the anticipated increase in this population by 2016;
- Mental health day service - £300,000 – one required to meet the anticipated increase in this population by 2016

- 2.10.3 The cost of these facilities equates to an average contribution of approximately £55 per dwelling for the period to 2016. The contribution sought for each dwelling type is set out in Table Seven.

Table Seven: Contribution to Social Care –Day Care sought from different dwelling sizes	
Number of Bedrooms in Dwelling:	Contribution Sought:
Studio	£29
1 bedroom	£33
2 bedroom	£50
3 bedroom	£68
4-4+ bedroom	£81

2.11 Social Care – older persons housing

2.11.1 In addition, due to the changing demographic profile of the population, in particular an increase in the number of people of retirement age, a second Extra-care Retirement Village will be required in the period to 2016. This type of facility allows older people to retain their independence, allowing them to remain in their own dwellings, but have access to appropriate levels of care and a range of facilities within an environment that is conducive to social interaction.

2.11.2 This model of care relies on significant levels of funding from external sources to make it viable; in the case of Milton Keynes it also required the land for the site to be provided to the developer/operator at nil cost. Therefore it is anticipated that in order to facilitate a second retirement village on a similar scale, the land or a subsidy equating to 7 to 8 acres of land provided at nil cost to the village developer/operator will be required. This would equate to £10,500,000 or a contribution of £336 per additional dwelling for the period to 2016. The contribution sought per dwelling size is:

Table Eight: Contribution to Social Care Older Persons Housing sought from different dwelling sizes	
Number of Bedrooms in Dwelling:	Contribution Sought:
Studio	£179
1 bedroom	£200
2 bedroom	£306
3 bedroom	£419
4-4+ bedroom	£497

2.12 Social Care – children’s homes

2.12.1 Children’s services provide support and care to children and young people under a range of statutory duties derived from the Children Act 1989, and various later amendments, and under the Children Act 2004, which is being currently implemented. These services include child protection, supporting families of children in need (there is a statutory definition for this term), services for disabled children, support for children and young people leaving care, and support for children in care known as looked after children). The last group includes fostering and adoption

services, and also residential children's homes for looked after children and young people.

- 2.12.2 There are currently 230 children and young people looked after in Milton Keynes. This equates to a rate of 4.3 per 1000 children and young people under the age of 18. The planned growth of Milton Keynes to 2016 will increase the number in this age group by around 18,000. This is likely to put additional pressure on services. If the current rate of looked after children per 1000 population under 18 is maintained (it is unlikely to decline, as nationally rates are rising almost everywhere), this would produce an additional 77 children and young people who would need to be looked after by Milton Keynes Council by 2016.
- 2.12.3 Currently, around 14% of looked after children live in a residential children's home, because of their specialist needs. This suggests that around 10 children would require residential provision, which would equate to around two new children's homes, if possible on the west flank development. Each new children's home would cost in the region of £600,000, if it were to contain all of the appropriate facilities.
- 2.12.4 Additionally, it is likely that of the 18,000 around 3% will have a disability of some degree (Office for National Statistics calculation). Because of the relatively benign nature of the Milton Keynes built environment for people with a disability, anecdotal evidence suggests that the percentage might be higher in Milton Keynes. This would mean an additional 540 children with a disability of some sort. Many of the parents of children with complex physical and learning disabilities find it difficult to manage the care needs of their children, either on a short-term basis, and are offered short-term breaks. Some, as children get older, find them difficult to manage at all.
- 2.12.5 It is estimated therefore that there could be a need for up to 20 more residential places for this group of children. Based on current experience this might require three more units. Two would be a long-term units with four places, and one a respite care unit divided into 2 six bedded units to meet current guidance. Because of the specialist nature of the design of these buildings (eg, one floor only, or specialist lifts), the cost is likely to be higher than for the other homes referred to above. An estimate might be £400,000 for each long-term unit and up to £1m for the respite care unit.
- 2.12.6 Taking into account the above facilities, it is estimated that this would equate to a contribution of approximately £96 per additional average dwelling for the period to 2016. The contribution sought for each type of dwelling is:

Table Nine: Contribution to Social Care – Childrens' Homes from different dwelling sizes	
Number of Bedrooms in Dwelling:	Contribution Sought:
Studio	£51
1 bedroom	£57
2 bedroom	£87
3 bedroom	£120
4-4+ bedroom	£142

2.13 Reserve Sites

2.13.1 For new housing development in City Expansion Areas the Council seeks a standard provision of 0.75 hectares per 1000 population (Policy CF9 in the adopted Plan and Policy C9 in the 2nd Deposit Plan) for reserve sites. These are sites that are left undeveloped to accommodate unforeseen local needs. These have the potential to accommodate a wide variety of not yet identified community facilities including local shops, health facilities, special needs housing, religious facilities, private housing, etc.

2.14 Emergency Services

2.14.1 The fire service has previously indicated that as a result of proposed development, it may require a facility for stationing a fire tender in and around Central Milton Keynes.

2.14.2 The ambulance service has also indicated that they are likely to require additional stand by points related to the expansion areas, although they have yet to confirm the specification of these facilities and locations.

2.14.3 The capital costs of additional facilities for emergency services identified above has been estimated at £2 million by Milton Keynes Partnership for negotiations its tariff. In the absence of any as yet robust estimates related to costs of a detailed scheme, the Council also uses this estimate.

2.14.4 To assist with the process of bringing infrastructure for the emergency services forward a contribution of £1500 per hectare will be sought from business land developments, a sum comparable to that sought in the MKP planning tariff. It is estimated that there is approximately 137 hectares of business land outside Central Milton Keynes and the MKP expansion areas to which this contribution can be sought. This in association with the contribution sought from business land in the MKP expansion areas could provide a contribution of up to £0.4 million. For the residual amount a contribution of £51 per dwelling will be sought or £22 per person. The contribution sought by dwelling size is:

Number of Bedrooms in Dwelling:	Contribution Sought:
Studio	£27
1 bedroom	£30
2 bedroom	£46
3 bedroom	£63
4-4+ bedroom	£74

2.15 Voluntary Sector

2.15.1 Voluntary activity is a vital component in the life of the community, offering individuals and groups an opportunity to participate, contribute, and control their environment. In Milton Keynes it has been an integral part of creating social cohesion and making people feel part of a community. The voluntary sector in Milton Keynes contains a variety of groups that cover many aspects of activity that are relevant to everyday life for all sectors of the community. The voluntary sector is working on a full-scale

programme for extending its capacity to deliver community development and project support associated with the growth in Milton Keynes.

- 2.15.2 As well as being relevant to residential communities the promotion of the voluntary sector will also be of benefit to the business community. Many agencies and groups offer support that enables people who for a variety of reasons might otherwise not be able to participate in the workplace to be employed. To assist extensions to the capacity of these organisations to provide their services to a wider population_a contribution towards the voluntary sector will be sought. It will be comparable to that in the MKP planning tariff. The level of contribution will be sought at £7400 per hectare of business land. This in association with the contribution sought from business land in the MKP expansion areas could provide a contribution of up to £2 million. A level of contribution of £190 per additional dwelling for the period to 2016 or £83 per person will be sought for the voluntary sector. For different dwelling sizes this equates to:

Table Eleven: Contribution to Voluntary Sector from different dwelling sizes	
Number of Bedrooms in Dwelling:	Contribution Sought:
Studio	£101
1 bedroom	£113
2 bedroom	£173
3 bedroom	£237
4-4+ bedroom	£280

2.16 University Centre Milton Keynes

- 2.16.1 Universities for Milton Keynes is a key component of the Milton Keynes Community Strategy; of the Economic Vision for Milton Keynes; of Milton Keynes Partnership Business Plan; and of the Milton Keynes and South Midlands Sub Regional Strategy. It is also one of the key aspirations of the Milton Keynes community. It will drive the development of the knowledge economy in Milton Keynes. It will address the historic under participation in higher education of the Milton Keynes community and will respond to the growth in the number of young people who want to study locally. The project also responds directly to the government strategy for increasing and widening participation in higher education, with the aim of 50% of those aged up to 30 benefiting from higher education by 2010/11.
- 2.16.2 The aim is to provide innovative high quality university education for the twenty-first century, rather than simply to reproduce traditional models. The university needs to offer full-time and part-time courses; distance learning, e-learning and face-to face teaching; work-based and classroom based learning; vocational and academic programmes; courses at levels ranging from access and further education to undergraduate and post-graduate. The academic offer will cover a wide curriculum, including programmes closely linked to the needs of the locality and sub region. Access to higher education will be developed in partnership with other agencies so that provision is available in workplaces and in a range of other local facilities. It will also act as a hub for knowledge transfer between higher education and local industry,

and foster joint working with employers. A wide range of courses is already offered through UMK, including several new foundation degrees. The partnership has issued three prospectuses.

- 2.16.3 UMK is working towards its vision of a high profile, high technology university building in Central Milton Keynes. This will be available from 2009 to deliver local Higher Education programmes and courses and to provide the necessary infrastructure required to underpin the growth of the city and the development of its economy over the next two decades. Through this emphasis on upskilling and the knowledge economy, Milton Keynes will be a more attractive place for businesses to invest in and for individuals and families to work and live in. Similar university projects to promote regional growth have been developed with the support of the Regional Development Agencies in Medway, Hastings, Cornwall and Essex, amongst others.
- 2.16.4 The University Centre will help to sustain and enrich economic activity in Milton Keynes, generating additional demand for housing. The location of a University Centre in Milton Keynes will mark a cultural coming of age for the people of Milton Keynes and symbolise the success of this new city.
- 2.16.5 A building business plan undertaken by Drivas Jonas estimates that capital costs of the University Centre to be £53 to £71 million depending on location (at current prices to open in 2009). Taking the mid point, the facility is likely to cost in the region of approximately £62million. It is anticipated that there will be opportunities for external funding. However, to assist in the likelihood of the project being delivered a contribution of approximately £30 million or 50% of the cost will be sought from new development.
- 2.16.6 To assist with the process of bringing this scheme forward a contribution of £27,750 per hectare will be sought from business land developments, a sum comparable to that sought in the MKP planning tariff. It is estimated that there is approximately 137 hectares of business land outside Central Milton Keynes and the MKP expansion areas to which this contribution can be sought. This in association with the contribution sought from business land in the MKP expansion areas could provide a contribution of up to £7.35 million.
- 2.16.7 To achieve the £30 million an average contribution of £725 per additional dwelling to 2016 will be sought.

Table Twelve: Contribution to University Centre Milton Keynes Sought from different dwelling sizes	
Number of Bedrooms in Dwelling:	Contribution Sought:
Studio	£385
1 bedroom	£430
2 bedroom	£657
3 bedroom	£900
4-4+ bedroom	£1068

2.17 Milton Keynes College

- 2.17.1 Population increases associated with proposed housing will also increase the need for post 16 education provided by the Learning and Skills Council in further/higher education facilities within Milton Keynes College. In 2003/04 the College has two main campuses totalling 15,180 m², plus three outreach centres for 3,500 part-time learners. The two main campuses thus handle 2,000 full-time, 5,000 part-time, and 800 work-based learners.
- 2.17.2 It is estimated that as a result of the increase in dwellings proposed and the resultant population increase that by 2016 there could be an extra 679 full time and 2403 part-time students. This translates into a need for approximately 4800 sq.m.of additional building space, which in association with equipment is estimated to cost approximately £11,921,000. See Appendix 13.
- 2.17.3 As with the University Centre the expansion of MK College will be of significant benefit to the business community. A contribution towards the expansion costs of the college will be sought comparable to that sought in the MKP planning tariff. The level of contribution will be sought at £11,300 per hectare. This in association with the contribution sought from business land in the MKP expansion areas could provide a contribution of up to £3 million. This would leave a residual amount of £8.9 million that equates on average to £285 per dwelling or £112 per person. For different dwelling sizes the contributions are:

Table Thirteen: Contribution to Milton Keynes College sought from different dwelling sizes	
Number of Bedrooms in Dwelling:	Contribution Sought:
Studio	£137
1 bedroom	£152
2 bedroom	£233
3 bedroom	£319
4-4+ bedroom	£379

2.18 Inward Investment

- 2.18.1 The marketing of Milton Keynes primarily by the Development Corporation in the 1970s and 1980s proved significant benefits in terms of creating an identity City raising public awareness of what it had to offer. This was undoubtedly successful, not only in terms of attracting new residents, but also businesses. For the next phase of Milton Keynes expansion, it is considered that such an approach would be beneficial to the population of the town, as well as increasing economic activity and making development opportunities more attractive to investors. From May 2005, an Inward Investment Team has been incorporated into MK Partnership. Work has begun on establishing the presence of the Team both locally and nationally. A marketing strategy will lead to increased enquiry generation from businesses interested in locating in Milton Keynes.

2.18.2 As with the contributions to Higher Education the promotion of inward investment will be of significant benefit to the business community. A contribution towards inward investment sought will be comparable to that in the MKP planning tariff. The level of contribution will be sought at £7400 per hectare. This in association with the contribution sought from business land in the MKP expansion areas could provide a contribution of up to £2 million. A level of contribution comparable with that sought within the MKP tariff of ~~£250~~ 190 per additional dwelling or £83 per person for the period to 2016 will be sought for marketing purposes. For different dwelling sizes this equates to:

Table Fourteen: Contribution to Inward Investment sought from different dwelling sizes	
Number of Bedrooms in Dwelling:	Contribution Sought:
Studio	£101
1 bedroom	£113
2 bedroom	£173
3 bedroom	£237
4-4+ bedroom	£280

2.19 CCTV

2.19.1 The layout, design and uses of a development can have a significant impact on the amount of opportunities for crime and anti-social behaviour within its vicinity. Mixed-use developments, adopting good design principles such as those advocated in documents including the 'Urban Design Compendium'¹, 'By Design-Urban Design in the Planning System'² and 'Safer Places – The Planning System and Crime Prevention'³ are likely to reduce the occurrence and fear of crime and anti-social behaviour. Nevertheless there may be developments where despite the incorporation of good design, the possibility of crime or anti-social behaviour may occur, e.g. areas where alcohol drinking is prevalent, or areas like large-scale industrial parks where activity may be limited outside normal office hours. The Council will take into account the advice of the Police's Architectural Liaison Officer and in appropriate cases will seek the provision of, or a contribution towards CCTV cameras to be linked into the existing network that exists across Milton Keynes.

2.19.2 The level of contribution sought depends on the type of development. Indicative costs are around £30,000 for each camera, depending on the ease to which it can be linked into the existing system. A maintenance contribution to ensure effective operation of the camera for the duration of the proposed use will also be sought.

¹ Llewelyn-Davies 'Urban Design Compendium' Aug 2000 English Partnerships and Housing Corporation

² DTLR & CABE 'By Design – Better Places to Live' 2000 London Thomas Telford

³ ODPM & HO 'Safer Places- The Planning System and Crime Prevention' 2004 London Thomas Telford

Appendices

Appendix 1.

Policies Contained Within The Borough Of Milton Keynes Local Plan Adopted January 1995

Policy PG1a - Sets out the Council's desire to make development provide adequate associated infrastructure

“THE BOROUGH WILL SEEK TO ENSURE THAT DEVELOPMENT PROPOSALS MAKE ADEQUATE PROVISION FOR BOTH THE PHYSICAL AND SOCIAL INFRASTRUCTURE NEEDS EITHER

- (i) GENERATED BY THE DEVELOPMENT ITSELF, OR
- (ii) IDENTIFIED IN THE SURROUNDING AREA IN THIS LOCAL PLAN

MAKING AN ASSESSMENT OF SUCH NEEDS IT MAY BE NECESSARY TO TAKE INTO ACCOUNT THE CUMULATIVE EFFECT OF A NUMBER OF DEVELOPMENTS IN THE ON THE EXISTING INFRASTRUCTURE OF THE SURROUNDING AREA.”

Policy PG1 - Relates to the main types of development proposals where contributions will be sought

“THE MAIN TYPES OF DEVELOPMENT PROPOSAL WHERE THE BOROUGH COUNCIL WILL SEEK IMPROVEMENTS TO THE PHYSICAL AND SOCIAL INFRASTRUCTURE ARE:

- (i) THE REDEVELOPMENT OF EXISTING INDUSTRIAL AND WAREHOUSE PREMISES;
- (ii) PROPOSALS FOR DEVELOPMENT IN THE EXTENDED LINEAR PARKS
- (iii) PROPOSALS FOR NEW HOUSING
- (iv) PROPOSALS FOR REDEVELOPMENT, EXTENSION, CHANGE OF USE OR NEW DEVELOPMENT FOR OFFICES OR SHOPPING IN TOWN CENTRES

IN ALL CASES, DEVELOPMENT PROPOSALS MUST BE ACCEPTABLE IN PRINCIPLE WHEN JUDGED AGAINST POLICIES IN THE LOCAL PLAN. THE SCALE AND NATURE OF THE BENEFITS WHICH WILL BE SOUGHT WILL BE DIRECTLY RELATED TO THE SCALE AND NATURE OF THE PROPOSED DEVELOPMENT.”

Policy PG2 - relates to the likely obligations from redevelopment of industrial and warehousing sites of more than 950 sq.m

“WHERE PROPOSALS INVOLVE THE REDEVELOPMENT OF EXISTING INDUSTRIAL OR WAREHOUSE FLOORSPACE OF MORE THAN 950 SQ M THE BOROUGH COUNCIL WILL NORMALLY SEEK THE FOLLOWING

IMPROVEMENTS TO THE PHYSICAL AND SOCIAL INFRASTRUCTURE OF THE SURROUNDING AREA:

- (i) WHERE DEVELOPMENT IS PROPOSED NOT WHOLLY TO MEET THE OPERATIONAL NEEDS OF THE EXISTING OCCUPIER A PROPORTION OF SMALL BUSINESS UNITS (UP TO 200 SQ M EACH)
- (ii) PUBLIC OPEN SPACE, OR IMPROVEMENTS TO EXISTING NEARBY OPEN SPACE, ASSESSED AGAINST DEFICIENCIES IDENTIFIED IN APPENDIX LR2
- (iii) IMPROVEMENTS TO ROAD ACCESS, PARKING, CYCLE PARKING AND PEDESTRIAN FACILITIES, INCLUDING OFF SITE WORK WHERE APPROPRIATE.”

Policy PG3 - relates to development in the extensions of linear parks

“WHERE PROPOSALS INVOLVE EITHER NEW COMMERCIAL LEISURE AND RECREATION DEVELOPMENT OR NEW DEVELOPMENT ON EXISTING INDUSTRIAL, OFFICE AND LEISURE AND RECREATION SITES IN THE EXTENSIONS TO THE LINEAR PARKS, THE BOROUGH COUNCIL WILL NORMALLY SEEK THE FOLLOWING IMPROVEMENTS TO THE PHYSICAL AND SOCIAL INFRASTRUCTURE OF THE SURROUNDING AREA:

- (i) IMPROVEMENTS TO PUBLIC ACCESS TO THE EXTENSIONS TO THE LINEAR PARKS, INCLUDING FOOTPATHS, CYCLE WAYS, BRIDLE ROUTES, CAR PARKING AND PICNIC AREAS.
- (ii) THE CREATION OF NEW WILDLIFE HABITATS AND THE PROTECTION AND IMPROVEMENT OF EXISTING HABITATS IN THE EXTENSIONS TO THE LINEAR PARKS

WHERE BENEFITS ARE SOUGHT OFF-SITE, THEY WILL BE IN ACCORDANCE WITH MANAGEMENT PLANS AND/OR PLANNING BRIEFS FOR THE EXTENSIONS TO LINEAR PARKS PRODUCED BY THE BOROUGH COUNCIL (POLICIES DS12 AND DS13)”

Policy PG4 - relates to new housing development

“WHERE PROPOSALS INVOLVE NEW HOUSING, THE BOROUGH COUNCIL WILL NORMALLY SEEK THE FOLLOWING IMPROVEMENTS TO THE PHYSICAL AND SOCIAL INFRASTRUCTURE OF THE SURROUNDING AREA:

- (i) PUBLIC OPEN SPACE, IN ACCORDANCE WITH THE STANDARDS SET OUT IN APPENDIX LR1
- (ii) WHERE IT IS UNDESIRABLE OR IMPOSSIBLE TO MEET OPEN SPACE STANDARDS ON SITE, IMPROVEMENTS TO EXISTING NEARBY OPEN SPACE
- (iii) THE FINANCING OF OFF-SITE HIGHWAY WORKS REQUIRED TO PROVIDE SATISFACTORY ACCESS TO THE SITE AND TRAFFIC CIRCULATION IN THE SURROUNDING AREA

- (iv) A PROPORTION OF THE HOUSING UNITS TO BE WITHIN THE CATEGORY OF AFFORDABLE HOUSING

THE PROPORTION OF AFFORDABLE HOUSING WHICH THE BOROUGH COUNCIL WILL SEEK ON AN INDIVIDUAL SITES WILL NORMALLY BE 30%, BUT WILL VARY ON:

- (i) THE LEVEL OF RESOURCES AVAILABLE TO THE HOUSING ASSOCIATIONS AND OTHER AGENCIES FOR AFFORDABLE HOUSING PROVISION
- (ii) THE LEVEL OF AFFORDABLE HOUSING BEING PROVIDED ON COMPARABLE SITES BY THE COMMISSION FOR THE NEW TOWNS
- (iii) THE INFRASTRUCTURE AND OTHER COSTS ASSOCIATED WITH THE DEVELOPMENT OF A PARTICULAR SITE
- (iv) MARKET CONDITIONS

Policy PG5 - relates to town centre development

“WHERE PROPOSALS INVOLVE THE REDEVELOPMENT, EXTENSION, CHANGE OF USE OR NEW DEVELOPMENT FOR OFFICE OR SHOPPING IN ANY OF THE BOROUGH’S DISTRICT CENTRES, THE BOROUGH COUNCIL WILL NORMALLY SEEK THE FOLLOWING IMPROVEMENTS TO THE PHYSICAL AND SOCIAL INFRASTRUCTURE OF THE SURROUNDING AREA:

- (i) WHERE IT IS UNDESIRABLE TO MEET THE COUNCIL’S CAR PARKING REQUIREMENTS ON SITE, COMMUTED PAYMENTS TO ENABLE THEM TO BE MET BY NEW PUBLIC CAR PARKS IN THE CENTRE
- (ii) A CONTRIBUTION TOWARDS THE COST OF ANY ENVIRONMENTAL IMPROVEMENTS PROPOSED FOR THE NEW TOWN CENTRE
- (iii) A CONTRIBUTION TO THE COSTS OF PROVIDING NEW WORKS OF ART IN THE TOWN CENTRE

THIS POLICY APPLIES TO OFFICE, SHOPPING AND MIXED USE SCHEMES OF 450 SQ M OR MORE OF NEW FLOORSPACE (GROSS).”

Policy PG6 - related to financial contributions

“THE BOROUGH COUNCIL WILL ONLY SEEK FINANCIAL CONTRIBUTIONS TOWARDS OFF-SITE FACILITIES OR IMPROVEMENTS WHERE IT IS LIKELY THAT PROVISION OF THE PARTICULAR FACILITY OR IMPROVEMENT WILL BE STARTED WITHIN THE TIMESCALE OF THIS LOCAL PLAN.”

Appendix 2

Policies contained within the Milton Keynes Replacement Local Plan as amended by proposed modifications following the Inspector's report May 2005

Policy PO1 - sets out when S.106 contributions will be sought;

“The Council will seek to ensure that development proposals make adequate provision for both infrastructure and community facilities that directly relate to the proposed development

In making an assessment of such needs, it may be necessary to take into account the cumulative effect of a number of developments in the on the existing infrastructure of the surrounding area.

Developers will be expected to meet the full costs of facilities required as a consequence of development and contribute to resolving existing deficiencies where these would be made worse by development.”

Policy PO2 - lists the main types of development where a S.106 contribution will be sought;

“The main types of development proposal where the Council will seek improvements to infrastructure and community facilities are:

- (i) Proposals for the development in the City Expansion Areas (Policies EA1 to EA6)
- (ii) The redevelopment of existing industrial and warehousing premises
- (iii) Proposals for developments in the extended Linear Parks
- (iv) Proposals for new housing
- (v) Proposals for redevelopment, extension change of use, or new development for offices, shopping or commercial leisure, in town, district and local centres.
- (vi) In support of the principle of maximum parking standards, planning obligations may be required for improvements to public transport services and/or facilities for walking and cycling

In all cases, development proposals must be acceptable in principle when judged against policies of this Local Plan. The scale and nature of the benefits sought will be directly related to the scale and nature of the proposed development.”

Policy PO4 – Percent for Art

“Where new development is proposed, developers are encouraged to allocate at least 1% of the capital cost of a development towards the incorporation of public works of art that enhance the appearance of the development.”

Appendix 3

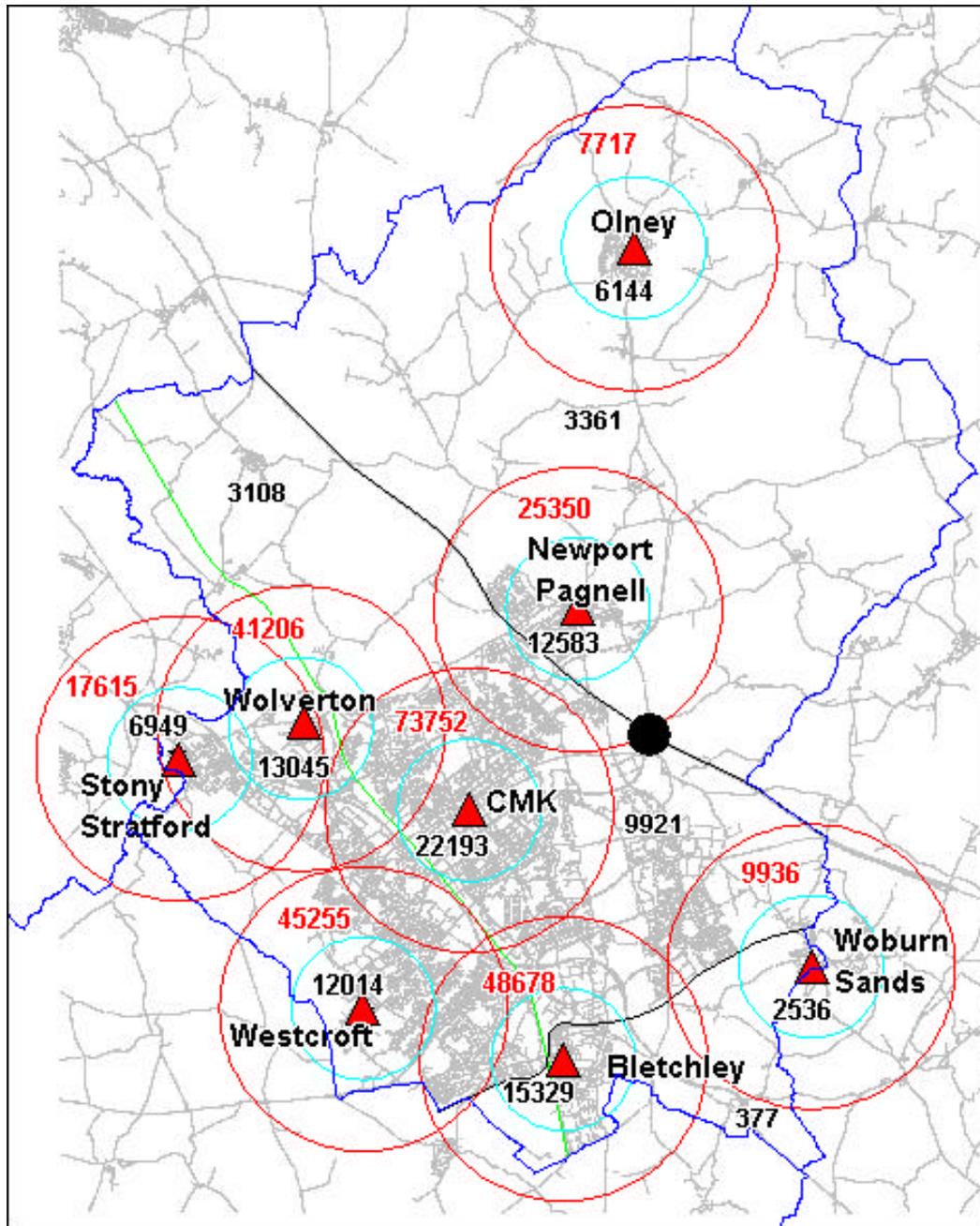
Average number of people within dwellings by bedroom size.

Property Type:	Average Number of Occupants
Studio (no separate bedroom)	1.22
One Bedroom	1.36
Two Bedrooms	2.08
Three Bedrooms	2.85
Four or more Bedrooms	3.38

Source: ORS University of Wales: Milton Keynes Housing Needs Assessment 1999
Sample Size: 2520 households

Appendix 4

Location Of Populations Within 1 and 2 Miles Of A Static Library April 2004



Appendix 5

Amount And Potential Cost Of Library Space Needed In Milton Keynes In Response To Proposed New Development To Meet DCMS Standards To 2016.

DCMS Library Space Standard Provision of 23 sq.m. net per 1000 resident population.

Taking into account the need for backroom support, facilities and plant it is assumed that there is a net to gross ratio of 75%.

Gross Library Space = $(23/0.75)*1 = 30.66$ sq.m. per 1000 population.

On the basis of the projected number of dwellings and the related population increase, using DCMS standards the following amount of floorspace will be required 2004-2016.

Each House (average 2.29 residents slight reduction from Census 2001 assuming continuing trend of smaller households) Generates $30.66/437 = 0.07$ sq m of requirement.

Total Number of Dwellings To Be Built Between 2004-2016 = 31163

Total Amount of Library Space Required 2181sq.m.

Appendix 6

Solutions To Providing Library Space To Meet The Needs Of The Population To 2016.

The Library Strategy sets out the preferred solution for meeting DCMS targets in relation to proximity to library services. In the short term this will require a new library on the Eastern Flank. The Western Flank will provide a small accommodate a small library facility, with the library at the Westcroft District centre being increased in size. The library in Newport Pagnell will undergo extension and refurbishment as a result of development in the north of the Borough. It is anticipated that Bletchley library will be moved as part of the regeneration of the town centre and expanded in response to additional growth of housing in the town and to the South at Newton Leys. The Milton Keynes Central library is also likely to either be extended on its existing site or moved and extended as part of the Civic Hub proposals to accommodate increased demand resulting from development in central Milton Keynes and to complement its strategic role in the provision of library services.

Details on Solutions in terms of Size and Costings

Additional Library on the Eastern Flank

Size sq.M.	750	
Cost Per Sq.m.	£1,700	Estimate provided by Head of Development and Design
Build Cost	£1,275,000	
Stock Cost	£1,000,000	50,000 items at £20 each
Land	£165,500	Assumes no car parking - land at £900,000 per acre
Total Cost	£2,440,500	

Additional Library on the Western Flank

Size Sq.M.	285	
Cost Per Sq.m.	£1,700	
Build Cost	£484,500	
Stock Cost	£500,000	25,000 items at £20 each
Land	£63,270	Assumes no car parking - land at £900,000 per acre
Total Cost	£1,047,770	

Extension to Library Facility Westcroft

Size Sq.M.	150	
Cost Per Sq.m.	£1,700	
Build Cost	£255,000	
Stock Cost	£200,000	25,000 items at £20 each
Land	£33,000	Assumes no car parking - land at £900,000 per acre
Total Cost	£488,000	

CMK - Extend Existing Library

Size Sq.M.	850	
Cost Per Sq.m.	£1,700	
Build Cost	£1,445,000	
Stock Cost	£800,000	40,000 items at £20 each
Land	0	Land for extension reserved
Total Cost	£2,245,000	

Extend Library at Newport Pagnell

Size Sq.M.	150	
Cost Per Sq.m.	£1,700	
Build Cost	£255,000	
Stock Cost	£500,000	25,000 items at £20 each
Land	£0	Within existing site ownership
Total Cost	£755,000	

Additional IT Equipment Required as a result of population growth

IT Equipment	45	Terminals (DCMS Target 6 per 10,000 population)
Cost Per Terminal	£2000	
Cost of IT	£90,000	

Total Cost of Buildings, Stock and IT related to growth

Build Costs	£3,714,500
Land Cost	£261,770
Stock Costs	£3,000,000
IT Costs	£90,000
Total	£7,066,270

Average Cost Per Additional Dwelling	£227
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Average Cost Per Additional Person (2.29 people per household)	£99
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Total Additional Floorspace sq m	2185
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Floorspace Provided at Bletchley through redevelopment of existing library

Bletchley Library Rebuild Elsewhere

Rebuild elsewhere (existing space
1250 sq.m.)

Size Sq.M. 1500

Cost Per Sq.m. £1,700

Build Cost £2,550,000

Land 0

Site sold assumed to cover new
site costs

Total Cost £2,550,000

Appendix 7

Solutions To Providing Adult Continuing Education Space To Meet The Needs Of The Population To 2016.

It is anticipated that wherever possible, additional courses provided by the Council's Adult Continuing Education Service related to the growth in population will make the best use of community facilities that will be available, such as schools for evening courses. However, the service will have demands for facilities that are available in the daytime and are of a high standard to meet the needs of a range of courses. It is therefore anticipated that there will be a need for additional facilities in both the growth areas in the East and West of the borough and within existing settlements. The following tables set out the details on solutions in terms of size and costings.

Details on Solutions in terms of Size and Costings

Additional Library on the Eastern Flank

Size sq.M.	500	
Cost Per Sq.m.	£1,700	Estimate provided by Head of Development and Design
Build Cost	£850,000	
Land	£110,000	Assumes no car parking – land at £900,000 per acre
Total Cost	£960,000	

Additional Library on the Western Flank

Size Sq.M.	215	
Cost Per Sq.m.	£1,700	
Build Cost	£365,500	
Land	£47,300	Assumes no car parking – land at £900,000 per acre
Total Cost	£412,800	

Extension to Library Facility Westcroft

Size Sq.M.	100	
Cost Per Sq.m.	£1,700	
Build Cost	£170,000	
Land	£22,000	Assumes no car parking – land at £900,000 per acre
Total Cost	£192,000	

CMK – Extend Existing Library

Size Sq.M.	650	
Cost Per Sq.m.	£1,700	
Build Cost	£1,105,000	
Land	0	Land for extension reserved
Total Cost	£1,105,000	

Extend Library at Newport Pagnell

Size Sq.M.	100	
Cost Per Sq.m.	£1,700	
Build Cost	£170,000	
Land	£0	Within existing site ownership
Total Cost	£170,000	

Rebuild Bletchley Library – assumed that 500 sq.m. will be Life-Long Learning

Size Sq.M.	500	
Cost Per Sq.m.	£1,700	
Build Cost	£850,000	

Total Cost of Buildings

Build Costs	£3,160,500	
Land Cost	£179,300	

Total	£3,339,800
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Average Cost Per Additional Dwelling	£107
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Cost Per Additional Person	£47
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(2.29 people per
household)

Total Additional Floorspace sq m	2065
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Appendix 8

Museums and Archives - Solutions for provided the appropriate Level of Service related to the anticipated population of the Milton Keynes.

- 2.19.3 MKC provides its Museum Services through a service level agreement with Buckinghamshire County Council's Museum Service, based at the County Museum Aylesbury and at the Museum Resource Centre, Halton. This allows for storage, conservation, exhibition and display of the Milton Keynes Collection.
- 2.19.4 Local museum provision is also served by three independent, specialist museums that are Milton Keynes Museum, Cowper and Newton Museum, Olney and Bletchley Park. These three organisations are also part of a much wider organisation, the Milton Keynes Heritage Association that provides other museum and heritage-related provision within the towns and villages of Milton Keynes and has enabled people to form a strong identity with their local heritage.
- 2.19.5 Future planning is aimed at maintaining the service level agreement with BCC for the short-term, whilst increasing local access and ownership in two ways. The first is by supporting the building of a central heritage showcase as part of the CMK Redevelopment process. This showcase would provide museum standard display and exhibition space for the forty plus heritage organisations, groups and societies of the Milton Keynes Heritage Association whilst extending heritage into new areas, celebrating the black and minority ethnic diversity within Milton Keynes. There will be additional visitor attraction, educational, community and meeting space and possibly other income generation space. Consultants are currently providing a feasibility study for this project including location and funding options. This may include being part of a redeveloped library. It is expected that this could cost **£7.5m** for 600sqm of space (including endowment/staffing), given that Banbury Museum cost £5.2m for 500sqm, completed in 2002.
- 2.19.6 One option for the future that has been considered is the requirement for a city of 300,000 people to also have its own museum with local storage, conservation and exhibition facilities. In Milton Keynes, this could be provided for at either Milton Keynes Museum and/or Bletchley Park. Based at Stacey Bushes on MKC land and in MKC buildings, Milton Keynes Museum has the space and potential to develop into the citywide museum required for the Milton Keynes of the future, enabling the transfer of items from Aylesbury and a rationalisation of Milton Keynes' museum and archaeological collections. Development on this site would enable MK Museum to deliver local museum facilities in both the existing and expansion areas, together with partner organisations within the MK Heritage Association, such as City Discovery Centre and Bletchley Park, who also have the potential for maintaining a regional museum/archaeological store. MKC is currently looking at the option of developing its own sites further to meet future provision. This could cost in the region of **£7.5m**

(including endowment/staffing) for extra 600sqm of storage/display space based on figures for Banbury Museum above.

Table comparing Museum Services for Milton Keynes with comparator	Bucks CC Museum (SLA with MKC)	MK Museum
Number of items	4500	47000
Visitor Numbers	6,936*	15,045
2001 Population (000's)	207.1#	207.1
Budgetary income from MKC (£)	55870	36000
Annual spend per collection item (£)	12.42	0.77
Annual spend per museum user (£)	8.06	2.39
Annual spend per population head (£)	0.27	0.17

* This is an estimated figure using a ratio based on number of MK school pupils (474) out of a total county pupil figure (9737). Total visitor numbers were 142,479.

This is the figure for Milton Keynes, which is served by the arrangements with Bucks CC. Total Population for Buckinghamshire is 479,000.

2.19.7 Milton Keynes Archives are looked after by a similar service level agreement with BCC costing MKC £77,470 in 2004/5, and are located within the Centre for Bucks Studies in Aylesbury. There is no other equivalent archive within Milton Keynes, except for the newly built Archive at the Open University. However, this is specifically for OU collection material. Therefore, local private archive collections are also stored at the Centre for Bucks Studies.

2.19.8 In a future city of the size of Milton Keynes, it is vital that it should have its own Archive similar to those run by city unitaries such as Portsmouth and Sheffield and so future planning has considered this, in relation to both existing and future collections. Owing to the nature of archive collections and their term of deposit, the number of collections and amount of material that would transfer to MK is uncertain, given that:

- Collections not wholly composed of MK material would not transfer
- Private collections could only transfer under specific agreement from the depositor
- Not all material is fully accessioned

Of the material that would transfer, this includes:

- District Council material as predecessor authorities to Milton Keynes Council
- English Partnerships Archive
- Living Archive, Wolverton collection
- Cowper & Newton Museum Archive
- Other private archives that obtained agreement for transfer

2.19.9 It is estimated that 75 cubic metres of Milton Keynes records are stored in Aylesbury. Including expansion space of 30%, any archive strongroom, built to BS5454: 2000 standards would need the capacity to hold 100 cubic metres of shelf space. This equates to 5292 standard archive boxes. Using mobile shelving would reduce the size of this strongroom.

2.19.10 Current policy is aimed at maintaining the archives service level agreement with BCC for the foreseeable future, and some service level agreement would need to remain in regard to those Milton Keynes records that would not transfer. Any new, stand-alone archive facility for Milton Keynes could prove too expensive, but a new high-specification CMK Library building with (an) archival strongroom(s) attached to its local studies centre could prove highly desirable. Alternatively an archive could be established in a less expensive location with good transport links such as Bletchley Park or Wolverton. Extra funding and staffing would be needed and EP could be looked to for partnership revenue given that their archive currently comprised of 1000+ boxes would be stored here. It is also possible that a regional archaeological archive could be located within the archive bringing in additional revenue. Servicing and plant costs would also need to be looked at in light of BS5454: 2000. It is expected that an archive strongroom of 100 cubic metres could cost in the region of **£2.5m**, including endowment/staffing, based on the Churchill Archives New Wing, Cambridge opening January 2005, costing £4.6m for 214.1 cubic metres of space.

Timeline

	2001	2004	2005	2006	2007	2008	2009	2010	2011
Total overall population	207063	213810	217290	222820	228160	233460	238740	243790	248660
Additional Museums				1 CMK Heritage Facility – first phase?		1 MK Museum upgrade		1 CMK Heritage facility as part of CMK Library	

Additional Archives								1 part of CMK Library or Bletchley Park	
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Appendix 9

Information On Existing General Practitioners Surgeries And How The Service Will Adapt To The Additional Demand For Services Related To New Housing Development.

Surgeries covered by Milton Keynes Primary Care Trust.

North East. (Newport Pagnell/Olney Area)

This area of the borough will have to accommodate major areas of housing development. This will be in the northern expansion area. In addition smaller infill developments, windfall sites and minor extensions to the existing settlements of Olney and Newport Pagnell will also occur.

Cobbs Garden Surgery – Dr Bartlett

4.5 GP Practice. Patient List Size 8,508

Floorspace Required for Surgery Type 678 sq.m.

Actual Floorspace Provided. 367 sq.m.

311 sq.m shortfall.

The practice does not have room to expand and currently health visitor clinics are held in a community centre in the town. Relocation appears to be the only option if space is to be increased in relation to new developments.

Kingfisher Surgery – Dr Paton

3 GP Practice. Patient List Size 8,083

Floorspace Required for Surgery Type 443 sq.m.

Actual Floorspace Provided. 222 sq.m.

221 sq.m shortfall.

The practice could expand on the first floor over the pharmacy next door (subject to planning permission). The limited site area provides very little opportunity to expand elsewhere. Population is expected to expand as a result of development. In particular the Northern Expansion Area will add approximately 1100 people and a developer contribution has been sought to provide space for an extra GP.

Newport Pagnell Medical Centre– Dr Gilchrist

8.25 GP Practice. Patient List Size 15,393

Floorspace Required for Surgery Type 1054 sq.m.

Actual Floorspace Provided. 1019 sq.m.

35 sq.m shortfall.

The amount of space is almost in line with the standard, the design of the building however provides over generous circulation and waiting areas to the detriment of clinical space. The practice feels that they require more clinical space to improve their service.

North Milton Keynes

The focus of major new house building in this area will be at Wolverton and land at Stantonbury Park Farm.

Stoney Stratford Health Centre – Dr Chambers/Stonedean Practice – Dr Bradley

6.5 GP Practice. Patient List Size 12,666, 1.75 GP Practice. Patient List Size 3,567

Floorspace Required for Surgery Types 1189 sq.m.

Actual Floorspace Provided. 772 sq.m.

417 sq.m shortfall.

There is no space within the health centre that can be transferred to either practice unless a reshuffle of accommodation is undertaken. The practices are unwilling to relocate and become leaseholders of a developer. Closure of the under utilised X-Ray department and relocation of physiotherapy to the new Wolverton premises would provide more flexibility within the health centre.

Wolverton Health Centre – Dr Murthy

7.75 GP Practice. Patient List Size 13,033

Floorspace Required for Surgery Type 965 sq.m.

Actual Floorspace Provided. 493 sq.m.

472 sq.m shortfall.

An alternative site for the surgery has been identified that would allow the practice to expand to accommodate an identified increased population of approximately 3100 people in the area as a result of new development. The new surgery also provides an opportunity to establish a facility that could act as a hub for the whole north of Milton Keynes, supporting and delivering services that can be moved from Milton Keynes General Hospital.

Stantonbury Health Centre – Dr Khurana / Purbeck Health Centre – Dr Thalakkottur

4.75 GP Practice. Patient List Size 8,723, 4 GP Practice. Patient List Size 7,171

Floorspace Required for Surgery Type 1284 sq.m.

Actual Floorspace Provided. 587 sq.m.

697 sq.m shortfall.

No opportunity to transfer health centre space to the practices without a relocation of other services. Waiting areas are inadequate and considerable refurbishment work would be needed to achieve a satisfactory environment.

The proposed development at Stantonbury Park Farm will result in approximately an additional 1400 people, which will necessitate an expansion of the practices by one GP. Projected growth of population means that replacement with a new surgery on an alternative site supported by developer planning obligations may be the best solution.

Central Milton Keynes

Central Milton Keynes is anticipated to accommodate a significant amount of residential growth within Campbell Park (2400 dwellings), the West End (Sustainable Residential Quarter) and and smaller developments on infill and reserve sites (2700 dwellings), former Gyosei School (420 dwellings) and Ashland (360 dwellings). This will require significant investment in providing additional healthcare facilities.

CMK Medical Centre – Dr Prisk

6.25 GP Practice. Patient List Size 10,700

Floorspace Required for Surgery Type 869 sq.m.

Actual Floorspace Provided. 374 sq.m.

495 sq.m shortfall.

The practice has an approved scheme to relocate to Bradwell Common and have capacity there for a 10 GP practice with flexibility on site for further expansion if needed. In terms of capacity, the relocated practice could absorb both the Central Milton Keynes growth. However, in terms of proximity to residents, other solutions may be preferable. Brief discussions about CMK growth have been held with English Partnerships (EP) and for now a provision of 4 clinic type rooms could be included within a community development on Campbell Park. While this could be useful for nurse led clinics it is highly unlikely that GPs will embrace the branch surgery model and hold clinics there. In terms of proximity to Campbell Park, the Fishermead surgery is closer and therefore part of the planned growth in GP surgeries will be channelled towards that practice.

Fishermead Medical Centre – Dr Berger

3 GP Practice. Patient List Size 5,687

Floorspace Required for Surgery Type 443 sq.m.

Actual Floorspace Provided. 213 sq.m.

230 sq.m shortfall.

The practice is already very pressurised for space. A developer is working with them on designs that would allow them to have a 4th GP and additional services. Developer contributions have been secured to assist in delivering this extra space. If the Fishermead extension does not materialise there will be difficulty in this area and would not be able to provide choice to any residents of Oldbrook who might wish to transfer to this nearer practice when the current CMK practice has relocated to Bradwell Common.

Eaglestone Health Centre – Dr Yahya

6 GP Practice. Patient List Size 11,511

Floorspace Required for Surgery Type 796 sq.m.

Actual Floorspace Provided. 431 sq.m.

365 sq.m shortfall.

The current premises offer a considerable constraint in terms of their size and are not able to be extended. Any plans to relocate this practice as a result of population growth related to new development would have to be considered against the capacity of the hospital health centre. However, the practice are not interested in leasing new premises from a developer.

The Grove Surgery – Dr Anaman

2.25 GP Practice. Patient List Size 4,347

Floorspace Required for Surgery Type 443 sq.m.

Actual Floorspace Provided. 209 sq.m.

234 sq.m shortfall.

The site has the potential to extend and is the primary opportunity for the additional 1000 residents of the proposed development that will occur at Ashland. Developer contributions have been secured for an extension. Without the extension the practice cannot offer a service to the new population and will have difficulty in meeting their requirements under the nGMS contract.

Grafton Medical Centre – Dr McIlwain

1 GP Practice. Patient List Size 2,994

Floorspace Required for Surgery Type 217 sq.m.

Actual Floorspace Provided. 123 sq.m.

94 sq.m shortfall.

A single GP surgery operating over capacity within two converted apartments. No possibility of extending the practice in existing location and not feasible to move as a single GP practice, but might be accommodated in Central MK practice's move.

East Milton Keynes

Neath Hill Centre – Dr Prasad

2 GP Practice. Patient List Size 4,113

Floorspace Required for Surgery Type 320 sq.m.

Actual Floorspace Provided. 235 sq.m.

85 sq.m shortfall.

If the practice requires more space there will have to be a relocation of other services within the centre.

Sovereign Medical Centre – Dr Muthuveloe

4 GP Practice. Patient List Size 9,181

Floorspace Required for Surgery Type 606 sq.m.

Actual Floorspace Provided. 363 sq.m.

243 sq.m shortfall.

The premises are a modern building with good facilities and potential to expand.

Willen Village Surgery – Dr Carter

3 GP Practice. Patient List Size 5,825

Floorspace Required for Surgery Type 443 sq.m.

Actual Floorspace Provided. 291 sq.m.

152 sq.m shortfall.

While the current practice does not have spare capacity the site is large enough to allow for a considerable extension.

Walnut Tree Health Centre – Dr Howard

5 GP Practice. Patient List Size 9,688

Floorspace Required for Surgery Type 678 sq.m.

Actual Floorspace Provided. 453 sq.m.

225 sq.m shortfall.

This practice is at capacity but there is minimal population growth pressure in the immediate area. The practice have clarified that they do not wish to grow in numbers of partners, but do wish to extend their clinic space. Ideally this would be through using the area that currently accommodates attached staff from the PCT, subject to an alternative local facility for the health visitor baby clinics to be held twice weekly being found.

Eastern Expansion Area

A significant amount of housing is planned for the eastern part of Milton Keynes, including the completion of grid squares where development has already started such as Monkston Park (650 dwellings) and Broughton, (900 dwellings) the start of Oakgrove grid square (1850 dwellings) and the eastern expansion area (4000 dwellings). Increases in density and additional development identified in the Local Plan related to meeting long term growth have increased original estimates of dwellings that will be built in the area. Although the MK Village practice has the potential capacity to extend, this would not be ideal to meet the majority of the need due to distances that patients would be expected to travel.

The potential for a facility to be accommodated within the Oakgrove Millennium Community has been identified within the development framework for the site. In addition facilities are being sought in Eastern Expansion Area development framework for two GP practice facilities, one of which potentially would be a 'hub' facility that might include services such as minor surgery, ambulatory care, outpatients and other services and act as a base for a range of community services including social care and district nursing.

MK Village Practice Surgery – Dr Rose

3 GP Practice. Patient List Size 9,030

Floorspace Required for Surgery Type 628 sq.m.

Actual Floorspace Provided. 658 sq.m.

30 sq.m above target.

The practice took on the lease of new purpose built premises in October 03. The practice recently absorbed the patient list from Kents Hill, which has closed. There is space to accommodate 2 further GPs and therefore accept more patients without the need for extension.

West Milton Keynes

The Western flank of Milton Keynes is also an area where significant amounts of new housing will be, including the completion of existing grid squares such as Tattenhoe Park, (1100 dwellings) Kingsmead, (700 dwellings) Grange Farm, (500 dwellings), Westcroft (600 dwellings) and Oxley Park (1300 dwellings).

Whilst GP surgery provision has been based on development proposed in the Local Plan, there is now the potential for under provision of practice space. This is due to increased densities as a result of government guidance that has and will be built in the later phases of development. The size of the shortfall cannot justify a new purpose built practice being built within the later grid square developments due to viability issues. These potential shortfalls need to be considered in the context of provision within the Western Expansion Area, which will have to accommodate sufficient new GP practice facilities.

Hilltops Medical Centre – Dr Watson

8.25 GP Practice. Patient List Size 13,304

Floorspace Required for Surgery Type 1054 sq.m.

Actual Floorspace Provided. 497 sq.m.

557sq.m shortfall.

Small pockets of development will impact on this and the Watling Vale practice. The practice has no potential extend the building, however there may be potential for some internal reconfiguration to make additional clinical space available.

Watling Vale Medical Centre – Dr Berkin

3.75 GP Practice. Patient List Size 11,043

Floorspace Required for Surgery Type 606 sq.m.

Actual Floorspace Provided. 614 sq.m.

8 sq.m above standard.

The practice no potential extend the building, although there may be potential for some internal reconfiguration to make additional clinical space available.

Westcroft Health Centre – Dr Liesching

3 GP Practice. Patient List Size 6,556

Floorspace Required for Surgery Type 628 sq.m.

Actual Floorspace Provided. 614 sq.m.

8 sq.m above standard.

The practice occupied these premises in April 2002. The building can accommodate 6 to 7 GPs. Grange Farm development is almost complete and while it is slightly out of the Westcroft practice's catchment, people are registering here possibly because there may be

insufficient capacity at Watling Vale. Westcroft will not have the capacity long term to absorb Grange Farm and all the development within its own immediate area.

Western Expansion Area

There will be a major expansion of the settlement through the development of the Western Expansion area (area to the North of Crownhill) of approximately 6000 dwellings. The development framework for the site will seek the appropriate level of GP surgery space to be provided in association with the new development. The health authority has yet to confirm the model of service provision that it will be seeking in this area.

South Milton Keynes

The major area of housing development in this area will be at Newton Longville, Bletchley Park and infill development within the existing settlement.

Bedford Street and Furzton (Branch Surgery) – Dr Patel

6.25 GP Practice. Patient List Size 10,619

Floorspace Required for Surgery Type 1049 sq.m.

Actual Floorspace Provided. 501 sq.m.

548 sq.m shortfall.

There are Disability Discrimination Act (DDA) concerns at both of these practices and in the past the partners have considered an extension to Furzton. There is no population growth pressure in the immediate area but the premises do not offer flexibility for change.

Drayton Practice – Dr Kusre

2 GP Practice. Patient List Size 3,304

Floorspace Required for Surgery Type 320 sq.m.

Actual Floorspace Provided. 176 sq.m.

144 sq.m shortfall.

This premises does not comply with (DDA) guidance and will be affected by increased population due to development on Stoke Road. Relocation appears to be the only viable option. Dr Kusre is currently working on locating a 3 GP premises within the Stoke Road development, where a site for a surgery has been negotiated as part of the planning obligation for the site.

Red House Surgery – Dr Staten

7.5 GP Practice. Patient List Size 12,491

Floorspace Required for Surgery Type 965 sq.m.

Actual Floorspace Provided. 406 sq.m.

559 sq.m shortfall.

The practice have signed a lease with the pharmacy next door and this provides them with an opportunity to move staff around and improve use of space overall. If further space becomes necessary the practice will need to relocate.

Water Eaton Health Centre – Dr Karia

3 GP Practice. Patient List Size 5,619

Floorspace Required for Surgery Type 443 sq.m.

Actual Floorspace Provided. 162 sq.m.

281 sq.m shortfall.

The space allocated for the practice is inadequate but without the relocation of other services within the building no additional space can be made available to the GPs.

The Newton Leys development South West of Water Eaton is going through the planning stage and will result in an additional of 3,500 people. A site has been negotiated for a GP practice as part of the S.106 obligation. The Water Eaton practice does not wish to relocate to this site mainly because of the commitment to a lease with a developer.

Westfield Road Surgery – Dr Ho-Yen

3.25 GP Practice. Patient List Size 5,801

Floorspace Required for Surgery Type 606 sq.m.

Actual Floorspace Provided. 314 sq.m.

292 sq.m shortfall.

There is no pressure of population growth in the immediate area and the premises are modern. Any requirement for more space would be a result of wishing to provide more services.

Whaddon House Surgery – Dr Philbin

5.75 GP Practice. Patient List Size 10,325

Floorspace Required for Surgery Type 796 sq.m.

Actual Floorspace Provided. 796 sq.m.

No shortfall.

The practice is considering the potential offered by relocating and are in discussions with developers. Minor pockets of development would impact on the practice, as their

accommodation is inadequate although there is potential for minor extensions into a courtyard.

Whaddon Way Surgery – Dr Allsop

4.75 GP Practice. Patient List Size 9,525

Floorspace Required for Surgery Type 796 sq.m.

Actual Floorspace Provided. 212 sq.m.

584 sq.m. shortfall.

The practice has recently moved into new premises next to Bletchley Community Hospital. The population growth in Bletchley Park closeby can be covered as the premises can accommodate 6 GPs minimum.

Appendix 10

Projected Cost of Health Care Provision for Milton Keynes to 2016.

Item	Basis	Revised Calculation		
		Total Cost (31.163 dwellings)	Expansion Areas (Covered by the MKP Tariff 15,000 dwellings)	Rest of Milton Keynes S.106 /Other Sources of Funding
Acute - Core	31163 new dwellings*2.29 persons/dwelling*2.47 beds per 1000 population £280,000 per bed	£49,500,000	£23,800,000 (£11,900,000 of the cost to be covered by 50% developer contribution in the MKP tariff)	£37,600,000 (includes £11,900,000 not covered by tariff in the expansion areas)
Acute – Catch Up	Total: 150 beds @£280,000 per bed	£42,000,000	Not sought in tariff	£42,000,000
Mental Health, Learning Disabilities and Maternity	31163 new dwellings*2.29 persons/dwelling*0.9 beds per 1000 population = 64 beds @£280,000 per bed	£17,980,000	£8,660,000 (£4,330,000 of the cost to be covered by 50% developer contribution in the MKP tariff)	£13,680,000 (includes £4,330,000 not covered by tariff in the expansion areas)
Total Acute Items		£109,480,000	£16,230,000	£93,250,000
Primary Surgeries	31163 new dwellings*2.29 persons/dwelling/ 1950 patients per GP list /4 GPs per surgery = 9.15 surgeries			
Constructio n	@£2,180,000 per 4 GP Surgery	(LIFT)	(LIFT)	(LIFT)
Transition			£1,500,000	

Land	@ £500,000 per 4 GP Surgery	£4,580,000	£2,200,000	£2,380,000
Total Primary Surgeries		£4,580,000	£3,700,000	£2,380,000
Primary Care Integrated Health Centres	3 needed to serve the whole MK population (existing+growth) by 2016. Assume 2001 population is 207,057 (ONS). Total population growth to 2016 is 80,200 (PHCT figures)		50% of the cost to be covered by the developer in the MKP tariff. Proportionate contribution based on population of expansion area divided by total population 2016 which is 12% of total cost	
Construction	@ £9,000,000 per IHC	£27,000,000	£3,230,000	£23,770,000
Land*	@ £1,000,000 per IHC	£3,000,000	£360,000	£2,640,000
Total IHC		£30,000,000	£3,590,000	£26,410,000
Total Primary Health Care		£34,580,000	£7,290,000	£28,790,000
Grand Total		£144,090,000	£23,520,000	£122,070,000
Per dwelling contribution			£1568	

Contribution per dwelling within the expansion areas as part of the MKP Tariff = £1568

Contribution per person occupying an average dwellings = £685 (£1568/2.29 people)

Appendix 11

Waste Management – Types And Costs Of Facilities Specifically Related To The Increased Number Of Dwellings That Are To Be Provided In The Borough To 2016.

Expansion of other infrastructure necessary

Tonnes of waste per household	1.26	tonnes
Annual Increase in Household Waste Per Household	1.55%	
Total additional houses built 2004-2016	31163	
Annual Additional waste from extra houses	47000	tonnes

This generates:	Tonnes	Capital cost of extra facilities for materials, excluding land £k	Land required, ha	Work required
Extra materials to go through MRF	13,000	500	0	Upgrading of various machines, conveyors etc
Extra materials to go through in vessel composter	10,000	1000	1	Extra unit in vessel composting modular unit
Extra materials to go through bulky MRF	5,000	500	0.5	Extra capacity at bulky MRF
Extra materials to go to residual waste processing	21,000	1000	1	Extra capacity e.g. thermal plant.& transfer station
	Total	3000	2.5	

	Cost, £m	Land required,ha
In addition Two Civic Amenity Sites will be required	2.8	2

Summary

	Cost, £m	Land required,ha
Two Civic Amenity Sites	2.8	2
Expansion of other infrastructure	3	2.5
0		
Total	5.8	4.5

Total capital cost + cost of land (estimated at £2.25 million) = £8,050,000

Cost per average dwelling = £258. Average Cost Per Occupant = £113 (£258/2.29 occupants)

Appendix 12

Waste Management – Practical Issues To Be Addressed In New Developments.

The Council's waste strategy manager has provided the following advice.

Residential Areas

Streets in residential areas should be wide enough to accommodate refuse/recycling collection vehicles taking, taking into account the fact that at the majority of collection times residents might park their vehicles on street.

Generally speaking properties facing the street (rather than an alleyway) make for simpler/less confusing collection, since the standard collection is from the front property boundary.

Opportunities for dumping/fly tipping/abandoned cars should where possible be designed out.

Building design - houses

It is likely that in the future more containers will be needed for refuse/recycling, and adequate space should be made available for storage. At present, all properties in Milton Keynes need to store:

At least 1 black refuse sack

At least 1 pink recycling sack (for paper, cans and plastic bottles)

1 blue recycling box for glass (dimensions 56cms length x 43cms wide x 28cms deep)

Note – numbers of sacks will increase with household size.

Allow: 0.75 refuse sacks per person and 1.5 recycling sacks per 4 people. Households are only likely to need more than 1 glass-recycling box if there are more than 6 people in the household.

A roll of black sacks, pink sacks and a blue box should be provided in each property before residents move in, together with supporting literature. These can be obtained from the Council at a cost of £7 per property, including delivery.

It should be borne in mind that residents are required to bring their refuse and recycling containers to their front property boundary, and the design of houses should not make this difficult.

After 2007, the Council *may* consider replacing the black refuse sacks with other types of containers.

Kitchen Waste

It is desirable that in the kitchen area there should be a container which can be used to separate out kitchen waste for home composting or, in the future for kerbside kitchen waste collections. Assuming that kerbside kitchen waste collections are introduced, space will need to be made for a collection container – probably a small 140 litre wheeled bin – see above. It is also possible that kitchen waste might be contained in the garden waste wheeled bin (depending on legislation and costs)

Gardens

All properties with a garden should be provided with a compost bin, together with supporting literature, and new residents should be able to attend a local home composting workshop in their first year of residence. A compost bin costs around £15+VAT including delivery. 50p per property should also be allowed for supporting literature. We would also like to do two home composting workshops per residential grid square (av. 1000 homes), which would cost £250 each - so £500 together.

Residents may also want to use the Council's garden waste collection scheme for which a 240 litre bin is provided (see above), and space should be made available for this. It is collected fortnightly.

A water butt should be provided for the collection of rain, to avoid excessive water use in the garden. These can be supplied at around £30

Flats/sheltered housing

These types of property normally have some kind of communal refuse area.

It is important that:

- adequate refuse space is provided for the number of properties. We would suggest 1 eurobin per 10 residents
- the refuse area includes space for recycling activity. As a guide, 5x240 wheeled bins will be required per 30 properties. For very large numbers of properties a mini-recycling centre could be provided in the grounds using eurobins.

The refuse/recycling area should be:

- secure and unobtrusive to prevent vandalism – i.e. accessible to residents and collectors, but not to others; and.
- readily accessible from a road. Collectors should not be expected to go up/down stairs, in lifts, across grass or inside parts of the building other than the refuse/recycling room.

Retail areas

In major retail areas, and especially in supermarket car parks a recycling centre should be provided. The amount of space necessary for the containers should be roughly equivalent to 3 car parking spaces, situated so as to be easily accessible by car for unloading. This is to

hold banks for paper, cans and plastic bottles, glass, textiles, aluminium foil, and possibly other materials in the future.

Commercial Areas

Adequate space should be made for refuse bins. In addition, many offices will want to organise paper recycling activities and possibly some other materials for collection as well. Pubs, restaurants and clubs will usually want to take part in glass recycling activity. For details of current systems, please consult the recycling department.

Refuse /recycling areas should also be:

- secure and unobtrusive so as to deter vandalism, and
- readily accessible from the road – no steps, walking across grass or through buildings.

Appendix 13

Milton Keynes College: Space & capital requirements, based on city growth predictions

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	5 years 2004/05 to	2015/16 to
Population (per MK Council)														
High growth scenario	216,846	219,244	224,301	230,640	237,578	244,406	250,064	255,288	260,512	265,736	270,960	276,184	276,182	
Delayed growth scenario	216,846	218,438	222,195	227,093	232,457	237,720	242,028	247,407	252,786	258,165	263,544	268,923	268,922	
College learner numbers														
High growth scenario														
Age 16-18 full-time	1,700	1,725	1,750	1,799	1,853	1,906	1,950	1,991	2,032	2,073	2,114	2,155		
Age 16-18 part-time	750	750	750	771	794	817	836	853	870	887	904	921		
Age 19+ full-time	575	620	650	668	688	708	724	739	754	769	784	799		
Age 19+ part-time	5,750	6,000	6,250	6,427	6,620	6,810	6,968	7,114	7,260	7,406	7,552	7,698		
Weighted day-time space requirement														
Full-time (assume 4 days per week)	1,820	1,876	1,920	1,974	2,033	2,091	2,139	2,184	2,229	2,274	2,318	2,363		
Part-time (assume 1 day per week)	1,300	1,350	1,400	1,440	1,483	1,525	1,561	1,593	1,626	1,659	1,691	1,724		

College space m²

Bletchley & Chaffron Way campuses	17,035	17,035	17,035	17,035	17,035	17,035	17,035	17,035	17,035	17,035	17,035	17,035	17,035	
Additional requirement	0	579	513	497	524	499	407	363	359	352	336	338		4,767

Cost per m²

Buildings	2,000
Equipment	500

Capital costs - incremental £'000 at 2004 prices

Land	unknown													
Buildings		1,158	1,026	994	1,048	998	814	726	718	704	672	676		9,534
Equipment		290	257	249	262	250	204	182	180	176	168	169		2,387

Capital costs - likely phasing £'000 (to anticipate demand)

Land	unknown													
Buildings					6,038			3,496						
Equipment					1,512			875						

Notes

The college requirements for additional space & cost (shown above) are based on growth in population, not on a greater proportion of the population attending college

In addition to above costs, there is likely to be a capital requirement based on growth of the city:

c.£20m for the Further Education elements of the UMK project, before 2008/09

c.£10m to £20m for a purpose-built Construction Centre, during 2007/08

These two projects inter-relate with the population growth requirements, listed above

Appendix 14

Public Consultation Statement

Introduction

This Statement sets out the consultation strategy implemented by the Council to ensure compliance with the requirements of the Town and Country Planning (Local Development) (England) Regulations 2004.

Availability of Documents

Copies of the Draft Social Infrastructure Planning Obligations document and supporting statements were made available for public inspection at the following locations:

Civic Centre Milton Keynes Council, Saxon Gate East, Central Milton Keynes

Libraries Operated by Milton Keynes Council

Copies of the Draft Guidance and supporting documents were made available to download from the Council's website from the Planning Policy homepage http://www.mkweb.co.uk/local_plan_review/home.asp

Consultation Organisations

Letters and in some cases copies of the consultation document and Sustainability Appraisal were sent to:

All MKC Councillors, All Parish Councils and MPs for Milton Keynes

Age Concern, Aylesbury Vale District Council, Bletchley Development Board, Buckinghamshire County Council, Bucks Fire and Rescue, City Discovery Centre, Citizens Advice Bureau, Countryside Agency, English Nature, English Heritage, Environment Agency, GOSE, House Builders Federation, Interfaith MK, Mid Beds District Council, MK Age Concern, MK & North Bucks Chamber of Commerce, MK Citizen Advice Bureau, MK Chamber of Commerce, MK Community Health Council, MK Community Foundation, MK Council for Voluntary Organisations, MK Economy & Learning Partnership, MK Energy Agency, MK Forum, MK General NHS Trust, MK Green Party, MK Parks Trust, MK Partnership Committee, MK Racial Equality Council, Northamptonshire County Council, Primary Care Trust, South Northamptonshire District Council, Thames Valley Police, Two Shires Ambulance Forum, University for Milton Keynes, Borough of Wellingborough

Housing Associations: Aragon Housing, Housing21, Orbit, North British Housing, Hastoe, Paradigm Housing, Riversmead, Midsummer, Guinness Trust, Servite, Jephson, Home, John Grooms, William Sutton, St. Christophers, Network, Hanover, Accent Group, New Era, Focus, Aldwyk, CDS Coop, Bedfordshire Pilgrims, Gloucester HA, Hyde Housing, Printers Charitable Corporation, Home, Touchstone.

Developers: Abbeygate Developments, Amberley Properties, Bellcross Homes, Bellway Homes, Bloor Homes, Connolly Homes PLC, Crest Strategic Planning, David Wilson Estates, Fairview New Homes, George Wimpey, Gladedale Homes, Gleeson Homes,

Kingsoak, Laing Homes, Lathbury Homes, McCann Homes, McCarthy & Stone, Persimmon Homes, Prowting Homes, Redrow Homes, Stamford Homes, Taylor Woodrow Developments, Westbury Homes, Wilson Bowden Developments,

Landowners: Berkeley Strategic Land, Berry Bros and Holmes, CWS Property and Development, Genesis Holdings Ltd, Hallam Land Management, JJ Gallaghers, Old Road Securities

Planning Agents: Anthony Goss Planning, Barton Willmore Partnership, Bidwells, Brian Barber Assoc, Carter Jonas, RPS Chapman Warren, Compass Land & Planning, Connell Land & Planning, Conrad Ritblat Erdman, CPM, Derek Lovejoy & Partners, Development Land & Planning, Douglas Duff, Drake Partners, Drivas Jonas, DTZ Piedad Consulting, FPD Savills, GVA Grimley, Hephher Dixon, Howkins & Harrison, Jones Lang Lasalle, King Sturge, Kirby & Diamond, Lambert Smith Hampton, Littman Robeson, Lucas Land & Planning, Malcolm Judd & Partners, Mason Richards Planning, Montague Evans, Nathaniel Lichfield, Phillips Planning Services, Scott Wilson, Smith Stuart Reynolds, Terence O'Rourke, Fairfield Partnership, Planning Bureau, RPS, Weatherall, Wilbraham Associates, Wood Frampton, WSP Environmental, Pegasus Planning & David Lock Associates

Press Notice

The General Public were informed via an advertisement within a local free newspaper The Citizen on the 14th April 2005. In addition there was a press release. Local press coverage of the draft document occurred in the Citizen on the 1st March 2005 prior to the document went to Cabinet for approval for consultation. The Milton Keynes News contained an article about the document on 28th September 2005. After the Cabinet agreed to adopt the document, a press release was issued on 28th September 2005.

Consultation Period

The period for making comments ran from 11th April to 16th May 2005

Respondents were able to reply by letter, fax or e-mail.

Consultation responses

Responses were received from 25 organisations and individuals. 154 separate points were raised relating to many areas of the document. Nevertheless some key themes emerged, these included:

- Need for a clearer understanding of relationship of the provisions of the document with MK Partnerships 'roof tax' or planning tariff in the expansion areas
- Legitimacy of the amounts of contributions and the facilities for which they are being sought
- Relationship with other adopted SPGs and need to rationalise/consolidate the amount of relevant guidance

- Potential impact on development viability, particularly for contributions sought from affordable housing developments.

These responses were addressed in Council's officers' recommendations in a report to the Council's Cabinet on 27th September 2005. Substantial changes were made to the document to address the representations received and new government guidance issued in Circular 05/2005. Instead of including all comments and responses made to them in this document, those interested can contact Land Use Strategy, Environment Directorate, Milton Keynes Council, PO Box 112, Civic Offices, 1 Saxon Gate East, Milton Keynes, MK9 3HQ, 01980 252599 or e-mail to development.plans@milton-keynes.gov.uk or download from the internet <http://cmis.milton-keynes.gov.uk/cmiswebpublic/Binary.ashx?Document=13997>

Those who made representations were notified of the date of the Cabinet at which a decision on any amendments to the draft guidance by the Council was made. Council officers provided appropriate responses in the Cabinet report to each of the representations made, rather than replying individually to each respondent.