

Sustainability Appraisal Report:

Milton Keynes Urban Development Area Tariff

Supplementary Planning Document

September 2006

Document number: MKC 62170

Contents

Introduction	1
Sustainability Appraisal.....	2
Other Relevant Plans, Policies and Programmes	2
Baseline Information	3
Sustainability Issues	4
The Sustainability Appraisal Framework and Monitoring Targets & Indicators	5
Appraisal of the Tariff SPD Objectives.....	5
Outcomes of Appraisal of the Tariff SPD	7
Annex A: Review of Relevant Plans, Policies and Programmes.	8
Annex B: Baseline Information	28
Annex C: Sustainability Appraisal Framework and Monitoring Targets & Indicators.....	38
Annex D: Sustainability Appraisal Outcomes	43

Introduction

The 'Tariff' is an amount of money per dwelling, or per hectare of employment land that is payable by the developers of land in the Urban Development Area. The UDA covers land to the north, east and west of the City where future expansion will, or is likely to take place (although the Tariff will not apply to the Northern Expansion Area as a s106 agreement has already been completed). Milton Keynes Partnership (the partnership responsible for co-ordinating and implementing the growth of Milton Keynes) is the development control authority in the UDA, not the Council. The Tariff money will go towards funding infrastructure and services that are required to support the growth of the City to 2016.

The Tariff approach has been developed by Milton Keynes Partnership, Milton Keynes Council, and the main landowners in the Eastern and Western Expansion Areas (in the UDA). It has been developed in line with the relevant Government advice on Planning Obligations, Local Plan policies and existing Supplementary Planning Guidance/ Documents, and the Tariff approach in Milton Keynes has received formal approval from the Treasury.

MKP, MKC and participating landowners are about to sign a 'Framework Section 106 Agreement'. Through this Framework Agreement and subsequent Site Specific Agreements index linked Tariff payments will be made on a phased basis by developers to MKP once a planning consent has been given.

The calculations for the Tariff, and the commissioning and delivery processes for proposed infrastructure are set out in a five-year Business Plan for MKP. This Business Plan is reviewed annually.

The Tariff levels are considered to be the maximum that can be required under s106 to maintain the commercial viability of the developments. The amounts relate back to the Council's own Planning Obligations Supplementary Planning Guidance on Education, Affordable Housing, and Leisure & Recreation contributions, and the Social Infrastructure Supplementary Planning Document. All these documents are based on Local Plan policy and have been tested through the relevant consultation and Cabinet reporting procedures.

The Tariff Supplementary Planning Document will set out in a planning policy document arrangements for future Framework s106 and Site Specific Agreements. It is based on the agreement already in existence, and that agreement is proposed to be annexed to the adopted SPD as a model.

The SPD is referred to in paragraph 15.9 of the Adopted Milton Keynes Local Plan (Planning Obligations chapter).

Sustainability Appraisal

The Planning and Compulsory Purchase Act (2004) makes Sustainability Appraisal (SA) of planning documents an integral part of the preparation process. The aim is to appraise the social, environmental, and economic impacts of a development over the long term.

The guidance outlines 5 main stages in the SA process in relation to SPD:

- Stage A – Setting the context and objectives, establishing the baseline, and deciding on the scope of the SA
- Stage B – Developing and refining options (if necessary)
- Stage C – Appraising the effects of the draft SPD
- Stage D – Consultation on the SA report and the draft SPD
- Stage E – Monitoring implementation of the SPD

This scoping report sets out the outcomes of Stage A work on this SA. There will be no options developed under Stage B. This is because the SPD will reflect the broad principles of the Tariff and the Framework s106 Agreement referred to in the Introduction, which Milton Keynes Council is about to sign. The Tariff itself is largely based on the Council's adopted SPG and SPD on planning obligation contributions (expanding on the Local Plan policies) which have been through the relevant consultation and decision-making procedures.

Other Relevant Plans, Policies and Programmes

This SA concentrates on the most relevant plans, policies and programmes, given the context of the SPD, referred to above, and its close connection with existing Council SPG and SPD. It also draws heavily on guidance at a Regional/ Sub-regional level as the Tariff is linked to the growth of the City, albeit in relation to expansion in the UDA, and not additional urban capacity within the City.

A detailed review of the relevant documents is provided in the table in Annex A. This sets out relevant key objectives, targets and indicators (where they are given), and the implications for the SPD and the SA. There are web links to the Council's adopted SPG and SPD on Planning Obligation contributions to Education, Affordable Housing, Leisure and Recreation, and Social Infrastructure rather than complete reproduction of the standards and justification of contributions in this SA.

In summary the key outcomes of this review are:

- There is high level (Government and Regional) support for developing infrastructure to support housing and employment growth, particularly in the identified Growth Areas in the South East.
- There is also high-level support for using innovative funding mechanisms to deliver this infrastructure.
- Milton Keynes Council has already produced a number of Supplementary Planning Guidance notes/ Supplementary Planning Documents to quantify the needs of various types of infrastructure

- The Tariff contribution is set at a level that is considered to be economically viable. As a result there is still likely to be a funding gap because it currently only covers 75% of the amount of contribution required from the Council's Planning Obligation SPGs/ SPD and does not cover 100% of other items, in particular transport projects.
- As the Tariff contribution and the mechanism for collecting the money (through Framework s106 and Site Specific Agreements) has already been agreed by MKP, MKC and the main landowners in the UDA following lengthy negotiation, the SPD is only a means of embedding these principles into a Local Development Document and not a way of re-negotiating the level of Tariff contribution or the s106 approach.
- Construction standards will be related to the BREEAM Eco Homes standards, rather than the NHER target in the Local Plan. Through meeting these standards the water conservation and renewable energy elements of Policy D4 in the Local Plan will be met. There will also be a contribution to carbon off-set. Therefore only these elements of D4 will require compliance. However this position follows lengthy negotiations and it is not intended to be re-negotiated through the SPD production process.
- The tenure split of affordable housing is likely to change following a new Housing Needs Study (although not the overall housing target). However it would be premature to refer to a different tenure split in the SPD ahead of a new Affordable Housing SPD has been produced. To maintain flexibility the Tariff SPD should refer to a 30% target but not specifically to a tenure split.
- The MKP Business Plan is the delivery plan for Tariff items. However the Council has signed a separate legal agreement with MKP to ensure that only items on the Council's Capital Programme are included in the Business and Delivery Plan. The Council will only include items on its Capital Programme that it has full funding for.
- In terms of developing an SA framework and targets for the SPD, the SA for the draft South East Plan, and local targets in the Local Plan adopted Planning Obligations SPG/ SPD, and the Community Strategy seem the most relevant. This approach reflects the SA undertaken for the Social Infrastructure SPD.
- As the Social Infrastructure SPD has been subject of SA and SEA, these Tariff contributions have already been tested through the appraisal process.

Baseline Information

Most information is displayed at Borough (MK) level. This SPD relates to areas that are not yet developed, so current data for wards/ grid squares covering these areas is not likely to be useful in terms of monitoring the impact of the Tariff SPD.

The Tariff will help to deliver facilities and services within the UDA, but in some cases it will have an impact on strategic facilities for the City (e.g. higher and further education, waste, public transport).

The baseline data has been collected under the 25 core objectives that have been used in the SA of the draft South East Plan. These have in themselves been derived from the Integrated Regional Strategy. The objectives have been slightly modified to refer to MK, as opposed to the South East region.

The data that is included has been done so with a view to developing an appraisal framework that can be related back to the impacts of the Tariff SPD (see section below for more on this). Any relevant and available comparison data has also been noted, mainly relating to the South East of England regional level.

The baseline information is set out in Annex B.

Sustainability Issues

Following from the review of relevant plans, policies, programmes, and baseline data the following sustainability issues relevant to the SPD have been identified.

Economic

- Provision of sufficient funding vis a vis development viability.
- Maximising the potential of those of working age and increasing the capacity of the construction sector.
- Providing inward investment for the City.

Social

- Provision of infrastructure in time to meet the needs of residents.
- Provision of a whole range of facilities to serve the new community, including affordable housing.
- Ensuring accessibility to services and facilities.
- Developing the capacity of local people to participate in the growth agenda.
- Help to deliver improvements in local health care (acute and primary).
- Help to deliver improvements to emergency services.

Environmental

- Provision of recreation open space and increasing potential for nature conservation designations.
- High standards of construction in domestic and commercial buildings, however only guaranteed standards in terms of renewable energy, water conservation, and carbon off-set.
- Providing a public transport system to give an alternative to the car.
- Dealing with waste at local and strategic levels.

The Sustainability Appraisal Framework and Monitoring Targets & Indicators

The Sustainability Appraisal Framework has been developed to assess the impact of the draft SPD on sustainability issues, to highlight issues that need addressing in the SPD and to measure the effectiveness of the SPD over time.

The guidance on SA suggests that an SA for SPD can draw quite considerably from the SA on the parent document (in this case the Adopted Local Plan). The Local Plan SA is based on the Vision and Aims chapter in the Plan, which covers environmental, social, and economic issues. There are 23 aims under 12 topic headings, and 20 targets/ indicators against which Local Plan policies and proposals are assessed.

It is considered that the Local Plan targets and indicators are a good basis for appraising and monitoring the SPD where relevant. However, given the nature of the SPD, and the underpinning Growth Area context, the 25 core objectives that have been used in the draft South East Plan SA (emanating from the Integrated Regional Strategy is considered to be a robust framework within which to base the Sustainability Appraisal Framework on.

Some of the 25 core objectives are not considered relevant to the SPD, and some do overlap. Consequently Annex C sets out the core objectives for the SA Framework, adapted as relevant. They are also set in the context of applying the SPD to the designated areas in the UDA, but as some Tariff money will assist services and facilities in existing communities some indicators and targets are set at a more strategic level.

Under each objective are indicators against which to assess progress, and targets relevant to these indicators are noted in brackets (). In the main the targets are based on Local Plan targets (except where there are exceptions relation to the negotiated position on the existing Framework s106 Agreement) and the relevant adopted Planning Obligations SPG/ SPD. Some targets are based on those of other strategic partners (such as the Economy and Learning Partnership and the Primary Care Trust).

For some indicators there are no targets as such but impacts on the general trend in data is proposed to be used as a comparator to assess any impacts.

Appraisal of the Tariff SPD Objectives

The SPD will set out broad principles for the Tariff approach and the general requirements for Framework s106 Agreements in the UDA. The objective of this is:

- (a) To give the Tariff and Framework Agreement mechanism some weight within local planning policy;
- (b) To make future Section 106 negotiations on sites in the UDA more straightforward;
- (c) To make future Section 106 negotiations on sites in the UDA equitable;
- (d) To allow the pooling of developer contributions;

- (e) To help deliver the necessary physical and social infrastructure requirements for the UDA and the City in a co-ordinated, comprehensive and phased manner;
- (f) To set contributions and infrastructure requirements in a timescale appropriate to the long-term growth of the City.

Given the function of the SPD (i.e. to help to deliver services, facilities, local employment and training, and high environmental standards) it is considered that the objectives above are generally compatible with the SA Framework objectives in Annex C. Therefore a traditional compatibility matrix is not considered appropriate.

However it is recognised that there is an underlying potential conflict inherent in the Tariff arrangement in terms of the delivery of infrastructure items. As noted in this SA, the agreed Tariff for residential and employment land is set at a limit that will not impact on the viability of development. The Tariff alone will not provide all of the funding required to deliver all of the infrastructure that is anticipated. For instance there is a gap between the costs set out in the Council's Planning Obligations SPGs/ SPD and the amount that the Tariff will provide for those items. There is also a reliance on other sources of funding for some items, particularly for transport projects.

It has been accepted that delivery agents, including Milton Keynes Council, will need to bid for both usual and extraordinary grants, or attract other funding to deliver the full complement of infrastructure items. If such bids are not successful then some items may not be delivered. Milton Keynes Council has agreed that where this is the case on items for which it is the delivery agent, then items will need to be prioritised through the Capital Programme process.

For the Council there is also the possibility of developer contributions to strategic items from sites outside of the UDA, negotiated on the basis of adopted Planning Obligations SPG/ SPD.

The risks associated with the Tariff arrangement, and mitigation measures have been reported to and accepted by the Council's Cabinet. The key outcome of this in developing the SPD is to ensure a degree of flexibility and concentrate on the key principles underlying a Tariff approach and Framework s106 Agreements.

The appraisal for the rest of the SPD uses the scoring system below, and also provides a brief commentary on key assumptions and any technical material that has been used to inform a judgment.

++	Significant positive effects
+	Positive effect
0	Neutral (no effect)
?	Effect uncertain
-	Negative effect
--	Significant negative effect

Outcomes of Appraisal of the Tariff SPD

The Table in Annex D sets out the results of the appraisal.

The key point to note is that the SPD has been assessed in the context of its direct connection with the MKP Business and Delivery Plan and the projects that are supported in the current Plan (2006/07 – 2010/11). Tariff money secured through the SPD will be spent according to the provisions of Part 1 of the document, which means supporting projects in the Delivery Plan. Consequently most of the core indicators receive a score of + or ++ because the current Plan includes projects related to meeting a whole range of infrastructure and service needs.

The implication of this is that the impact of the SPD on sustainability in the future will entirely depend on the nature of any revisions to the Business and Delivery Plan.

Only the indicator regarding crime and the fear of crime receives a ?. This is because the Delivery Plan does not specify in sufficient detail how money going to the emergency services might contribute in a positive way to the targets and indicators related to this core indicator.

No indicators received a - or -- score.

Annex A: Review of Relevant Plans, Policies and Programmes.

Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA
Sustainable Communities Plan (ODPM, 2003)	<ul style="list-style-type: none"> ▪ To accommodate the economic success of London and the wider South East and ensure that the international competitiveness of the region is sustained, for the benefit of the region and the whole country. ▪ To alleviate pressures on services and housing caused by economic success where these pressures cannot readily be dealt with within existing towns and cities. ▪ Where new and expanded communities are needed, to ensure that these are sustainable, well-designed, high quality and attractive places in which people will positively choose to live and work. <p>In partnership with local authorities and other stakeholders, to provide for major growth in the four growth areas identified in regional planning guidance for London and the rest of the South East in 2000 (RPG9):</p> <ul style="list-style-type: none"> - Thames Gateway - Milton Keynes/South Midlands - Ashford - London - Stansted - Cambridge 		Growth in houses and jobs means that there needs to be infrastructure and services to match. Some funding for this has come via the Sustainable Communities Plan but other funding streams are required, one of which is through s106 contributions. Expansion of the City on this scale requires a coordinated approach, hence the Tariff arrangement. This is supported in the SCP, which acknowledges that delivery mechanisms could include 'non-statutory implementation partnerships bringing together key stakeholders' (page 42).

Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA
Circular 05/2005 (ODPM, 2005)	<ul style="list-style-type: none"> ▪ Policies on types of payment, including pooling and maintenance payments, should be set out in Local Development Frameworks. The local authority's generic policies on payment types should be contained in Development Plan Documents, and the details of their application in Supplementary Planning Documents. ▪ Where the combined impact of a number of developments creates the need for infrastructure, it may be reasonable for the associated developers' contributions to be pooled, in order to allow the infrastructure to be secured in a fair and equitable way. Local authorities should set out in advance the need for this joint supporting infrastructure and the likelihood of a contribution being required, demonstrating both the direct relationship between the development and the infrastructure and the fair and reasonable scale of the contribution being sought. There should be a clear audit trail between the contribution made and the infrastructure provided. ▪ Local authorities are encouraged to employ formulae and standard charges where appropriate, as part of their framework for 	<ul style="list-style-type: none"> ▪ A planning obligation must be: <ul style="list-style-type: none"> (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; (iii) directly related to the proposed development; (iv) fairly and reasonably related in scale and kind to the proposed development; and (v) reasonable in all other respects. 	<p>The Circular lends support to pooled contributions, sought on an equitable basis, to identified infrastructure projects, set out in a Development Plan Document in principle and expanded upon in a Supplementary Document.</p> <p>The Council already has adopted SPG and SPD that set out in detail the standards and requirements for developer contributions on a number of infrastructure items (see a review of these documents further on).</p> <p>The Tariff is intended to fund initial capital costs only, with the exception of landscape management.</p>

Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA
	negotiating and securing planning obligations.		
Planning Gain Supplement (ODPM, December 2005)	<ul style="list-style-type: none"> ▪ To finance additional investment in the local and strategic infrastructure necessary to support housing growth, while preserving incentives to develop; ▪ To help local communities to share better the benefits of growth and manage its impacts; ▪ To provide a fairer, more efficient and more transparent means of capturing a modest portion of land value uplift; and ▪ To create a flexible value capture system that responds to market conditions and does not inappropriately distort decisions between different types of development. 		The concept of the Planning Gain Supplement has been consulted upon by the Government and is currently being considered by a Select Committee. In the meantime the Tariff arrangement in Milton Keynes has been pursued in response to the current pressure to deliver infrastructure alongside housing and economic growth. This has the formal support of the Treasury.
Milton Keynes and South Midlands Sub Regional Strategy (SEERA)	<p>Among the objectives of the Sub Regional Strategy are the following:</p> <ul style="list-style-type: none"> ▪ to meet existing infrastructure needs and provide for requirements generated by new development by investing in new and improved infrastructure, by planning to reduce the need to travel and by creating a shift to more sustainable modes of travel; ▪ to create sustainable communities by ensuring that economic, environmental, social and cultural infrastructure needs are 	<p>Key indicators that the Strategy will be The Indicators that the Sub Regional Strategy will be measured against include:</p> <ul style="list-style-type: none"> ▪ Housing completions, including affordable housing; ▪ Commencement/ completion of key infrastructure; ▪ Higher and further education delivery indicators; ▪ Health and social care delivery indicators; ▪ Environment indicators. 	The MK&SMSRS provides the sub-regional strategy for growth in MK to 2016. It is very clear about the level of growth proposed for MK and that housing and employment needs to be matched by growth in physical and social infrastructure. It lists specific transport infrastructure

Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA
	<p>met in step with growth.</p> <p>Sustainable Communities for the Sub Region – key requirements include:</p> <ul style="list-style-type: none"> ▪ Good quality local public services, including education and training opportunities, health and social care and community services and facilities, especially for leisure; ▪ Good public transport and other transport infrastructure, both within communities and linking to urban, rural and regional centres. ▪ A well-integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes. <p>Among the transport infrastructure schemes in Strategic Policy 2 and related Figure 2 are improvements to the A421 (from M1 Junction 13 to MK), and M1 Junction 14 improvements.</p> <p>Strategic Policy 3 states that sustainable communities will be achieved through (amongst other things):</p> <ul style="list-style-type: none"> ▪ Providing green infrastructure for existing and expanding communities, including access to green space that promotes healthy 	<p>The targets for housing completions and the generation of new jobs are 3,000pa during 2006-2011, 2,200pa during 2011-2016 (for homes and jobs).</p>	<p>schemes.</p> <p>The MK&SMSRS provides further support for funding this infrastructure outside of conventional funding mechanisms.</p> <p>The indicators listed are not quantified anywhere, apart from overall housing completions.</p>

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	<p>lifestyles and can be used for formal and informal recreation and educational purposes;</p> <ul style="list-style-type: none"> ▪ Ensuring a supply of housing of the right types, sizes and tenure, and providing a step change in both the quantity and quality of affordable housing to meet the needs of the sub region; ▪ Providing the social (e.g. primary, secondary, further and higher education, health and social care) and environmental (e.g. water supply and treatment) infrastructure in accordance with current deficits and additional demands. <p>In terms of funding the Strategy states that 'Existing funding routes and mechanisms will need to support the aspirations of this Sub-Regional Strategy and new ones will need to be created as appropriate. Some of the new funding routes/ mechanisms will need to be specifically tailored for implementation within this Sub-Region'.</p>		
Draft South East Plan (SEERA)	<ul style="list-style-type: none"> ▪ The preferred spatial strategy is to: <ul style="list-style-type: none"> i Promote the sustainable development of communities in all parts of the South East, urban and rural; 	The SEP has been subject to Sustainability Appraisal (incorporating Strategic Environmental Assessment). The SA is based on 25 core objectives from the	The draft SEP builds on the MK&SMSRS (above). The spatial framework is quite broad and no specific

Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA
	<p>ii Ensure that development only takes place when necessary infrastructure is available or will be provided in time;</p> <p>iii Provide an urban emphasis for development with support for the concept of 'urban renaissance';</p> <p>vi Support agreed proposals for strategically significant housing and economic development in existing Growth Areas (Thames Gateway, Ashford, Milton Keynes/Aylesbury Vale) and in South Hampshire.</p> <p>The Spatial Framework for Milton Keynes:</p> <ul style="list-style-type: none"> ▪ The majority of development will be provided within the existing urban area of Milton Keynes in conjunction with development of the central area, selective urban intensification and the completion of developments already planned. These sources are expected to provide about 19,000 additional homes between 2001 and 2016, ▪ There should be a particular emphasis on development of new public transport nodes and interchanges, well related to new urban extensions and linked with the provision of high quality public transport serving north- 	<p>Integrated Regional Framework for the South East. The SEP SA includes an assessment of the growth options for each specific Sub-Region. The core objectives and related indicators are:</p> <ul style="list-style-type: none"> ▪ Ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home? <ul style="list-style-type: none"> - increase the supply of affordable housing both in numbers and as a proportion of total housing stock? - promote the adoption of sustainable design and construction practices in housing (eg energy/water/land/materials efficiency, incorporation of biodiversity/natural assets etc)? ▪ Improve the health and well-being of the population and reduce inequalities in health? <ul style="list-style-type: none"> - ensure the accessibility of healthcare services by non-car means, eg through the incorporation of services in new developments? - promote healthy, active lifestyles through the protection and provision of facilities and locations of sporting/recreational 	<p>infrastructure schemes are listed.</p> <p>The SEP SA provides a strategic level appraisal of the growth options for MK. The most relevant SA core objectives can be used in the SA for this SPD, although the indicators that are used need to be developed to be relevant to the SPD.</p>

Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA
	<p>south and east-west corridors, well integrated with strategic transport infrastructure.</p> <ul style="list-style-type: none"> ▪ The vision should reflect a continuing programme of selective intensification and renaissance of Central Milton Keynes and other urban locations, complemented by: <ul style="list-style-type: none"> i Sensitively planned urban extensions to provide new homes and workplaces and reinforce public transport, while respecting local context ii Continued development and upgrading of the public transport system, and reducing dependence on car use iii Maintenance and provision of new and existing green infrastructure including parks, greenspace and water spaces within the urban area iv The highest environmental standards in design and construction. 	<p>activities (eg playing fields, sports facilities, footpaths etc)?</p> <ul style="list-style-type: none"> - promote informal recreation through access to the countryside? ▪ Raise educational achievement levels across the region and develop the opportunities for everyone to acquire the skills needed to find and remain in work? <ul style="list-style-type: none"> - ensure the accessibility of educational/training opportunities by non-car means? - ensure the accessibility of educational/training opportunities for the most deprived communities? - ensure the accessibility of educational/training opportunities for rural communities? ▪ Improve accessibility to all services and facilities? <ul style="list-style-type: none"> - promote compact, mixed-use development with good accessibility to local facilities and services (eg employment, education, health services, shopping, leisure, green spaces, culture etc), that reduce the need to travel? ▪ Improve efficiency in land use through 	

Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA
		<p>the re-use of previously developed land and existing buildings, including re-use of materials from buildings, and encourage urban renaissance?</p> <ul style="list-style-type: none"> - encourage the reuse of materials in construction? - promote the adoption of sustainable design and construction practices in non-housing developments (eg energy/water/land/materials efficiency, incorporation of biodiversity/natural assets etc)? <p>▪ Reduce air pollution and ensure air quality continues to improve?</p> <ul style="list-style-type: none"> - promote more sustainable transport patterns in all areas, particular those of poor air quality (eg AQMAs), including public transport, walking and cycling <p>▪ Conserve and enhance the region's biodiversity?</p> <ul style="list-style-type: none"> - encourage the development of new biodiversity assets within/alongside developments? <p>▪ Reduce road congestion and pollution levels by improving travel choice, and reduce the need for travel by car/lorry?</p> <ul style="list-style-type: none"> - promote public transport, walking and 	

Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA
		<p>cycling?</p> <ul style="list-style-type: none"> ▪ Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products? <ul style="list-style-type: none"> - promote the use of locally and sustainably-sourced, and recycled, materials in construction and renovation? ▪ Reduce waste generation and disposal, and achieve the sustainable management of waste? <ul style="list-style-type: none"> - support implementation of the proximity principle and self-sufficiency? ▪ Increase energy efficiency, and the proportion of energy generated from renewable sources in the region? <ul style="list-style-type: none"> - promote the incorporation of small-scale renewables in developments? - promote the incorporation of energy efficiency measures in existing buildings and in new developments? ▪ Develop and maintain a skilled workforce to support long-term competitiveness of the region? 	
Regional Economic Strategy	Community Infrastructure and Services – support the development of sound community infrastructures and services (Priority 11 in		The RES is largely dependent on implementation from partners

Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA																						
(adopted [2002-2012] and draft replacement [2006- 2016]) (SEEDA)	<p>Adopted RES). The draft Action Plan states support for Health Impact Assessments of major initiatives (lead by the Healthy Region Forum).</p> <p>Secure infrastructure investment to maintain international economic competitiveness (draft RES).</p>		<p>and provides little in terms of funding mechanisms.</p> <p>The Health Impact Assessment has been built into the SA for the draft South East Plan (see above), so by picking up the relevant objectives from that SA, the SA for this SPD should address HIA.</p>																						
Milton Keynes Partnership Business Plan 2006 – 2010 (MKP)	<p>The Business Plan sets out Milton Keynes Partnership's aspirations and targets for the next 5 years. It provides a breakdown of infrastructure projects to support the delivery of growth, the status of those projects, and how they will be funded (i.e. through the Tariff or other funding mechanisms).</p> <p>The full Business Plan can be viewed at: http://www.mkweb.co.uk/mkpartnership/DisplayArticle.asp?ID=32922</p>	<p>Tariff Contribution (£m)</p> <p><u>Local Infrastructure:</u></p> <table border="0"> <tr> <td>Schools (including early years and 16+)</td> <td>63.20</td> </tr> <tr> <td>Leisure & Community</td> <td>15.05</td> </tr> <tr> <td>Landscape & Open Space</td> <td>43.90</td> </tr> <tr> <td>Libraries & Lifelong Learning</td> <td>3.72</td> </tr> <tr> <td>Crematoria & Burial grounds</td> <td>1.08</td> </tr> <tr> <td>Cultural Facilities</td> <td>4.59</td> </tr> <tr> <td>Social Care</td> <td>5.54</td> </tr> <tr> <td>Waste Facilities</td> <td>4.02</td> </tr> </table> <p><u>Strategic Infrastructure</u></p> <table border="0"> <tr> <td>Higher & Further Education</td> <td>19.98</td> </tr> <tr> <td>Transport</td> <td>111.15</td> </tr> <tr> <td>Health</td> <td>23.52</td> </tr> </table>	Schools (including early years and 16+)	63.20	Leisure & Community	15.05	Landscape & Open Space	43.90	Libraries & Lifelong Learning	3.72	Crematoria & Burial grounds	1.08	Cultural Facilities	4.59	Social Care	5.54	Waste Facilities	4.02	Higher & Further Education	19.98	Transport	111.15	Health	23.52	<p>This is a key document that underpins the delivery of infrastructure to support the growth of MK. All projects that require delivery through Tariff funding must be listed in the Delivery Plan that forms part of the Business Plan.</p> <p>Items to be delivered by the Council that are expected to be financed fully or partly from the Tariff will be included in the Delivery Plan and the Council's Capital</p>
Schools (including early years and 16+)	63.20																								
Leisure & Community	15.05																								
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Health	23.52																								

Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA
		Flooding & Drainage 3.75 Carbon Offset 3.00 Voluntary Sector 3.75 Inward Investment 3.75 Emergency Services 0.96 Total 310.96 Other funding will need to provide £1,361.47m to these items, bringing the total cost to £1,672.43m	<p>Programme. Only once a scheme is agreed as part of the Council's Capital Programme can it be included in the MKP Delivery Plan/ Business Plan (if the Plan states that the Council will delivery the item). MKC will only undertake projects in its Capital Programme if it has received full funding commitment.</p> <p>The Tariff only supports initial capital expenditure of projects (apart from landscape management) and there is a 25% funding gap of total project costs based on 2004/05 costs and SPG standards adopted at that time.</p>
Community Strategy 2004-2034 (MKC)	LSP to take an active role in the development and roll-out of a comprehensive and integrated strategy for 'Planning Gain' policies – gaining community benefits through the new planning system (point 1.1.5, Action Plan 1).	Community Strategy Performance Indicator 33 measures accessibility of local services: a) % of residents surveyed finding it easy to access key local services b) % of residents within a distance of 500m	Milton Keynes Partnership, Milton Keynes Council, and landowners in the Urban Development Area have pioneered the Tariff for the

Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA
		(15 minutes walk) of key local services	<p>UDA. The LSP Planning Task Group should be consulted on this SPD.</p> <p>CSPI 33 is similar to the Local Plan target.</p>
<p>Leisure Strategy 2003-2008 (MKC)</p>	<p>Strategic Aspiration No. 4: To actively influence local planning policy and to seek the capital cost of providing new facilities from a number of external sources and partnership arrangements including English Partnerships and Section 106 arrangements.</p> <p>The production of Supplementary Planning Guidance (SPG) on all planning obligations that will incorporate leisure, recreational and community facilities is currently being drafted by the Milton Keynes Council Development Plans Section. This SPG will be adopted, following public consultation in 2003 and will be reviewed annually.</p> <p>The expansion of Milton Keynes, and the strategy's identified new facilities can be sought and achieved therefore through the application of the above policy and advice.</p>		<p>The Strategy fed into the Leisure and Recreation SPG, now adopted by the Council (see below).</p>

Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA
	The Council will be justified in seeking planning obligations to secure these facilities, with the level of provision and contribution set as a result of the derivation of standards made through the audit of the existing facilities.		
Playing Pitch Strategy (June 2003, MKC)	Most housing sites are either only a part of a hectare or a multiple of one. It is not possible to build a portion of a pitch, yet there is still a sporting need for that section of the new population not covered by a whole pitch. This approach is strongly supported by Sport England. It is therefore recommended that where a portion of a hectare provision would be justified, a charge/tariff approach be used. The charge/tariff should be linked both to reasonable land value and pitch development/site improvement costs, should be simple to apply, and should be index linked. If it is not appropriate or practical to establish pitches on the development site, the provision should be made elsewhere, as long as there is a clear policy that supports such provision. For example this could be provision in an identified area of need close to the development site, or could be a contribution towards a more strategic area or city/unitary authority area-wide provision.		The Strategy fed into the Leisure and Recreation SPG, now adopted by the Council (see below).

Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA
	The need for new or enhanced existing playing fields/changing facilities at a local and a strategic level are identified in the site specific Action Plan which forms part of the strategy.		
Milton Keynes Local Plan (2005, MKC)	<p>The general principles of sustainability set out in the Local Plan are:</p> <ul style="list-style-type: none"> - Concentrating rather than dispersing development, to maximise accessibility and minimise travel distances to facilities and workplaces; - Maintaining a balance between jobs and homes, to avoid the need for increased longer distance commuting into or out of the Borough; - Planning new developments to reduce dependence on the car at the local as well as sub-regional level; - Making the best use of urban land by identifying brownfield sites for development before green field ones; - Concentrating development in and around existing centres (CMK, Bletchley, Wolverton, Stony Stratford, Newport Pagnell, Olney and Woburn Sands Town Centres and, District and Local Centres, if they have good public transport access,) and along public transport 	<p>The Local Plan is based on 12 aims:</p> <ol style="list-style-type: none"> 1. Transport 2. Energy 3. Wildlife 4. Air 5. Water 6. Land 7. Minerals and Waste 8. Health and Safety 9. Culture 10. Equality 11. Housing 12. Employment <p>There are 23 aims under these topic headings, and 20 targets/ indicators against which Local Plan policies and proposals will be assessed. Those indicators relevant to this SPD are:</p> <ul style="list-style-type: none"> - Average energy rating of new houses on the National Home Energy Rating scale. Target is 90% with a rating of 10 by 2011 	<p>The Local Plan forms the planning policy basis for the SPD, and the 'saved' Plan is the document that it is supplementary to.</p> <p>Specific targets are therefore highly relevant.</p> <p>However in terms of Policy D4 the current position in terms of the negotiations on the Tariff and Framework s106 Agreement is that only criteria iv, v and viii need to be addressed. Criteria iv and v will be met through the application of the BREEAM and Eco Homes standards that English Partnerships use as a national body.</p>

Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA
	<p>routes, to encourage journeys by public transport, by bike and on foot;</p> <ul style="list-style-type: none"> - Respecting environmental constraints, maintaining the City's reputation for innovative planning and research on environmental matters (linear parks, wildlife corridors). <p>Policy PO1 states: The Council will seek to ensure that development proposals make adequate provision for both infrastructure and community facilities that directly relate to the proposed development. In making an assessment of such needs, it may be necessary to take into account the cumulative effect of a number of developments on the existing infrastructure of the surrounding area. Developers will be expected to meet the full costs of facilities required as a consequence of development and contribute to resolving existing deficiencies where these would be made worse by the development</p> <p>Policy PO2 states that the proposals for development in the City Expansion Areas are one area where the Council will seek</p>	<ul style="list-style-type: none"> - % of energy from renewable sources. Target is 10% by 2011 - % of new houses with water conservation measures. Target is 90% by 2011 - % of new development using recycled materials. Target is 90% by 2011. - Provision of recreation space – hectares /1000 people. Target is 9.5ha by 2011. - % of properties within 400 metres of a satisfactory bus service (<i>at least 3 buses per hour</i>). Target is 90% by 2011. - % of new dwellings that are affordable. Target is 30% by 2011 - Surplus of jobs of over workforce. Target is 3% at Borough level by 2011 and 12% at City level. <p>The requirements of Policy D4 (sustainable construction) have also been written in to the Tariff and the existing Framework s106 Agreement. The policy requires the following:</p> <ul style="list-style-type: none"> (i) Energy efficiency by siting, design, layout and buildings' orientation to maximize sunlighting and daylighting, avoidance of overshadowing, passive ventilation; (ii) Grouped building forms in order to minimize the external wall surface extent and 	<p>Developments can ordinarily meet these standards by achieving a certain number of credits relating to different aspects of the development. However under the Framework Agreement, credits relating to renewable energy and water resources must be achieved in every case to the required standard.</p> <p>The targets negotiated in the existing agreement are:</p> <ul style="list-style-type: none"> ▪ 90% of homes to meet the Eco Homes 'Very Good' standard, and 10% to meet the Eco Homes 'Excellent' standard; and ▪ all commercial units to be built to the BREEAM 'Excellent' standard. <p>This target will therefore be used instead of the Local Plan target relating to the</p>

Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA
	<p>improvements to infrastructure and community facilities.</p> <p>Para 15.9 refers to the Council's adopted SPG and SPD on Planning Obligation contributions, and states that 'The Council is working with Milton Keynes Partnership to agree with landowners and developers a standardised tariff approach to Section 106 contributions. This will apply to major housing and employment developments within the Milton Keynes Partnership Committee Urban Development Area. The details of this approach will be set out in a Supplementary Planning Document'.</p>	<p>exposure;</p> <p>(iii) Landscape or planting design to optimise screening and individual buildings' thermal performance;</p> <p>(iv) Renewable energy production e.g. external solar collectors, wind turbines or photovoltaic devices;</p> <p>(v) Sustainable urban drainage systems, including rainwater and waste water collection and recycling</p> <p>(vi) Significant use of building materials that are renewable or recycled;</p> <p>(vii) Waste reduction and recycling measures;</p> <p>(viii) Carbon neutrality or financial contributions to a carbon offset fund to enable carbon emissions to be offset elsewhere.</p>	<p>NHER rating. The Local Plan renewable energy target will be used but as all properties need to incorporate water conservation, then the target for this should be 100%.</p> <p>Criterion viii of D4 will be met by payment into a carbon off-set fund at a rate of £200 per dwelling.</p> <p>As a consequence of the Tariff negotiations around Policy D4 the Local Plan target relating to recycled building materials may not be met.</p>
<p>Social Infrastructure SPD (2005, MKC)</p>	<p>This SPD sets out the main requirements for social infrastructure arising from new development. The SPD covers the following facilities, and was produced in consultation with those bodies responsible for service delivery of these facilities:</p> <ul style="list-style-type: none"> - Libraries - Adult Continuing Education 	<p>Detailed standards, targets for all the items are set out in the SPD and the requirements for new development and developer contributions are fully explained:</p> <p>http://www.mkweb.co.uk/local%5Fplan%5Freview/DisplayArticle.asp?ID=29011</p>	<p>The provisions of this SPD are included in the Tariff figure that has already been negotiated, but only up to the value of 75% of the contribution it seeks.</p> <p>As this SPD has been</p>

Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA
	<ul style="list-style-type: none"> - Crematorium/Burial Grounds - Museums and Archives - Community Houses - Health Facilities - Waste Management - Public Art - Social Care – day care - Social Care – older persons housing - Social Care – children’s homes - Reserve Sites - Emergency Services - Voluntary Sector - University Centre Milton Keynes - Milton Keynes College - Inward Investment - CCTV 		through SA/ SEA, this element of the Tariff has already been tested.
Education Contributions SPG (2004, MKC)	This SPG sets out the requirements for contributions to education provision (primary, secondary and post 16 education) from new development. It also seeks a contribution towards the capital cost of accommodating 85% of the number of nursery age pupils where these children cannot be accommodated within existing provision.	Space standards, targets for new development and detailed explanation behind the requirements and developer contributions are set out in the SPG: http://www.mkweb.co.uk/local%5Fplan%5Freview/DisplayArticle.asp?ID=24730	The provisions of this SPG are included in the Tariff figure that has already been negotiated, but only up to the value of 75% of the contribution it seeks.
Leisure and Recreation SPG (2005,	This SPG identifies the main requirements for Leisure, Recreation and Sport, which will be required as a consequence of new residential	Space standards, targets for new development and detailed explanation behind the requirements and developer contributions	The provisions of this SPG are included in the Tariff figure that has already been

Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA
MKC)	development within the Borough. It also sets out the financial contributions, which will be sought by the Council from applicants seeking planning consent for development, where that development generates a need for such facilities.	are set out in the SPG: http://www.mkweb.co.uk/local%5Fplan%5Freview/DisplayArticle.asp?ID=25654	negotiated, but only up to the value of 75% of the contribution it seeks.
Affordable Housing SPG (2004, MKC)	<p>The SPG aims to help to ensure that the Council meets the Local Plan policy objectives with regards to housing, in particular those relating to the provision of affordable and supported housing. It clarifies the roles that it is expected that the Council, landowner/developers, registered social landlords (RSLs) and parish councils will undertake in the provision of affordable and supported housing. It aims to provide greater certainty and a more consistent approach to dealing with planning applications and their implementation.</p> <p>The SPG also brings to developers/landowners attention that planning obligations will be required to accommodate affordable housing, including housing for key workers, supported housing or housing for older people.</p>	<p>The amount and type of affordable housing sought in the SPG is based on an update (in 2003) of the Council's Housing Need Survey. The SPG states that the affordable housing shall generally comprise social rent for 5% of all dwellings, shared ownership (15%), and low cost/reduced cost market housing for sale (10%). There may be some opportunities for low cost rent (up to 5%) to substitute for low cost market housing for sale:</p> <p>http://www.mkweb.co.uk/local_plan_review/documents/Milton%5FKeynes%5FHousing%5FAdopted%5FSPG%2Epdf</p>	<p>The Affordable Housing SPG will shortly be reviewed to become an SPD.</p> <p>The new Housing Needs Study on which the SPD will be based suggests a much different tenure requirement. However the Tariff agreement for the UDA has been based on the current Council policy. As this SPD is intended to reflect the Tariff negotiations, it is felt that there is not sufficient scope to amend this SPD to reflect the emerging affordable housing requirements. However the overall target will remain at 30% and therefore the SPD</p>

Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA																		
			need only refer to this specifically, and not the tenure split.																		
Eastern Expansion Area Development Framework and Western Expansion Area Development Framework (MKC)	The aim of the Development Frameworks is to provide a comprehensive masterplan for the two expansion areas, in conformity with Policy EA1 of the Local Plan. The frameworks set out development principles and set a land use framework.	<p>The Western Expansion Areas Development Framework was subject to Sustainability Appraisal and will be monitored against the targets and indicators set out in that.</p> <p>Standards for certain facilities in the WEA:</p> <table border="0"> <tr> <td>Mixed use (High Street)</td> <td>8ha</td> </tr> <tr> <td>Parks, play areas, playing fields</td> <td>36ha</td> </tr> <tr> <td>Schools (1 secondary, 4 primary)</td> <td>20ha</td> </tr> <tr> <td>Community Reserve</td> <td>5ha</td> </tr> <tr> <td>Burial Ground</td> <td>11ha</td> </tr> <tr> <td>Allotments</td> <td>4ha</td> </tr> <tr> <td>Structural landscaping</td> <td>75ha</td> </tr> </table> <p>Net housing density = 36.9ha Health provision should be 2,000m² 'hub', and at least one initial 500m² 'spoke' 500m² for a library and Adult Continuing Education provision 4 community centres</p> <p>Standards for certain facilities in the EEA:</p> <table border="0"> <tr> <td>Mixed use (High Street)</td> <td>1ha</td> </tr> <tr> <td>Parks, play areas, playing fields</td> <td>26ha</td> </tr> </table>	Mixed use (High Street)	8ha	Parks, play areas, playing fields	36ha	Schools (1 secondary, 4 primary)	20ha	Community Reserve	5ha	Burial Ground	11ha	Allotments	4ha	Structural landscaping	75ha	Mixed use (High Street)	1ha	Parks, play areas, playing fields	26ha	The land use budget and some development principles could be used in part to monitor the effectiveness of the Tariff contribution and framework agreement approach to providing facilities.
Mixed use (High Street)	8ha																				
Parks, play areas, playing fields	36ha																				
Schools (1 secondary, 4 primary)	20ha																				
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Policy/ Programme/ Plan (author and date)	Relevant Key Objectives	Indicators and Targets	Implications for SPD and SA
		Schools (1 secondary, 2 primary) 15ha Community Recycling Centre 1ha Community Reserve 4ha (includes provision for community halls @ 1 per 3,600 population standard) Allotments 3ha Landscaping/ wildlife corridors 33ha Net housing density = 39 dwellings per ha Health provision should be 1,300m2	

Annex B: Baseline Information

Objective	Baseline Data for Milton Keynes	Comments												
<p>1. Ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home</p>	<p>Affordable dwellings completed as a % of all new housing completion 2003/04: MK 31.47%</p> <p>Tenure of Housing Stock in MK (as a %):</p> <p>Owner occupied: 74% RSL Rented: 7.3% RSL Shared Ownership: 4.2% RSL Reduced Cost Sale: 0.2% MKC Rented: 12.5% MKC Shared Ownership: 1.8%</p> <p><i>Source: MKi (MKC Environment Directorate)</i></p> <p>Housing Affordability Index (2005)¹:</p> <table border="1" data-bbox="813 933 1429 1045"> <thead> <tr> <th></th> <th>Index 1</th> <th>Index 2</th> <th>Index 3</th> </tr> </thead> <tbody> <tr> <td>SE Region</td> <td>10.5</td> <td>8.1</td> <td>10.9</td> </tr> <tr> <td>MK</td> <td>7.7</td> <td>5.3</td> <td>7.1</td> </tr> </tbody> </table> <p><i>Source: Land Registry</i></p> <p>See also Objective 19.</p>		Index 1	Index 2	Index 3	SE Region	10.5	8.1	10.9	MK	7.7	5.3	7.1	<p>The Local Plan target is 30% affordable housing. The current Supplementary Planning Guidance on affordable housing requires a tenure split generally comprised of;</p> <ul style="list-style-type: none"> - 5% social rent; - 15% shared ownership; and - 10% low cost/ reduced cost market housing for sale. <p>This has to be the percentage and tenure mix sought until the SPG has been reviewed, which it is due to be on the back of a new Housing Need Survey. This Study reveals that the tenure of affordable housing is likely to be quite different to that in the current guidance. However the overall target is likely to be 30%. To provide the greatest flexibility, the Tariff SPD should only refer to the overall target and not the tenure split.</p>
	Index 1	Index 2	Index 3											
SE Region	10.5	8.1	10.9											
MK	7.7	5.3	7.1											

¹ Housing Affordability index indicates what proportion of homebuyers can afford to buy an average-priced home in specified areas. Housing Affordability Index (1) is calculated by average sales price of semi-detached houses in an area to the median full-time annual earnings of an area. Housing Affordability Index (2) is calculated by average sales price of flat or maisonette of an area to two thirds of the median full-time earnings of the area. Housing Affordability Index (3) is calculated by Average sales price of flat or maisonette of an area to ninth decile of the median full-time earnings for England and Wales.

Objective	Baseline Data for Milton Keynes	Comments				
2. Reduce the risk of flooding and the resulting detriment to public wellbeing, the economy and the environment	Existing run-off rates from [undeveloped] sites in the UDA:	The 2003 MK Drainage Strategy recognises that there will need to be new infrastructure for surface water drainage in the Eastern and Western Expansion Areas. The current Business Plan includes funding for flooding and drainage. The target would be to ensure that there is no detriment in terms of flood risk to downstream areas.				
3. Improve the health and well-being of the population and reduce inequalities in health	<p>% of patients able to see a primary care professional within 24 hours and a GP within 48 hours: Milton Keynes Primary Care Trust: 100% for 4 months in 2004/05 (target achieved)</p> <p>Access to NHS dentistry: Milton Keynes Primary Care Trust: 'good' (top band)</p> <p><i>Source: Healthcare Commission website.</i></p> <p>See also Objectives 8 and 14.</p>	<p>The Milton Keynes Primary Care Trust is a two star rated Trust, which means it is doing well but is not consistent across all measured areas. It is striving for a three star rating.</p> <p>As well as providing for new primary care facilities within the UDA, the current Business Plan also refers to the Tariff contributing to acute healthcare facilities. This is based on the information in the Council's Social Infrastructure SPD.</p>				
4. Reduce poverty and social exclusion and close the gap between the most deprived areas in the City		Not relevant to this SPD.				
5. Raise educational achievement levels across the Borough and develop the opportunities for everyone to acquire the skills needed to find and remain in work	<p>NVQ Equivalent qualifications in the labour market - Level 4+ (2003/04):</p> <table border="0"> <tr> <td>England & Wales</td> <td>24.9%</td> </tr> <tr> <td>MK</td> <td>21.6%</td> </tr> </table> <p><i>Source: NOMIS</i></p>	England & Wales	24.9%	MK	21.6%	The Local Plan target for jobs/ labour force balance at 2011 has already been met (see Objective 20). It is however still important to make sure that the labour force has the right skills, qualifications, and training opportunities to maximise their potential and take
England & Wales	24.9%					
MK	21.6%					

Objective	Baseline Data for Milton Keynes	Comments				
	<p>Participation rates in higher education in 2005 (16-19 year olds in MK): 2,702 people</p> <p>Participation rates in full time higher education in 2005:</p> <table border="0"> <tr> <td>MK</td> <td>73.9%</td> </tr> <tr> <td>England</td> <td>76.2%*</td> </tr> </table> <p><i>Source: Connexions Partnership MKOB</i> * ONS estimate</p> <p>% of employees in construction related jobs: 2.6%</p>	MK	73.9%	England	76.2%*	<p>advantage of employment opportunities in the City. The Milton Keynes Economy and Learning Partnership Strategic Plan (2005-2010) aims for the proportion of MK residents holding Level 4 and Level 5 qualifications to be above national average by 2010/11.</p> <p>The Social Infrastructure SPD sets out the requirements for University Centre MK and MK college to 2016. The current Business Plan refers to Tariff money supporting Higher and Further Education projects in line with the information in the SPD.</p> <p>The Milton Keynes Economy and Learning Partnership Strategic Plan aims for 3000 additional students provided with Higher Education in Milton Keynes by 2010/11 and participation in full-time higher education by Milton Keynes residents to be above the national average by 2010/2011.</p> <p>The Framework s106 Agreement requires a Local Employment Coordinator to encourage the local labour force to be trained and work on the construction of development in the UDA.</p>
MK	73.9%					
England	76.2%*					
6. Reduce crime and the fear of crime	All crimes recorded in MK 2001/02 – 2005/06 (crimes per 1000 population):	The current Business Plan refers to Tariff money for emergency services as this is an item referred to in the Social Infrastructure				

Objective	Baseline Data for Milton Keynes	Comments
	<p>2001/02 23,188 (9.2) 2002/03 24,191 (8.9) 2003/04 24,908 (8.7) 2004/05 27,258 (8.0) 2005/06 26,831 (8.2)</p> <p><i>Source: Thames Valley Police/ Population Bulletin</i></p> <p>% of people who say they feel fairly safe or very safe outside during the day (2004/05): England Average 97.6 MK 96.6</p> <p>% of people who say they feel fairly safe or very safe outside after dark (2004/05): England Average 72.3 MK 71.2</p> <p><i>Source: Audit Commission</i></p>	<p>SPD. The police service may therefore be one recipient. The benefits of extra funding may help in the overall fight against crime, and people's perception of the safety of their environment.</p>
7. Create and sustain vibrant communities	<p>Amount of Library space per 1000 population: DCMS standard 23m2 MK 21m2</p> <p><i>Source: MKC Social Infrastructure SPD</i></p> <p>See also Objectives 3, 5, 8, 20, 21 and 25.</p>	<p>The current Business Plan refers to the Tariff supporting cultural facilities, libraries and Lifelong Learning, leisure and community facilities, and social care facilities. The Social Infrastructure SPD sets out the case for funding and facilities for museums, libraries, public art, Reserve Sites and social care for the period to 2016. The Leisure and Recreation SPG sets out the requirements for sports facilities and community meeting</p>

Objective	Baseline Data for Milton Keynes	Comments				
		<p>space.</p> <p>The Business Plan also refers to Tariff money contributing to a Voluntary and Community Sector programme of capacity building, neighbourhood and start-up support. There are currently no targets to measure this against apart from the level of developer contribution that the Social Infrastructure SPD sets out.</p>				
<p>8. Improve accessibility to all services and facilities</p>	<p>% of the population within 20 mins of a range of 3 different sports facility types (2005):</p> <table data-bbox="817 754 1182 818"> <tr> <td>England average</td> <td>20.86</td> </tr> <tr> <td>MK</td> <td>8.4</td> </tr> </table> <p><i>Source: Audit Commission</i></p>	England average	20.86	MK	8.4	<p>The creation of new facilities in the UDA to meet the relevant Local Plan and Development Framework requirements is important and key facilities must be provided.</p> <p>The Audit Commission does not provide a target for the indicator shown, and the standards set out in the Local Plan and Leisure and Recreation SPG have the support of Sport England. See also Objective 14, where it can be seen that the current ratio of open space per 1,000 people is almost in line with the Local Plan target to 2011.</p>
England average	20.86					
MK	8.4					
<p>9. Encourage increased engagement in cultural activity across all sections of the community</p>	<p>See Objective 7.</p>					
<p>10. Improve efficiency in land use through the re-use of previously developed land and existing buildings, including re-use of materials from buildings, and encourage</p>	<p>There is currently no monitoring data available on the use of recycled building materials.</p>	<p>None of the land in the UDA is considered to be previously developed so the key point here is the re-use of materials in constructing new buildings.</p>				

Objective	Baseline Data for Milton Keynes	Comments																						
urban renaissance	<i>Source: MKC Annual Monitoring Report</i>	However, as noted in Annex A, whilst Policy D4 in the Local Plan requires a percentage of recycled building materials to be used in construction, it is not one of the criteria that have to be met under the Tariff. However it is possible that in trying to achieve the required BREEAM or Eco Homes credits, recycled materials could be used.																						
11. Reduce air pollution and ensure air quality continues to improve		Not directly relevant to this SPD but see Objectives 12, 15 and 19.																						
12. Address the causes of climate change through reducing emissions of greenhouse gases	<p>Average domestic consumption of electricity (Kwh):</p> <table border="0" data-bbox="815 754 1422 853"> <thead> <tr> <th></th> <th>2003</th> <th>2004</th> </tr> </thead> <tbody> <tr> <td>SE Region</td> <td>4953</td> <td>4930</td> </tr> <tr> <td>MK Borough</td> <td>4659</td> <td>4687</td> </tr> </tbody> </table> <p>Average commercial/ industrial consumption of electricity (Kwh):</p> <table border="0" data-bbox="815 959 1422 1058"> <thead> <tr> <th></th> <th>2003</th> <th>2004</th> </tr> </thead> <tbody> <tr> <td>SE Region</td> <td>67,589</td> <td>68,320</td> </tr> <tr> <td>MK Borough</td> <td>156,135</td> <td>153,196</td> </tr> </tbody> </table> <p><i>Source: DTI</i></p> <p>Average annual domestic consumption of gas in 2003 (Kwh):</p> <table border="0" data-bbox="815 1262 1422 1327"> <tbody> <tr> <td>England Average</td> <td>20,126.26</td> </tr> <tr> <td>MK</td> <td>19,702</td> </tr> </tbody> </table>		2003	2004	SE Region	4953	4930	MK Borough	4659	4687		2003	2004	SE Region	67,589	68,320	MK Borough	156,135	153,196	England Average	20,126.26	MK	19,702	<p>Homes in MK are already below the South East average in terms of electricity and gas consumption. Commercial/ industrial consumption is however above the average.</p> <p>Compliance with the construction standards set out for the BREEAM and Eco Homes targets should reduce fossil fuelled energy consumption in new developments (either directly or indirectly) but cannot affect the efficiency of existing stock. These baseline figures are therefore not considered appropriate for the monitoring of this SPD. However monitoring compliance with Eco Homes and BREEAM standards in new development in the UDA would be appropriate.</p>
	2003	2004																						
SE Region	4953	4930																						
MK Borough	4659	4687																						
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Objective	Baseline Data for Milton Keynes	Comments
	<p><i>Source: Audit Commission</i></p> <p>Currently no monitoring data on the incorporation of Eco Homes or BREEAM standards.</p> <p><i>Source: MKC Annual Monitoring Report</i></p>	
13. Conserve and enhance the Borough's biodiversity	<p>In 2005 the area covered by nature conservation designations remained at 17.5%</p> <p><i>Source: MKC Annual Monitoring Report</i></p>	<p>The Local Plan target is to increase the % of area covered by nature conservation designations in the Borough from 17.5% to 18%. The increase in nature conservation designations to meet the Local Plan target is planned to come mainly from new sites in the Expansion Areas. The s106 Tariff Framework Agreement refers to the specification and maintenance of open space that is not public, but it is currently not a Tariff item in the Business Plan.</p>
14. Protect, enhance and make accessible for enjoyment, the Borough's countryside and historic environment	<p>The amount of recreation space per 1000 people in 2005 was 9.04ha.</p> <p><i>Source: MKC Annual Monitoring Report</i></p>	<p>The Local Plan target is to provide 9.5 hectares of recreation space / 1000 people by 2011. The recreation open space planned for the Expansion Areas meets Local Plan standards. The current Business Plan refers to the Tariff contributing to district parks in the Eastern and Western Expansion Areas.</p>
15. Reduce road congestion and pollution levels by improving travel choice, and reduce the need for travel by car/lorry	<p>% of the population who travel to work by public transport 2001:</p> <p>England average 11%</p>	<p>The current Business Plan shows a significant part of the Tariff going towards public transport infrastructure.</p>

Objective	Baseline Data for Milton Keynes	Comments
	MK 8.5% <i>Source: Audit Commission</i>	
16. Reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products		Not directly relevant to this SPD. However see Objective 10 regarding recycled building material.
17. Reduce waste generation and disposal, and achieve the sustainable management of waste	Tonnes of waste generated per household (2005): 1.26 Expected annual increase: 1.55% <i>Source: MKC Social Infrastructure SPD</i>	The Council's Social Infrastructure SPD sets out the requirements for waste management to 2016 to deal with the increase in waste. This includes strategic facilities as well as facilities for each new home. The current Business Plan refers to the strategic facilities as Tariff items. However there is no reference to the provision of recycling boxes and wheeled bins for each home.
18. Maintain and improve the water quality of the Borough's watercourses, and achieve sustainable water resources management	There is currently no monitoring data available on this. <i>Source: MKC Annual Monitoring Report</i>	The Local Plan target is to have 90% of new houses with water conservation measures by 2011. As noted in Annex A, in order to meet the Eco Homes standards, <i>all</i> development should meet the requirements relating to water conservation.
19. Increase energy efficiency, and the proportion of energy generated from renewable sources	In 1999 it was estimated that 0.1% of energy in the Borough came from renewable sources. The current estimate for England at the moment is 3%.	The Local Plan Target of 10% mirrors the nation target to be achieved by 2010. As noted in Annex A, in order to meet the Eco Homes standards, all development should meet the requirements relating to renewable energy to achieve the Local Plan target.

Objective	Baseline Data for Milton Keynes	Comments															
	<p>There is currently no other monitoring data available on this.</p> <p><i>Source: Adopted Local Plan & MKC Annual Monitoring Report</i></p>																
<p>20. Ensure high and stable levels of employment so everyone can benefit from the economic growth of the City</p>	<p>Number of Jobs in MK: 147,000</p> <p>Number of Economically Active residents in MK: 119,500</p> <p>Number of Economically Inactive residents in MK: 22,200</p> <p>Surplus of jobs over resident labour supply: 3.6%.</p> <p><i>Source: ONS</i></p> <p>% of VAT registrations:</p> <table border="1" data-bbox="808 1093 1429 1193"> <thead> <tr> <th></th> <th>2001</th> <th>2002</th> <th>2003</th> <th>2004</th> </tr> </thead> <tbody> <tr> <td>SE Region</td> <td>9.87</td> <td>10.22</td> <td>10.75</td> <td>9.88</td> </tr> <tr> <td>MK</td> <td>11.83</td> <td>12.20</td> <td>12.09</td> <td>12.96</td> </tr> </tbody> </table> <p><i>Source: NOMIS</i></p>		2001	2002	2003	2004	SE Region	9.87	10.22	10.75	9.88	MK	11.83	12.20	12.09	12.96	<p>The Local Plan target is to have 3% surplus jobs over resident workforce in the Borough by 2011, so this has already been exceeded ahead of schedule. In part this may be due to the lag of housing completions set against a consistent annual increase in jobs. See comments under Objective 5 regarding maximising the potential of the workforce.</p> <p>The current Business Plan states that the Tariff will contribute to Inward Investment, which may help to support new businesses coming to MK and new business formation. It also states that the Tariff will support the development of new employment land in the Eastern and Western expansion areas.</p>
	2001	2002	2003	2004													
SE Region	9.87	10.22	10.75	9.88													
MK	11.83	12.20	12.09	12.96													
<p>21. Sustain economic growth and competitiveness of the City</p>	<p>Employment land allocated in the Local Plan (at April 2005):</p>	<p>The Milton Keynes Economy and Learning Partnership Strategic Plan aims for 20</p>															

Objective	Baseline Data for Milton Keynes	Comments
	<p>260.3 hectares</p> <p>Employment land allocated in the Eastern and Western expansion areas: 113.8 hectares</p> <p><i>Source: Local Plan</i></p> <p>See also Objective 20.</p>	<p>hectares of employment land to be developed each year to 2010. The amount of employment land in the Eastern and Western expansion areas is about 44% of the total allocated. 44% of 20 hectares would be about 9 hectares.</p> <p>See also comments above.</p>
22. Stimulate economic revival in regeneration areas		Not relevant to this SPD.
23. Develop a dynamic, diverse and knowledge-based economy that excels in innovation with higher value, lower impact activities		Not relevant to this SPD.
24. Encourage the development of a buoyant, sustainable tourism sector		Not relevant to this SPD.
25. Develop and maintain a skilled workforce to support long-term competitiveness of the City	See Objective 5.	See comments under Objective 5.

Annex C: Sustainability Appraisal Framework and Monitoring Targets & Indicators

Theme	Core Objective (draft South East Plan objective it has been adapted from)	Monitoring Indicator (Target)	Source of Target
<i>Social</i>	Ensure that the development provides the opportunity to live in a decent and affordable home (1)	<ul style="list-style-type: none"> % of new dwellings in the UDA that are affordable (30%) 	Local Plan
	Guard against inequalities in health and provide measures to improve health (3) [See also 7 and 8]	<ul style="list-style-type: none"> % of patients able to see a primary care professional within 24 hours and a GP within 48 hours (100% for 4 out of 12 months) 	Healthcare Commission
		<ul style="list-style-type: none"> Access to NHS dentistry ('good' rating for the Primary Care Trust) 	Healthcare Commission
		<ul style="list-style-type: none"> New primary healthcare facilities developed in the UDA (in the Western Expansion Area 2,000m² 'hub', and at least one initial 500m² 'spoke'; in the Eastern Expansion Area 1,300m²) 	Eastern and Western Expansion Area Development Frameworks
		<ul style="list-style-type: none"> % of cost of acute healthcare projects [acute core, mental health, learning disabilities, maternity] funded through Tariff contributions (50%) 	Social Infrastructure SPD
		<ul style="list-style-type: none"> % of recreation open space per person in the UDA (9.5 hectares per 1000 people) 	Local Plan
	Develop the opportunities for the workforce to acquire the skills needed to find and remain in work (5 & 25)	<ul style="list-style-type: none"> % of MK labour force working in construction (no target has been set but should be higher than current 2.6%) 	Existing Framework s106 Agreement

Theme	Core Objective (draft South East Plan objective it has been adapted from)	Monitoring Indicator (Target)	Source of Target
		<ul style="list-style-type: none"> ▪ Tariff money secured from the UDA for the University Centre MK (£7.35m from employment development by 2016 or £27,750 per ha; £22.65m from residential development by 2016 or £725 per dwelling) 	Social Infrastructure SPD
		<ul style="list-style-type: none"> ▪ Additional floorspace at MK College (4,800m2 by 2016) 	Social Infrastructure SPD
	Reduce crime and the fear of crime (6)	<ul style="list-style-type: none"> ▪ Crimes recorded as a ratio to population (no target but in 2005/06 there were 8.2 crimes recorded per head of population) 	Thames Valley Police/ Population Bulletin
		<ul style="list-style-type: none"> ▪ % of people who say they feel safe or very safe during the day (no target set, refer to trends) 	Audit Commission
		<ul style="list-style-type: none"> ▪ % of people who say they feel safe or very safe outside after dark (no target set, refer to trends) 	Audit Commission
	Create and sustain vibrant communities (7)	<ul style="list-style-type: none"> ▪ % of development land value spent on public art in the UDA (1% excluding land value) 	Social Infrastructure SPD
		<ul style="list-style-type: none"> ▪ New library space developed (2,181m2 by 2016) 	Social Infrastructure SPD
		<ul style="list-style-type: none"> ▪ On-site community centres/ meeting halls in the UDA (61.1m2 per 1,000 population at a catchment of 220m2 per 3,600 population) 	Leisure and Recreation SPG/ Local Plan

Theme	Core Objective (draft South East Plan objective it has been adapted from)	Monitoring Indicator (Target)	Source of Target
		<ul style="list-style-type: none"> Number of new Social Care Facilities (By 2016: 2 older peoples day centres, 1 learning disability day centre, 1 mental health day centre, 1 Extra Care village, 3 children's homes) 	Social Infrastructure SPD
	Ensure accessibility to all services and facilities (8)	<ul style="list-style-type: none"> % of residents in the UDA within a distance of 500m (15 mins walk) of key local services (no target set) 	Community Strategy
		<ul style="list-style-type: none"> On-site leisure and recreation provision in the UDA (refer to facilities, space standards, and catchment areas in the Local Plan/ Leisure and Recreation SPG) 	Local Plan/ Leisure and Recreation SPG
<i>Environmental</i>	Reduce the risk of flooding and the resulting detriment to public wellbeing, the economy and the environment (2)	<ul style="list-style-type: none"> Comparison of run-off rates for sites pre and post construction (should be the same or better post construction). 	
	Address the causes of climate change through reducing emissions of greenhouse gases (12)	<ul style="list-style-type: none"> % of homes in the UDA meeting the 'Very Good' and 'Excellent' Eco Homes standard (90% and 10% respectively) 	Existing Framework s106 Agreement
		<ul style="list-style-type: none"> % of commercial units in the UDA meeting the BREEAM 'Excellent' standard (100%) 	Existing Framework s106 Agreement
		<ul style="list-style-type: none"> Amount of Carbon rebate paid to developers in the UDA (no target set) 	Existing Framework s106 Agreement
	Conserve and enhance the Borough's biodiversity (13)	<ul style="list-style-type: none"> % of land in the UDA covered by a nature conservation designation (0.5% by 2011) 	Local Plan

Theme	Core Objective (draft South East Plan objective it has been adapted from)	Monitoring Indicator (Target)	Source of Target
	Protect, enhance and make accessible for enjoyment, the Borough's countryside and historic environment (14)	<ul style="list-style-type: none"> Completed district park in the UDA (13.34 ha in the Western Expansion Area by 2012, 12ha in the Eastern Expansion Area by 2013) 	MKP Business Plan
	Reduce road congestion and pollution levels by providing travel choice, and reduce the need for travel by car/lorry (15)	<ul style="list-style-type: none"> % of properties in the UDA within 400 metres of a satisfactory bus service [at least 3 buses per hour] (90%) 	Local Plan
	Reduce waste generation and disposal, and achieve the sustainable management of waste, including re-use of materials from buildings (17 & 10)	<ul style="list-style-type: none"> % of properties in the UDA provided with recycling containers, and a wheeled bin for garden waste/ compost bin (100%, including provision for flats) 	Social Infrastructure SPD
		<ul style="list-style-type: none"> Number of new strategic collection and waste facilities (By 2016: 5 local bring centres, 2 Community Recycling Facilities, in-vessel composting plant, residual waste treatment plant, bulky Materials Recycling Facility/ transfer station, upgrading of existing Materials Recycling Facility) 	Social Infrastructure SPD
	Achieve sustainable water resources management (18)	<ul style="list-style-type: none"> % of properties in the UDA with water conservation measures (100%) 	Local Plan/ Existing Framework Agreement s106
	Increase energy efficiency, and the proportion of energy generated from renewable sources (19)	<ul style="list-style-type: none"> % of the Borough's energy coming from renewable sources (10% by 2011) 	Local Plan

Theme	Core Objective (draft South East Plan objective it has been adapted from)	Monitoring Indicator (Target)	Source of Target
<i>Economic</i>	Encourage high and stable levels of employment so everyone can benefit from the economic growth of the City and sustain growth and competitiveness (20 & 21)	<ul style="list-style-type: none"> ▪ Number of new jobs created each year in the City (3,000pa during 2006-2011, 2,200pa during 2011-2016) 	Milton Keynes and South Midlands Sub-Regional Strategy
		<ul style="list-style-type: none"> ▪ New employment floorspace completed in the UDA (refer to MKP Business Plan) 	MKP Business Plan
		<ul style="list-style-type: none"> ▪ % of VAT registrations each year in the City (no target but compare with trends and SE Region average) 	NOMIS

Annex D: Sustainability Appraisal Outcomes

Theme	Core Indicator	SPD Appraisal Score	Appraisal Comments
<i>Social</i>	Ensure that the development provides the opportunity to live in a decent and affordable home	++	The Framework Agreement includes an duty to provide affordable housing based on the Council's adopted target. At the moment this is 30%.
	Guard against inequalities in health and provide measures to improve health	+	The Tariff money will help to provide new health facilities at both primary and acute levels. Good access depends on appropriate location of local facilities (governed through the design of sites rather than the Tariff) and improved public transport links to the hospital (which will be improved by the Tariff in terms of east and west connections).
	Develop the opportunities for the workforce to acquire the skills needed to find and remain in work	++	The Local Employment Co-ordinator required by the Framework Agreement should directly influence training and employment. Tariff contributions towards University Centre MK and MK College should also help training opportunities.
	Reduce crime and the fear of crime	?	There is some Tariff money earmarked in the current Business Plan for emergency services but it is not clear how this money will be used and for what service. The policy service may be a beneficiary and this may help with this indicator.

Theme	Core Indicator	SPD Appraisal Score	Appraisal Comments
	Create and sustain vibrant communities	++	There are a number of Tariff projects in the current Business Plan that will support the provision of public art, library space, community centres and social care facilities.
	Ensure accessibility to all services and facilities	+	Tariff projects in the current Business Plan include the provision of recreation and community facilities on site. It also supports public transport projects connecting with other parts of the City. Accessibility to local facilities on foot or by bike will depend on design rather than the Tariff. Accessibility to non-local services will depend on the public transport connections that are made.
<i>Environmental</i>	Reduce the risk of flooding and the resulting detriment to public wellbeing, the economy and the environment	++	Drainage and flooding is a Tariff project in the current Business Plan. The existing City system does not have capacity for the Eastern and Western expansion areas and therefore this infrastructure investment is essential.
	Address the causes of climate change through reducing emissions of greenhouse gases	++	The requirement of the Framework Agreement to meet BREEAM Very Good and Excellent standards for homes, and Excellent standard for employment development is the key in meeting this core indicator.
	Conserve and enhance the Borough's biodiversity	++	(such as district parks) should conserve biodiversity currently in those locations and enhance it.

Theme	Core Indicator	SPD Appraisal Score	Appraisal Comments
	Protect, enhance and make accessible for enjoyment, the Borough's countryside and historic environment	++	The current Business Plan includes projects to support the development of new public open space. The creation of strategic facilities (such as district parks) will enhance accessibility to land that is currently open countryside but in private ownership.
	Reduce road congestion and pollution levels by providing travel choice, and reduce the need for travel by car/lorry	+	The provision of a 'satisfactory' bus service is the key to meeting this indicator. The amount of development within walking distance of the service will depend on the design of the site rather than this SPD.
	Reduce waste generation and disposal, and achieve the sustainable management of waste, including re-use of materials from buildings	+	Only strategic collection and waste facilities are covered in the current MKP Business Plan.
	Achieve sustainable water resources management	++	The application of the BREEAM/ EcoHomes standards in the framework agreement is key to meeting this core indicator.
	Increase energy efficiency, and the proportion of energy generated from renewable sources	++	The application of the BREEAM/ EcoHomes standards in the framework agreement is key to meeting this core indicator.

Theme	Core Indicator	SPD Appraisal Score	Appraisal Comments
<i>Economic</i>	Encourage high and stable levels of employment so everyone can benefit from the economic growth of the City and sustain growth and competitiveness	+	This is encouraged in the current MKP Business Plan through funding inward investment and supporting the development of employment land in the Eastern Western expansion areas. Economic growth will not be dependent on this investment alone though. Market forces will inevitably have a key role to play.