Draft Consultation Planning Obligations Supplementary Planning Document

May 2019

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Planning Obligations Supplementary Planning Document

(May 2019)
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How to use this SPD

The aims of the SPD are as follows:

a) Provide applicants and decision makers with a clear understanding of how infrastructure and / or programmes are to be funded through Planning Obligations

b) Provide a clear indication of the likely Planning Obligations different types of development are likely to attract early on in the Development Management process; and

c) Where a monetary contribution is deemed as being acceptable to the Council in helping to mitigate the impacts of development, provide a formulaic approach (where possible) to help guide the potential monetary contribution that should be attached to a development. The formulae provided are intended as the basis for negotiation. The exact Planning Obligations triggered by a development will be calculated on a site by-site basis. If more up to date, relevant and specific information is provided (and deemed appropriate by the Council) the Council will use this information as a basis for a monetary obligation.

d) If non-monetary contributions are more appropriate whether in the form of direct delivery of required infrastructure; or by the provision of land; or services, guidance is provided in this document.

How the SPD is structured

Following on from this section, the SPD comprises the following:

Chapter 1 – Introduction

Chapter 2 - Policy Context

Chapter 3 - Approach to Planning Obligations

Chapter 4 - Overview of Principles

After chapter 4 this SPD:
Deals with planning obligations for large developments of 11 or more residential units through Section 106, broken down into the following themes:

Chapter 5 - Affordable Housing

Chapter 6 – Education

Chapter 7 – Employment, Training and Town Centre Enterprise

Chapter 8 – Social Infrastructure

Chapter 9 - Leisure, Recreation and Sports Facilities

Chapter 10 – Environmental Standards

Chapter 11 – Other Obligations

For each of the themes mentioned above, the policy background and context within Milton Keynes is discussed. Monetary and non-monetary planning obligations are set out, and broad heads of terms are listed.

**Status of the SPD**

The SPD has been prepared in accordance with the National Planning Policy Framework (“NPPF”) February 2019 and The Town and Country Planning (Local Planning) (England) Regulations 2012 and CIL Regulations (as amended) and Planning Practice Guidance (PPG) on Planning Obligations March 2019 and Viability published in July 2018.

This guidance is not exhaustive or prescriptive. It provides an indication of the requirements of the Council in respect of the provision of facilities and services to address the impacts of the development as well as the potential for environmental measures. Other measures may be negotiated in particular circumstances.
1 INTRODUCTION

1.1 This Supplementary Planning Document (SPD) sets out Milton Keynes Council’s (MKC) policy for securing Planning Obligations from new developments that require planning permission.

1.2 Planning Obligations (sometimes referred to as S106 contributions) are usually made under Section 106 (s106) of the Town Country Planning Act 1990 (as amended). They are a mechanism by which measures are secured to make development acceptable, which would otherwise be unacceptable in planning terms. Planning Obligations need not be entered into by agreement; planning obligations can also be secured by developers entering into a unilateral undertaking.

1.3 The Council is reviewing and consolidating its guidance on planning obligations to reflect new national and local planning policy including the adoption of the new Local Plan for Milton Keynes (Plan:MK) in March 2019. Other reasons for revising this SPD include that existing Council documents to secure planning obligations are somewhat dated.

1.4 On March 6 2018, MKC’s Cabinet approved the adoption of an SPD that consolidated and brought up to date the Council’s guidance on planning obligations, that was due to come into effect on the 1 September 2018. However, that SPD was rescinded by a Council delegated decision on 31 July 2018 and the delegated decision was that a new SPD would be prepared to align with Plan:MK and any Cabinet decision on a future Community Infrastructure Levy (CIL) and addressed the principal issue of viability in CMK.

1.5 Since the adoption of the Community Infrastructure Levy (CIL) regulations in April 2015, restrictions have been imposed on the pooling of planning obligations, even if CIL is not yet in place. Local authorities can no longer pool more than five s106 obligations together (dating back to March 2010) to pay for a single infrastructure project or type of infrastructure. However, in the 2019 Budget the Chancellor announced his intention to remove these ‘pooling’ restrictions, no later than 2020. Draft Regulations are currently subject to consultation and the outcome is anticipated later this year.

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1 A legal document made pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended). This document provides that if you receive planning permission and decide to implement the development, you must make certain payments in the form of planning contributions.
1.6 MKC has not yet implemented CIL. However, the Government announced in the Budget that it is considering introducing further changes to the CIL regime. The Council will therefore consider its position on CIL and the financial and other implications of moving to CIL when the position is clearer.

Purpose of the SPD

1.7 Milton Keynes Council currently has a number of Supplementary Planning Documents and Guidance (listed below) which collectively form the current basis for the collection of planning obligations on new development within the Borough.

Affordable Housing SPD

Milton Keynes Urban Development Area Tariff SPD

Planning Obligations for Central Milton Keynes SPG

Planning Obligations for Education Facilities SPG

Planning Obligations SPG for Leisure, Recreation and Sports Facilities

Social Infrastructure Planning Obligations SPD

Sustainable Construction SPD

1.8 With the significant exception of the Affordable Housing SPD, which will be revised and consulted on separately in 2019, the purpose of this SPD is to update and consolidate these SPDs in order to establish a single Planning Obligations SPD for the Borough. The purpose of the new SPD is also to assist prospective developers (and planning officers) by providing one document that identifies the approach to determining likely s106 requirements in the Council area, based on local evidence of need and in response to mitigating the impact of development. By providing this information upfront MKC aims to minimise uncertainty and time spent on negotiating obligations on individual planning applications.
2 LEGAL AND POLICY CONTEXT

Legal context

2.1 The statutory basis allowing anyone interested in land in the area of the planning authority to enter into planning obligations is section 106 of the Town and Country Planning Act 1990 (as amended). Section 106 (1) allows a planning obligation to:

- Restrict development or use of the land in any specified way;
- Require specified operations or activities to be carried on, in or over the land;
- Require the land to be used in any specified date or dates periodically;
- Require a sum or sums of money to be paid to the local planning authority on a specified date or dates.

2.2 Further legislation is set out in Regulations 122 and 123 of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended).

2.3 Regulation 122(2) of the CIL Regulations 2010 (as amended) sets out the legal tests. It is unlawful for a s106 agreement to be taken into account, when determining a planning application for a development, if the obligation does not meet all of the following three tests:

(a) Necessary to make the development acceptable in planning terms;

(b) Directly related to the development; and

(c) Fairly and reasonably related in scale and kind to the development.

2.4 Regulation 123 introduced the pooling restrictions mentioned in paragraph 1.5, which are now proposed to be removed by the Government.
National Policy

2.5 Government policy on the application and use of s106 agreements justifying the need for the planning obligation is contained within a number of publications including the CIL Regulations, CIL Guidance, the NPPF and Planning Practice Guidance. Regulation 122(2) of the CIL Regulations 2010 (as amended) placed into law for the first time the Government’s policy tests on the use of s106 agreements. It is unlawful for a s106 agreement to be taken into account when determining a planning application for a development, if the obligation does not meet all of the following three tests:

(a) Necessary to make the development acceptable in planning terms;

(b) Directly related to the development; and

(c) Fairly and reasonably related in scale and kind to the development.

NPPF

2.6 Paragraph 34 of the 2019 NPPF states “Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.”

2.7 Paragraph 54 states that “Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.” Paragraph 56 reiterates that planning obligations must only be sought where they meet all of the three tests set out in paragraph 2.3 above.
2.8 Paragraph 57 states “Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.”

2.9 Planning Practice Guidance (PPG)\(^2\) provides further detailed guidance on the implementation of planning obligations and is maintained as ‘live’ online guidance. Relevant national policy is discussed throughout the chapters of this document as applicable, however in summary, the key points of the PPG are:

Planning obligations assist in mitigating the impact of development which benefits local communities and supports the provision of local infrastructure. (Paragraph: 004 Reference ID: 23b-004-20190315)

Where the CIL is in place for an area, charging authorities should work proactively with developers to ensure they are clear about the authorities’ infrastructure needs and what developers will be expected to pay for through which route. (Paragraph: 003 Reference ID: 23b-003-20190315)

Supplementary planning documents should not be used to add unnecessarily to the financial burdens on development and should not be used to set rates or charges which have not been established through development plan policy. (Paragraph: 004 Reference ID: 23b-004-20190315)

Local planning authorities are required to keep a copy of any planning obligation together with details of any modification or discharge of the planning obligation and make these publically available on their planning register. (Paragraph: 012 Reference ID: 23b-012-20190315)

2.10 The PPG advice on Viability reiterates that plans should set out the contributions expected from development including the levels and types of affordable housing required, along with other infrastructure including education, health, transport, flood and water management green and digital infrastructure. Additionally, “These policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106. Policy requirements should be clear so that they can be accurately accounted for in the price paid for land. To provide this certainty, affordable housing requirements should be expressed as a single figure rather than a range. Different requirements may be set for different types of site or types of development. (Source Viability: Paragraph 001 ID:10-001-20180724, Revision date: 24 07 2018 https://www.gov.uk/guidance/viability)
2.11 The PPG has the following advice on how viability should be assessed in decision-taking. “Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force. Paragraph: 007 Reference ID: 10-007-20180724 Revision date: 24 07 2018

2.12 Viability assessment should be treated in decision making as follows. “Where a viability assessment is submitted to accompany a planning application this should be based upon and refer back to the viability assessment that informed the plan; and the applicant should provide evidence of what has changed since then. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and viability evidence underpinning the plan is up to date, any change in site circumstances since the plan was brought into force, and the transparency of assumptions behind evidence submitted as part of the viability assessment. Any viability assessment should reflect the government’s recommended approach to defining key inputs as set out in National Planning Guidance” (Paragraph: 008 Reference ID: 10-008-20180724 Revision date: 24 07 2018).

Local Policy

2.13 Relevant local policy is also discussed throughout the chapters of this document where applicable. A summary of MKC’s local policy includes:
Plan:MK 3—This Local Plan sets out the development strategy for Milton Keynes for the period until 2031; it replaces the adopted Core Strategy (2013) and saved policies of the adopted 2005 Local Plan. The plan provides for around 30,900 dwellings over the period 2016-2031. The plan was adopted by the Council in March 2019.

The most significant housing sites proposed within Plan:MK are the strategic urban extensions of South East Milton Keynes (SEMK) of around 3000 dwellings and Milton Keynes East (MKE) where around 3000 dwellings are expected before 2031, with the potential for more development after 2031. Around 1500 dwellings will be developed at Campbell Park Northside in CMK.

The plan contains various policies relevant to planning obligations including: policy INF1 (Delivering Infrastructure) which also refers to the preparation of a new Planning Obligations SPD; policy SD1 (Place-Making Principles for Development); policy SD9 (General Principles for Strategic Urban Extensions); policy SD10 which outlines the Council’s requirements for providing infrastructure provision in strategic urban extensions; policy HN2 (Affordable Housing); policy CC4 (New Community facilities); policy EH2 (Provision of new Schools-Site Size and Location); policy EH5 (Health Facilities); policy CC1 (Public Art); policy SC1 (Sustainable Construction); policy NE2 (Protected Species and Priority Species and Habitats) and policy NE3 (Biodiversity and Geological Enhancement). This list is not inclusive.

Additionally, the plan contains a number of site specific policies detailing the Council’s requirements for the development of strategic sites including policy SD11 for SEMK, policy SD12 for MKE and policies SD5 and SD6 for the Eastern and Western Expansion Areas, which have been carried over into Plan:MK from the 2005 Milton Keynes Local Plan.

Expansion Area development covered by the Milton Keynes Urban Development Area Tariff SPD has now all been implemented. The MK Tariff arrangements will continue to operate for this development.

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3 Plan:MK The revised National Planning Policy Framework was originally published in July 2018. It includes a transitional arrangement in paragraph 214 whereby, the Plan was examined against the policies in the 2012 NPPF.
2.14 Supplementary Planning Documents (SPDs) / Guidance (SPGs) – There are currently a number SPDs and SPGs. The following SPDs which relate to Planning Obligations will be superseded by this SPD when it is adopted by the Council. These include:

- Planning Obligations for Central Milton Keynes SPG
- Planning Obligations for Education Facilities SPG
- Planning Obligations SPG for Leisure, Recreation and Sports Facilities
- Social Infrastructure Planning Obligations SPD
- Sustainable Construction SPD (partially)

2.15 The Milton Keynes Local Investment Plan (March 2015) outlines the investment requirements and funding mechanisms to support the delivery of growth and relates to how the Council will invest in infrastructure to support existing committed growth within the period up to 2026.

2.16 The Infrastructure Delivery Plan (IDP) was produced in June 2018 as part of the Council’s evidence base for Plan:MK. The IDP will remain a ‘live’ document and will be updated from time to time as new and better informed detail becomes available. This will be particularly true in regard to the new Plan:MK East and South East allocations which are still going through the Development Framework process.

2.17 The aim of the IDP is to identify what infrastructure is needed to support future strategic growth within the Borough of Milton Keynes as well as existing commitments in the period up until 2031 (see IDP Appendix 1). The IDP is intended to be a living document supporting Plan:MK and will be updated and refined over time including as a result of further discussions with infrastructure providers.

The Whole Plan Viability Study is discussed in Chapter 4.
3 APPROACH TO PLANNING OBLIGATIONS

Background

3.1 The Community Infrastructure Levy (CIL) was introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support development in their area. CIL is used to fund infrastructure and came into force in April 2010 through the Community Infrastructure Levy Regulations 2010.

3.2 In November 2015, the Government commissioned a review of the CIL system. The results of the CIL review, published in February 2017, concluded that the current CIL system was not fulfilling the original intention of providing a faster, fairer, simpler, more certain and more transparent way of ensuring that all development contributes something towards cumulative infrastructure need.

Approach

3.3 It is clear that changes to the current CIL system are coming. In the meantime, the Council will keep a ‘watching brief’ and monitor proposed changes to CIL and when Government legislation is in place decide on whether to implement CIL.

3.4 Table 1 below identifies how Planning Obligations will be negotiated in Milton Keynes. Further details regarding the S106 system are outlined in chapters 5 -11 of this SPD.

3.5 In seeking planning obligations the Council will adopt the following step by step guide. It will:

1. Identify relevant development plan policy, national policy, SPG, SPD or other documents;
2. Identify the additional demands on facilities or infrastructure likely to arise from the proposed development;
3. Obtain up-to-date quantified evidence of the additional demands identified in (2), including from other Council departments or other bodies as appropriate;
4. Identify the existing facilities or infrastructure relevant to the claimed contribution in question (e.g. Education);
5. Obtain up-to-date confirmatory quantified evidence of the existing facilities or infrastructure identified in (iv) from the relevant Council department or body as appropriate;
6. Identify, with up-to-date quantified evidence and in reliance upon responses from other Council departments or bodies as appropriate, the extent to which the additional demands on facilities likely to arise from the proposed development cannot be met by the existing facilities or infrastructure;
7. Set out the methodology and working out of the claimed contribution;
8. Specifically identify the facilities or infrastructure on which any financial contribution will be spent.

NB. This information will enable the Council (and applicant) to determine compliance with the restrictions set out in CIL Regulations 122 and 123, as well as providing transparency. Further details of monitoring and reporting requirements are expected to be included in detailed CIL regulations.

**Parish and Town Councils and Neighbourhood Plans**

3.6 The Borough of Milton Keynes is entirely parished and MKC recognises the important role that local Parish and Town Councils have to play in informing the negotiation of new s106 Agreements and in many cases helping to implement them in their local areas.

3.7 MKC will therefore consult relevant Parish and Town Councils, when a planning application is likely to require a s106 Agreement to be submitted to MKC, on the matters that an agreement may need to address and will include the views of the Parish or Town Council in the report(s) put before the relevant decision makers.

3.8 Relevant variations to s106 Agreements will also be subject to consultation with Parish and Town Councils before agreement and where appropriate decisions, over the investment of funding generated through s106 Agreements will be made in conjunction with the Parish or Town Council. In many instances MKC expects Parish and Town Councils to be partners in the delivery of s106 funded projects.

3.9 To facilitate this MKC will continue to encourage Parish and Town Councils preparing new Neighbourhood Plans or refreshing existing ones, to give due consideration to infrastructure priorities in their areas and where possible to include infrastructure plans within these documents. MKC will encourage prospective developers, when designing or formulating development proposals to consider how their developments may contribute to the delivery of these local infrastructure priorities.

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<th>Qualifying Development</th>
<th>S106 Capital^</th>
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<td>Carbon Offsetting</td>
<td>11 or more residential units and commercial devt over 1000 sq.m</td>
<td>✔️</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Flooding and Drainage</td>
<td>11 or more residential units and commercial devt over 1000 sq.m</td>
<td>✔️</td>
<td></td>
</tr>
<tr>
<td>Other Obligations</td>
<td>Transport and Highways</td>
<td>Case by case (s38 and 278)</td>
<td>✔️</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Sustainable Transport</td>
<td>Developments exceeding the threshold for a Travel Plan, Transport Statement or Transport Assessment</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td></td>
<td>Strategic Highways</td>
<td>100 or more residential units</td>
<td>✔️</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Passenger Transport</td>
<td>11 or more residential units and commercial devt over 1000 sq.m</td>
<td>✔️</td>
<td>✔️</td>
</tr>
</tbody>
</table>
### Possible Planning Obligation Uses

<table>
<thead>
<tr>
<th>Theme</th>
<th>Planning Obligation</th>
<th>Qualifying Development</th>
<th>S106 Capital^</th>
<th>S106 Revenue*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Specific Heritage</td>
<td>Case by case</td>
<td></td>
<td></td>
<td>✓</td>
</tr>
</tbody>
</table>

Notes –

^ Subject to pooling restrictions in accordance with Regulation 123 of the Community Infrastructure Levy Regulations 2010

*As not related to infrastructure the S106 contributions collected for revenue based projects are not subject to S106 pooling restrictions under Regulation 123 of the Community Infrastructure Levy Regulations 2010

+ The following table provides high level guidance as to development that is captured by the CIL Regulations.
4 OVERVIEW OF PRINCIPLES

General

4.1 The Council will make it known to prospective developers the nature of the Planning Obligation(s) likely to be required as early as possible in the planning process. Negotiations for all Planning Obligations will normally be undertaken by an officer in Development Management dealing with the planning application assisted by the Council’s planning obligations officer, and where appropriate by officers representing various Council service areas.

4.2 The Council expects the general extent of Planning Obligations to be determined at pre-application stage and explicit reference to the proposed Planning Obligation categories, contained within this SPD, to be submitted as supporting information with any planning application.

4.3 The proposed ‘Heads of Terms’ will be considered, together with all other material considerations, when determining any planning application. Depending on the type of application this may be done by members of the planning sub-committee or senior officers under delegated powers. All completed legal agreements will be placed on the statutory planning register and will be made available online.

Outline Planning Applications and Amendments

4.4 Planning Obligations will be sought at the outline planning application stage by inserting the relevant formula into the legal agreement. Applications to amend previously permitted schemes will also be subject to reassessment for Planning Obligation purposes. Proposals to renew an existing permission will also be reassessed for Planning Obligations.

Drafting of Agreements

4.5 The developer will be required to pay the Council’s reasonable legal and professional costs incurred in the preparation and completion of the agreement. The legal costs are payable on the completion of the legal agreement.

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4 A document which sets out the terms of a commercial transaction agreed in principle between parties in the course of negotiations.
Monetary Obligations

4.6 All formulas associated with this SPD are current as of the 2019/2020 financial year. The monetary obligations sought from developers will be index linked in line with inflation and adjusted at the beginning of every financial year on the 5th April using the Consumer Prices Index.

4.7 Monetary Obligations of up to £10k will normally be expected to be paid on or prior to the commencement of development. In normal circumstances, and where the financial Obligations are in excess of £10k, to ease the burden on the developer the Council will consider phased payments on a case by case basis.

4.8 Infrastructure works, public realm works and works in kind directly associated with the development are normally required to have been carried out prior to occupation. Where relevant, the expenditure of Planning Obligations may include design and procurement fees incurred as part of the project implementation.

Monitoring Fees

4.9 The following monitoring fees are applicable for Planning Obligations in Milton Keynes.

Table 2 - Planning Obligation Monitoring Fees

<table>
<thead>
<tr>
<th>Planning Obligation Fees - 2019/20</th>
<th>Per Obligation</th>
<th>£</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monitoring Fee - per obligation where the obligation is less than £100,000</td>
<td>Per Obligation</td>
<td>£1,600.00</td>
</tr>
<tr>
<td>Monitoring Fee - per obligation where the obligation exceeds £100,000</td>
<td>Per Obligation</td>
<td>£2,300.00</td>
</tr>
<tr>
<td>Monitoring Fee - per obligation for Carbon Neutrality obligations</td>
<td>Per Obligation</td>
<td>£0</td>
</tr>
<tr>
<td>Monitoring Fee - per obligation for Affordable Housing obligations where the total number of Residential Dwellings proposed is fewer than 100</td>
<td>Per Obligation</td>
<td>£0</td>
</tr>
<tr>
<td>Monitoring Fee - per obligation for Affordable Housing obligations where the total number of Residential Dwellings proposed is more than 100</td>
<td>Per Obligation</td>
<td>£0</td>
</tr>
</tbody>
</table>
## Planning Obligation Fees - 2019/20

<table>
<thead>
<tr>
<th>Fee Description</th>
<th>Per Obligation</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monitoring Fee - per obligation for In Kind obligations (including restrictive covenants)</td>
<td>Per Obligation</td>
<td>£0</td>
</tr>
<tr>
<td>Variations - Monitoring Fee for completing a variation. If additional obligations are included in the variation, the above charges apply in addition.</td>
<td>Per Agreement, and per obligation</td>
<td>£0</td>
</tr>
<tr>
<td>S106 Copying charges (under 100 pages)</td>
<td>-</td>
<td>£0</td>
</tr>
<tr>
<td>S106 Copying charges (over 100 pages)</td>
<td>-</td>
<td>£0</td>
</tr>
<tr>
<td>Viability Assessment Negotiation and Administration Charge</td>
<td>One Off</td>
<td>£0</td>
</tr>
</tbody>
</table>

### 4.10 Monitoring fees will be reviewed and amended at the start of every financial year.

The Council has been charging a monitoring fee since November 2007 and the Council’s Cabinet has subsequently approved the charging of a monitoring fee, as part of the Council’s annual budget setting process. The Council levies a monitoring fee for various reasons: firstly, because without payment of monitoring fees, the Council cannot effectively monitor the implementation of planning permissions and there is a risk that they will not be properly implemented; secondly, this ensures the smooth administration of planning obligations within the Borough and allows the Council to employ dedicated staff with relevant experience.

### Viability

#### 4.11 The Whole Plan Viability Study (2017) 

The Whole Plan Viability Study (2017) was part of the evidence base for the Local Plan. It modelled the viability of new-build residential development and different levels of planning contributions sought for infrastructure facilities across the Borough. It identified the differences in contributions that can be sought in the rural and urban parts of the Borough including Central Milton Keynes (CMK); City Core/Older Centres and City Estates.

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4.12 The results vary across the typologies used in the study (the first being for the Rural/High-Value/Flank areas, the second being for CMK, and the third for the City Core/Older Centres and City Estates). This is largely due to the different assumptions around the nature of the sites. The additional costs associated with brownfield sites result in lower values. The Residual Values are generally lower in the City Core / Older Centres & City Estates than in the higher value Rural / High-Value / Flanks area and Central MK areas. Thus, contributions sought from development in CMK/ City Core will be lower than in higher value areas.

Plan of Residential Character Areas in Whole Plan Viability Study 2017
4.13 Policy INF1 within Plan:MK makes clear that new development will need to mitigate impacts on infrastructure through a Section 106 mechanism. The plan-wide viability study demonstrably shows that a £20,000 per unit S106 cost in addition to affordable housing and other policy requirements would be viable.

4.14 In accordance with PPG on Viability paragraph 007, 4 tests need to be considered:

- Where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan;
- Where further information on infrastructure or site costs is required;
- Where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or
- Where a recession or similar significant economic changes have occurred since the plan was brought into force.

4.15 If one of these tests are met then we will refer back to the whole plan-wide viability assessment, and determine the weight of the various factors to be considered, based on the national recommended approach and standardised Inputs.

**Policy context**

4.16 The National Planning Policy Framework (NPPF) highlights the importance of viability in several places including the supply of land for housing (paragraph 67). Paragraph 008 in the PPG headed Viability sets out how a viability assessment should be treated in decision making at the planning application stage.
Viability Methodology

4.17 MKC’s preferred approach to viability modelling, which it expects applicants to follow, is the Residual Land Value (RLV) methodology. The RLV approach takes the Gross Development Value (GDV) of the scheme minus relevant costs. The output of this calculation is the Residual Value, this is the top limit of what a developer could offer to pay a landowner for their site and still make a satisfactory profit margin. The Residual Value is compared to the Existing Use Value (‘EUV’) of the land. To be viable the Residual Value must exceed the EUV by a sufficient amount (the ‘premium’ or ‘uplift’) to induce the landowner to sell. This is known as Benchmark Land Value (BLV). The PPG states that: ‘The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. The approach is often called ‘existing use value plus’ (EUV+)’.6

**Benchmark Land Value (BLV) = Existing Use Value Plus (EUV+)**
The Benchmark Land Value for the purposes of assessing the viability of development for planning purposes. The value above the EUV at which a reasonable and willing landowner is likely to release land for development (the ‘landowner’s return’).

**Existing Use Value (EUV) / Alternative Use Value (AUV)**
The value of the land in its existing use together with the right to carry out any development for which there are extant planning consents, including realistic deemed consents, but without regard to other possible uses that require planning consent, technical consent or unrealistic permitted development.

**Current Use Value (CUV)**
The value of land in the use to which it is currently being put. It excludes any consented use including deemed consents and any element of Hope Value.

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4.18 Schemes that have a residual land value equal to or greater than an appropriate benchmark land value are considered viable and are likely to come forward. Schemes where residual land value is lower than the benchmark land value are considered unviable and unlikely to come forward unless external funding becomes available to overcome any shortfall or the applicant accepts a lower level of profit. This is based on the accepted assumption that a developer will always seek to bring forward the highest value scheme.

4.19 The Residual Land Value appraisal can be used to test, in the light of the 31% Affordable Housing requirement what level of planning obligations can be made without compromising overall scheme viability. When a scheme is adjudged to be unviable different assumptions can be tested to ascertain if a revised level of Affordable Housing and/or planning obligations can help improve scheme viability.

4.20 Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force. Paragraph: 007 Reference ID: 10-007-2018072.

Viability Models and Software

4.21 Regardless of the viability software or model used by applicants in undertaking their viability appraisal.

4.22 For its analysis of the development scheme, MKC should be provided with the full working model and all the assumptions and calculations included in the appraisal. This will enable the Council or its appointed viability consultant to review and run appropriate sensitivity to ascertain any impact on the conclusions; particularly concerning the scheme’s ability to provide Affordable Housing and other Planning Obligations. The viability appraisal should be accompanied by a supporting report detailing the viability assumptions used and any relevant supporting evidence.
4.23 Any viability assessment should be prepared on the basis that it will be made publicly available other than in exceptional circumstances. Even in those circumstances, an executive summary should be made publicly available. Information used in viability assessment is not usually specific to that developer and thereby need not contain commercially sensitive data. In circumstances where it is deemed that specific details of an assessment are commercially sensitive, the information should be aggregated in published viability assessments and executive summaries, and included as part of total costs figures.

4.24 Where an exemption from publication is sought, the planning authority must be satisfied that the information to be excluded is commercially sensitive. This might include information relating to negotiations, such as ongoing negotiations over land purchase, and information relating to compensation that may be due to individuals, such as right to light compensation. The aggregated information should be clearly set out to the satisfaction of the decision maker. Any sensitive personal information should not be made public.

4.25 As a minimum, the government recommends that the executive summary sets out the gross development value, benchmark land value including landowner premium, costs, as set out in this guidance where applicable, and return to developer. Where a viability assessment is submitted to accompany a planning application, the executive summary should refer back to the viability assessment that informed the plan and summarise what has changed since then. It should also set out the proposed developer contributions and how this compares with policy requirements.

4.26 It is important to note that the assessment of viability is not trying to replicate any particular developer’s business model. Rather its sole purpose is to make an assessment of the cumulative impact of the policy requirements in the context of the NPPF. Policy requirements should be clear so that they can be accurately accounted for in the price paid for land. The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan.
Scheme Gross Development Value

4.27 The Gross Development Value (GDV) of residential floorspace should be based on the Gross Internal Area (GIA) of the residential units along with other value generating elements such as ground rents on flats and any car parks to be sold with the residential units. The starting point for the appraisals should be the assumptions set out in the Plan:MK viability study. For viability assessment of a specific site or development, market evidence (rather than average figures) from the actual site or from existing developments can be used. Any market evidence used should be adjusted to take into account variations in use, form, scale, location, rents and yields, disregarding outliers. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan. Paragraph: 011 Reference ID: 10-011-20180724. These local comparables should also be located as close as possible to the site, in similar value areas.

4.28 The GDV of commercial floorspace should be the assumptions set out in the Plan:MK viability study checked against local evidence. A broad assessment of value in line with industry practice may be necessary in accordance with paragraph: 011 Reference ID: 10-011-20180724. These should be based on the relevant floorspace metric outlined in RICS Code for Measuring Practice or International Property Measurement Standards (IPMS). This will typically be either Gross Internal Area (GIA) or Net Internal Area (NIA) depending on the type of commercial floorspace (i.e. offices; industrial; retail; leisure etc.). Here, the assumptions around rents per annum; the yield used to capitalise the rents any likely incentives needed to attract a tenant such as rent free period etc. should be clearly detailed. Again, these assumptions should be evidenced based on relevant local comparables and market transactions.

4.29 In line with the PPG, the values used to calculate scheme GDV in viability appraisals should be present day values.

Scheme Build Costs

4.30 After GDV, build costs are likely to have the next largest impact on the conclusions of a viability appraisal. Build costs should generally be provided based on Gross Internal Area (GIA), clearly apportioning costs to different elements of the development (i.e. commercial, market residential, affordable housing etc.). Build costs should incorporate the following-

- Build costs based on appropriate data, for example that of the Building Cost Information Service
Abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value.

Site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value.

The total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value.

General finance costs including those incurred through loans.

Professional, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value.

Explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return.

4.31 Assessment of costs should be based on evidence which is reflective of local market conditions. As far as possible, costs should be identified at the plan making stage. Plan makers should identify where costs are unknown and identify where further viability assessment may support a planning application. Paragraph: 012 Reference ID: 10-012-20180724. Clear and evidenced justification must be provided where the submitted build costs are significantly higher than the applicable BCIS costs. Any significant site specific abnormal costs will generally be expected to influence the land value established for the site.

4.32 Developer’s profit; finance costs; marketing and sales fees; and build programme should be clearly justified. Developers profit; finance costs and marketing and sales fees would generally be expected to be consistent with those set out in the Plan:MK viability study unless clearly evidenced otherwise.
Abnormal costs

4.33 To a large extent, abnormal costs will be reflected in land value. Abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value” - Paragraph: 012 Reference ID: 10-012-20180724. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs.

4.34 There is an argument that it may not be appropriate for abnormals to be built into appraisals in a high-level study of this type. Councils should not plan for the worst-case scenario – rather for the norm. For example, if two similar sites were offered to the market and one was previously in industrial use with significant contamination, and one was ‘clean’ then the landowner of the contaminated site would have to take a lower land receipt for the same form of development due to the condition of the land. The Inspector said:

... demolition, abnormal costs and off site works are excluded from the VA, as the threshold land values assume sites are ready to develop, with no significant off site secondary infrastructure required. While there may be some sites where there are significant abnormal construction costs, these are unlikely to be typical and this would, in any case, be reflected in a lower threshold land value for a specific site. In addition such costs could, at least to some degree, be covered by the sum allowed for contingencies.

These principles are assumed to apply

Assessing Viability Appraisals

4.35 The Council may appoint a suitably qualified independent third party to assess the financial information submitted. If it is determined that a scheme is not viable with the present level of Planning Obligations, the Planning Obligations types triggered by the development will be renegotiated with the applicant based on the order of priority identified by the Council during negotiations.

4.36 All costs incurred by the Council in validating viability claims will have to be met by the applicant. The legal agreement may contain inter-viability review mechanisms at the applicant’s expense and at times agreed with the Council (e.g. when construction contracts have been agreed) to ascertain the extent, if at all, of Planning Obligations at a later date. The Council may require that a redacted valuation appraisal be placed on the Milton Keynes planning register.
Affordable Housing and Viability

4.37 Development appraisals that trigger an Affordable Housing requirement should be carried out in conjunction with a Registered Provider. In this regard applicants should engage with RPs at an early stage and an RP should be involved in pre-application discussions.

4.38 Affordable Housing values should reflect discussions with, and the offer made by, the RP. Values should be evidenced through calculations of rental and capital receipts (including staircasing receipts for shared ownership units) and availability of RP cross-subsidies where applicable. Values should be clearly specified against the different type of Affordable Housing – Social Rent; Affordable Rent and Intermediate Housing. Where formal offers haven’t been received from RPs; for instance because the scheme is only at Outline Planning stage; the values used should be based on similar schemes and relevant market comparables.

4.39 The rent levels applied to any Affordable Rent units should have regard to the Chancellor’s Autumn Statement from November 2015 announcing that all rents would be capped at Local Housing Allowance levels, potentially reducing them from up to 80% of market rents.

4.40 The timings of payments by RPs should also be reflected in the appraisals as an RP will often pay for the units in instalments starting at commencement of construction and this will reduce the developers’ finance costs. If no offers have been received, details regarding the terms of marketing and the procurement process should be provided.

Vacant Building Credit

4.41 The Government has reintroduced a vacant building credit (VBC) which applies to sites where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building. The VBC can reduce the requirement for Affordable Housing Obligations based on the amount of vacant floor space being brought back into use or redeveloped (see para 63 NPPF and footnote 28).

4.42 When assessing the applicability of the VBC, MKC will require the following criteria are met as per national guidance:

- The building is not in use at the time the application is submitted;
- The building is not covered by an extant or recently expired permission;
- The site is not protected for alternative land use; and
The building has not been made vacant for the sole purpose of redevelopment.

4.43 To demonstrate that a building has not been made vacant for the sole purpose of redevelopment, an applicant will be required to demonstrate that the relevant buildings (i.e. those for which they are claiming the credit) have been vacant for a continuous period of at least five years before the application was submitted and will also be required to provide evidence that the site has been actively marketed for at least two of those five years at realistic prices.

Review Mechanisms

4.44 Suitable review mechanisms may be negotiated by MKC to ensure Affordable Housing provision delivered in line with the extant development plan policies, especially within larger multi-phased schemes delivered over long timeframes. Review mechanisms will allow any changes in market values over the life of a scheme, to be evaluated to see if the original Affordable Housing and/or Planning Obligations offer should be amended.

4.45 The timing of the review will be determined on a case by case basis between MKC and the applicant. Any revised Affordable Housing / Planning Obligations offer will be determined via a two-step process and in line with PPG Paragraph: 009 Reference ID: 10-009-20180724.

4.46 Step one involves comparing the revised GDV and build costs at the review date with the GDV and build costs submitted at the time of granting the planning application. The relevant triggers must be clearly set out in the Section 106. All signatories to the Section 106 must commit to making their best endeavours to fulfil their relevant requirements (setting out key milestones and requirements) to deliver the scheme.

4.47 Step two involves agreeing any profit split between the Council and the applicant. A 67/33% split in the Council’s favour is considered appropriate where concessions have been made in the original agreement. Where the position involves an early review mechanism broadly categorised as where the majority of residential units have not been sold then the expectation is that the surplus in scheme value will be delivered onsite as additional Affordable Units. For instance, if the surplus could sustain 15 additional units, 10 should be provided on site as Affordable Housing and 5 can be delivered as open market dwellings. Where the review mechanism comes later in the development for instance where the majority of residential units have been sold 67% of the total additional profit should be provided to the Council as a monetary contribution.
5 AFFORDABLE HOUSING & PRIVATE RENTED SECTOR (PRS)

Introduction

5.1 The Council’s Affordable Housing SPD (2019) outlines the financial obligations the Council would expect to receive from development for the provision of Affordable Housing across the Borough. The SPD aligns with Plan:MK. It is based on the viability evidence and the Strategic Housing Market Assessment (February 2017).

Private Rented Sector

5.2 The Private Rented Sector (PRS) now makes up 17.3% of the housing stock in Milton Keynes, from 7.6% in 2001. Home ownership on the other hand has dropped from 70.4% to 57.7%, and social housing from 20.4% to 18.0%.

5.3 The growth of the PRS is likely to mean it will continue to play an increasing pivotal role in meeting local housing needs. It also has several characteristics that alongside other housing models will help create a more diverse and resilient housing supply, namely; ability to attract new investment; potentially faster delivery than build for sale schemes; less impacted by market cycles; longer term tenancies than that offered by some individual / smaller private landlords; and the benefit of single ownership and clear management standards.

5.4 Purpose build schemes within the PRS are commonly called ‘Build to Rent.’ Build to Rent schemes are different to the standard build to sell model in 2 key ways –

- The value of a Build to Rent scheme is based on rental income rather than capital receipts from the sale of units; and
- Build to Rent often cannot compete on an equal footing with speculative build for sale when competing for land, as it can have inherently lower returns.

5.5 Purpose built ‘Build to Rent’ schemes; despite the growth of the PRS sector; is still a relatively new concept. As a result a clear definition of Build to Rent currently doesn’t exist. The Mayor of London in his Draft Affordable Housing and Viability SPD 2016 has proposed the following definition for Build to Rent –

- A development, or block/ phase within a development, of at least 25 units;
- The homes to be held as Build to Rent under a covenant for at least 15 years;
- All units to be self-contained and let separately;
- Unified ownership and unified management of the development;
- Professional and on-site management;
- Longer tenancies offered (ideally three years or more) with defined in-tenancy rent reviews; and
Property manager to be part of an accredited Ombudsman Scheme and a member of a recognised professional body.

5.6 Like with the build to sell model, Build to Rent schemes should provide Affordable Housing subject to viability. Given the diverse nature of Build to Rent schemes, the majority are likely to require a viability assessment to determine the amount of Affordable Housing that can be provided. The Council’s Affordable Housing threshold (i.e. 31% of units for schemes over 11 dwellings) cannot be applied as a standard requirement for Build to Rent schemes. Also, given their value is based on a revenue stream rather than capital receipts any improvement in values determined through a viability inter-review mechanism or any claw back from Build to Rent units being sold privately within the 15 year covenant period will need to be calculated differently than that specified in Chapter 5 for build for sale schemes.

5.7 Where a development is proposed that complies with the above outlined definition for Build to Rent, the affordable housing provision should be provided as discounted market rent (DMR) to be managed by the Build to Rent provider.

5.8 New homes will be secured as Build to Rent for a minimum period through a covenant in a Section 106 agreement. During this period the homes are retained in single ownership; individual homes cannot be sold and overall ownership of the scheme can only change if the scheme stays as Build to Rent.

5.9 Section 106 agreements will also include a ‘clawback’ mechanism in the event of units being sold out of the Build to Rent sector during the covenant. Section 106 agreements will be set on a case-by-case basis and will clearly set out how the clawback will operate, including details of how it will be calculated based on the Council’s prevailing Affordable Housing policy.

Viability and the Private Rented Sector

5.10 National advice for individual schemes is that developers may propose alternatives to the policy, such as variations to the discount and proportions of affordable private rent units across a development, and the ability to review the value of a scheme (rent levels) over the duration of its life. In these circumstances review mechanisms will be used for build to rent schemes.
6 EDUCATION

Introduction

6.1 Milton Keynes Council has a statutory duty to ensure that there are sufficient school places in its area. New housing development will increase the number of school age children and put pressure on local schools where there are not sufficient places available. Therefore, Milton Keynes Council will seek obligations towards education provision where it identifies there is a demonstrable need arising from the development.

6.2 The manner of education provision will vary, depending on where the development is located in the Borough and the size of the proposed development. It could involve land and buildings for a new school or an extension to an existing school to increase capacity/improve facilities so that the school can meet the demands of new development and additional pupils.

6.3 This chapter of the SPD identifies the developer contributions require for early years, primary, secondary and further/higher education.

National Policy

6.4 The National Planning Policy Framework (NPPF) emphasises (see Table 6) the importance the Government attaches to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. NPPF Paragraph 94, states:

“Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and

b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.”

6.5 The NPPF also states that where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.
Local Policy

6.6 Milton Keynes Local Policy also emphasises the importance of providing supporting infrastructure such as schools, as summarised in Table 6 below.

<table>
<thead>
<tr>
<th><strong>Table 3 - Policy Context</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NPPF (2018)</strong></td>
</tr>
<tr>
<td>Paragraph 20</td>
</tr>
<tr>
<td>Paragraph 94</td>
</tr>
<tr>
<td>Paragraph 104</td>
</tr>
<tr>
<td><strong>Plan:MK (2019)</strong></td>
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<tr>
<td>Policy EH1</td>
</tr>
<tr>
<td>Policy EH2</td>
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<td>Policy EH3</td>
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<td>Policy EH4</td>
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</tbody>
</table>

6.7 The Education and Inspections Act 2006 defines the authority’s role as a commissioner of school places. The authority is required to develop a specification including number of places, the age-range, the area to be served by the school, the opening date of the provision and any specialism. The opportunity to operate the school is then offered through a free-school presumption competition. New schools may be operated by parents and community groups, universities and Further Education (FE) colleges, education charities and business foundations, voluntary and religious groups, and trusts or trustees of existing schools.

6.8 Before developing specifications and devising competitions for new schools the authority first explores the feasibility of using existing surplus school place capacity, or extending existing provision. Factors to be considered will include the safety and distance of walking routes, the quality of the existing provision and the ability of existing provision to offer appropriate progression routes. Where the use of existing infrastructure, or its expansion, is not appropriate, new schools will be commissioned.

**Qualifying Development**

6.9 Milton Keynes Council will only seek obligations in circumstances where it identifies there is a demonstrable need arising from the development. The basic process for determining this is to compare:

- The estimated pupil numbers generated by the proposed development; and
- The capacity of the catchment area schools and existing and forecast school rolls.
6.10 Pupil demand is assessed against school capacity and the current and predicted number of pupils on the roll. It is generally accepted that schools should not operate at 100% of their capacity, and a very small surplus in places does not necessarily equate to there being sufficient capacity within schools. The Audit Commission recommends that local authorities should plan for a 95% occupancy rate in schools to allow for volatility in preferences from one year to the next.

6.11 Therefore, obligations will be sought where the catchment area schools are over permanent capacity or are forecast to reach capacity and there is unlikely to be capacity for the number of new pupils generated by the proposed development.

6.12 Obligations will not be sought for one bedroom properties, older persons’ housing and student housing or holiday accommodation because this type of housing is very unlikely to impact local education facilities.

6.13 Obligations towards education (early years to further education) will be sought from developments of 11 or more residential units.

Monetary Obligations

Early Years, Primary, Secondary and FE Places

6.14 Where a need for more places is identified, the methodology used to calculate obligations is as follows:

Step One: Calculation of Pupil Yield

6.15 Pupil yield is the number of pupils the Council expects to be living on a development in the future. A survey of new housing developments in Milton Keynes was conducted in 2017, which determined the average pupil yield for each age group from new properties built in the previous five years. The survey can be found here https://www.milton-keynes.gov.uk/schools-and-lifelong-learning. For all new development, the impact on primary education is carried through to secondary education as it expected that these pupils will require a secondary school place in time. Based on this, Milton Keynes Council plans for the impact from new development using the following pupil yields per year group.

<table>
<thead>
<tr>
<th>Year Group</th>
<th>Pupil Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Years</td>
<td>9%</td>
</tr>
<tr>
<td>Primary</td>
<td>6%</td>
</tr>
<tr>
<td>Secondary</td>
<td>6%</td>
</tr>
<tr>
<td>Post 16</td>
<td>2%</td>
</tr>
</tbody>
</table>
Based on the number of year groups in each phase of education, the Council requires a total of 94 school places for every 100 homes, this equates to 18 early years places, 42 primary places, 30 secondary places, and 4 further education places, for every 100 homes built (excluding one bedroom properties, older persons’ housing, student housing or holiday accommodation).

This translates to the following yields per dwelling for ease of use:

<table>
<thead>
<tr>
<th>Phase of Education</th>
<th>Yield per dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Years</td>
<td>0.18</td>
</tr>
<tr>
<td>Primary</td>
<td>0.42</td>
</tr>
<tr>
<td>Secondary</td>
<td>0.30</td>
</tr>
<tr>
<td>Further Education (Post 16)</td>
<td>0.04</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>0.94</strong></td>
</tr>
</tbody>
</table>

Assumptions regarding the number of pupils per dwelling are based on actual pupil data from recent housing developments within Milton Keynes, and therefore reflect local demographics.

**Step Two: Average Cost per pupil**

Once the expected number of pupils is determined, the cost per pupil is calculated to form the total contribution.

<table>
<thead>
<tr>
<th>Phase of Education</th>
<th>Contribution per pupil</th>
<th>Maximum total contribution per dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Early Years</td>
<td>£16,500</td>
<td>£16,935, range of highest contributions will be on greenfield sites</td>
</tr>
<tr>
<td>Primary</td>
<td>£16,500</td>
<td></td>
</tr>
<tr>
<td>Secondary</td>
<td>£22,000</td>
<td></td>
</tr>
<tr>
<td>Further Education (Post 16)</td>
<td>£22,000</td>
<td></td>
</tr>
</tbody>
</table>

These figures are based on the costs to the council of recent school building projects which were constructed with reference to the latest Department for Education Build Bulletins. The level of contribution will be reviewed in the light of the cost and specification of future projects. All costs must be indexed linked.

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7 Source: Pupil Product Ratio Study produced by Cognisant Research for Milton Keynes Council (June 2017) [https://www.milton-keynes.gov.uk/assets/attach/48286/Pupil%20Yield%20Survey%202017%20FINAL.pdf](https://www.milton-keynes.gov.uk/assets/attach/48286/Pupil%20Yield%20Survey%202017%20FINAL.pdf)
Higher Education

6.21 A number of specific projects to help achieve the continued growth and improvement of higher education in Milton Keynes are listed in the Milton Keynes Local Investment Plan 2015 however a substantial funding gap remains. Milton Keynes’ growing population will increase demand for further and higher education and the provision of lifelong learning and skills. Where appropriate the Council will seek contributions from development of 11 dwellings or more towards further and higher education facilities when it is able to do so.

Non-Monetary Obligations

6.22 Where the scale of development is such to necessitate a new school, the developers will be expected to provide a serviced site free of charge, the building costs, including site infrastructure, and playing fields. A typical one-form entry primary school has capacity for 210 pupils plus nursery provision or 420 pupils for a two-form entry plus nursery provision. Typical secondary schools in Milton Keynes range from eight to twelve-form entry with capacity for between 1,200 and 1,800 pupils, plus further education (sixth form) provision.

6.23 The Council will expect sites to be delivered in locations that are accessible to new housing development and will particularly encourage the provision of sites located as part of new local or district centres in large developments. Sites should be of a regular shape, level and largely free from building constraints such as underground sewers, trees with Tree Preservation Orders, landfill sites and/or sites with gassing and high noise level areas etc.

6.24 The site area required for a new school will depend on a number of factors including the expected number of pupils, whether it is primary or secondary and whether nursery/sixth form/special needs provision is required. The Department for Education produce guidelines on the size of new schools which will be discussed with the Milton Keynes Education Department where the need for a new school is identified.

Potential Head of Terms

6.25 Planning Obligations received for education will be used for but not limited to:

- The provision of additional school places;
- Adapting, enhancing and/or extending education facilities;
- Building new education facilities;
- Day care nurseries including additional early years childcare places for the benefit of local workers - this may be in the form of a start-up grant for a new childcare provider or a monetary contribution to expand existing childcare provision;
- Before and after school/holiday care; and
- Extending school provision (i.e. family learning and support).
7 EMPLOYMENT, TRAINING AND TOWN CENTRES

Introduction

7.1 Milton Keynes is situated approximately between London and Birmingham - a major economic axis of the UK economy, and also between the knowledge intensive clusters of Oxford and Cambridge, which are one of the most important areas for research and development activities and education in the UK. Railway and motorway connections are also of a high quality and therefore supportive of a strong and resilient local economy.

7.2 New development creates employment and training opportunities through the demolition, construction and operational phases of development. The planning system therefore plays an important role in building a strong competitive economy, creating vibrant town centres and promoting social inclusion.

7.3 Through the planning system, it is important that these different phases of development open up job opportunities in not only construction, but also key clusters and growth sectors for people who may otherwise find it difficult to access employment, and help to bridge any identified skills gap and promote local employment. Crucially, in order to ensure that there is a supply of jobs in Milton Keynes, employment floorspace must be protected, including provision of small business units, so new business can grow and develop locally without having to move from the areas to find suitable premises and an adequately skilled workforce.

7.4 The MKC Economic Development Strategy 2017-2027 is based on the following vision “Milton Keynes has strong inclusive economic growth benefiting businesses and residents and sustaining its reputation as a prosperous, innovative and culturally vibrant place”.

7.5 The vision recognises the ambition to build on the success of MK, to capitalise on potential future opportunities and to address the city’s challenges. The Strategy identifies four priorities to achieve this.

7.6 Furthermore, new development can place pressure on local facilities for improving training and skills and can place additional demands on the skills base.

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8 A ‘job’ is defined as a position that runs for at least 13 weeks of continuous employment
9 Town Centres are defined in Plan:MK and associated Policy maps
9 ‘Small business units’ are defined in Plan:MK as having a gross internal floorspace no greater than 300 sq.m.
National Policy

7.7 The Council’s approach to the provision of employment and training initiatives is in accordance with the NPPF. The NPPF identifies three roles which contribute to sustainable development; an economic role; a social role; and an environmental role. The economic role within the planning system seeks to build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and of the right type to support growth and innovation.

7.8 Section 6, of the NPPF, focuses on building a strong, competitive economy. The section seeks to ensure that the planning system operates in such a way that encourages sustainable economic development and sets criteria for planning policies.

Local Policy

7.9 Plan:MK identifies planning policies to meet the employment, retail and leisure needs up to 2031 for the Borough. It provides planning policies to identify where the main areas for economic, retail and leisure development should take place over the plan period. The table below outlines the key planning policies which are associated with this chapter.

<table>
<thead>
<tr>
<th>Table 6 - Policy Context</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NPPF (2019)</strong></td>
</tr>
<tr>
<td>Paragraph 8</td>
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<tr>
<td>Paragraph 80</td>
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<tr>
<td>Paragraph 81</td>
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<tr>
<td>Paragraph 119 - 121</td>
</tr>
<tr>
<td><strong>Plan:MK (2019)</strong></td>
</tr>
<tr>
<td>Policy DS3</td>
</tr>
<tr>
<td>Policy DS4</td>
</tr>
<tr>
<td>Policy SD3</td>
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<tr>
<td>Policy SD14</td>
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<tr>
<td>Policy ER1</td>
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<tr>
<td>Policy ER2</td>
</tr>
<tr>
<td>Policy ER3</td>
</tr>
<tr>
<td>Policy ER5</td>
</tr>
<tr>
<td>Policy ER6</td>
</tr>
<tr>
<td>Policy ER8</td>
</tr>
</tbody>
</table>

7.10 Development will place pressure on local facilities for improving training and skills and it can place additional demands on the skills base thus new development is likely to result in a need for obligations. New development can also attract a large number of users to Town Centres which can add to or create, for example, environmental problems.
Qualifying Development

Employment & Training

7.11 Planning Obligations toward the employment and training of local people during demolition, construction and end-use (operational) development will be required from:

- Residential development of 11 or more units or over 1,000 sq.m in floorspace;
- Commercial development with floor space of over 1,000 sq.m; and
- Development which will employ 10 or more people either at construction / demolition and/or operational use phase(s).

Town Centres

7.12 Planning Obligations toward town centres will be required from:

- Development located within a designated town centre locations (as shown on the Policies Map Inset Maps; and
- Night Time Economy (NTE) development located anywhere in the borough where -
  - It is not possible to secure mitigation works through conditions meaning there are likely to be impacts associated with managing the town centre and/or local NTE, i.e. where community safety mitigation measures are required off site (such as CCTV monitoring), waste collection; etc.
  - The use is for a new food, drink, night club or late night entertainment and leisure use open after 23:00; or
  - Existing development is subject to an application to extend opening hours for food, drink and late night entertainment and leisure use after 23:00.

Non-Monetary Obligations

Employment Training & Skills Plan

7.13 All qualifying development schemes are expected to produce a development specific Employment and Skills Plan, which is to be approved by the MKC prior to implementation. Depending on the scale of development, the Employment and Skills Plan may be discussed at the pre-application stage.

7.14 The objective of the Employment and Skills Plan is to ensure that the employment, skills and training obligations agreed as part of the legal agreement are delivered and that the opportunities are available to local residents, particularly those not in education, employment, or training.
7.15 The Employment and Skills Plan will include information regarding the positive socio-economic outputs that the development will endeavour to deliver, for example, undertaking to: work collaboratively with local schools and universities; participate in job fairs and recruitment events; ensure health and safety in the vicinity of the development site; and promote careers in construction.

**Employment and Training - Construction Phase**

7.16 In order to support local businesses in benefiting from new development within Milton Keynes, the Council will require a commitment from developers to engage local labour. Developers and their supply chain are expected to work with MKC to have an active programme for recruiting and retaining the following during the demolition and construction phase of development, and the following minimum thresholds are required:

- **Local Labour**\(^{10}\) - the Council will seek to ensure that the owner/developer (and their agent’s employees, contractors and sub-contractors) uses all reasonable endeavours to secure a minimum of 30% of the workforce as Local Labour during the construction and demolition phase. Local labour during demolition and construction of the entire development can also include, for example, onsite security, facilities management and administration.

- **Apprenticeships** - apprentices\(^{11}\) (residents of Milton Keynes) in the various building trades such as brick laying, carpentry, electrical, plumbing and plastering and the new methods of construction. At least one full framework apprentice is to be employed per £2 million of build cost (exclusive of professional fees). Any apprenticeships should be for new employees.

\(^{10}\) Workers who reside in the Borough of Milton Keynes

\(^{11}\) A person aged 16 years or over who is undertaking on-the-job training and who is also studying for a nationally recognised qualification or an NVQ in one of the building trades such as electrical, brick laying, plastering, plumbing and carpentry
Employment and Training – Operational (End Use) Phase

7.17 Non-monetary obligations towards employment and training initiatives will be identified specific to each development through an Employment and Skills Plan worked up with the Council. The Council will seek to ensure that the owner/developer (and their agent’s employee’s contractors and sub-contractors) use all best endeavours to secure a minimum of 30% of the workforce as Local Labour\(^{12}\) during the operational phase up to five years from the first occupation of the final significant commercial unit forming part of the Development (or phase of the Development as the case may be). The Council requires annual labour returns to be provided by the owner/developer to demonstrate that the local labour commitments are being met. Operational use owners will pay at least the minimum wage.

Town Centres

7.18 Non-monetary obligations may be sought for the provision of affordable business space, small and independent shops, affordable retail space and the use of temporary space, in recognition of the key role played by each in offering a choice of goods and services, both in retail and business sectors for local people and employment opportunities through new businesses.

Monetary Obligations

Employment and Training – Construction Phase

7.19 Should development not meet the non-monetary requirements outlined above; and this is acceptable to the Council, a monetary contribution for construction training, employment support and to enhance the prospects of the use of local employment in the construction of new development will be sought. The following formula will be used to calculate this monetary contribution:

\[
\text{Cost of training and support per person (\£2,000) (1)} \times \frac{\text{Gross Internal Area (sq.m) /1000 (2)}}{}
\]

Notes:

(1) £2,000 is the cost of a full time, entry level construction course at Milton Keynes College [http://www.mkcollege.ac.uk/coursefinder/courses/construction-multiskills-entry-level-3–141792](http://www.mkcollege.ac.uk/coursefinder/courses/construction-multiskills-entry-level-3–141792)

(2) The formula is divided by 1000 given that 1000sqm represents a major development in floorspace terms.

\(^{12}\) Any person or persons aged 18 years or over who is a resident in Milton Keynes
7.20 In the event that the number of required apprenticeships are not supplied as specified in paragraph 7.24, the sum of £7,000 per apprenticeship will be payable to enable the Council to deliver placements elsewhere.

**Employment and Training – Operational (End Use) Phase**

7.21 Should development not meet the non-monetary requirements outlined above; and this is acceptable to the Council; a monetary contribution for operational training, employment support and local procurement to enhance the prospects of the use of local employment in development once operational will be sought. The following formula will be used to calculate this monetary contribution:

\[
\text{Cost of training and support per person (£2,000) (1)} \times \text{Employee yield of the development (2)} \times \text{Employees resident in Milton Keynes (74% or 0.74) (3)} \times \text{Employees in Milton Keynes requiring training & support (23% or 0.23) (4)}
\]

**Notes:**

1. Milton Keynes College offer a variety of vocational course including course in management, hospitality, business and retail, and administration, to name a few. Course fees vary dependent on qualification gained and length of course. £2,000 is considered to be an approximate average of the courses.

2. Milton Keynes Council and Milton Keynes Development Partnership Employment Land Review, and Economic Growth Study Phase 1 Report (November 2015) which is part of the evidence base underpinning Plan:MK used an employment density for B1 offices of 1 person per 12sqm. A copy of this study can be downloaded from the Council’s website at: https://www.milton-keynes.gov.uk/assets/attach/33561/MK%20EGELS%20Phase%201%20Report%20November%202015%20Final.pdf

   For non-office development the employee yield the study used was –
   • B1c/B2 – 36 square metres per employee (GIA); and
   • B8 – 85 square metres per employee (GEA).

3. In 2011 there were 105,808 employed people living in Milton Keynes. Of these, 77,957 (74%) were also working in Milton Keynes.

4. According to the 2011 Census, 77% of Milton Keynes’s working-age adults were employed meaning 23% are not in employment and are likely to be in need of further training to access the job market.

7.22 All monetary obligations will be used for activity that supports the provision and delivery of: apprenticeships, traineeships, skills training, employment support, job brokerage and work placements; local labour programmes, supply chain management and programmes aimed at assisting SMEs. The overriding aim is to train local people and support them into sustainable employment pathways.
7.23 A summary of the monetary obligations detailed above are tabulated below.

Table 7 - Summary of Employment, Training and Skills Obligations

<table>
<thead>
<tr>
<th>Phase</th>
<th>Non-Monetary</th>
<th>Monetary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction and Demolition</td>
<td>• Employment and Skills Plan</td>
<td>Cost of training and support per person (£2,000) X</td>
</tr>
<tr>
<td></td>
<td>• 30% Local Labour throughout construction/demolition phase</td>
<td>(Gross Internal Area (sq.m)/1000)</td>
</tr>
<tr>
<td></td>
<td>• 1 Apprentice for every £2m of build costs (excluding professional fees)</td>
<td>£7,000 fee per apprenticeship for the creation of alternative training opportunities elsewhere in the Borough</td>
</tr>
<tr>
<td></td>
<td>• Annual Labour returns for construction phase</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Commitment to engage with local businesses through the supply chain for contracts over £3 million</td>
<td></td>
</tr>
<tr>
<td>Operational</td>
<td>Employment and Skills Plan</td>
<td>Cost of training and support per person (£2,000) X</td>
</tr>
<tr>
<td></td>
<td>30% Local Labour for first five years of operational phase(s)</td>
<td>Employee yield of the development X</td>
</tr>
<tr>
<td></td>
<td>Annual Labour returns through 5 year period</td>
<td>Employees resident in Milton Keynes X</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Employees in Milton Keynes requiring training &amp; support</td>
</tr>
</tbody>
</table>

Town Centres

7.24 To support growth activities in town centres, the following Planning Obligations may be sought:

- Town centre management - obligations may be sought for town centre management activities for example, community events, place marketing, and initiatives that increase the number of businesses utilising space within the town centre. Activities associated with town centre management are generally operational but in some instances may include minor infrastructure works such as, the installation of lighting and CCTV. The size of the monetary contribution required to mitigate the community safety and amenity impacts of a development will be determined through negotiation, on a site by site basis, between the developer and the Council and will reflect the size and nature of the proposed use and/or impact of a change in opening hours.
Night time economy obligations - some NTE uses located in or outside the town centre may have considerable community safety and amenity impacts requiring mitigation through a relevant Planning Obligation. The size of the monetary contribution required to mitigate the community safety and amenity impacts of a development will be determined through negotiation, on a site by site basis, between the developer and the Council and will reflect the size and nature of the proposed use and/or impact of a change in opening hours (See para 182 of the NPPF 2019).

**Potential Heads of Terms**

7.25 Planning Obligations secured through legal agreement to support local labour, procurement and town centre initiatives may include, but are not limited to:

**Local Labour and Procurement:**
- Operational training, employment support and local procurement
- Employment and Skills Plan
- 30% Local Labour throughout construction/demolition phase
- 1 Apprentice for every £2m of build costs (excluding professional fees)
- Annual Labour returns for all phases of development
- Commitment to engage with local businesses through the supply chain
- 30% Local Labour for first five years of operational phase(s)
- Annual Labour returns through 5 year period
- Support fee of £1500 per apprentice
- Commitment to joining the Council’s National Skills Academy

**Town Centre Initiatives:**
- Town centre management
- Growing the Business base within the Town Centre
- Support to markets
- Community safety initiatives
- CCTV installation and monitoring
- Community safety wardens
8 SOCIAL INFRASTRUCTURE

Introduction

8.1 New housing will increase resident population in Milton Keynes, whilst commercial/employment development will increase daytime population. Both create additional demand for a range of services, therefore putting pressure upon existing facilities and services and generating need for additional facilities and services, either through expansion of existing facilities or the provision of new facilities. The Council, in association with other stakeholders, has a duty to ensure that Milton Keynes is developed as a sustainable community, and that there is a strategic approach in place, to identify the required physical and social infrastructure facilities and services.

8.2 Individually, the impact of developments on social infrastructure 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 social infrastructure will be sought. By identifying the social infrastructure type and quantifying the contribution to be collected from developments, prospective developers will have a clear understanding of the social infrastructure contribution costs associated with new development within the Borough.

8.3 The obligations sought for social infrastructure in this SPD seek to address the immediate local impacts of the development, but also looks wider to more strategic facilities and services.

8.4 The NPPF identifies three roles which contribute to sustainable development; an economic role; a social role; and an environmental role. The social role within the planning system seeks to support strong, vibrant healthy communities, which are accessible to local services, reflect community’s needs, and support health, social and cultural well-being. The NPPF highlights that planning should take account of, and support, local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

8.5 The NPPF also states that local planning authorities should set out strategic priorities in their Local Plan. Of these strategic priorities, there should be policies to deliver the provision of health, security, community and cultural infrastructure, and other local facilities.

Local Policy

8.6 Plan:MK identifies a number of objectives which seek to protect and improve existing key services and facilities, as well as to promote the timely provision of new and improved facilities, alongside economic growth.
8.7 A summary of the key policies relating to social infrastructure are set out below.

<table>
<thead>
<tr>
<th>Table 8 - Policy Context</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NPPF (2019)</strong></td>
</tr>
<tr>
<td>Paragraph 8</td>
</tr>
<tr>
<td>Paragraph 20</td>
</tr>
<tr>
<td><strong>Plan:MK (2019)</strong></td>
</tr>
<tr>
<td>Policy CC1</td>
</tr>
<tr>
<td>Policy CC2</td>
</tr>
<tr>
<td>Policy CC3</td>
</tr>
<tr>
<td>Policy CC6</td>
</tr>
<tr>
<td>Policy EH5</td>
</tr>
<tr>
<td>Policy SC1</td>
</tr>
<tr>
<td>Policy INF1</td>
</tr>
</tbody>
</table>

**Context**

8.8 For each of the facilities / services mentioned in paragraph 8.5, work has been carried out to assess what improvements will be required as a result of new development. Future development will increase need on all aspects of social infrastructure.

**Libraries**

8.9 MK Libraries currently operates from nine library buildings across the Borough and one mobile vehicle; these libraries provide a vital function in local communities. The running cost of library services is significant, yet essential. MK Libraries is required to comply with the Public Libraries and Museums Act 1964, under which all local authorities have a statutory duty to deliver a “comprehensive and efficient library service” to all people who reside, work or are in full time education in the Borough.

8.10 The Council’s latest Libraries review\(^\text{13}\) identified the need for budget savings to the service, and also a need to reflect how the role and function of libraries, and how the public interact with them, is changing. For example, how book lending is in decline whilst digital technologies and services offered by libraries are growing, with the biggest growth being in eAudio and eBooks.

8.11 The Council’s Local Investment Plan, March 2015 refresh\(^\text{14}\) identifies a total of £109.9m required infrastructure investment for community facilities, of which libraries forms part of alongside leisure, sports and other cultural facilities, for the period between 2016 and 2026.

\(^{14}\) [https://www.milton-keynes.gov.uk/assets/attach/27640/LIP%202015.pdf](https://www.milton-keynes.gov.uk/assets/attach/27640/LIP%202015.pdf)
Burial Services

8.12 There are ten cemeteries in Milton Keynes. The existing burial ground provision in the city is within the older settlements, and no new provision was made with the development of the New Town, with the exception of a small amount of burial space at the crematorium at Crownhill. However, without extensions or new sites being found, all the existing burial ground sites are expected to reach capacity within the next ten years.

8.13 Several sites are already full and only 4 sites (at present, November 2018) have grave spaces. An area on the Eastern Flank was set aside for a further crematorium but there has been no further discussion on this recently and no site has been identified. As Milton Keynes develops on this area with the increasing number of new housing estates there should be provision for a further cemetery to serve residents of the Eastern flank area.

8.14 The Local Investment Plan (March 2015 Refresh) sets out that within the Western Expansion area of MK, a burial ground will be required to serve the whole of the city. Policy SD6 of Plan:MK sets out that proposals for the Western Expansion Area must include open space, including land (approximately 10ha) for a burial ground and remembrance garden. Policy CC6 supports the provision of new burial grounds. At present several of the cemeteries are full and no further burials can take place in these sites.

Culture: Public Art, Museums and Archives


8.16 Heritage, Museums and Archives: In April 2011, five independent museum and archive partners, with significant collections and public delivery, agreed to form a consortium joint programme under the Heritage MK brand. Even in its early stages, this partnership accounted for 200,000 plus annual public visits to their venues and by working together, a ‘critical mass’ of resource, supplemented by the Council and external funding, will deliver the heritage impact desired to help put ‘MK’ on the international map.

8.17 The years 2008 – 2013 saw £15 million of funding secured to develop infrastructure, collections and activity, particularly around archives and museums venues, with implementation to continue during the new strategy. More work is needed to secure Milton Keynes’ still relatively unknown historic environment, protect unique wildlife and biodiversity, and parks.

8.18 Public Art: Over the last 40 years, Milton Keynes has developed an excellent reputation for Public Art development, with over 220 Public Artworks across the city. The Public Art Specialist within Milton Keynes Council supports the commissioning of new pieces, engagements with communities and the care and conservation of existing works. Milton Keynes Council supports developers to meet their Section 106 obligations relating to Public Art, as set out in the Creative and Cultural Strategy Delivery Framework. Plan:MK Policy CC1 supports the provision of public art

8.19 The Local Investment Plan (March 2015 Refresh) identifies a total of £13.9m required infrastructure investment for the arts, which includes public art, museums and archive facilities, for the period between 2016 and 2026. Public Art is not considered to fall within the definition of ‘infrastructure’ under the CIL Regulations or The Planning Act 2008. Consequently, contributions towards Public Art are not subject to the pooling restrictions under Section 123 of The Community Infrastructure Levy Regulations 2010.

Health Facilities

8.20 Milton Keynes CCG is the principal local health commissioner. Its role is to commission providers such as hospitals and community clinics to provide healthcare services for approximately 296,000 people living in Milton Keynes.

8.21 NHS Milton Keynes Clinical Commissioning Group (CCG) is a clinically led membership organisation made up of 27 member GP Practices. It is responsible for planning, buying (commissioning) and monitoring the majority of healthcare services on behalf of the population of Milton Keynes. The CCG works closely with other partners in health and social care in Milton Keynes to improve opportunities for children, young people and adults to enjoy a healthy, safe and fulfilling life. CCGs are membership organisations of local GPs and are statutory bodies accountable to NHS England.

8.22 As part of the development of local Sustainability & Transformation Partnerships (STP), MKCCG is committed to working together with our STP partners in Bedfordshire and Luton to deliver the BLMK STP priorities for joined up services and access to health care closer to home – aligned to the specific needs of the whole population.
MKCCG also co-ordinates primary healthcare facilities within Milton Keynes. It 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 Nene CCG and the area to the south of the city by Bedfordshire CCG. By far the majority of NHS care happens outside of the acute hospitals in GP surgeries, health centres and other community facilities.

MK Council with the support of MK Clinical Commissioning Group (CCG) and NHS England have delivered a new health facility at Brooklands in the Eastern Expansion Area to provide access for over 22,500 patients to general practice and out of hospital services for existing and new residents in Milton Keynes. This facility has replaced the current temporary facilities at Chaffron Square, Broughton Gate. This is as well as seeking another health facility is the West of Milton Keynes in the Whitehouse area for an expected registered population of 22,500.

A growing population will put additional pressures upon the existing healthcare services and facilities in Milton Keynes. Collecting a developer contribution toward healthcare facilities to either providing new or funding improvement to existing facilities to mitigate the impact of new development is therefore considered necessary. The Local Investment Plan (March 2015 Refresh) identifies a total of £94.2m required infrastructure investment for health and related services, for the period between 2016 and 2026.

Milton Keynes Clinical Commissioning Group (MKCCG) is working with general practice on the Implementation of the Primary Care Home model – delivery of health and care services by integrated multi-disciplinary teams, developed around populations of 30,000 to 50,000, with networked GP services being at the centre of the patient’s care. Building care management teams around GPs to provide effective management of patient lists. Increased focus on preventing ill health and improving good health, including through greater integration of range of services, including voluntary sector.

The strategy is to deliver care within a hub model across Milton Keynes to support care closer to home, with the East hub developed and work commencing in the West, opportunities to scope out requirements for North and South. Work is ongoing scoping opportunities for hub models to deliver more out of hospital care.
Waste Management and Receptacles

8.28 Much of the infrastructure envisaged in the Waste Development Plan Document (WDPD) (February 2008) has been put in place and the WDPD requires updating. To accommodate growth envisaged in Plan MK, there is currently a requirement for a local 50,000 tonnes per annum anaerobic digester to treat food and garden waste. This also requires 2ha of land which has not yet been identified, but which would ideally be close to other waste facilities in Old Wolverton. There is also insufficient capacity at civic amenity sites – known as household waste and recycling centres (HWRC’s). This applies particularly to Bleak Hall HWRC which is the closest HWRC for c53% of households but is the smallest site. If there is further growth beyond 2031, larger facilities will be required to:

- Process residual waste
- Accommodate the Council’s waste collection vehicle fleet
- Handle recyclable materials

8.29 MKC’s waste strategy was refreshed in 2017 and is due to be updated again in 2020. Previous strategies have already resulted in a recycling rate of more than 50% and a landfilling rate of 27% which is likely to drop further as the Milton Keynes Waste Recovery Park reaches maximum impact – the Council is still targeting less than 5% of waste to be landfilled.

8.30 The Council continues to face budget pressures and the growth of Milton Keynes through developments places pressure upon waste services; each new property generates an additional 1.2 tonnes of waste per year which must be collected and processed requiring new vehicles and infrastructure.

8.31 Developer obligations to fund new and improved waste and recycling facilities and the ongoing maintenance of existing sites will be required. In addition, the costs associated with issuing household waste receptacles to new properties (recycling and composting bins etc.) will be applied on a per household basis.

8.32 In the long term, land will be required to construct new waste infrastructure (approximately around 2ha) for a new civic amenity (HWRC or “tip”). This will replace Bleak Hall and house an anaerobic digester.

Social Care

8.33 Social care provision includes day care and housing for older persons, as well as children homes. The type of service offered to older people in need of social care support depends on the level of need of the potential service user.
8.34 MKC are currently reviewing their requirements for adult social care and this will be reflected in a subsequent version of this document.

8.35 Milton Keynes’ population is predicted to have a significant rise in the number of older people over coming years, and it is estimated that the total number of people in Milton Keynes with dementia will increase to 3,250 by 2021. It is important to recognise that many more people than this will be affected by dementia, in particular family carers. As the population of MK expands and ages, and more people are receiving social care, the cost of the service will grow, and these costs should be shared with new development which contributes towards the growing population.

8.36 In Milton Keynes, the number of children in care (CiC) increased from 282 in March 2013 to 304 in March 2014. It has remained stable around at 300 through the first quarter of 2014/15. Overall numbers of CiC have been fairly stable over the last three years. Children’s Social Care Services are highly regulated and follow nationally agreed processes. Demand has increased significantly over the past 5 years. An increase in the population through development is likely to lead to further pressure on these resources for which obligations will be sought.

8.37 Residential provision in Milton Keynes comprises the following three children’s homes:

- **Furze House** provides residential short breaks, day care, emergency provision and outreach support for up to ten children and young people with a significant disability aged 5 to 19 years at any one time. This is a council owned home. It is rarely used for children in care.

- **Westminster House** is a purpose built children’s home which provides long term care for children and young people aged 10 – 19 with a learning disability. Westminster House has eight single occupancy bedrooms, each with their own en-suite.

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The Walnuts School is a local authority co-educational community residential special school and a registered children’s home for pupils with autistic spectrum disorders (ASD). The Walnuts School has a purpose built 31-bedded residential facility for students at the school aged 4 – 19 years who require residential support during the school week/term time as part of their educational plan.

**Emergency Services**

8.38 Emergency services comprise ambulance services, fire and rescue services and the police. Police forces and fire and rescue services are largely funded by Central Government, whilst ambulance services are largely funded by the NHS. There have been recent reforms to the provision of fire and rescue services, and police, fire and rescue and ambulances services have a statutory duty under the Police and Crime Act 2017 to collaborate. This, alongside the introduction of cost-cutting measures, means that councils are under significant pressure to ensure these services are being provided effectively.

8.39 New development presents opportunities for designing out crime and anti-social behaviour; however, new development also puts pressure on existing police, fire and rescue and ambulance services. In particular the additional population generated by development will place an increased demand on the level policing for an area. The Local Investment Plan (March 2015 Refresh) identifies an infrastructure investment requirement of £1.8m for the ambulance service, for the period between 2016 and 2026, and £9.5m for the police service. A comparison of required investment against available funding equates to a funding gap of 43.2% of its total expenditure requirement for the ambulance service and 83.5% for the police service. The required infrastructure development for fire and rescue services has been identified as £6.2m for the period between 2016 and 2026.\(^\text{17}\)

8.40 In order to maintain the current level of service obligations from developers will be sought towards the provision of the delivery of capital infrastructure items as required by Emergency Services providers, this will include items of kit, equipment and infrastructure as well as the extension of and improvements to existing emergency services facilities where appropriate.

\(^{17}\) This is based on the estimated cost of a new station and one fire appliance. As the number of homes in the borough will be increasing by circa 25% during the period, it is likely additional infrastructure on this sort of scale will be required, although it may not necessarily be a new station (it could for example be used to fund multiple stand-by points, new specialist equipment etc.) The exact requirements will depend on the location and nature of future development.
Voluntary Sector

8.41 Voluntary activity is a vital component in the life of the community, offering individuals and groups an opportunity to participate in, contribute to, and manage their local environment. The Council relies upon the voluntary sector to supplement and support a range of services that they provide although cuts to public sector spending have, in recent years, resulted in significant reductions in Council funding for this sector. In Milton Keynes, voluntary activity has been an integral part of creating social cohesion and making people feel part of a community since the very early days of the New City and the City benefits from a variety of groups that cover many aspects of activity that are relevant to everyday life for all sectors of the community.

8.42 Increases in the Borough’s population and the development of new residential areas will impact and increase the demand for services provided by the voluntary sector both by individual groups such as Age Concern and the Citizens Advice Bureau, which provide specific services to the community (e.g. mental health and citizens advice) and by Community Action.MK (CA.MK). CA.MK supports the wider voluntary and community sector on a range of capacity building needs including the provision of advice, information and training and helps to match people seeking volunteering opportunities to new voluntary groups being formed. If the services currently provided by the voluntary sector are to be delivered within new areas of development contributions will need to be sought to provide them. In cases where the provision of new community facilities in a new area of residential development is delayed until a critical mass of housing development has been achieved, the use of a residential property as a community house may provide not only a base for the delivery of services but also a meeting place for people and voluntary sector groups until more permanent community facilities are constructed.

8.43 The Local Investment Plan (LIP), March 2015 Refresh, also identifies funding requirements for third sector delivery partners and sets out that total infrastructure investment required for the period between 2016 and 2026 for the third sector is £61.4m. A comparison of required investment against available funding equates to a funding gap of 77.1% of its total expenditure requirement. The LIP identifies both capital funding requirements in the form of community facilities and revenue funding requirements in the form of additional transitional costs of service delivery required to develop new communities, including community development work, such as the programme delivered by Community Action:MK in the Eastern and Western Expansion Areas funded through the Tariff.
8.44 An active and thriving voluntary sector is a vital component of a sustainable community and therefore investment is required to assist with the development of non-built social infrastructure, such as building strong communities through the continuing development and delivery of activities, resources and support to strengthen the skills and confidence of people and community groups to enable them to take effective action and play leading roles. To enable this capacity, a contribution towards voluntary and community sector support infrastructure will be sought from new developments.

8.45 **Community Reserve Sites.** Traditionally, Milton Keynes Council sought a standard provision of 0.75 hectares per 1000 population for reserve sites in new housing developments in City Expansion Areas. These are sites that are left undeveloped in the early stages of a development to accommodate unforeseen local needs of the voluntary and not for profit sector. These have the potential to accommodate a wide variety of not yet identified community facilities including extensions to schools, local shops, health facilities, special needs housing, religious facilities, private housing, etc. Policy INF1, Delivering Infrastructure, recognises the importance of developments delivering the required on and off-site infrastructure to meet the needs of future growth. The Council therefore seeks the provision of reserve sites in major developments at a standard of 0.75 ha per 1000 population to meet the future needs of the new community as it develops.

**Qualifying Development**

8.46 The qualifying development thresholds relating to planning obligations for social infrastructure is outlined in Table 10. In some cases, developments of 1,000 sq.m or more of non-residential floorspace will not be expected to contribute to certain types of social infrastructure. Table 9 below sets out the type of social infrastructure obligations which will be sought from residential developments only, and which will be sought from both residential and commercial / employment developments. Qualifying development by obligation type is also set out in Table 10.

*Table 9 - Social Infrastructure Type by Development Type*

<table>
<thead>
<tr>
<th>Obligations applicable to Residential Development Only</th>
<th>Obligations applicable both Residential and Commercial / Employment Developments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burial Services</td>
<td>Milton Keynes University / Milton Keynes College</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>Emergency Services</td>
</tr>
<tr>
<td>Social Care</td>
<td></td>
</tr>
<tr>
<td>Voluntary Sector</td>
<td></td>
</tr>
<tr>
<td>Libraries</td>
<td></td>
</tr>
<tr>
<td>Waste Management and Receptacles</td>
<td></td>
</tr>
<tr>
<td>Museums</td>
<td></td>
</tr>
</tbody>
</table>
Non-Monetary Obligations

8.47 Where the scale of development is such to necessitate a new library facility or community centre, there may be instances where these could be incorporated in to the new development. For instance, where a developer, through certain economies of scale, is able and willing to build and fit out an identified library facility or community centre to an appropriate standard cheaper than the equivalent monetary contribution; or after negotiations with the Council, the developer is willing to build out a library facility or community centre incorporating match funding from other sources. In doing so, the developer would save on any economies of scale associated with undertaking works as part of the wider development. The exact nature, scale and design of any works undertaken by the developer will be agreed between MKC and the applicant/developer.

8.48 Other non-monetary obligations may include, but are not limited to, the following:

- The commissioning and installation of public artwork; with the artist and nature of the commission to be agreed between MKC and the applicant/developer; and
- The provision of discounted or peppercorn rent floorspace to be let to voluntary organisations; with the organisation(s) to be agreed between MKC and the applicant/developer.

Monetary Obligations

8.49 Table 10 below sets out the monetary obligations which will be sought against each social infrastructure type based upon a rate per person, which is then to be applied to the population / employee yield from residential and commercial developments. The following assumptions have been made in association with the below.

8.50 The figure in the identified funding gap column of Table 10 below is as set out in Annex F of the Local Investment Plan (March 2015 refresh)\(^\text{18}\). Annex F sets out an initial assessment of long term asset investment needs for the period between 2015 and 2031.

\(^\text{18}\) The Local Investment Plan (March 2015 refresh) can be viewed on the Council’s website at [https://www.milton-keynes.gov.uk/assets/attach/27640/LIP%202015.pdf](https://www.milton-keynes.gov.uk/assets/attach/27640/LIP%202015.pdf)
8.51 Future population growth has been calculated based on the delivery of the housing proposed in Plan:MK of 30,900 dwellings over the plan period 2016-2031. Assuming an ONS figure of 2.4 persons per dwelling\(^\text{19}\), the population of the Borough would grow by 74,160 over the plan period.

8.52 In some instances, it is considered that the approach from the previous SPD is appropriate. Where this is the case for the voluntary sector for example, the cost per person has been updated in line with Consumer Price Index. To do this, the cost set out in the previous SPD is multiplied by the consumer price index for January 2005 (745.2) divided by the index for April 2017 (1067.5).

\textit{Table 10 – Monetary Obligations for Social Infrastructure}

<table>
<thead>
<tr>
<th>Infrastructure Type</th>
<th>Qualifying Development</th>
<th>Identified Funding Gap</th>
<th>Cost per person</th>
<th>Methodology</th>
</tr>
</thead>
<tbody>
<tr>
<td>Libraries</td>
<td>• 11 or more dwellings</td>
<td>£4.4 million</td>
<td>£59 per person</td>
<td>Funding gap / population growth for 2016 - 2031 = contribution per person £4,400,000 / 74,160 = £59 To calculate Planning Obligation, apply population / employee yield from the development using Tables 15 and 16 below</td>
</tr>
<tr>
<td>Burial Services</td>
<td>• 11 or more dwellings</td>
<td>£4.43 million including cost of 10ha of land need to meet future burial requirements in Milton Keynes For the land cost we have applied agricultural land values at circa £24,000 per hectare(^\text{20}). In</td>
<td>£60 per person</td>
<td>Funding gap + Indicative Land Cost Requirement for circa 10ha / population growth for 2016 - 2031 = contribution per person £ 4.43 million (830,000 + £3,600,000) / 74,160 = £60 To calculate Planning Obligation, apply population / employee yield from the development using Tables 15 and 16 below</td>
</tr>
</tbody>
</table>

\(^{19}\) https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/families/bulletins/familiesandhouseholds/2017

\(^{20}\) RICS calculates agricultural land values at circa £10,000 per acre (£24,000 per hectare) http://www.rics.org/Global/RICS_RAU_Rural_Land_Market_Survey_H2_2016_RICS_220217_if.pdf
<table>
<thead>
<tr>
<th>Infrastructure Type</th>
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<th>Cost per person</th>
<th>Methodology</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>accordance with HCA guidance(^{21}) this figure has been increased 15 fold to arrive at a conservative land estimate of £360,000 per hectare</td>
<td>yield from the development using Tables 15 and 16 below</td>
<td></td>
</tr>
<tr>
<td>Culture (Public Art, Museums)</td>
<td>• 11 or more dwellings for culture; Public Art and Museums • 1000 sq.m of non-residential floorspace for Public Art only</td>
<td>£1.5 million</td>
<td>£20 per person Plus 0.5% of Gross Development Value excluding land costs (public art) £298 per person</td>
<td>Funding gap / population growth for 2016 -2031 = contribution per person £1.5 million / 74,160 = £20 Plus 0.5% of Gross Development Value Total = £318 To calculate Planning Obligation, apply population / employee yield from the development using Tables 15 and 16 below</td>
</tr>
<tr>
<td>Health Facilities</td>
<td>• 11 or more dwellings</td>
<td>£68.22 million</td>
<td>£920 per person</td>
<td>Funding gap / population growth for 2016 -2031 = contribution per person £68,220,000 / 74,160 = £920 To calculate Planning Obligation, apply population / employee yield from the development using Tables 15 and 16 below</td>
</tr>
<tr>
<td>Waste Management and Receptacles</td>
<td>• 100 or more dwellings</td>
<td>£13.54 million</td>
<td>£183 per person Plus £60 per person (waste)</td>
<td>Funding gap / population growth for 2016 -2031 = contribution per person £13.54 million / 74,160 = £183</td>
</tr>
</tbody>
</table>

\(^{21}\) [http://realestateappraisal.co.uk/wp/wp-content/uploads/2013/03/HCA_AWVM_User_Notes_Annex_1_Transparent_Assumptions_August_2010.pdf](http://realestateappraisal.co.uk/wp/wp-content/uploads/2013/03/HCA_AWVM_User_Notes_Annex_1_Transparent_Assumptions_August_2010.pdf)
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<tr>
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<th>Identified Funding Gap</th>
<th>Cost per person</th>
<th>Methodology</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Social Care</strong></td>
<td>11 or more dwellings</td>
<td>£2.25 million</td>
<td>£30 per person (adult social care)</td>
<td>Funding gap / population growth for 2016-2031 = contribution per person</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Plus £60 per person (children social care)</td>
<td>£2.25 million / 74,160 = £30</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Total = £90 per person</td>
<td>Plus £60 per person taken from previous SPD cost with CPI applied</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>To calculate Planning Obligation, apply population / employee yield from the development using Tables 15 and 16 below</td>
<td></td>
</tr>
</tbody>
</table>

| **Emergency Services** (ambulance services; fire and rescue services and police) | 11 or more dwellings | 1000 sq.m of non-residential floorspace | £6.425 million | £87 per person |
|                                                                             |                        |                                          | Funding gap / population growth for 2016-2031 = contribution per person |
|                                                                             |                        |                                          | £6.425 million / 74,160 = £87 |
|                                                                             |                        |                                          | To calculate Planning Obligation, apply population / employee yield from the development using Tables 15 and 16 below |

| **Voluntary Sector** | 11 or more dwellings | Funding gap in Local Investment Plan Plus 0.75 ha per 1,000 population for reserve sites in strategic urban extensions | £119 per person | Cost per person has been updated using previous SPD cost with CPI applied (see paragraph 8.45). |

| **Milton Keynes University and Milton Keynes College** | 11 or more dwellings | 1000 sq.m of non-residential floorspace | £22.5 million | £303 per person (MK:U) |
|                                                        |                        |                                          | £7.5 million | £101 per person (MK College) |
|                                                        |                        |                                          | Plan:MK Policy EH4 |
8.53 To calculate the applicable monetary contribution for many of the social infrastructure categories, it is necessary to apply the population and employee yields from the development.

8.54 Table 15 sets out details of average household size, which have been produced using Tables CT0207 and CT0136 of the 2011 Census data and should be used when calculating planning obligations for residential development.

8.55 When calculating employee yield from non-residential development, the following yields should be used. The figures below are as set out in the Employment Land Review, and Economic Growth Study Phase 1 Report (November 2015)\(^2\), which has been produced by Milton Keynes Council and Milton Keynes Development Partnership, to underpin Plan:MK.

<table>
<thead>
<tr>
<th>Use</th>
<th>Employment Density (sq.m per person)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office - B1a</td>
<td>12 sq.m (GIA)</td>
</tr>
<tr>
<td>Light industrial / general industrial - B1c / B2</td>
<td>36 sq.m (GIA)</td>
</tr>
<tr>
<td>Storage and distribution - B8</td>
<td>85 sq.m (GEA)</td>
</tr>
</tbody>
</table>

**Potential Head of Terms**

Planning Obligations received for social infrastructure may include, but not limited to:

- Refurbishment or extension of existing library buildings;
- Improved or new fittings, IT equipment and/or book stock for libraries;
- Extending or improving crematorium or burial grounds;
- Extending or improving facilities at museums and archives;
- Primary care: GP Services;
- Intermediate care: day places and beds;
- Acute Facilities: elective, non-elective and day care beds;
- New and improved waste and recycling facilities;
- Ongoing maintenance of existing waste and recycling facilities;
- Provision of household waste receptacles (recycling and composting bins etc.);
- Provision of new public art;
- Extending or improving day care facilities / older persons housing;
- Extending or improving children’s homes;

\(^2\) [https://www.milton-keynes.gov.uk/assets/attach/33561/MK%20EGELS%20Phase%201%20Report%20November%202015%20Final.pdf](https://www.milton-keynes.gov.uk/assets/attach/33561/MK%20EGELS%20Phase%201%20Report%20November%202015%20Final.pdf)
o Set up costs for new Police Officers and support staff
o Provision of Police infrastructure, including Fleet, ICT provision and increased
o Capacity of Airwave and Police National Database where required.
o Installation and monitoring of CCTV and ANPR;
o Introduction of new cameras to be linked in to existing CCTV systems;
o Community safety initiatives and community wardens;
o Extending or improving existing emergency services facilities; and
o Provision of potential “touchdown” space for Police Officers within new Community Centres in new growth areas.
9 LEISURE, RECREATION AND SPORTS FACILITIES AND GREEN INFRASTRUCTURE

Introduction

9.1 Access to well-planned and maintained leisure, recreation and sports facilities, including public open space, children’s play areas and other forms of green infrastructure, continue to play an important role in promoting Milton Keynes as a sustainable community. The provision of such facilities and open space and their management and maintenance in perpetuity will contribute towards creating healthy communities and can improve people’s physical, mental, and social well-being.

9.2 Planning has an important contribution to make towards addressing the increase in serious health issues facing modern society that are brought on by a combination of lack of regular physical activity and poor diet. The financial and social cost of increasing levels of poor health and the development of certain chronic diseases (including heart disease, type 2 diabetes and some cancers) can be reduced by promoting design that encourages greater levels of daily physical activity in buildings and public spaces.

9.3 This chapter of the SPD identifies the planning obligations that will be appropriate for the provision of leisure, recreation and sports facilities. This is outlined in Appendix C of Plan:MK.

National Policy

9.4 Chapter 8 of the NPPF, supports policies and decisions which aim to achieve healthy, inclusive and safe places and enable and support healthy lifestyles. Paragraph 96 is pertinent in that it recognises how access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of local communities. Paragraphs 91-101 of the NPPF highlight the role of the planning system in creating healthy, inclusive communities.

9.5 Furthermore, Paragraph 92 of the NPPF advises that in order to deliver the social, recreational and cultural facilities that communities need, planning policies should plan positively for the provision of and use of shared space, community facilities (such as shops, meeting places, sports venues, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
Local Policy

9.6 MKC local planning policy framework comprises of the Site Allocations Plan (2018) and Plan:MK (2019). For the preparation of the Council’s development plan a number of evidence studies were prepared. For example, the Green Infrastructure Strategy (2018) identified where and how Green Infrastructure will be delivered in the future and the Open Space Assessment (2018) provided an overview of the provision of open space in the borough.

9.7 In addition to planning policy documents, the Council has other strategy documents which set out the short, medium and long term objectives in relation to wellbeing, leisure, recreation and sports. The Council’s Plan 2016 to 2020 sets out the work required to achieve the Council’s ambitions and priorities for Milton Keynes. One of these priorities is ‘A Healthy City’ which is an active, vibrant place with people living long, healthy and fulfilling lives. This will be achieved by supporting people and investing in services that promote prevention, choice and empowerment.

9.8 The Sport and Active Communities Strategy (2014-2023)\(^{23}\) aims to increase opportunities to participate in sport and active recreation, for example through the Walking for Health programme, and investment in existing and new facilities, such as community sports pavilions in new development areas. The key aims of the Strategy are to develop sporting opportunities; maximise the use of facilities including community centres; and to preserve, enhance and provide new playing pitches.

9.9 The Milton Keynes Playing Pitch Strategy, March 2015\(^{24}\), sets out the Council’s strategy and provides an assessment of the need for grass and artificial pitch provision in Milton Keynes. There are policy recommendations to guide priorities, and costed proposals for investment over the next few years. Of particular concern is the need to improve the quality of sites to improve their attractiveness and usefulness to sport, as well as providing more sites to meet identified need as the population grows.


9.10 A summary of the key policies relating to open space, children’s play areas and recreational facilities is set out below.

Table 12 - Policy Context

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Paragraph 83</td>
<td>Policy L1: Facilities Acceptable in the Parks System</td>
</tr>
<tr>
<td>Promotion and development of local services, inc. sports venues</td>
<td>Policies L2/L4: Protection of Public Open Space and Existing Facilities</td>
</tr>
<tr>
<td>Paragraph 112</td>
<td>Policy L2: Protection of Public Open Space and Existing Facilities</td>
</tr>
<tr>
<td>Enhancing the provision of local community facilities and services</td>
<td>Policy L4: Public Open Space Provision in New Estates</td>
</tr>
<tr>
<td>Paragraph 92</td>
<td>Policy INF1: Delivering Infrastructure</td>
</tr>
<tr>
<td>Delivery of social, recreational and cultural facilities</td>
<td>Policies L2/L4: Protection of Public Open Space and Existing Facilities</td>
</tr>
<tr>
<td>Paragraph 96</td>
<td>Policy L2: Protection of Public Open Space and Existing Facilities</td>
</tr>
<tr>
<td>Access to high quality open space and sport and recreation facilities</td>
<td>Policy L4: Public Open Space Provision in New Estates</td>
</tr>
<tr>
<td>Paragraph 145</td>
<td>Policy INF1: Delivering Infrastructure</td>
</tr>
<tr>
<td>Provision of appropriate facilities for outdoor sport and outdoor recreation</td>
<td></td>
</tr>
</tbody>
</table>

Context

9.11 New housing development will increase resident population in the Borough while new commercial/employment development will increase daytime population. Both create additional demand for leisure, recreation and sports facilities, therefore putting pressure upon existing facilities and generating need for additional facilities either through expansion of existing facilities or the provision of new.

9.12 For each of the facilities / services mentioned in paragraph 9.3, a review of local evidence has been carried out for Plan:MK to establish the appropriate level of contribution and whether improvements to, or the expansion of existing public open space, leisure, recreation and sports facilities be required to help mitigate the impact of development.

Leisure and sport facilities

9.13 Leisure and sports centre facilities in the Borough are facing significant budget challenges and the Council will need to make savings on the provision of these services in future years. Whilst some facilities have the potential to generate income through memberships and ‘pay to use’, the need for ongoing investment and the ambition to provide improved and additional facilities will require developer obligations to support facilities within the area local to the development proposed in order to ensure there is adequate provision to accommodate the growth in population.
Playing fields and sport pitches

9.14 Playing fields and sports pitches within the Borough are popular and well used by football, rugby, cricket and hockey teams across all age groups and genders. The Playing Pitch Strategy Report (March 2015), referenced earlier in this Chapter, indicates that participation levels are growing and this is putting pressure upon existing facilities. This translates into a need for additional playing fields. It is also highlighted that some pitches are of poor quality and need to be maintained to a good standard in order to accommodate additional and more intensive usage.

Community Centres

9.15 Community centres offer multi-purpose space that can accommodate a range of sport, leisure, recreation, cultural and entertainment facilities. The Council considers that community centres play an important role in enriching daily life. MKC supports the provision of new and improved social infrastructure, including community halls, as set out in Plan:MK. There are over 70 community centres and meeting places in Milton Keynes. Alongside a new 630-place primary school, a new combined sports facility and community centre was recently provided at Brooklands, located in the Eastern Expansion Area.

9.16 New development will create additional demand for new community centre provision and the enhancement of existing facilities. Obligations will be sought for these from new development. The Local Investment Plan (March 2015 refresh) identifies that there will be a further need for the provision of new community facilities within the Newton Leys area, which is an extension to Milton Keynes, southwest of Bletchley, as well as in the remaining 'New Town' grid squares of Tattenhoe Park, Oxley Park, Oakgrove, and Kingsmead South – all of which are to be provided using developer contributions.

Open Space

9.17 The Borough has a varied and extensive network of public parks, formal and informal open spaces (including local and district parks) and other forms of green infrastructure. The city’s extensive linear park network, which inter-connects with local and district parks and includes areas of natural green space and heritage sites, is one of the defining characteristics of Milton Keynes and was built according to the principles that are now enshrined in Policy NE4 of Plan:MK. The wider Borough has many areas of space that serve local settlements and notably includes Emberton Country Park, which comprises over 200 acres of parkland. This open space network needs to be extended as new development takes, including the linear park and the proposed Bedford & Milton Keynes Waterway Park.
9.18 Whilst Milton Keynes Council is responsible for maintaining many open spaces, including local parks and amenity spaces in housing estates, other organisations are responsible for the stewardship of other areas. The Parks Trust is a registered charity which owns and maintains over 2000 hectares of linear parks and other open spaces within the city, including areas originally established by the Milton Keynes Development Corporation and more recently-created areas within the city’s eastern and western expansion areas. Town and Parish Councils also own and maintain local open spaces within their areas.

9.19 The overall quantum of open space will increase as development takes place in line with the policies in Plan:MK, in particular policies L4 and NE4. As new areas of open space and other forms of green infrastructure are provided and established in growth and development areas, appropriate and adequately-resourced stewardship mechanisms must be put in place to ensure these spaces and areas are managed and maintained in perpetuity.

**Children’s Play Space**

9.20 As set out in the Council’s Play Area Action Plan 2013-2013, play is an important part of every child’s development enabling them to develop their physical and learning capabilities as they grow. Play should be enabled to take place in many settings and even within public open space this should not be limited to designated spaces. However, provision of well-maintained equipped play spaces within housing developments, in accordance with minimum standards in terms of category and catchment area, is important to create foci not only for children’s play but also to enable social interaction which is a benefit to children, accompanying adults and the wider community. Children’s play spaces are required in different categories based on age as set out in Policy L4 and Appendix C of Plan:MK: Local Play Areas (LPAs) providing equipment predominantly for those under 8 years of age close to their homes; and Neighbourhood Play Areas (NPAs) aimed at young and older children but with an emphasis on older children and providing a wider range of facilities including for wheeled sports and informal ball games.
9.21 There are over 500 children’s play areas spread across the Borough. Most of these in the older areas of the city are maintained by the Council although most play areas built since 2012 in the city’s growth and expansion areas have been adopted by the Parks Trust. Town and parish councils also maintain many children’s play areas within their boundaries. As Milton Keynes grows, provision of children’s play spaces in new residential developments will be required in line with Policy L4 and Appendix C of Plan MK, including making provision for the play spaces to be maintained in perpetuity by an appropriate stewardship body.

Public Right of Way

9.22 The Council has a statutory duty under the Countryside and Rights of Way Act 2000 (the CROW Act) to assess the extent to which the local rights of way network meets present and future user’s needs and to produce a statement of proposed network improvement actions.

9.23 The Public Right of Way (PROW) network is free to all users regardless of age, race or gender and provides physical and mental health and wellbeing benefits to all. Therefore it is an intrinsic element of both the urban and rural infrastructure and is a key element in building and preserving communities.

9.24 The Council will seek a contribution towards the improvement of the PROW network where a development impinges upon it or where the development is likely to be detrimental, whether through increased use or potential user conflicts. Any contribution sought will be proportionate, reasonable and in support of relevant council strategies, including the Rights of Way Improvement Plan.

Allotments

9.25 The Council no longer owns or maintains allotments. Allotments within Milton Keynes are managed by parish councils. Provision of new allotment areas, extensions and enhancements to existing allotments will be sought to support new development within areas of change and through the Councils policy to address health inequalities.

Qualifying Development

9.26 Planning obligations for leisure, recreation and sports facilities will be sought from developments of 11 or more dwellings; with the only exception being swimming pools where planning obligations will be sought from developments of 100 more dwellings.

9.27 Where a development has made an onsite provision which in part mitigates the local impact upon leisure recreation and sports facilities, for example provision of a children’s play area (NEP or LPA), the element provided will be discounted from the overall leisure, recreation and sports facilities contribution collected.

Non-Monetary Obligations

9.28 Depending on the scale of development, the provision of new or improved open space and recreational facilities could be provided on site, for example, children’s play space and community centres, as per Policy L4 of Plan:MK and in consultation with the relevant Council department.

9.29 If on site facilities are provided as part of the overall development, a pro-rata reduction in the overall commuted sum to be collected will be made that reflects the contribution that would have been required had that infrastructure not been provided.

Management and Maintenance in perpetuity

9.30 Policy L4 in Plan:MK seeks not only quantity and quality of provision, but to meet the Vision and Objectives of the Plan, specifically seeks the delivery of "a linked network of multi-functional, resilient and sustainable green infrastructure" which requires arrangements for high quality management and maintenance of green infrastructure (as widely defined in Plan:MK) in perpetuity.

9.31 The endowment in each instance shall be calculated so as to enable the stewardship body to manage and maintain the asset to a high standard in perpetuity.

9.32 This would mirror the arrangement inside the former New Town boundary, and in most of the Milton Keynes Tariff expansion areas developed so far, which is demonstrably practicable and successful. It will prevent the creation of a Borough with new but second class parks, open spaces and play areas, the management and maintenance of which imposes an additional cost burden on some residents and not others.

Monetary Obligations

9.33 In order to calculate the monetary obligations towards leisure, recreation, and sport facilities, it is necessary to establish quantitative benchmarks which set out requirements for provision, based on a sq.m per person figure. For playing pitches, open space, swimming pools and allotments, national or commonly used guidelines are available; these are set out below.
Open Space / Playing Pitches

9.34 The Fields in Trust publication Guidance for Outdoor Sport and Play Beyond the Six Acre Standard (October 2015)\(^26\) provides recommended benchmark quantitative guidelines for formal and informal outdoor space. These are set out in Table 13 below.

Table 13 - Guidelines for Outdoor Space

<table>
<thead>
<tr>
<th>Open Space Typology</th>
<th>QUANTITY GUIDELINE (hectares per 1,000 population)</th>
<th>QUANTITY GUIDELINE (square metre per person)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playing Pitches</td>
<td>1.20 hectares</td>
<td>12 sq.m</td>
</tr>
<tr>
<td>All Outdoor Sports</td>
<td>1.60 hectares</td>
<td>16 sq.m</td>
</tr>
<tr>
<td>Equipped/Designed Play Areas</td>
<td>0.25 hectares</td>
<td>2.5 sq.m</td>
</tr>
<tr>
<td>Other Outdoor Provision</td>
<td>0.30 hectares</td>
<td>3 sq.m</td>
</tr>
<tr>
<td>Parks and Gardens</td>
<td>0.8 hectares</td>
<td>8 sq.m</td>
</tr>
<tr>
<td>Amenity Green Space</td>
<td>0.6 hectares</td>
<td>6 sq.m</td>
</tr>
<tr>
<td>Natural and Semi-Natural</td>
<td>1.8 hectares</td>
<td>18 sq.m</td>
</tr>
</tbody>
</table>

9.35 The Sports Facility Calculator is a commonly used tool to determine additional demand for key community sports facilities and is provided by Sports England and Active Places Power. Using census data for Milton Keynes and BCIS costs from April 2016, the Sports Facilities Calculator calculates that for swimming pools, 11.16 sq.m is required per 1000 populations (or 0.01116 sq.m per person).

Allotments

9.36 The national recommended benchmark for allotments is provided by the National Society for Allotments and Leisure Gardeners (NSALG). NSALG recommends that the minimum provision should be 20 plots per 1000 households. A plot is 250 sq.m and the minimum amount of land required for allotments per 1,000 households is 5,000 sq.m, which is the equivalent of 5 sq.m per household.

\(^26\)Accessed at:  
9.37 In order to arrive at a square metres per person figure, an average ONS household occupancy rate of 2.4 persons per dwelling has been applied. This results in a broad allotment space requirement of 2.08 sq.m per person. The space requirement of 2.08 sq.m per person will be then multiplied by the cost per square metre, in order to arrive at a contribution per person, which should then be applied using average household occupancy rates, as set out in Table 15.

9.38 Using the above information and building on the Council’s previous Obligations SPD relating to leisure recreation and sport; a cost per square metre, per person for the various component categories is included in Table 14 below.

Table 14 - Monetary Obligations/Maintenance

<table>
<thead>
<tr>
<th>Category</th>
<th>Quantity Guidelines (Sq metres / person)</th>
<th>Provision cost / £ per sq metre</th>
<th>Maintenance</th>
<th>Contribution cost / £ per person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playing Fields / Outdoor Play</td>
<td>12$^{27}$</td>
<td>£19.84</td>
<td>Not applicable</td>
<td>£238.06</td>
</tr>
<tr>
<td>Local Play Facilities</td>
<td>2.5</td>
<td>£112</td>
<td>£64.00</td>
<td>£318.15</td>
</tr>
<tr>
<td>Neighbourhood Play</td>
<td>6</td>
<td>£98.12</td>
<td>£64.00</td>
<td>£424.19</td>
</tr>
<tr>
<td>Community hall/meeting hall</td>
<td>0.061$^{28}$</td>
<td>£2,149.25</td>
<td></td>
<td>£131.10</td>
</tr>
<tr>
<td>Local parks</td>
<td>6$^{29}$</td>
<td>£14.14</td>
<td>£14.50</td>
<td>£84.84</td>
</tr>
<tr>
<td>District parks</td>
<td>8</td>
<td>£14.14</td>
<td>£14.50</td>
<td>£113.12</td>
</tr>
<tr>
<td>Swimming pool</td>
<td>0.01116$^{30}$</td>
<td>£23,223</td>
<td></td>
<td>£259.17</td>
</tr>
<tr>
<td>Sports halls</td>
<td>0.03928</td>
<td>£1,678</td>
<td></td>
<td>£65.93</td>
</tr>
<tr>
<td>Allotments</td>
<td>2.08$^{31}$</td>
<td>£21.21</td>
<td></td>
<td>£44.12</td>
</tr>
<tr>
<td>Incidental Open Space (e.g. i.e. pocket park/amenity open space/ green access/ areas of wildlife interest)</td>
<td>1.5</td>
<td>£21.21</td>
<td>£14.50</td>
<td>£31.81</td>
</tr>
</tbody>
</table>

$^{27}$ Updated using The Fields in Trust publication Guidance for Outdoor Sport and Play Beyond the Six Acre Standard (October 2015)

$^{28}$ Updated using £340,773 as the building cost of 200sq m hall/centre, excluding land (includes building costs, external works, abnormals (e.g. site conditions, services etc.), fees, and contingency.

$^{29}$ Updated using guidance from The Fields in Trust publication Guidance for Outdoor Sport and Play Beyond the Six Acre Standard (October 2015)

$^{30}$ Updated using Sports Facilities Calculator from Active Places Power and Sport England

$^{31}$ Updated using guidance from the National Society for Allotments and Leisure Gardeners (NSALG).
Note: These figures assume 2.5% inflation over a 20-year period. They comprise costs per year at 2018 prices, multiplied by a factor of 25.54 to allow for inflation over a 20-year period. These figures are based on the average current contract costs across Milton Keynes.

9.39 Linked to this contribution per category table, and in order to calculate an overall developer contribution, it is necessary to apply population yield to residential development.

9.40 Table 15 sets out average household size and has been produced using Tables CT0207 and CT0136 of the 2011 Census data and should be used when calculating planning obligations.

Table 15 - Average Household Size in Milton Keynes

<table>
<thead>
<tr>
<th>Bedrooms</th>
<th>Average Household Size (persons)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio/1 Bed</td>
<td>1.41</td>
</tr>
<tr>
<td>2 Bed</td>
<td>2.03</td>
</tr>
<tr>
<td>3 Bed</td>
<td>2.70</td>
</tr>
<tr>
<td>4+ Bed</td>
<td>4.07</td>
</tr>
</tbody>
</table>

9.41 Below is a worked example based on a residential scheme of 50 units whereby the Council has confirmed a monetary obligation is required for neighbourhood play and community halls.

9.42 The Council’s latest Strategic Housing Market Assessment\(^ {32}\) was used to produce an example scheme of 8 x 2 bed houses, 30 x 3 bed houses and 12 x 4 beds houses. Using the table above, the population yield for this example scheme has been tabulated in Table 20 below.

Table 16 - Population Yield from Example 50 Unit Scheme

<table>
<thead>
<tr>
<th>No. of Units</th>
<th>Average Household Size (persons)</th>
<th>Approximate No. of persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 bed houses</td>
<td>8</td>
<td>16</td>
</tr>
<tr>
<td>3 bed houses</td>
<td>30</td>
<td>81</td>
</tr>
<tr>
<td>4 bed houses</td>
<td>12</td>
<td>49</td>
</tr>
<tr>
<td>Total</td>
<td>50</td>
<td>146</td>
</tr>
</tbody>
</table>

9.43 The population yield from the example 50 unit scheme would produce approximately 146 persons. Using Table 18, the monetary contribution based on 146 people is calculated below.

\(^ {32}\) Figure 63 of Strategic Housing Market Assessment 2016 – 2031 [https://www.milton-keynes.gov.uk/assets/attach/43218/2017%202028%20Milton%20Keynes%20FINAL%20report%202016-2031.pdf](https://www.milton-keynes.gov.uk/assets/attach/43218/2017%202028%20Milton%20Keynes%20FINAL%20report%202016-2031.pdf)
Potential Heads of Terms

9.44 Planning Obligations received to support leisure, recreation and sports facilities including the maintenance of public open space may include, but are not limited to:

- Enhancing and / or extending existing children’s play space;
- Creation of new children’s play space as part of a new development;
- Improving existing leisure and sports facilities;
- Enhancing and / or extending existing community centres;
- Creating new community centres;
- Contributions towards managing and maintaining existing community centres;
- Contribution towards managing and maintaining existing, public open space;
- Contribution towards managing and maintaining existing allotments;
- Enhancing and / or extending existing sports halls; and
- Improving existing swimming pools.

Per person contribution for neighbourhood play (£424.19)  
\[\times\]  
Population Yield (146 persons)  
= £61,966  
Per person contribution for community hall (£131.10)  
\[\times\]  
Population Yield (146 persons)  
= £19,151  
Total contribution = £81,117
10 ENVIRONMENTAL STANDARDS

Introduction

10.1 Milton Keynes’ continuing growth brings both challenges and opportunities relating to the environment. The challenges are to minimise the additional energy demand, water consumption and waste arising from new development, whilst the opportunities are for refurbishment and new build projects to have the best energy efficiency and standards to future proof the city’s buildings up to 2050 and beyond.

10.2 With the growing threat of climate change, the planning system plays an important role in helping to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy. Climate change and sustainability needs to be considered as an integral part of planning as decisions made now will have an impact on the future and the way people live, work and travel.

10.3 The standards set out in this SPD, relating to the environment, focus on sustainable construction, carbon offsetting, and flooding and drainage.

National Policy

10.4 The NPPF recognises that the planning system plays an environmental role in support of sustainable development. The environmental role contributes towards minimising waste and pollution, as well as mitigating and adapting to climate change and moving towards a zero carbon economy.

10.5 “The planning system should support the transition to a low carbon future in a changing climate... It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.” (NPPF para 148)

10.6 Alongside the NPPF, the Government is committed to sustainable growth, as demonstrated through the Climate Change Act 2008, which sets out legally binding targets to reduce CO₂ emissions by 80% from the 1990 baseline level, by 2050.
Local Policy

10.7 Plan:MK details a number of policies related to the environment and sustainability. Objective 13 seeks to mitigate the Borough’s impact on climate change and reduce CO₂ emissions through: implementing higher than national requirements for sustainable homes and buildings; locating development away from areas of flood risk; promoting community energy networks and strategic renewable energy developments; reducing waste generation and increasing the amount of recycling; sustainable transport initiatives; and implementing the suite of initiatives under the Low Carbon Living Project.

10.8 Policies FR1 and FR2 set out that new developments and major redevelopments must be designed to support sustainable lifestyles for all. The policy highlights the importance of maintaining and improving flood risk and air quality standards, as well as ensuring flood water management is planned. Other policies in the plan seek to ensure that new development is designed and constructed in a sustainable manner, and meet the Council’s adopted standards in terms of energy and water efficiency, renewable energy and carbon neutrality.

10.9 Milton Keynes also has a number of strategies to reduce greenhouse gases locally and to reduce CO₂ emissions per person. The latest strategy, Imagine MK2050\(^3\)\(^3\), brings together the existing policies and strategies and sets out a road map for achieving a zero carbon Milton Keynes by 2050.

10.10 A summary of the key policies relating to environmental sustainability are set out below.

*Table 17 - Policy Context*

<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Paragraph 8(c)</td>
<td>Sustainable Construction</td>
</tr>
<tr>
<td>Paragraph 149</td>
<td>Community Energy Networks and Large Scale Renewable Energy Schemes</td>
</tr>
<tr>
<td>Paragraph 150</td>
<td>Low Carbon and Renewable Energy Generation</td>
</tr>
<tr>
<td>Paragraph 155-156</td>
<td></td>
</tr>
<tr>
<td>Paragraph 163</td>
<td></td>
</tr>
</tbody>
</table>

\(^3\)\(^3\) [https://www.milton-keynes.gov.uk/assets/attach/22151/Imagine%202050%20Nov%202014.pdf](https://www.milton-keynes.gov.uk/assets/attach/22151/Imagine%202050%20Nov%202014.pdf)
Context

Sustainable Construction

10.11 MKC promotes sustainable design and construction to achieve a number of environmental objectives, ranging from reducing carbon emissions and water consumption to sustainably managing waste through the lifecycle of a building or development.

10.12 Policy SC1 details MKC’s requirements relating to sustainable design and construction. The policy details a number of measures that any new development will be required to incorporate, these include: energy efficiency, renewable energy, sustainable urban drainage, waste reduction and recycling measures, and carbon neutrality, amongst others. MKC produced an SPD detailing how this policy will be applied, when determining planning applications, and advising applicants on what information would need to be provided.

10.13 The Sustainable Construction SPD requires a sustainability statement to accompany a full or reserve matters planning application. The SPD provides a checklist requiring applicants to give details and calculations on energy efficiency, renewable energy, carbon, water, building materials and waste, in relation to the proposed scheme.

Carbon Offsetting

10.14 Recent changes to Government policy and Planning Practice Guidance and pending legislative changes introduced via the Deregulation Act 2015 have created some uncertainty over how the planning system can promote and secure low or zero carbon development. Notwithstanding this, MKC is committed to paving the way towards a zero carbon future and MKC’s existing policy framework will continue to promote carbon neutrality in development of a certain scale until Plan:MK is reviewed or changes to national legislation that preclude MKC’s carbon neutral policy framework are commenced. Where contributions are sought under policy SC1 in Plan:MK for the Council’s carbon offset fund, these contributions are being sought because they meet all the three regulation 122(2) tests.

10.15 Carbon neutral means that, following the use of energy efficiency measures and using zero carbon energy sources, any residual carbon emissions from a building(s) are ‘offset’ by investing in other projects and actions that will reduce carbon emissions elsewhere within the Borough.

10.16 MKC’s existing Carbon Offset Fund was set up in 2008. A levy is charged on development relative to the predicted residual CO₂ emissions of the building(s). The fund is used to finance energy efficiency refurbishments of older properties in Milton Keynes and total carbon savings achieved, as of July 2016, are almost 6,200 tonnes, with a project spend of over £1 million

**Flooding, Drainage and Water efficiency**

10.17 Milton Keynes has a long heritage in developing blue/green (multi-functional) strategic storm water control and conveyance infrastructure dating back to the 1970s. Milton Keynes is an exemplar city with world leading Sustainable drainage systems and conveyance infrastructure which has enabled the city’s growth incorporating flood risk reduction downstream, and water quality, bio-diversity and recreational enhancements.

10.18 While the Borough of Milton Keynes is currently considered relatively low risk in terms of major flooding events, there are still homes and key infrastructure at risk from various sources of flooding and it is expected that, even with no further development, the impacts of climate change are likely to result in an increasing number of properties being placed at risk. An important role for local planning authorities, in partnership with the Environment Agency, the water companies and developers, is to help new development adapt and mitigate current and future flood and drought risk. Plan:MK outlines a water consumption target of 120l/person/day, refer to Policy SC1.

10.19 Milton Keynes Council will support the use of Sustainable Drainage Systems (SuDS) to manage flood risk and improve water quality, as well as providing biodiversity and amenity benefits. New development has the potential to interfere with existing drainage systems, decrease floodplain storage, reduce permeable surface areas and increase the volume and speed of runoff through a catchment. Ultimately, these can lead to dramatic changes to river catchment characteristics and subsequently increase flood risk.

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Qualifying Development

10.20 Planning obligations relating to sustainable construction, and flooding and drainage will be sought from developments of 11 or more dwellings; and developments comprising of non-residential floorspace totalling 1,000 sq.m or more in accordance with Plan:MK.

Non-Monetary Obligations

Sustainable Construction

10.21 Planning conditions would generally be used to address sustainable construction issues relating to development, however, there may be instances where they will have to be secured by a legal agreement.

10.22 Developers are required to apply the Energy Hierarchy set out within planning policy and the Sustainable Construction SPD. The use of communal heating and district heating networks (DHN) is encouraged. Other low carbon technologies that will also be encouraged include Gas Combined Heat and Power (CHP); Combined Cooling, Heat and Power (CCHP); and Ground Source Heat Pumps (GSHP). The use of renewable technologies such as biomass, solar photovoltaic panels (PV), solar thermal, wind turbines and air source heat pumps (ASHP) should also be explored.

Monetary Obligations

Sustainable Construction

10.23 MKC incurs costs in the monitoring of sustainable construction practice and in liaising with developers and the community, which should be met by the developer. The level of monitoring required will depend on a number of factors such as: the size of development; the length of project; whether demolition is involved; the form of construction practices used and associated level of noise generated; times of operation and proximity to other properties. As such, the contribution for the monitoring of sustainable construction practice will be calculated on a case by case basis.

Carbon Offsetting

10.24 Any carbon emissions not dealt with by on-site measures will be offset in line with MKC policies. Developers are required to meet full offsetting costs, unless it can be demonstrated that this is not feasible, in which case the maximum payment for offsetting will be required.
10.25 A commonly used benchmark for the cost per tonne for carbon dioxide was set by the Zero Carbon Hub, at £60 per tonne. MKC’s Sustainable Construction SPD sets a price at £200 per tonne. MKC’s current Carbon Offset Fund, which launched in 2008, was considered pioneering for its time and is considered a great success, therefore, it is considered appropriate to carry forward the price of £200 per tonne in this SPD. The overall contribution each qualifying development will be required to make will be calculated using the formula set out within the Sustainable Construction SPD.

10.26 A detailed Sustainability Statement will be required to calculate the baseline total CO\(_2\) emissions for a Building Regulations Part L compliant scheme. The Statement will then demonstrate how the design of the development will either achieve or better this CO\(_2\) emissions rate, by implementing the Energy Hierarchy (avoidance, efficiency, low and zero carbon energy sources). Any residual CO\(_2\) emissions would then be offset via a financial contribution towards offsetting.

10.27 The contribution towards offsetting residual carbon emissions is spent on measures which reduce carbon emissions. The spending of carbon offset payments and the monitoring of carbon savings delivered will be managed by the Council.

**Flooding, Drainage and Water Efficiency**

10.28 It is expected that works that could be funded by S106 will include the future long term maintenance, refurbishment and replacement of those flood risk management facilities including drainage and treatment systems, provided on-site by developer to serve development.

10.29 Contributions might also be necessary to improve existing off-site systems which developments outfall in to, so as to maintain the required standards of service with the extra demand on the system created by additional development. These sorts of site related mitigation measures would therefore meet the legal tests set out in paragraph in paragraph 2.6 of this SPD.
10.30 Where the development will partly drain into the existing drainage and watercourses within the Borough a detailed Flood Risk Assessment should be carried out and the development may need to make a proportionate contribution to off-site drainage improvements, so as to maintain the required standards of service with the extra demand on the system created by additional development. These sorts of site related mitigation measures would therefore meet the legal tests set out in paragraph 2.6 of this document. It will also be necessary to identify if the existing foul sewerage pumping stations in the surrounding area have capacity to serve the development or if improvements or new pumping stations will be required. If such improvements are necessary for the development, they will require financial obligations from the development.

10.31 Alterations to flood defence assets will require design and works costs to be provided by the developer when approved by the appropriate Flood Risk Authority, e.g. LLFA, Internal Drainage Board, Water Company.

10.32 This would be assessed on a case-by-case basis, depending on outcomes of the Flood Risk Assessment, which has to be prepared by the developer to the satisfaction of the Flood Risk Authority, either the Environment Agency or the Bedfordshire and River Ivel Internal Drainage Board.

10.33 Where development is proposed in areas at risk of flooding from fluvial, as well as surface water flood risk, MKC may seek a monetary contribution from the developer towards water and/or sewerage infrastructure and flood risk mitigation measures which are appropriate and specific to the development, in order to make it acceptable in planning terms. The amount is to be determined on a case by case basis.

10.34 Developments should seek to demonstrate how they intend to meet the water efficiency targets in planning policy. This could be in terms of supply of water butts, high water efficiency fittings or other methods.

Potential Head of Terms

10.35 Planning obligations received for environmental obligations may include, but not limited to:

- Flood Risk Assessment (FRA) & other flood mitigation measures specific to the development and for the purpose of mitigating the impact of development;
- Maintenance Plan;
- On site construction;
- Independent environmental study;
- Securing green infrastructure;
- Renewable energy management plan;
- Air Quality Management Areas;
- Pollution mitigation measures;
- Environmental Impact Assessment (EIA);
- Waste and recycling management needed to mitigate the impact of development;
- Archaeological assessment; and
- Water Pollution Management.
- Carbon Neutrality
11 OTHER OBLIGATIONS

Introduction

11.1 Aside from the obligations already mentioned in this SPD, other obligations may be required if the circumstances of a specific development make them necessary. This may include, but is not limited to, obligations concerning Transport and Highways and Heritage.

Heritage

11.2 The historic environment of Milton Keynes is rich and diverse. The distinctive New Town and the surrounding rural landscape both contain heritage assets ranging in date from the last Ice Age up to the 20th Century. MKC recognises that heritage can both enhance quality of place and people’s quality of life, and is committed to projects such as MK Heritage Open Days, Milton Keynes Archaeology Day, Bletchley Park and MK Museum.

11.3 The New Town incorporates 13 historic villages and the historic towns of Bletchley, Stony Stratford, New Bradwell and Wolverton. There are 27 Conservation Area designations and numerous Grade I and Grade II statutory listed buildings, plus 50 scheduled monuments and many more sites of archaeological interest. Plan:MK Policy HE1 requires that development should protect and enhance heritage assets, including the important elements of the 20th Century New Town architecture. Any development proposals must consider the harm to or loss of the significance, character, appearance, and setting of heritage assets.

Qualifying Development

11.4 Planning Obligations in relation to site specific heritage issues will be sought on a case by case basis; where measures to protect and enhance, investigate and/or record heritage assets are required, resulting from a specific planning proposal.

Monetary / Non-monetary Obligations

11.5 The extent of monetary / non-monetary obligations will be negotiated on a case by case basis. Applicants are required to give due consideration to the built and natural heritage when formulating their proposals. Financial obligations in relation to heritage assets may not be the starting point for a proposal. This type of contribution would be sought as compensation where onsite mitigation measures to avoid or minimise adverse effects do not fully address the impacts on heritage. Financial obligations may be off site in some circumstances and could be the equivalent value of heritage assets lost or adversely affected.
11.6 Planning obligations may be used to ensure that new developments:

- Make appropriate provisions for the protection, conservation, repair, restoration, interpretation, maintenance or relocation of heritage assets and if necessary, their setting;
- Where possible, make these assets available to the public on-site and provide appropriate visitor infrastructure; and
- Where the heritage assets cannot be preserved or managed on-site, make provision for the investigation, understanding, recording, dissemination (potentially including on and/or off-site interpretation) and archiving of the documentary, digital and physical archive.

Transport and Highways

11.7 Milton Keynes is one of the fastest growing areas in the country. This growth will lead to further pressure on the transport system. Mobility is a high priority for businesses, local residents and visitors. A well-functioning strategic road network and an efficient and accessible public transport system will enable growth by providing for safe and reliable journeys. This can help reduce business costs by providing certainty, improving access to markets, enabling competition, improving labour mobility, enabling economies of scale, and helping attract inward investment. The planned growth of Milton Keynes will not only increase the number of people travelling, but will also increase the size of the city area, potentially increasing journey times. Growth will also lead to more trips to Milton Keynes by visitors and retail expansion is set to increase the catchment area for shopping-related trips.

11.8 The planned growth of Milton Keynes will not only increase the number of people travelling, but will also increase the size of the city area, potentially adding to journey lengths. Growth will also lead to more trips to Milton Keynes by visitors and retail expansion is set to increase the catchment area for shopping-related trips.
11.9 New development can impact existing transport networks, as well as highways and footways. Where deemed necessary, additions and alterations to the existing transport / highway network and infrastructure within, or in the vicinity of new development, will be expected to be incorporated within proposals. A Transport Assessment submitted with a planning application will not only explain how the development is laid out but will also identify any offsite highway works that will be required to mitigate the impact of development on the highway network. Offsite highway works will likely be secured by a planning condition and/or a s106 agreement. The developer will also need to enter into a s278 highways legal agreement in order to carry out the required works. It is generally expected that the developer will carry out all off-site highway works that have been identified within the transport assessment as part of the planned development. In some cases, however, a financial contribution towards off-site works may be accepted and secured within a s106 agreement.

11.10 Aside from impacting the existing transport network, development may also negatively impact upon the highways and footways surrounding new development, as a result of the construction process; whereby existing infrastructure can become damaged. As part of the s38 Highway adoption / s278 legal agreement, the developer is expected to fully reinstate the highway to the satisfaction of the highway authority.

Qualifying Development

11.11 The submission and subsequent approval of either, or a combination of, a transport assessment, transport statement and travel plan will set the basis for determining the transport and highway related measures that are required to mitigate the impacts of development, as such, qualifying development will be determined on a case by case basis.

11.12 Planning obligations towards highway improvements will be sought from developments where justified.

11.13 For passenger transport, planning obligations will be sought on developments of 11 or more residential units and commercial development over 1,000 sq.m.

Monetary / Non-monetary Obligations

11.14 Given that potential transport and highways impacts are site and development specific in nature, the submission of approved transport assessments, or transport statements (depending on the perceived impact of the development), and travel plans, will be the primary mechanism in determining what measures are needed to mitigate the impacts of the development.
11.15 Should a monetary contribution be required, the size of the monetary contribution required to mitigate the highways impacts of a development, is to be determined through negotiations between the developer and the Council. The cost of any improvement works to the public highway will be determined on a case by case basis by the Council’s highway engineers.

11.16 The impact of individual developments on public transport provision might not be significant where these developments are small, but when considered together can warrant intervention. A proportionate contribution from developments to provide site specific public transport infrastructure and a public transport service in the form of a local bus or demand responsive service will therefore be sought.

11.17 Where the scale of development is sufficient to sustain a public transport service a contribution will be sought from developments to provide site specific public transport infrastructure and a public transport service in the form of a local bus or demand responsive service.

Potential Head of terms

11.18 Planning obligations received to support Public Transport may include, but are not limited to:

- Contributions towards pump priming the provision of a new public transport (local bus or demand responsive transport) service or enhancements to an existing public transport (local bus or demand responsive) service for a period of 5 years;
- Provision of 2 annual bus passes per household for one year from the start of any public transport service;
- Provision of a travel pack for each household upon occupation;
- Provision of site specific public transport infrastructure including fixed bus stops with raised boarding areas and Milton Keynes specification shelters, real time information displays, charging points for electric buses, and smart ticketing hardware;
- Contribution towards maintaining bus stop infrastructure, real time information displays. Electric bus charging points, and smart ticketing hardware; and
- Contribution towards the provision of a Community Transport service.
Sustainable Transport

11.19 Sustainable transport and reducing the need to travel are at the heart of sustainable development. Providing genuine transport choice and the ability to walk, cycle or use shared transport for most journeys is essential to sustainable travel. Sustainable transport options need to be available for access to employment, education, leisure and social activities.

11.20 Walking and cycling contribute significantly to reductions in carbon emissions, reduced congestion, improved air quality and reduced noise pollution. In addition, walking and cycling provide major health benefits when compared to non-active travel modes. Pedestrians and cyclists also enliven streets and places.

11.21 Sustainable transport includes Travel Planning; aiming to reduce single occupancy car journeys, particularly for employment and to encourage sustainable modes. School Travel Plans seek to embed sustainable travel into routines and behaviours.

11.22 The planning system has a pivotal role in ensuring that sustainable transport is woven into new developments and the communities they create. This SPD will ensure, through planning obligations that new developments contribute to the provision of sustainable transport in Milton Keynes. This includes extending and enhancing infrastructure such as the Redway network, encouraging active modes of travel.

National Policy

11.23 The NPPF states that “the purpose of the planning system is to contribute to the achievement of sustainable development“ and that “at the heart of the Framework is a presumption in favour of sustainable development.”

11.24 Section 8 refers to “Promoting Healthy and Safe Communities” where Section 9 notes the importance of “Promoting Sustainable Transport”. Paragraph 91 states that “Planning policies and decisions should aim to achieve healthy, inclusive and safe places”. It is broadly accepted that active modes of travel like walking and cycling will contribute towards this.

11.25 Paragraph 98 states that “Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.” This identifies the need to extend, enhance and connect to existing movement networks.
11.26 Paragraph 102 advises that transport issues should be considered at the earliest stage of development proposals so that opportunities to promote walking, cycling and public transport are identified and pursued. This requires developers to actively engage in the assessment of sustainable travel and to identify how and where opportunities for sustainable travel can be created or enhanced and crucially, to deliver those opportunities.

11.27 Paragraph 104 says that planning policies should (inter-alia) provide high quality walking and cycling networks, including supporting facilities. This recognises not the need for high quality routes, not simply the presence of a route, it also signals the Government’s intent that supporting facilities, such as cycle parking, should be included.

11.28 The NPPF advises on the consideration of development proposals; requiring that opportunities to promote sustainable transport should be taken up (Para.108) and planning applications for development should give the highest priority to walking and cycling (Para.110).

Local Policy

11.29 Plan:MK policy CT1 seeks to encourage a sustainable pattern of development and to promote transport choice by the provision of coherent and direct walking and cycling routes. Policy CT2 seeks to minimise the need to travel and promote opportunities for sustainable modes of travel. In policy CT3 the Council underlines its commitment to walking and cycling by supporting development that provides safe, well lit, convenient and attractive walking and cycling connections to existing developments, neighbourhoods, jobs and services.

11.30 In accordance with policy CT3 in Chapter 8 of Plan:MK (Transport and Connectivity) contributions will be sought by the Council which enable people to access employment, essential services and community facilities by walking and cycling. Paragraph 8.3 outlines that the health and well-being of the Borough’s population can be improved by the provision of walking and cycling routes.

11.31 Other relevant policy and strategy documents include the Local Transport Plan (LTP3 2011), Cycling Strategy (2013) and the Mobility Strategy. These collectively reinforce the priority of sustainable modes of transport, particularly the Cycling Strategy which lists key activities and includes an implementation plan.

11.32 A summary of the key policies relating to sustainable transport is set out below.

Table 22 – Policy Context

|-------------|---------------------------------------------------------------|
Context

11.33 All new development will increase travel demand, which in turn puts pressure on existing transport networks and will require additional infrastructure and facilities. New residents, employees and visitors will all utilise existing transport options and require additional facilities as well as extra capacity.

11.34 The thresholds for Transport Assessments, Transport Statements and Travel Plans indicate the types and amount of development above which the potential travel demand is considered significant and may require interventions and mitigation. These thresholds are used below in the table under “qualifying development” and are the thresholds above which planning obligations will be sought.

Redways and Cycling facilities

11.35 The Cycling Strategy identified improving and enhancing the Redway network as its key objective. The creation of Super Routes, the improvement and enhancement of the existing network are crucial elements in delivering that. Contributions will be sought to provide new Redways and/or links to existing Redways.

11.36 In addition to the basic infrastructure, and in order to achieve the high quality routes sought in the NPPF, further enhancement is needed to the network to include detailed wayfinding, improvements to lighting and perceived safety and more priority for cyclists.

11.37 To ensure that cycling becomes and remains a viable transport option for a larger number of journeys, additional cycling infrastructure such as secure parking and proper changing facilities are required.
Walking

11.38 Walking is an often overlooked transport mode, despite forming part of almost all journeys for most people. Successful walking networks provide safe and convenient routes on desire lines. The benefits to health of even a moderate amount of walking are well known.

11.39 Providing high quality routes, as mentioned in the NPPF, can remove potential barriers to walking. The creation of legible routes, which include good wayfinding, the provision of safe crossings and better lighting all add to the quality of routes.

11.40 Information to support walking, such as local mapping, including personalised maps, initiatives such as walk to school, incentive schemes and other activities are also crucial in increasing walking.

Travel Planning

11.41 A good Travel Plan, properly set out, implemented and monitored can have a significant influence on travel behaviour. Identifying travel options for residents, employees and visitors. Personal Travel Plans can also assist individuals with journey planning at the detailed level. Travel Plans should be submitted via the Modeshift portal available on this link https://www.modeshiftstars.org/

11.42 Developments above the thresholds set out below will be required to provide a Travel Plan, but that is only part of the process. To be successful, Travel Plans need to be monitored, surveys collected and actions taken where targets are not being met. This requires resources from the Council as well as the owner of the plan.

Qualifying Development

11.43 Planning obligations for Walking, and Cycling and Travel Planning will be sought from developments that exceed the thresholds in the table below.

Table 23 – Qualifying thresholds of development

<table>
<thead>
<tr>
<th>Use</th>
<th>Walking &amp; Cycling Threshold</th>
<th>Travel Planning Threshold</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1 Retail (Food)</td>
<td>250m²</td>
<td>800m²</td>
</tr>
<tr>
<td>A1 Retail (Non Food)</td>
<td>800m²</td>
<td>1,500m²</td>
</tr>
<tr>
<td>A2 Professional services</td>
<td>1,000m²</td>
<td>2,500m²</td>
</tr>
<tr>
<td>A3 Café, Restaurant</td>
<td>300m²</td>
<td>2,500m²</td>
</tr>
<tr>
<td>A4 Drinking establishment</td>
<td>300m²</td>
<td>600m²</td>
</tr>
<tr>
<td>A5 Hot-food take-away</td>
<td>250m²</td>
<td>500m²</td>
</tr>
<tr>
<td>B1 Business</td>
<td>1,500m²</td>
<td>2,500m²</td>
</tr>
<tr>
<td>B2 Industry</td>
<td>2,500m²</td>
<td>4,000m²</td>
</tr>
<tr>
<td>B8 Storage &amp; Distribution</td>
<td>3,000m²</td>
<td>5,000m²</td>
</tr>
<tr>
<td>C1 Hotels</td>
<td>75 rooms</td>
<td>100 rooms</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>--------------------------</td>
<td>----------</td>
<td>----------</td>
</tr>
<tr>
<td>C2 Hospitals, Homes</td>
<td>30 beds</td>
<td>50 beds</td>
</tr>
<tr>
<td>C2 Education</td>
<td>50 students</td>
<td>150 students</td>
</tr>
<tr>
<td>C2 Hostels</td>
<td>250 residents</td>
<td>400 residents</td>
</tr>
<tr>
<td>C3 Housing</td>
<td>10 dwellings</td>
<td>40 dwellings</td>
</tr>
<tr>
<td>D1 Non-residential institutions</td>
<td>500m²</td>
<td>1,000m²</td>
</tr>
<tr>
<td>D2 Assembly, Leisure</td>
<td>500m²</td>
<td>1,500m²</td>
</tr>
</tbody>
</table>

**Non-Monetary Obligations**

11.44 Where developments make contributions to off-site highway proposals (e.g. cycling and walking infrastructure or facilities) that contribution will be counted towards the contributions sought below.

11.45 High quality, exceptional or value-added walking and cycling provision within a development, for example a shared secure cycle parking or changing facility open to public use, will be considered as a contribution to Walking and Cycling and would be counted towards the contributions sought below.

11.46 The provision of a Travel Plan will represent the main planning obligation to fulfil the requirements of this SPD. However, a monitoring fee will be imposed and this is covered in the following section.

11.47 Travel Plans often include elements that are difficult to monetise but can contribute to Walking and Cycling as well as other transport modes. Where developers can demonstrate that a contribution to Walking and Cycling arises from the Travel Plan a reduction in the contribution to Walking and Cycling may be considered.

**Monetary Obligations**

11.48 Planning obligations for Sustainable Transport will be sought separately for Travel Planning and for Walking and Cycling. As stated above, the relationship between the two means that it is possible that contributions to both are not always required. However, the monitoring fees for Travel Plans will be independent of other contributions.

**Travel Planning**

11.49 Monitoring Travel Plans to ensure they will achieve targets is essential, this requires a significant resource and therefore Travel Plan monitoring fees are required. The fees are set out in the table below
Table 24 – Monitoring Fees for Travel Plans

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Monitoring Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1-A5</td>
<td>£750</td>
</tr>
<tr>
<td>B1-B8</td>
<td>£750</td>
</tr>
<tr>
<td>C1-C2</td>
<td>£500</td>
</tr>
<tr>
<td>C3</td>
<td>£1,000</td>
</tr>
<tr>
<td>D1</td>
<td>£500</td>
</tr>
<tr>
<td>D2</td>
<td>£750</td>
</tr>
</tbody>
</table>

Walking and Cycling

11.50 The table below lists the major interventions that are proposed to extend, enhance and improve the quality of walking and cycling networks in Milton Keynes.

Table 25 – Walking and Cycling Interventions (5yrs)

<table>
<thead>
<tr>
<th>Intervention</th>
<th>Cost (£)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extensions to Redway Super Routes Network</td>
<td>1,000,000</td>
</tr>
<tr>
<td>Expansion of Redway Network</td>
<td>1,000,000</td>
</tr>
<tr>
<td>Wayfinding &amp; Route Quality Improvements</td>
<td>150,000</td>
</tr>
<tr>
<td>Rural Cycling Links</td>
<td>300,000</td>
</tr>
<tr>
<td>Cycle Parking</td>
<td>350,000</td>
</tr>
<tr>
<td>Park &amp; Pedal, including links</td>
<td>300,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3,100,000</strong></td>
</tr>
</tbody>
</table>

11.51 For the purposes of calculating the impact of new trips on the network, development has been divided into two categories; Primary and Secondary. Primary development is residential (C3 – dwellings) and Secondary development includes the remaining employment, retail, leisure and social uses.

11.52 Plan:MK indicates that the target for the plan period is 30,900 homes, built at approximately 2,060 per annum. This means that in each 5 years, matching the interventions period, 10,300 homes are planned. Taking the expenditure on interventions and sharing it across the 10,300 homes gives a cost per dwelling as indicated below.

Total cost of (5 years) interventions £3,100,000
Divided by
Homes built (5 years) 10,300
= £301 per dwelling
11.53 For Secondary development fixed sums are sought that will contribute to local improvements to Redways and Footways. Improvements include modifications to local signage, additional wayfinding, updating of mapping and information sources and localised route quality enhancement measures.

11.54 Promotional activities and initiatives, provision of information and literature will also support the provision of infrastructure and facilities to encourage walking and cycling as an attractive transport option.

11.55 The amount of planning obligation sought is based on the development size, using the thresholds from the table of Qualifying Thresholds above. The relative potential for walking and cycling associated with each of the uses has also been considered. The fixed sums shown in the table below reflect the scale and impact of the use.

<table>
<thead>
<tr>
<th>Use</th>
<th>Lower Threshold</th>
<th>Higher Threshold</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use</td>
<td>(£)</td>
<td>(£)</td>
</tr>
<tr>
<td>A1 Retail (Food)</td>
<td>250m²</td>
<td>2,500</td>
</tr>
<tr>
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<tr>
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<td>1,000m²</td>
<td>1,500</td>
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<td>300m²</td>
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<td>300m²</td>
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<td>C1 Hotels</td>
<td>75 rooms</td>
<td>2,000</td>
</tr>
<tr>
<td>D2 Assembly, Leisure</td>
<td>500m²</td>
<td>1,000</td>
</tr>
</tbody>
</table>

**Potential Heads of Terms**

11.56 Use of Planning Obligations for sustainable transport may include, but is not limited to, the following items:

- Creation of new Redways, Footways or other routes;
- Extending existing Redways, Footways and other routes;
- Improving existing routes by additional wayfinding;
- Providing new cycling or walking facilities, such as parking and changing facilities;
- Enhancing and/or extending existing facilities;
- Creation and provision of new mapping and walking and cycling information;
- Promotion of walking and cycling, including activities and literature;
- Creation and provision of Travel Planning literature;
- Travel Planning activities and initiatives;
- Travel Plan Monitoring;