

# Chapter M

## Socio-Economics

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# **Milton Keynes East Environmental Statement**

## **Chapter M: Socio-Economics**

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## **M1.0 Introduction**

M1.1 This Chapter forms part of the Milton Keynes East Environmental Statement ('ES') which sets out the findings of an Environmental Impact Assessment ('EIA') of the proposed development of a sustainable urban extension to Milton Keynes. It relates to land to the east of the M1 motorway and to the south of Newport Pagnell. A description of the background to the proposal; the relationship of this chapter to the wider ES; and a description of the site and the development is provided at Chapters A to C of this ES.

M1.2 This Chapter considers the potential socio-economic effects of a development proposed at Milton Keynes East ('MKE') ('the Proposed Development'); including how it could affect employment, housing, population and community infrastructure.

M1.3 The Chapter has been prepared in the context of the existing conditions on the site and includes an analysis of the baseline socio-economic conditions of different impact areas. The baseline review also identifies the extent of existing community infrastructure provision and the capacity of local services where possible. The following assessment section considers the effects of the Proposed Development using the methodology set out in section M3.0, within the context of the policy framework and baseline conditions. The assessment considers the following socio-economic effects:

- 1 Temporary and permanent employment during construction and operation (including loss of existing uses and employment on-site);
- 2 Effects on the local labour market;
- 3 Effects arising from new housing on population;
- 4 Spending arising from new employees and households;
- 5 Effects on the demand and supply of community infrastructure (e.g. primary healthcare, schools and play space); and
- 6 Changes in the Development Site conditions regarding surveillance.

M1.4 This Chapter (and its associated figures) should be read in conjunction with the introductory Chapters of this ES (Chapters A-C) and a standalone Health Impact Assessment which forms part of the wider planning application submission for the Proposed Development.

M1.5 The chapter should be read in conjunction with the following technical appendix provided at Volume 2 to this ES:-

- Appendix M1 – Schedule of Local Schools, Surgeries and Dentists

M1.6 It should be noted that much of the data used to determine the baseline socio-economic conditions, future baseline, and future impacts of the development were collected or set prior to the COVID-19 pandemic. Therefore, while the report uses the latest data available some may be out of date given the pandemic's economic impacts.

### **About the Author**

M1.7 This Chapter has been reviewed by Ciaran Gunne-Jones, Senior Director, Head of Economics, BA (Hons) MSc FRGS MIED, and prepared by Harry Bennett, Senior Planner, MPlan, and Nena Pavlidou, Associate Director, MRTPI MIED. Lichfields has an extensive track record of preparing socio-economic assessments in an environmental impact assessment context, having prepared more than 50 such assessments over the past decade.

M1.8 Lichfields holds corporate membership of the Institute of Economic Development (IED) with 14 registered members. The IED establishes the firm's professional standing, knowledge and expertise in the area of economic development practice. Employees undertake regular Continuous Professional Development (CPD). Individual members of staff are also MIED.

## M2.0 **Policy Context**

M2.1 This section reviews literature and planning policy documents at the national, regional and local levels that are relevant to the assessment of socio-economic effects.

### **National Planning Policy**

#### **National Planning Policy Framework (2019)**

M2.2 The National Planning Policy Framework (NPPF) (2019) places a strong emphasis on sustainable development, and for planning to support national growth <sup>Ref 1</sup>. Founded upon separate economic, social and environmental objectives, the NPPF seeks to work towards achieving each objective through plan-making and decision-taking, thereby, achieving the overarching aim of sustainable development. Paragraph 9 states to accomplish these objectives:

*“Planning policy and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”*

M2.3 The NPPF places a strong emphasis on delivering a sufficient supply of homes, and for planning to support the delivery of land required to do so. In Paragraph 61, the NPPF outlines:

*“...housing needed for different groups in the community should be assessed and reflected in planning policies (including but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.”*

M2.4 The sufficient supply of homes can be best achieved by planning for larger-scale developments such as new settlements. Paragraph 72 states in achieving larger-scale development strategic policy-making authorities should:

- 1 *“Consider the opportunities presented by existing or planned investment in infrastructure, the area’s economic potential and the scope for environmental gains;*
- 2 *Ensure that their size and location will support a sustainable community;*
- 3 *Set clear expectations for the quality of the development and how this can be maintained (such as following Garden City principles);*
- 4 *Make a realistic assessment of likely rates of delivery;”*

M2.5 The Government is committed to enhancing productivity and economic growth. In the NPPF, Paragraph 80 states that planning policies should create conditions in which businesses can enhance their local productivity whilst accounting for the wider opportunities for development.

M2.6 To ensure the vitality of town centres, Paragraph 85 states that:

*“Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:*

- 1 *Define a network and hierarchy of town centres and promote their long-term vitality and viability;*
- 2 *Define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations;*
- 3 *Retain and enhance existing markets;*

- 4 *Allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed; and*
- 5 *Recognise the residential development often plays an important role in ensuring the vitality of centres.*

M2.7 Regarding the delivery of community facilities, Paragraph 92 states the planning system should be used to plan for shared and open spaces which include enhancing and maintaining community facilities, open spaces and other local services.

M2.8 The NPPF outlines in Paragraph 94 the approach which should be taken regarding education infrastructure and services:

*“It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning policies should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.”*

## **Local Planning Policy**

### **Milton Keynes Local Plan (Plan:MK) (2019)**

M2.9 The Milton Keynes Local Plan (otherwise known as ‘Plan:MK’) was adopted on the 20<sup>th</sup> March 2019 by Milton Keynes Council (‘MKC’) <sup>Ref 2</sup>. It provides a comprehensive set of strategic land use policies and allocations to meet the Borough’s needs to 2031 while also responding to longer term strategies including MK Future 2050 and the OxCam Arc.

M2.10 The plan sets an ambitious vision for Milton Keynes aiming for a thriving knowledge-based economy supported via the delivery of housing, a new university, and enhanced employment land provision. The ultimate aim is to make the city a hub of the OxCam Arc growth corridor supported by an east-west railway between Oxford and Cambridge.

M2.11 Over the plan period (2016 to 2031) the Council aims to provide land for a minimum of 30,900 homes and around 28,000 to 32,000 additional jobs<sup>1</sup>. This is against a housing target of at least 26,500 homes across the same period. As per the adopted Housing Strategy (Policy DS2), the Council aims to meet part of its housing needs on ‘Land East of the M1’ (bullet 12) as a strategic urban extension south of Newport Pagnell (i.e. the MKE site).

M2.12 Policy SD12 allocates the MKE site and sets out the key policy requirements for the development. This includes the delivery of around 5,000 new homes on the whole allocation site, totalling 105 hectares of land for a mix of employment uses and – inter alia – key associated social infrastructure. This includes delivering primary and secondary education, community facilities, health, retail and local services (C3). As the policy notes, the development of MKE is reliant on necessary strategic infrastructure to make the site deliverable. Finally, the policy sets out that a comprehensive development framework will be adopted to guide development in accordance with Policies SD1; SD9; SD10 and INF1.

### **Milton Keynes East Development Framework (2020)**

M2.13 The Milton Keynes East Development Framework (2020) Supplementary Planning Document (‘SPD’) (referred to as the ‘Development Framework’) <sup>Ref 3</sup> was adopted by the Council in March 2020. As part of Policy SD12 such a framework was required to be brought forward so that the MKE development site can be delivered in a strategic and comprehensive manner. The SPD

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<sup>1</sup> Paragraph 3.1, Plan:MK <sup>Ref 2</sup>

provides guidance and further detail to the development principles set out in Plan:MK (2019) <sup>Ref 2</sup> and is a material consideration for future applications.

M2.14 The community infrastructure requirements associated with the whole MKE development (i.e. the St James site plus additional land not controlled by St James), as set out in the Development Framework (para 3.4.1) include, inter alia:

- Four primary schools;
- One secondary school;
- Community facilities including emergency services and community centres;
- Healthcare hub; and
- Open space.

## **Other relevant policy and key reports**

### **MK Futures 2020**

M2.15 The MK Futures 2050 Commission was set up in September 2015 to help to create a long-term vision for the way Milton Keynes should grow and prosper over the coming decades. The Commission has published two key reports which are relevant to the MKE development.

### **Milton Keynes: Making a Great City Greater (2016)**

M2.16 This report <sup>Ref 4</sup> sets out the key challenges, economic drivers and an inclusive growth agenda for Milton Keynes to 2050. In order to achieve the 2050 vision for the city six 'Big Projects' are identified:

- **Project One:** 'Hub of the Cambridge–Milton Keynes–Oxford arc': Realise the arc's full economic potential as a single knowledge-intensive cluster as envisaged by HM Treasury.
- **Project Two:** 'MK:IT': Provide lifelong learning opportunities at a new university to promote research, teaching and practice which provide realistic solutions to the problems facing fast-growing cities everywhere.
- **Project Three:** 'Learning 2050': Ensure that the city provides, and is known for providing, world-class education for all its young people; and the Milton Keynes Promise.
- **Project Four:** Smart, Shared, Sustainable Mobility Everyone who lives, works, studies or does business in the city is able to move freely and on-demand by harnessing the flexibility of the city's grid roads and Redways.
- **Project Five:** 'Renaissance': CMK (Re)create an even stronger city centre fit for the 21st century.
- **Project Six:** 'Milton Keynes: The Creative and Cultured City': Harness the energy and motivation of the city's most important asset – its people.

M2.17 A key aim of these projects is to contribute to driving economic growth and accommodating population growth; ensuring that the growth is inclusive, strengthens the city's asset base, and improves external perceptions. This report and its aims fed into the production of Plan:MK (2019) <sup>Ref 2</sup> which sets out strategic land use policies in order to achieve those objectives.

### **Milton Keynes Strategy for 2050 (2020)**

M2.18 This recently published report (December 2020) <sup>Ref 5</sup> has been prepared jointly by the MK Futures 2050 Commission and MKC. The strategy sets out seven 'Big Ambitions' that together act as a promise to existing and future residents:



- Strengthen those qualities that make Milton Keynes special;
- Make Milton Keynes a leading green city – by global standards;
- Ensure everyone has their own decent home to rent or buy;
- Build safe communities that support health and wellbeing;
- Provide jobs for everyone by supporting our businesses, and attracting new ones;
- Offer better opportunities for everyone to learn and develop their skills; and
- Make it easier for everyone to travel on foot, by bike and with better public transport.

M2.19 As part of achieving these ambitions, the report also sets out a ‘positive growth’ agenda. This aims to meet future population growth at the heart of the OxCam Arc through positive planning in order to improve lives and create better places. The ambitions set out above are related to similar ambitions as set out in Plan:MK (2019) <sup>Ref 2</sup> and the specific aims for MKE as detailed in Policy DS12 and the adopted Development Framework (2020) SPD <sup>Ref 3</sup>.

### **The Oxford-Cambridge Arc**

M2.20 The Oxford-Cambridge Arc (the Arc) is a globally significant area between Oxford, Milton Keynes and Cambridge. The Arc area is characterised by universities, science parks and research and technology zones which are world leading in their respective fields. It supports over two million jobs, adds over £110 billion to the economy every year and houses one of the fastest growing economies in England.

M2.21 The Government published its ‘The Oxford-Cambridge Arc: Government ambition and joint declaration between Government and local partners’ <sup>Ref 6</sup> report in 2019. It follows a previous report published by the National Infrastructure Commission (‘NIC’) called ‘Partnering for Prosperity: A new deal for the Cambridge–Milton Keynes–Oxford Arc’ in 2017<sup>2</sup>. Following that report, the Government made a number of commitments for growth across the arc<sup>3</sup>.

M2.22 As set out in the latest joint declaration report (2019) <sup>Ref 6</sup>, the Arc “*is constrained by poor east-west infrastructure and a lack of suitable housing that hinders the continued success of the area.*”<sup>4</sup> The report also highlights key economic and housing information for the Arc such as productivity and gross value added, historic job creation, and housing delivery/affordability. Ultimately, there is an aim to increase housing supply, boost productivity, and deliver an east-west railway line to improve connectivity.

M2.23 More recently, the Government have published a Spatial Framework policy paper (February 2021) <sup>Ref 75</sup>. This paper launches and sets out the Governments approach to developing a regional Spatial Framework for the Arc region. The aim is for a final spatial framework to be published and implemented after a draft publication in Autumn 2022. In respect of housing, the paper notes that the supply of homes in the Arc has not kept up with demand, but that population growth has been fasted in Milton Keynes (para 1.21).

### **Summary**

M2.24 Based on the above review of relevant policy and strategy documents, Milton Keynes is planning for additional homes to support significant economic growth. The key economic driver to 2050 is the growth and development of the OxCam Arc with a new east-west railway. Milton Keynes is

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<sup>2</sup> <https://nic.org.uk/app/uploads/Partnering-for-Prosperty-Report.pdf>

<sup>3</sup> <https://www.gov.uk/government/publications/cambridge-milton-keynes-oxford-arc-study-government-response>

<sup>4</sup> Box 2.1 <sup>Ref 6</sup>

<sup>5</sup> <https://www.gov.uk/government/publications/planning-for-sustainable-growth-in-the-oxford-cambridge-arc-spatial-framework>

well located to capitalise on this growth at the heart of the arc area at a key interchange with the M1 motorway. Plan:MK (2019) sets out the current targets for the area, although these is expected to change during the plan period as a new national policy is currently emerging. The Development Framework (2020) details more specific requirements for the MKE development.

## M3.0 **Assessment Methodology & Significance Criteria**

M3.1 This section outlines the methodological approach used to consider the socio-economic effects of the Proposed Development, including the adopted 'area(s) of impact' and 'significance criteria' for the assessment.

### **Assessment Methodology**

M3.2 Overall, the assessment analyses the potential socio-economic effects of the Proposed Development across the impact area(s) (defined below) depending on the nature of the effect being assessed. Effects are set out separately for the construction and operational phases across the following four assessment periods:

- **Initial Construction Phase (2022 - 2024):** delivery of HIF funded highways infrastructure and other associated site works;
- **Phase 1 (2025 - 2030):** delivery of 600 homes, 145,750 sqm of commercial space, a primary school, community hub (i.e. retail and leisure), health hub, river linear park, sports pitches and grid road and primary streets for Phase 1;
- **Phase 2 (2031 - 2037):** delivery of 1,100 homes, 257,900 sqm of commercial space, a primary school, a secondary school and grid road and primary streets for Phase 2; and
- **Phase 3 (2038 - 2048):** which includes the delivery of 2,900 homes, local parade, a primary school and grid road and primary streets for Phase 3.

M3.3 The key project parameters are defined in Chapter C of this ES as including:-

- 4,600 homes (We have assumed a mix of housing that would accord with strategic policies in the development plan; providing a range of housing types, sizes, and tenures))
- 403,650 sqm of employment uses including 2,000 sqm of office, 35,160 sqm of light industrial, 92,900 sqm of industrial and 273,590 sqm of distribution uses.
- 10,500 sqm of retail and town centre uses of which 4,500 sqm will be for retail uses in the Community Hub and a local parade.
- Three primary schools, a secondary school, and a health hub will be delivered alongside other community infrastructure.

### **Determination of Baseline**

M3.4 The Proposed Development is located to the east of Milton Keynes on the eastern side of the M1 south of Newport Pagnell. It is centrally located in the Milton Keynes Borough area near the boundary to neighbouring Central Bedfordshire. Considering the scale of the Proposed Development, the existing and future baseline conditions and the effect assessment are considered across three impact areas. These are the site boundary (Appendix A1, Volume 2 to this ES), a local impact area (Figure M3.1), and a wider impact area (Figure M3.2).

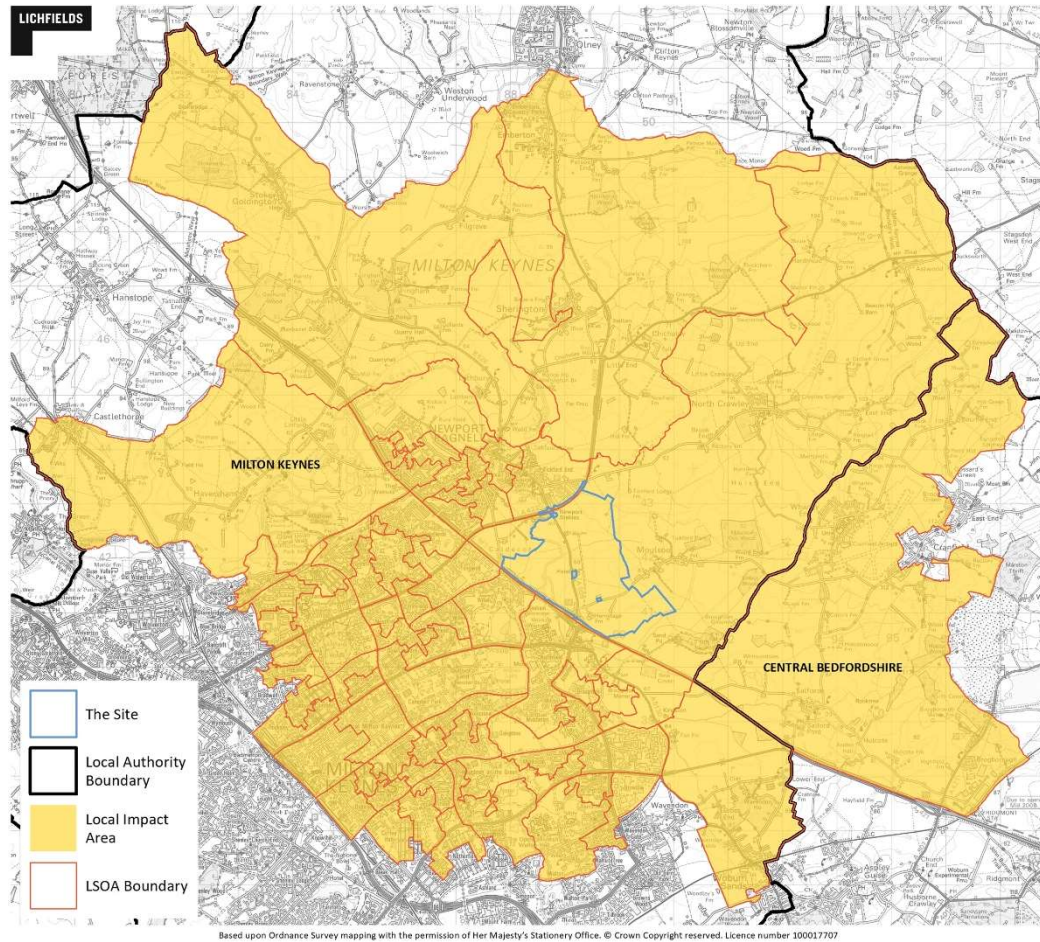
M3.5 The local impact area is defined using a combination of 65 Lower Super Output Areas (LSOA)<sup>6</sup>. These areas are generally within a 5km radius of the Proposed Development, but also includes

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<sup>6</sup> The local impact areas includes the following LSOAs: Milton Keynes 002B; Milton Keynes 002D; Milton Keynes 002E; Milton Keynes 002F; Milton Keynes 003 (All LSOAs); Milton Keynes 004 (All LSOAs); Milton Keynes 005 (All LSOAs); Milton Keynes 006 (All LSOAs); Milton Keynes 007 (All LSOAs); Milton Keynes 009 (All LSOAs); Milton Keynes 013 (All LSOAs); Milton Keynes 014 (All

an expanded area to cover the central area of Milton Keynes and the Milton Keynes University Hospital.

Figure M3.1 Local Impact Area by LSOA



Source: ONS (2017) / Lichfields

Note: the site area covers the main area of built development and does not correspond with the full Development Site Boundary

M3.6 The wider impact area covers the full extent of Milton Keynes and Central Bedfordshire. Central Bedfordshire is assessed as part of the wider impact area given its geographic proximity to the Proposed Development. In reality though, there is only limited commuting between Milton Keynes and Central Bedfordshire<sup>7</sup> with a high level of containment in Milton Keynes Borough according to Census commuting data. For example, 80.8% of those living in Milton Keynes Borough also work there. More people also work in London (6.0%) than work in neighbouring Central Bedfordshire (4.3%).

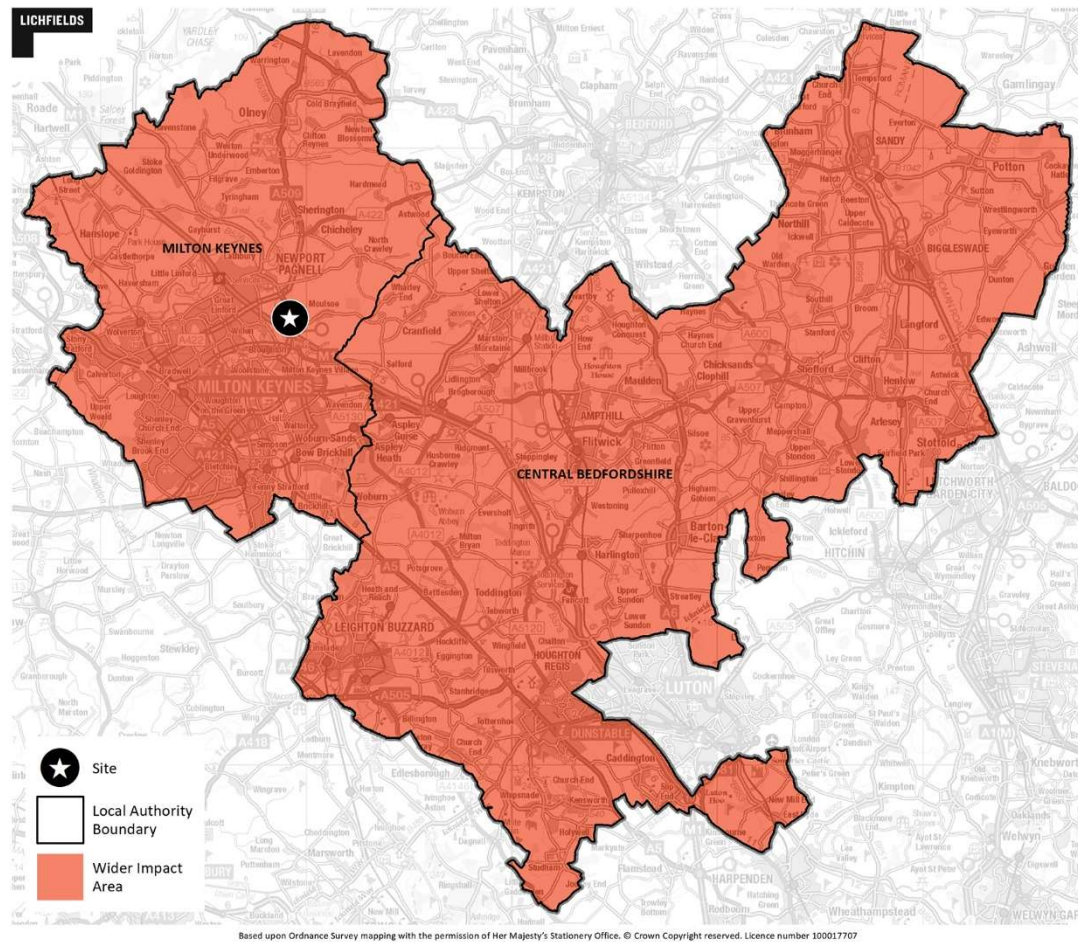
M3.7 On this basis, effects in Central Bedfordshire are likely to be limited around the north western parts of the administrative area. Central Bedfordshire is a large authority area and towns in its eastern area (such as Sandy and Biggleswade) or in its southern area (such as Dunstable) are unlikely to experience any appreciable effect from MKE development given the distances (over 20km) from the site. Therefore, any impacts from the development in Central Bedfordshire are

LSOAs); Milton Keynes 016 (All LSOAs); Milton Keynes 017 (All LSOAs); Milton Keynes 018 (All LSOAs); Milton Keynes 021 (All LSOAs); Milton Keynes 024B; and Central Bedfordshire 007G.

<sup>7</sup> WU03EW MSA, Census (2011)

likely to be limited to those areas in the north western parts of the borough close to Milton Keynes.

Figure M3.2 Wider Impact Area



Source: ONS (2017) / Lichfields analysis

- M3.8 To analyse the baseline and future baseline socio-economic characteristics of the impact areas, a range of published data sources have been used including the Office for National Statistics (ONS) Annual Population Survey, 2011 Census and Business Register and Employment Survey; Department for Education (DfE) Schools Census; NHS General Practice Workforce dataset; and Active Places Power sports facility information portal. It is also expected information would be drawn from certain documents in the Council’s evidence base such as the Milton Keynes Open Space Assessment (2017).
- M3.9 The catchment areas that have been adopted for community facilities and services are presented in Table M3.1. For most uses, a 3km to 5km radius from the centre of the site (for this exercise the existing hotel) has been considered. This radius reflects the little built development on the site itself and the size of the Proposed Development. In reality, the catchment for these services are likely to be less than this range reflecting specific planning or commissioning areas in each case.

Table M3.1 Community Infrastructure Catchment Areas

Facility	Catchment
Early Years	3 km from the Site
Primary School	3 km from the Site
Secondary School	5 km from the Site
General Practitioner (GP) Surgery	5 km from the Site
Dentist Surgery	5 km from the Site
Secondary Healthcare	Nearest hospital or hospitals with Accident and Emergency (A&E) provision
Community and Recreational	Nearest library, leisure/sports centre
Open Space and Play Space	0.4 km, 1.2 km and 3.2 km from the Site

Source: Lichfields analysis

## Significance Criteria

M3.10 Since there are no generally accepted criteria for assessing the significance of socio-economic effects, these are assessed based on the scale of the change over the baseline position, as well as the nature and context of the effects (and taking account of the sensitivity of the identified receptor). Where possible, the location of the effects and their likely duration are considered. However, in cases where this cannot be quantified or measured, the nature of the effect is considered more generally taking account of qualitative factors.

M3.11 The socio-economic effects of the Proposed Development are identified as 'beneficial', 'negligible', or 'adverse' (see Table M3.2 for definitions).

Table M3.2 Definition of Effects

Criteria	Definition
Beneficial	A positive and/or advantageous effect to a minor, moderate or major magnitude
Negligible	No obvious significant effect to a receptor or environment
Adverse	A negative and/or disadvantageous effect to a minor, moderate or major magnitude

Table M3.3 Significance of Effects

Significance of Effects	Definition
Major	Where the Proposed Development could be expected to have considerable effects (by extent, duration or magnitude) or of more than local significance on the existing population, level/types of employment, levels of deprivation, economic characteristics and community infrastructure.
Moderate	Where the Proposed Development could be expected to have noticeable effects, which may be considered significant on the existing population, level/types of employment, levels of deprivation, economic characteristics and community infrastructure.
Minor	Where the Proposed Development could be expected to result in small, very short or highly localised effects on the existing population, level/types of employment, levels of deprivation, economic characteristics and community infrastructure.
Negligible	Where no discernible effect is expected as a result of the Proposed Development on the existing population, level/types of employment, levels of deprivation, economic characteristics and community infrastructure.

M3.12 The duration of the socio-economic effects is considered against whether it is temporary or permanent. Due to their nature, all operational effects are considered to be permanent unless

otherwise stated. In terms of temporary effects, the duration can be determined to be short-term (less than 5 years); medium-term (5-10 years); or long-term (more than 10 years).

- M3.13 The sensitivity of receptors is also considered. Sensitivity varies between receptors, and in some instances, qualified judgement is required to establish where the receptors place on a scale from low sensitivity (easily adapt to change) and high sensitivity (do not easily adapt to change). In identifying the sensitivity, factors including the capacity to accept or respond to change and the local position, local needs and priority groups are taken into account.
- M3.14 A matrix identifying how effects scale depending on receptor sensitivities and impact magnitudes is set out in Table M3.4 below. Effects of moderate and major scale are considered significant, while effects of negligible and minor scale are considered non-significant.

Table M3.4 Effect Significance Matrix

		Sensitivity of Receptor			
		High	Medium	Low	Negligible
Impact Magnitude	High	Major	Moderate to Major	Minor to Moderate	Negligible
	Medium	Moderate to Major	Moderate	Minor	Negligible
	Low	Minor to Moderate	Minor	Negligible to Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

## Consultation

- M3.15 The Scoping Opinion (ref. 20/002484/ELASCO) for the MKE development was received on 30<sup>th</sup> November 2020. Regarding the socio-economic impacts the approach to baseline considerations and assessment as set out in the Scoping Report is agreed.
- M3.16 In respect of socio-economics, the response states:
- “The approach to baseline considerations and assessment as set out in the Scoping Report is agreed. As the proposal is part of MKE which is to effectively become a separate settlement in the borough, any considerations of socio-economic factors should be considered in light of the rest of the MKE allocation, and should consider integration between the developments being brought forward by the separate landowners/developers. Planning policy should be complied with in terms of mix, tenure and type of housing, and some coordination should be had between parties on the masterplanning work. Evidence should be provided within the application that the education/local centre and other services provision proposed is sufficient for the likely future demographic make-up of the site, with consideration of the provision proposed in the remainder of MKE.”*
- M3.17 The Potential Effects of the Proposed Development are assessed in Section M5.o. The potential effects of developing the whole MKE allocation site (including St James and other land) is assessed as part of the cumulative impacts’ assessment in Section M8.o.

## Assumptions and Limitations

- M3.18 Some of the baseline data is only available at local authority level (e.g. earnings), so some of the baseline socio-economic characteristics are reported for wider impact area level only. Furthermore, while the latest available data has been used, it should be noted that many data sources are frequently updated and could be subject to change since the time of drafting. Much

of the data was also gathered prior to the ongoing COVID-19 pandemic which has had wide ranging economic impacts.

M3.19 The baseline data drawn from third-party sources have not been verified by Lichfields. Furthermore, while the latest available data has been used, it should be noted that many data sources are frequently updated and could be subject to change since the time of drafting. Some of the baseline data may be out-of-date given the impact of the COVID-19 pandemic.

M3.20 Some of the key assumptions applied in this assessment include:

- The assessment of employment associated with the construction period is based on an estimated construction cost and period provided by the developer;
- For this assessment, a mix of housing has been assumed that would accord with strategic policies in the development plan; providing a range of housing types, sizes, and tenures. The exact detailed housing mix will be agreed on a phase by phase basis via reserved matters. However, for the purposes of testing a mix has been assumed including 1,240 affordable homes (i.e. 31% of 4,000 homes) and an overall size mix of 36% flats (1 to 2 bedroom) and 64% homes (2 to 5 bedrooms);
- Child yields have been determined using Milton Keynes Borough Council's yields by number of bedrooms;
- Provision of open space and play space will be assessed by reference to the adopted Plan:MK (2019), its associated evidence base (including the Milton Keynes Open Space Assessment (2017)), and The Development Framework (2020).
- The split of commercial uses for each phase is indicative only for EIA testing purposes and is indicative of what a future split of uses might be. The Proposed Development comprises a maximum quantum of space that is flexible to respond to market demand and the exact split will be determined via future reserved matters proposals;
- For the employment space (including office, industrial and distribution uses) it has been assumed the maximum job generation from the maximum parameters, including the full amount of Office (Use Class E), Light Industrial (Use Class E), and Manufacturing (Use Class B2) space permissible over storage and warehousing (Use Class B8) which is less job intensive;
- For the delivery of the employment space its assumed that the Office is built first (likely delivered in the Community Hub) and then a split between the other employment uses as a proportion of relevant maximums. The actual phasing of each type of floorspace will depend on market demand and approved via future reserved matters;
- For the purposes of the assessment, it is considered that the scheme will be policy compliant in relation to affordable housing and extra care units provision as these have not yet been determined at this stage.



## M4.0 **Baseline Conditions**

M4.1 This section establishes the existing and future baseline conditions of three impact areas based on the latest data available at the time of writing.

### **Existing Conditions**

M4.2 The Development Site (which encompasses the majority of the MKE allocation) is approximately 437 hectares of land south of the A422, broadly east of Milton Keynes and the M1, south of Newport Pagnell and west of Moulsoe. The site also includes some land to the west of the M1, including relevant road junctions and park land. The land is otherwise bounded to the south-west by the M1 and to the north by A422/A509. It is bisected by London Road (A509), and the River Ouzel flows through the western half of the site. The area is currently mostly agricultural land, with a few clusters of farm buildings or employment uses, including the Grade II listed Holiday Inn building.

### **Labour Market**

#### **Population**

M4.3 The resident population of the local impact area in 2019 totalled 119,600 people, and the population of the wider impact area totalled 558,100 people in 2019 <sup>Refs 10 & 11</sup>. The resident population of the local impact area accounts for 21.4% of the wider impact area population. The population of the wider impact area has increased by 10.9% since 2011 (the time of the last Census).

M4.4 The working-age population (16-64 years) of the local impact area in 2019 amounted to 76,450 people, equating to a similar proportion of the total population as the wider impact area (63.9% and 62.4%, respectively). Additionally, the working-age population of the wider impact area increased by 4.9% between 2011 and 2019 from 331,900 to 348,200 residents.

#### **Employment**

M4.5 During 2019, there were 113,000 people in employee jobs in the local impact area <sup>Ref 11</sup> (i.e. there are more jobs than working age people) accounting for 39.4% of the wider impact area total. From 2011 to 2019 (i.e. prior to the COVID-19 pandemic) the number of employee jobs in the local impact area increased by approximately 8,400 (+8%). In 2019, there were 287,000 people in employee jobs in the wider impact area, which increased by 26.4% between 2011 to 2019.

M4.6 As a result of the COVID-19 pandemic, it is likely that the number of jobs in the local and wider impact areas would have fallen from the 2019 figures. Nationally, from February to November 2020 the number of poll employees has fallen by 819,000 according to early estimates by the ONS<sup>8</sup> <sup>Ref 13</sup>. As of writing there is no local employment data that has been published since the initial COVID-19 lockdown in March 2020.

#### **Economic activity and unemployment**

M4.7 The economic activity level of the local impact area's residents aged between 16-64 was 80.7% in 2011 (the latest local data available) <sup>Ref 14</sup>. The economic activity level of the wider impact area's residents between 16-64 was higher at 81.7% in 2011.

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<sup>8</sup> As of writing the ONS live webpage was last updated on the 12<sup>th</sup> February 2021.

- M4.8 The latest claimant count unemployment rate of residents (November 2020 – i.e. post-COVID-19) shows that 6.4% of those aged 16-64 in the local impact area were claiming. This is higher to the wider impact area equivalent of 5.3% <sup>Ref 15</sup>. However, this rate has more than doubled since the pre-pandemic February 2020 figures (2.6% and 2.1% respectively) (Table M4.1).

Table M4.1 Economic Activity Rate and Claimant Count

Metric	Local Impact Area	Wider Impact Area
Economic activity rate (aged 16-64)	80.7%	81.7%
Claimant count as a proportion aged 16-64 (Feb 2020)	2.6%	2.1%
Claimant count as a proportion aged 16-64 (Nov 2020)	6.4%	5.3%

Source: Census (2011) / Claimant Count (2020) / Lichfields analysis

- M4.9 In January 2021, there were 605 Jobseeker Allowance claimants (excluding Universal Credit claimants) <sup>Ref 11</sup> in the local impact area and 2,720 claimants in the wider impact area. Claimants in elementary occupations represent 62.8% of all the Jobseeker Allowance claimants in the local and 61.8% in the wider impact area.

### Earnings

- M4.10 The median gross weekly earnings for employees (full- and part- time) in the wider impact area (workplace earnings) were £563.30 in 2020 <sup>Ref 16</sup>. By comparison, the average gross weekly pay for residents was £609.95 (see Table M4.2) <sup>Ref 16</sup>. This implies that some residents commute out of the area to access higher-paid employment opportunities.

Table M4.2 Median Gross Weekly Earnings

Median gross weekly earnings	Wider Impact Area	South East of England	England
Mean Gross Weekly Earnings by Residence*	£609.95	£618.50	£589.80
Mean Gross Weekly Earnings by Workplace*	£563.30	£581.70	£589.80

Source: Annual Survey of Hours and Earnings (2020) / Lichfields analysis

\*Mean wages for the wider impact area have been calculated by using the mean wage for each of the constituent authorities (Milton Keynes and Central Bedfordshire) to generate a blended mean.

### Employment within broad industry sectors

- M4.11 The three largest broad industry groups by employment in the local impact area during 2019 were education and transport & storage (13.3%), health (10.6%) and business administration and support services (9.7%) <sup>Ref 12</sup>. The local impact area also had high levels of employment in professional, scientific and technical sector (8.8%). These characteristics are likely to reflect the employment opportunities arising from the presence of the Milton Keynes University Hospital and the activity around the city centre area. Table M4.3 shows the distribution of employment by sector across the impact areas and South East.

Table M4.3 Employment by Broad Industry Group

Broad Industry Group	Local Impact Area	Wider Impact Area	South East of England
Agriculture, forestry and fishing	0.0%	0.3%	0.8%
Mining, quarrying and utilities	0.4%	0.5%	1.2%
Manufacturing	3.1%	7.3%	6.5%
Construction	1.5%	3.8%	5.2%
Motor Trades	3.1%	3.1%	2.1%
Wholesale	4.0%	5.6%	4.4%
Retail	8.0%	8.7%	9.7%
Transport and storage (inc. postal)	13.3%	8.7%	4.5%
Accommodation and food services	5.3%	6.6%	7.7%
Information and communication	5.3%	5.2%	5.7%
Financial and insurance	7.1%	3.8%	2.7%
Property	0.9%	2.1%	1.4%
Professional, scientific and technical	8.8%	8.7%	9.0%
Business, administration and support services	9.7%	9.1%	8.3%
Public administration and defence	2.7%	3.1%	3.2%
Education	13.3%	10.5%	9.9%
Health	10.6%	8.0%	12.8%
Arts, entertainment, recreation and other services	3.5%	5.2%	4.7%

Source: ONS (2019) / Lichfields analysis

M4.12 As outlined in Table M4.3, the largest broad industrial groups by the number of employees in the wider impact area in 2019 were education (10.5%) and business administration and support services (9.1%). In comparison, a higher proportion of employees in the South East worked in health (12.8%), while less worked in education (9.9%).

### Educational attainment

M4.13 A total of 31.5% of the local impact area's residents aged 16-64 had a qualification of National Vocational Qualifications (NVQ) level 4 and above in 2011, higher than the equivalent of 30.0% in the wider impact area <sup>Ref 14</sup>. This is slightly less than the South-East average where 32.3% of residents aged 16-64 had a qualification of National Vocational Qualifications (NVQ) level 4 and above, but above the England average of 27%. In addition, 11.7% of the working-age population holds no formal qualifications, the same as the South East average and similar to the wider impact area's equivalent of 12.0%. This is below the England national average of 22%.

### Occupation

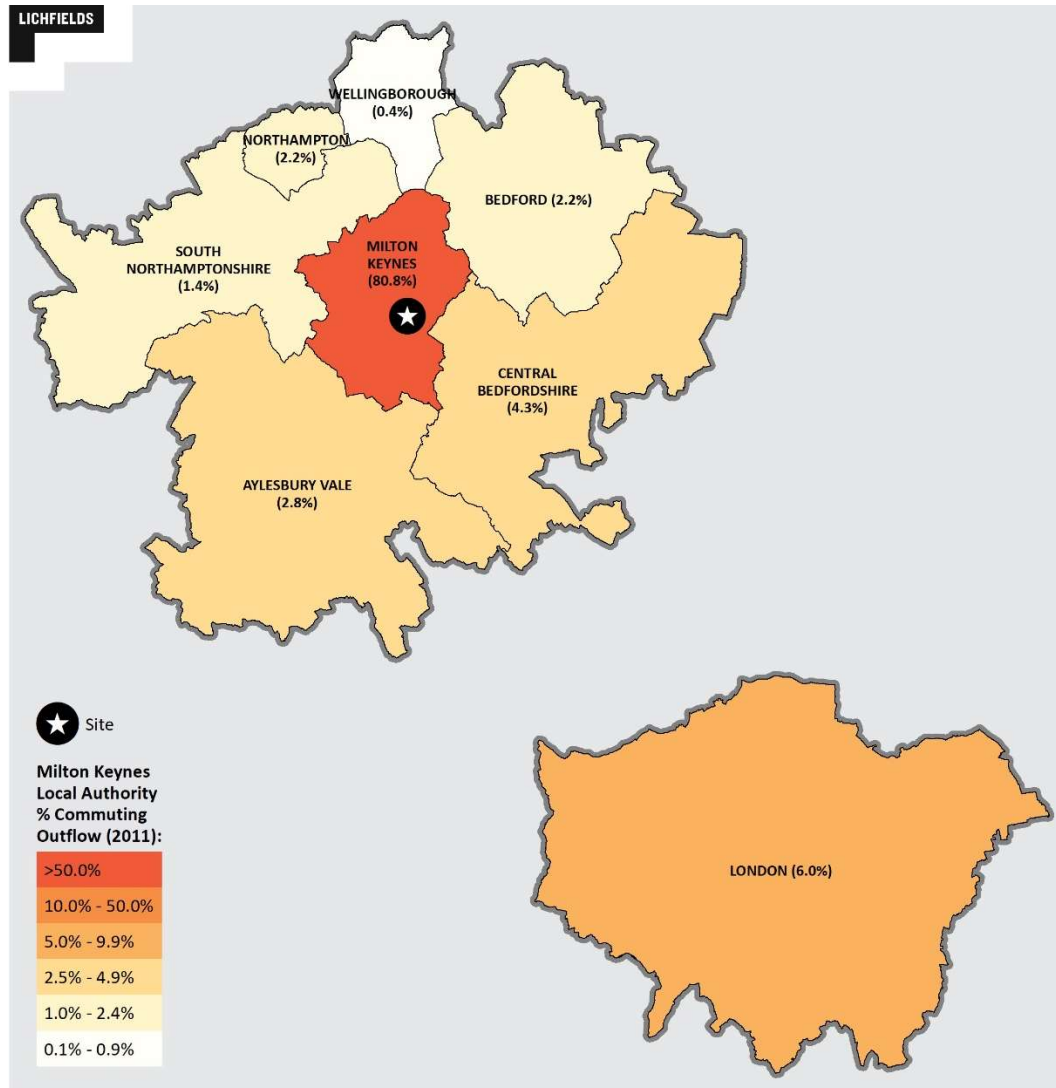
M4.14 In 2011, a total of 42.2% of employed residents in the local impact area were employed in Standard Occupational Classification (SOC) major groups 1-3 (managers, directors and senior officials, professional occupations, associate professional and technical) <sup>Ref 14</sup>. A similar representation of these groups recorded at the wider impact area (42.9%) in 2011 <sup>Ref 14</sup>; however, this is slightly below the South East average of 44.8% in 2011 but above the England national average of 41%.

M4.15 The local impact area has a higher proportion of residents (13.6%) employed in SOC major group 9 (elementary occupations) compared to the wider impact area average (10.7%). These are both higher than the South East average of 9.7% and England national average of 11%

### Commuting

M4.16 Figure M4.1 below details commuting patterns based on the latest Census (2011) <sup>Ref 14</sup> from the Milton Keynes Borough to neighbouring authorities and London. The vast majority (80.8%) of Milton Keynes residents work in the borough itself. Also, more residents commute to London (6.0%) than to any of the neighbouring authorities such as Central Bedfordshire (4.3%), the former Aylesbury Vale (2.8%), and Bedford (2.2%). This echoes the residence based earning figures which showed some people were commuting out for higher paid opportunities.

Figure M4.1 Commuting Patterns



Source: Census 2011 <sup>Ref 14</sup>

### Housing

M4.17 In 2011 there were 42,050 households in the local impact area and 203,000 households in the wider impact area <sup>Ref 13</sup>.

M4.18 Households in the private rental sector accounted for 20.1% in the local impact area compared to 14.6% in the wider impact area in 2011 <sup>Ref 14</sup>. The proportion of households in the social rented sector was higher in the local impact area, accounting for 18.9% of households compared to 15.6% in the wider impact area.

M4.19 The median house price in 2020 (year ending June 2020) equated to £308,520 in Milton Keynes, which was lower compared to surrounding authorities including Central Bedfordshire (£339,235), Bedford (£311,327) and South Northamptonshire (£350,244) <sup>Ref 18</sup>. Additionally, the ratio of median house price to resident earnings (2020) was also slightly higher in neighbouring authorities <sup>Ref 18</sup>. In Milton Keynes the median affordability ratio was 8.85 compared to 9.01 in Bedford, 9.04 in Central Bedfordshire, and 10.05 in former Aylesbury Vale Borough. Also, Milton Keynes is more unaffordable relative to England (7.83) as a whole, but is more affordable than the wider South East region (9.74).

M4.20 Plan:MK (2019) proposes delivering a minimum of 26,500 new dwellings between 2016 and 2031 at an annual average rate of 1,767 dwellings per year <sup>Ref 2</sup>. This level of delivery has been achieved in both the 2018/19 and 2019/20 financial years (with 1,781 and 2,090 completions respectively) as shown in the Council's latest Annual Monitoring Report (July 2020)<sup>9</sup> <sup>Ref 20</sup>. It is likely that as a result of the initial COVID-19 lockdown in March 2020 that completions in 2020/21 will be depressed when construction stalled. To make up for potential lower completions in 2020/21 and maintain the annual delivery target over the plan-period, more homes will need to be delivered in the short term.

### **Early years care**

M4.21 In terms of early years care provision, there are no published figures regarding the availability of places in the Borough. However, there are a number of nearby private nurseries in the local area. MKC Infrastructure Delivery Plan (2018) <sup>Ref 21</sup> identifies the need to provide additional nursery and early care provision as part of new development and particularly as part of primary schools.

### **Primary and secondary education**

M4.22 Any development scheme that delivers additional housing demand locally will also influence the requirements for school places. MKC is the body responsible for commissioning sufficient school places for the Borough's residents. The 'MKC School Place Planning Forward View' (2019) <sup>Ref 22</sup> report details the current availability of primary and secondary education places.

M4.23 The MKE development falls within the 'North Planning Area' for school places. As of 2019, there were 3,763 school pupils residing in this area (excluding post-16 students) <sup>Ref 21</sup> (page 20). 61% (2,296 pupils) of these were in primary education and 39% (1,467 pupils) in secondary education. In this planning area, there were six infant schools, a junior school, five primary schools and a secondary school. Most facilities are concentrated in Newport Pagnell and in Olney. A list of nearby schools within the relevant radius is included at Appendix M1 (Volume 2 to this ES).

M4.24 Based on the same resource, there were 395 primary school places available with a need for 238 additional places; equating to a 157 places surplus in primary education facilities across the North Planning Area <sup>Ref 22</sup> (page 21). This was expected to rise to 171 places by 2024. Of those primary school pupils, 95% attended a school in the planning area.

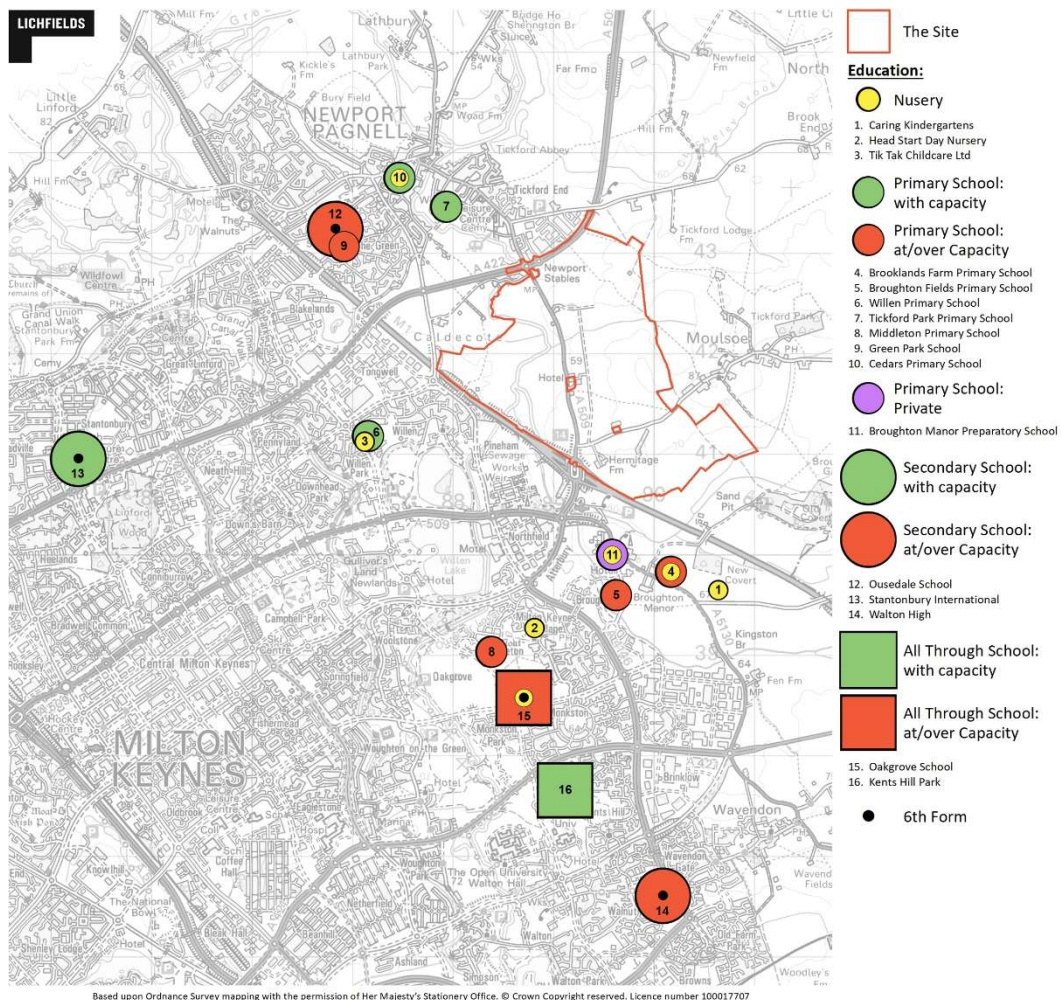
M4.25 Secondary schools in the North Planning Area are under more pressure. There was a need for 305 places in 2019 with a capacity of 360 places; resulting in a surplus of 55 places. Projecting forward, there was expected to be a shortfall of places in 2022 and 2023 (of 15 and 20 places, respectively) before a minor surplus of 9 units returned in 2024.

<sup>9</sup> Table 4.2

M4.26 Looking more widely, there were 42,272 school pupils that reside and attend a school within the Borough (excluding 16 years old and over) in 2019 <sup>Ref 22</sup> (page 18). 63% (i.e. 26,496 pupils) were in primary education, while 37% (i.e. 15,776 pupils) were in secondary education. Across the Borough, there were 29 infant schools, 11 junior schools, 50 primary schools, 11 secondary schools, two all-through schools as well as six special schools and two alternative education provisions.

M4.27 Across the Borough there was a surplus of primary school places of 654 places (against a requirement for 2,588 places in 2019). However, in terms of secondary capacity, there was a shortfall of 90 places ( against a requirement for 3,690 places in 2019) <sup>Ref 21</sup> (page 19). Primary school capacity is expected to over meet the requirements, with a surplus of 546 places being projected in 2024 (equivalent to 13% surplus against need). In contrast, secondary school capacity is expected to worsen by 2024 with a shortfall of 318 places being forecast (equivalent to a 7% shortfall against need). Figure M4.2 below shows the nearby education facilities to the Proposed Development including whether, based on the latest school information, they are over or under capacity.

Figure M4.2 Education Facilities Near to MKE



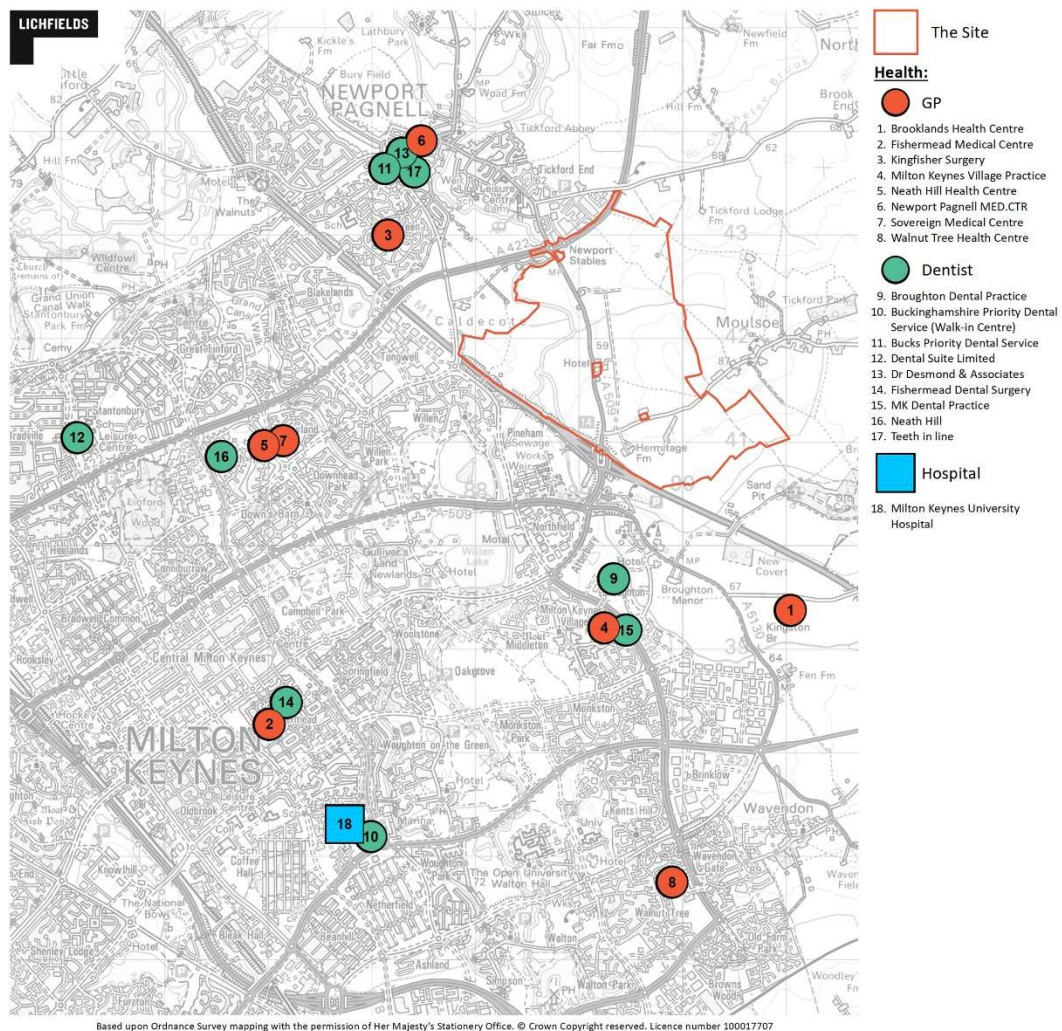
Source: Lichfields Analysis

Note: the site area covers the main area of built development and does not correspond with the full Development Site Boundary

**Healthcare provision (primary and secondary)**

- M4.28 The Proposed Development is located within the Milton Keynes Commissioning Group (CCG) area. In the CCG area, there are 303,366 patients registered as of September 2020 with an average of 38 FTE general practitioners (GP) per 100,000 patients <sup>Ref 23</sup> across 24 GP surgeries. This results in a ratio of one GP for every 2,111 registered patients (Appendix M.2A).
- M4.29 By contrast, within 5km of the site there are eight GP practices with 28.4 Full Time Equivalent (‘FTE’) GPs serving nearly just over 90,000 patients. This results in a ratio of one FTE GP per 3,183 registered patients. This is above the national ratio for the same period (as of September 2020) of 1 FTE GP per 1,759 patients.
- M4.30 In terms of dentists, there are nine dental surgeries within a 5km radius from the site (Appendix M.3A). The nearest hospital to the MKE site is the Milton Keynes University Hospital, which is located approximately 5km south-west of the site. Figure M4.3 shows the health care facilities near to the Proposed Development.

Figure M4.3 Health Facilities Near to MKE



Source: Lichfields Analysis

Note: the site area covers the main area of built development and does not correspond with the full Development Site Boundary

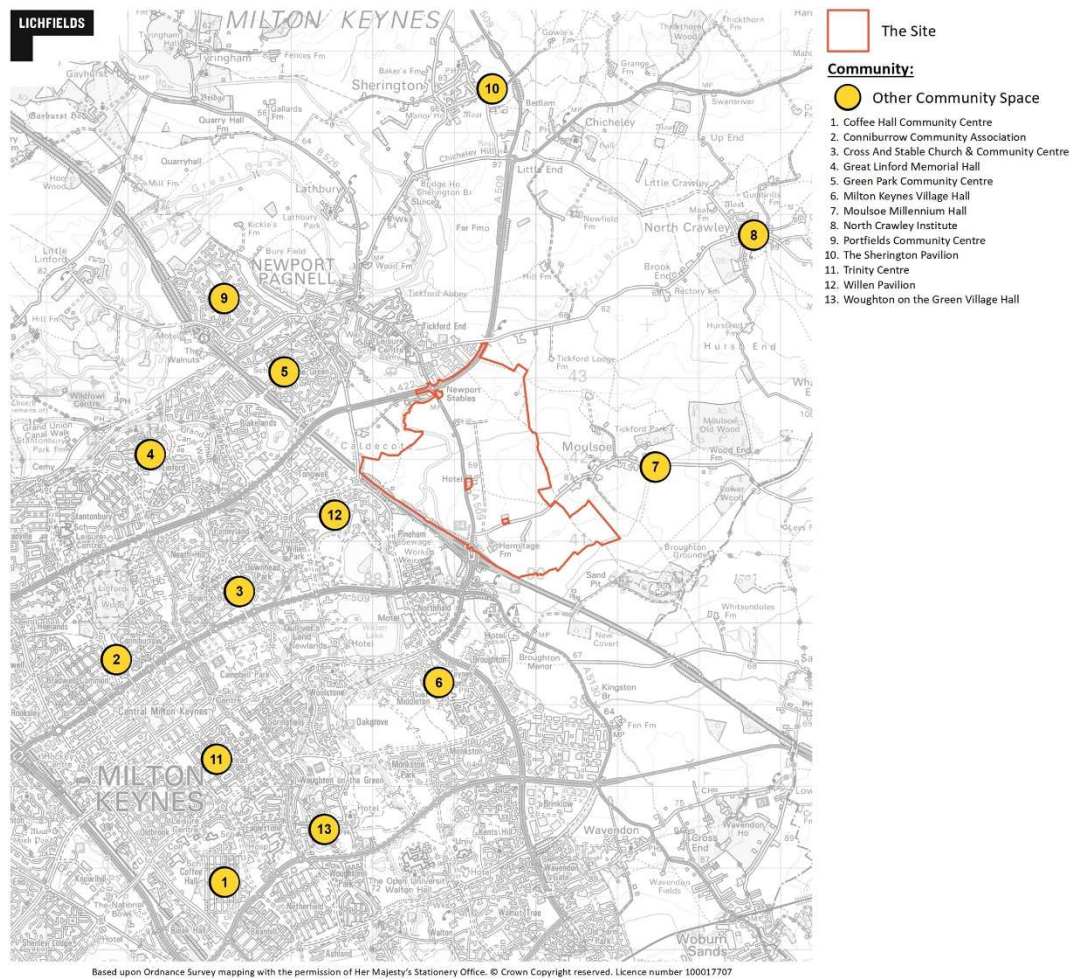
### Community facilities

M4.31 A range of community centres and facilities are available within the local impact area. These provide a variety of functions and include:

- a Moulsoe Millennium Hall;
- b Milton Keynes Village Hall;
- c Woughton on the Green Village Hall;
- d Trinity Centre;
- e Conniburrow Community Association;
- f Coffee Hall Community Centre; and
- g Willen Pavilion.

M4.32 There are at least 25 religious centres in 5km distance from the site. The majority of these are churches, including the Newport Pagnell Baptist Church, St Peter & St Paul’s Church, and All Saints Lathbury. There is also a Synagogue nearby as well as Islamic centres within the 5km radius. There is also a Gurdwara just outside the 5km radius in Leadenhall.

Figure M4.4 Community Facilities Near to MKE



Source: Lichfields Analysis

Note: the site area covers the main area of built development and does not correspond with the full Development Site Boundary

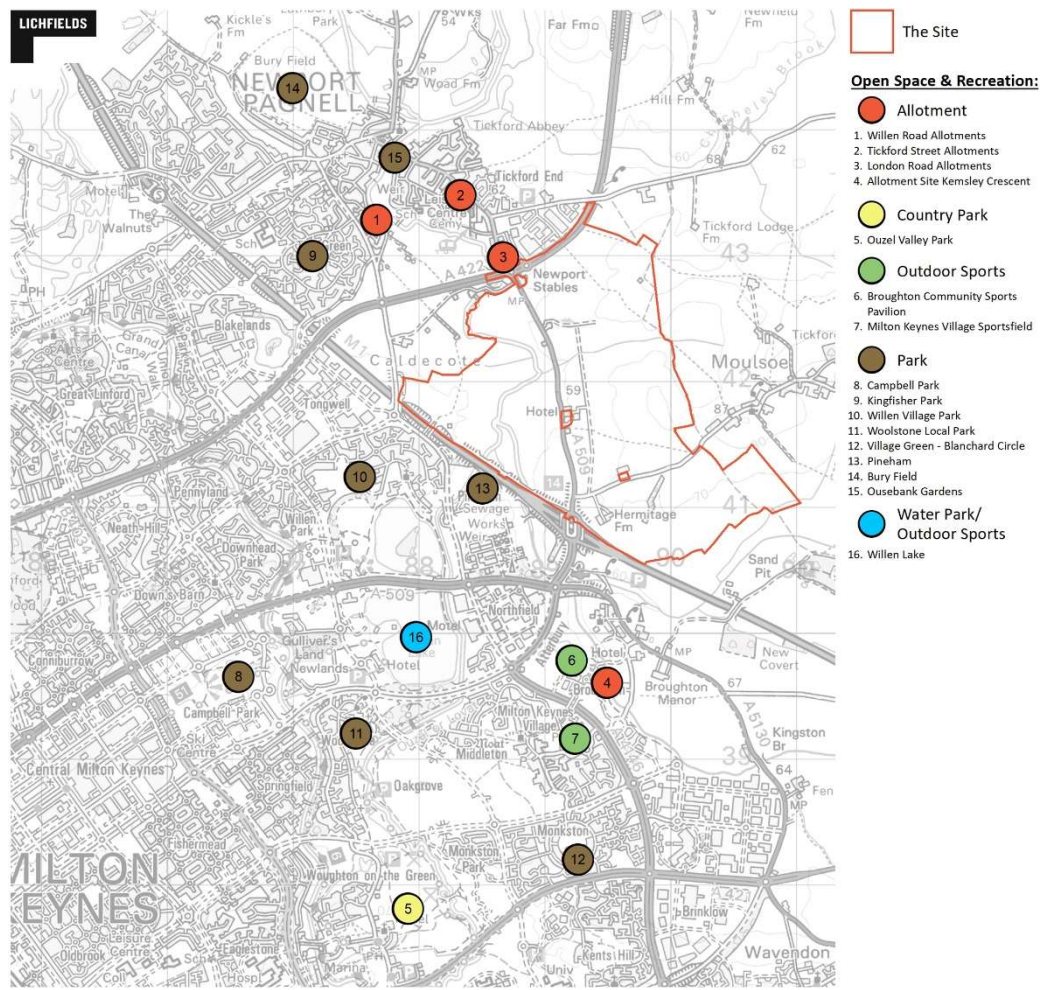


### Open space, sports and recreation

M4.33

Plan:MK (2019) <sup>Ref 2</sup> (Appendix C) identifies all the open space provision across the Borough. This includes district parks; local parks; pocket parks; amenity open space; local play areas; neighbourhood play areas; outdoor sport facilities (not including school playing fields); allotments and community gardens; and children’s playing space. Furthermore, other spaces such as linear parks, green access links and areas of wildlife interest (i.e. woodlands) contribute to open space and recreation facilities. Figure M4.5 provides an overview of parks; outdoor sports spaces; allotments; and children’s play space located near to the Proposed Development.

Figure M4.5 Nearby Open Space



Source: Lichfields Analysis

Note: the site area covers the main area of built development and does not correspond with the full Development Site Boundary

M4.34

There are a number of parks located within the local impact area including Campbell Park, Willen Village Park, and Pineham. In addition, community allotments are located within Newport Pagnell. Table M4.4 provides an overview of the existing open space, parks and community allotments within the local impact area. The distance from the Proposed Development is from the general centre of the site (for this exercise the Holiday Inn).

Table M4.4 Open Spaces within the Local Impact Area

Name	Type of Open Space	Distance from Proposed Development (km)
Campbell Park	Park	3.21
Willien Village Park	Park	1.73
Woolstone Local Park	Park	3.01
Village Green - Blanchard Circle	Park	3.36
Pineham	Park	0.8
Bury Field	Park	3.35
Ousebank Gardens	Park	2.31
Broughton Community Sports Pavilion	Outdoor Sports	1.86
Milton Keynes Village Sportsfield	Outdoor Sports	2.52
Ouzel Valley Park	Country Park	3.89
Willen Road Allotments	Allotment	1.91
Tickford Street Allotments	Allotment	1.86
London Road Allotments	Allotment	1.55
Allotment Site Kemsley Crescent	Allotment	1.79

Source: Lichfields analysis

M4.35

There are a number of sports facilities and outdoor sports spaces including playing fields located within the local impact area. This includes the Willen Lake, a number of leisure centres, and Willen Road Sports Ground. Table M4.5 provides a breakdown of the sports facilities within the surrounding site area.

Table M4.5 Sports Facilities within the Local Impact Area

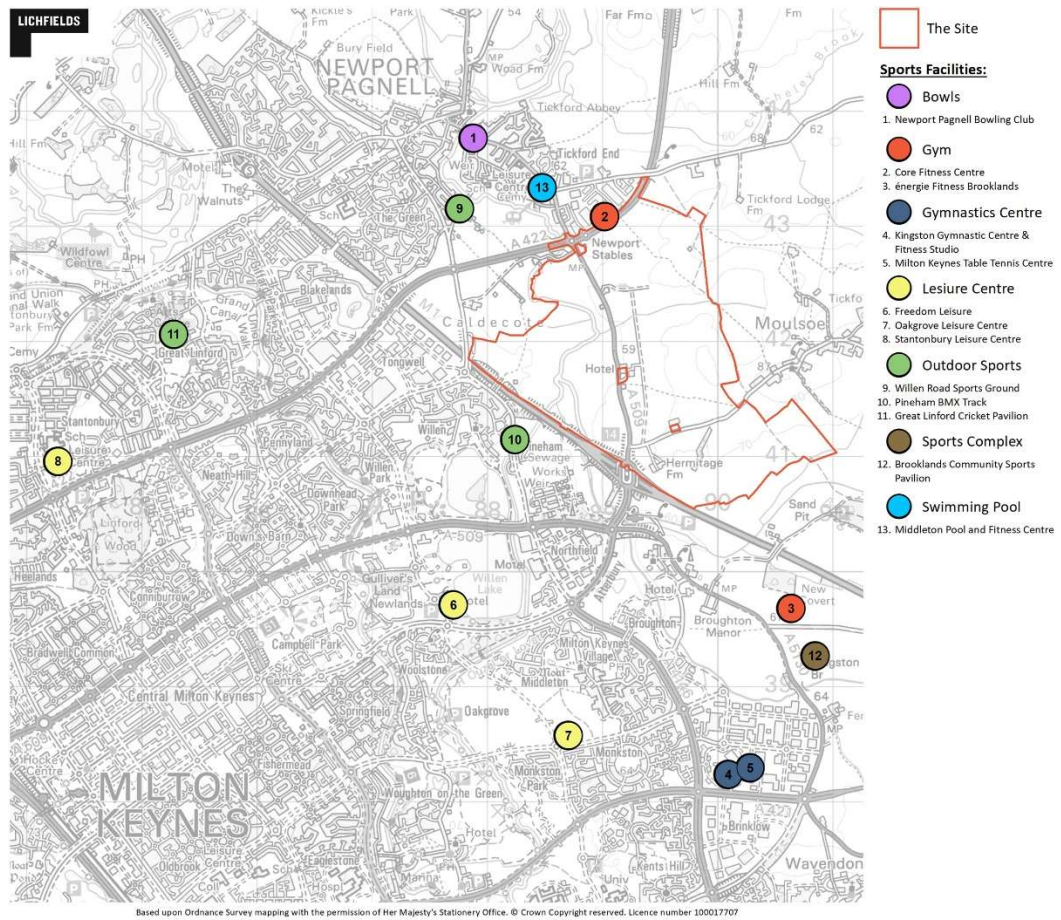
Name	Facility Type	Distance from Proposed Development (km)
Newport Pagnell Bowling Club	Bowls	2.46
Core Fitness Centre	Gym	1.41
Énergie Fitness Brooklands	Gym	2.62
Kingston Gymnastic Centre & Fitness Studio	Gymnastics Centre	3.67
Milton Keynes Table Tennis Centre	Gymnastics Centre	3.67
Freedom Leisure	Leisure Centre	2.28
Oakgrove Leisure Centre	Leisure Centre	3.05
Stantonbury Leisure Centre	Leisure Centre	5.00
Willen Road Sports Ground	Outdoor Sports	1.79
Pineham BMX Track	Outdoor Sports	1.06
Great Linford Cricket Pavilion	Outdoor Sports	3.80
Brooklands Community Sports Pavilion	Sports Complex	2.98
Middleton Pool and Fitness Centre	Swimming Pool	1.86
Willen Lake	Water Park / Outdoor Sports	2.28

Source: Active Places Power (2019) / Lichfields analysis

M4.36

The residents of the local impact area have also access to a number of play spaces, which include formal play areas in Kingfisher Park and Willen Children's playground.

Figure M4.6 Nearby Sports Facilities



Source: Lichfields Analysis

Note: the site area covers the main area of built development and does not correspond with the full Development Site Boundary

### Surveillance

- M4.37 The current site’s environment comprises mainly agricultural land that is contained by hedgerows and gates. There are a number of existing public footpaths and bridleways across the site; mainly on the eastern edge through what is currently agricultural land.
- M4.38 Data from Thames Valley Police <sup>Ref 24</sup> indicates that the overall number of crimes reported in Rural Milton Keynes, the location of the Proposed Development, totalled 863 crimes between December 2019 and November 2020. The largest crime type reported was violence and sexual offences accounting for 38.8% of all crimes. This is followed by anti-social behaviour (12.9%); vehicle crime (11.0%); and criminal damage and arson (9.6%). The Rural Milton Keynes area (as defined by the police) covers a large area primarily to the north of Milton Keynes including Olney and Hanslope (but does not include Newport Pagnell).
- M4.39 There were no reported offences within the site boundary of the Proposed Development during the last 12 months; however, single crime was recorded near the site towards Moulsoe. The lack of crime likely reflects the current low population in the immediate area surrounding the site within the Police defined ‘Rural Milton Keynes area’. As a comparison, there were more crimes recorded (948) in Newport Pagnell over the same period than in the whole Rural Milton Keynes area. The majority of crime in Newport Pagnell was violence and sexual offences (37.4%), vehicle crime (14.6%) and anti-social behaviour (14.0%).

## Summary of Existing Conditions

- M4.40 The resident population of the local impact area in 2019 equated to 119,600 people. The equivalent for the wider impact area was 558,100 people. The proportion of the population that was in working-age (16-64 years) was higher in the local impact area than the wider impact area (63.9% and 62.4% respectively) in the same year.
- M4.41 During 2011, 80.7% of residents in the local impact area were economically active. In 2019, there were 113,000 employee jobs in the local area and 287,000 employee jobs in the wider impact area. The largest sector in the local impact area was health, education and retail, while the largest in the wider impact area were education and transport and storage.
- M4.42 The proportion of residents of the local impact area aged 16-64, which had an NVQ level 4 and above in 2011 represented 31.5%. Also, 42.2% of residents were employed in managerial and professional occupations (SOC groups 1-3). A total of 42.9% of residents were employed in elementary jobs (SOC group 9).
- M4.43 The local impact area had a higher proportion of households in the social rented sector compared to the wider impact area (18.9% and 15.6%, respectively). Furthermore, in the wider impact area, median house prices ranged between £308,520 and £339,235 in 2020, while resident median housing affordability ratios ranged from 8.85 to 9.04 (against a national and regional average of 7.83 and 9.74, respectively).
- M4.44 Across Milton Keynes, there is an existing surplus capacity of 654 primary school places (2019). In contrast, secondary school places had a minor shortfall of -90 places in 2019, which was expected to worsen by 2024.
- M4.45 There are 24 GP surgeries located within the Milton Keynes CCG which contain 303,366 registered patients, equating to a ratio of 1 FTE GP per 2,111 registered patients. Within 5km of the site there are eight GP practices serving nearly just over 90,000 patients. This results in a ratio of one FTE GP per 3,183 registered patients. There are also nine dental surgeries. The nearest hospital is located 5km away from the site (Milton Keynes University Hospital) and there is a range of community facilities that are also accessible within the local impact area including village halls and religious centres.
- M4.46 The residents of the local impact area have access to a number of open spaces, sport and recreation provision including Kingfisher Park and Ousebank Gardens, as well as community allotments, multi-use sports areas, and play space.
- M4.47 There were no reported offences within the site boundary of the Proposed Development during the last 12 months reflecting and the majority of offences in close proximity to the site are within Newport Pagnell and other villages to the north of the site. The Proposed Development is located mainly contained with some existing footpaths and bridleways in the boundary.

## Future Baseline

- M4.48 The population of the wider impact area is forecast to increase over the assessment years as below:
- **2022 – 2024:** the population of the wide impact area is expected to be 275,874 people by 2024 according to SNPP 2018-based <sup>Ref 11</sup>.
  - **2025-2030:** the population is expected to increase to 277,620 people. At this point, the working age population is expected to have risen by 4% compared to the 2019 baseline. If the jobs growth seen between 2011 and 2019 is projected, it will be expected that a total of 125,060 jobs in the local area and 410,310 jobs in the wider area will be provided by 2030.

- **2031-2037:** the population is expected to increase to 280,263 people showing a slowing in population growth. Furthermore, the number of those working aged people (aged 16 to 64) is expected to drop slightly by 327 persons compared to the 2030 population.
- **2038-2048:** The latest population projections do not project as far as 2048, however a linear projection (i.e. with keeping constant the annual growth rate of 0.22% between 2018 and 2043). As a result, the population is expected to increase to 287,275 people.

## M5.0 Potential Effects

M5.1 This section assesses the potential socio-economic effects of the Proposed Development on receptors in the different impact areas. The socio-economic effects of the Proposed Development are assessed across the following four phases encompassing a 26-year build period:

- **Initial Construction Phase (2022 to 2024):** delivery of HIF Funded highways infrastructure and other associated site works;
- **Phase 1 (2025 to 2030):** construction works and, simultaneously, the delivery of 600 homes, 145,750 sqm of commercial space, a primary school, community hub (i.e. retail and leisure), health hub, River linear park, sports pitches and grid road and primary streets for Phase 1;
- **Phase 2 (2031 to 2037):** construction works and, simultaneously, the delivery of 1,100 homes, 257,900 sqm of commercial space, a primary school, a secondary school and grid road and primary streets for Phase 2; and
- **Phase 3 (2038 to 2048):** construction works and, simultaneously, the delivery of 2,900 homes, a local parade, a primary school and grid road and primary streets for Phase 3.

M5.2 Impacts during construction and operation have been considered for each phase.

### During Construction

#### Initial Construction Phase: 2022-2024

##### Employment and Economic Output

###### Employment

M5.3 The construction cost of this development phase has been estimated at c.£107.58 million. This primarily consists of highways infrastructure such as road bridges, dual carriageways, junctions, and new roundabouts funded by the successful HIF bid. Additional infrastructure works in this phase include foul water drainage, water mains, gas/electricity, noise attenuation, and surface water drainage works.

M5.4 Using labour coefficients from the former Homes and Communities Agency (HCA) Calculating Cost per Job Best Practice Note (2015) <sup>Ref 8</sup>, it is possible to calculate the number of direct construction jobs supported during this phase. We have used the 'Infrastructure coefficient' of 13.9 to calculate this given this phase relates to infrastructure delivery solely. This assumes that infrastructure development generates 13.9 years of Full-Time Equivalent employment per £1 million of construction cost in 2011 prices.

M5.5 To use the coefficient, the construction cost of £107.58 million has been deflated to 2011 prices using the latest UK Government GDP Deflator (2019) <sup>Ref 26</sup>, resulting in a construction cost of £91.77 million. Applying the coefficient to the deflated total construction cost for 'Infrastructure' and then dividing the result by the length of the construction phase (i.e. 3 years) leads to the generation of 425 gross direct FTE jobs annually over the construction phase. As construction is made up of many discrete elements of work undertaken by specialists (especially in relation to the bridge construction) the number of workers on site will fluctuate during this period. The construction report would include details with regards to the peaks of on-site jobs.

M5.6 While the construction phase will generate new employment opportunities, it is important to take account of the potential displacement of jobs. Some of the people employed during the

construction of this development phase could switch from jobs elsewhere, leading to a temporary displacement of jobs.

- M5.7 In the absence of specific local information, a medium displacement rate (50%) from the HCA Additionality Guidance (2014) <sup>Ref 27</sup> has been considered appropriate to balance construction workforce mobility with the fact that the wider impact area represents a large labour pool from which a reasonable proportion of the construction workforce could be drawn from. Applying this displacement rate to the number of gross direct jobs results in the generation of 213 net direct FTE construction jobs per year over the three-year build period in this phase.
- M5.8 Construction involves purchases from a range of suppliers who, in turn, purchase from their own suppliers via the supply-chain. The relationship between the initial direct spending and total economic effects is known as the ‘multiplier effect’, which demonstrates that an initial investment can have a larger economic impact as this expenditure is diffused through the economy. It is anticipated that businesses in the wider impact area would benefit from trade linkages established during the construction phase of the development. As a result, further indirect jobs would be supported in the impact area through suppliers of construction materials and equipment.
- M5.9 ONS ‘UK input-output analytical tables’ (2020) (2016-based) <sup>Ref 28</sup> indicate that the construction industry has an indirect employment multiplier of 2.476. Applying this employment multiplier to the 213 net direct FTE jobs each year derived above results on a total of 314 indirect FTE jobs that could be supported during each year of the construction phase.
- M5.10 Taking account of the net direct and indirect jobs generated by the Initial Construction Phase during each year of the construction phase a total of 526 FTE jobs are created annually. A breakdown of this calculation is presented in Table M5.1.

Table M5.1 Construction Employment (Initial Construction Phase)

	FTE Jobs p.a.
Gross Direct Employment	425
Net Direct Employment	213
Net Indirect Employment	314
<b>Total Net Employment</b>	<b>526</b>

Source: Lichfields analysis (Note: figures may not sum due to rounding)

### Economic Output

- M5.11 As well as creating net additional jobs, the economic activity induced by the construction of the Initial Construction Phase will generate additional economic output, measured in Gross Value Added (GVA). Based on 2020 Experian data <sup>Ref 29</sup>, the construction sector generates on average £79,731 GVA per FTE job in the South East annually. Applying this to the number of gross direct construction jobs (as derived above) indicates that around £33.89m of gross direct GVA could be generated per year of the construction phase. This decreases to £16.94m when a 50% displacement rate is applied to take account of the displacement of economic activity from elsewhere.
- M5.12 Based on an indirect GVA multiplier of 2.187 from the ONS <sup>Ref 28</sup>, it is estimated that a further £20.11m of indirect GVA could be generated per annum. Therefore, the construction of this development phase is estimated to generate £37.05m of net additional GVA annually (Table M5.2).

Table M5.2 Construction GVA (Initial Construction Phase)

	<b>GVA p.a.</b>
Gross Direct GVA	£33.89 m
Net Direct GVA (less 50% displacement)	£16.94 m
Net Indirect GVA (based on 2.187 multiplier)	£20.11 m
<b>Total Net GVA</b>	<b>£37.05 m</b>

Source: Lichfields analysis (Note: figures may not sum due to rounding)

- M5.13 A proportion of these jobs would be expected to be based in the impact areas. This needs to be assessed in terms of unemployed residents in the local area, which include 605 JSA claimants in the local impact area and 2,720 in the wider impact area of which around 62% (in both areas) seek elementary occupations, which would be appropriate for construction work. On this basis, the employment impacts during the construction period is assessed as **temporary (short-term) moderate beneficial** for both the local and the wider impact areas.

#### **Business disruption and existing uses**

- M5.14 This phase of construction may lead to the displacement of jobs from the current site. This relates mainly to employment on some scattered businesses across Newport Road and stables located scattered across the site. At this stage (where no survey data is available) it is estimated that the existing on-site employment amount to c. 20 jobs.
- M5.15 As a result, it is estimated that the current on-site employment totals 20 jobs. Workers on agricultural land have been excluded from the estimation. This is because it fluctuates seasonally and in the context of the overall application, the site supports relatively few jobs at present. Considering the number of workers and the scale of other employment opportunities available for workers to find within the wider impact area, the effect of the Initial Construction Phase on existing employment is assessed to be a **temporary (short-term) minor adverse**.
- M5.16 During this stage of construction, there is the potential to bear upon the nature of operation of the hotel (London Road, MK16 OJA) and furniture factory (Newport Road, MK16 OHS), which are both bounded within the red-line boundary but do not form part of the site itself. For example, alterations to road layouts may lead to different access routes whilst construction activity may lead the potential for construction related impacts (albeit the construction in this period will be offset by some distance from each premises). However, access will be maintained to both throughout construction and any socio-economic impact (e.g. relating to the ability of those businesses to continue trading) from construction to the hotel or office factory's operation is assessed to be **negligible**. The hotel may also be likely to benefit from contractors on site requiring accommodation, sustenance and/or business space during the construction period which may enhance trade.

### **Phase 1: 2025 – 2030**

#### **Construction Employment and Economic Output**

##### Employment

- M5.17 The construction cost for this phase of development has been estimated as being at £329.89m. This is broadly split between (2020 prices, figures rounded):
- **Housing:** £97.39m;
  - **Non-Housing:** £131.32m (this primarily consists of employment development; i.e. B2 and B8 Use Class as well as development of the Community Hub); and



- **Infrastructure:** £91.18m (this includes additional highways works and the development of a primary school and health hub)

M5.18 Using the appropriate labour coefficients, namely 19.9 for new housing, 16.6 for private commercial and 13.9 for infrastructure, proportionally to the composition of the development in this phase it is possible to calculate the number of direct construction jobs supported by Phase 1 of the development by utilising the approach explained in paragraphs M5.4 and M5.5. As a result, a total of 789 gross direct FTE jobs per annum will be created across the six-year construction period of phase 1. Applying the medium displacement rate of 50% (as explained in paragraphs M5.6 and M5.7) to the gross construction employment, there will be 395 net direct FTE jobs per annum of the six-year build period.

M5.19 This net direct employment would result in the provision of additional 582 indirect (supply chain) FTE jobs during each year of the construction phase.

M5.20 Taking account of the net direct and indirect jobs generated by Phase 1 during each year of the construction phase, Phase 1 is estimated to support net 977 FTE jobs annually. A breakdown of the calculation is presented in Table M5.3.

Table M5.3 Construction Employment (Phase 1)

	FTE Jobs p.a.
Gross Direct Employment	789
Net Direct Employment (less 50% displacement)	395
Net Indirect Employment (based on a 2.476 multiplier)	582
<b>Total Net Employment</b>	<b>977</b>

Source: Lichfields analysis (Note: figures may not sum due to rounding)

### Economic Output

M5.21 The economic activity induced by the construction of Phase 1 will equate to around £62.91m of gross direct GVA per year of the construction phase (paragraph M5.11). Once a 50% displacement rate is applied, the net direct GVA totals £31.45m per annum.

M5.22 This direct GVA could generate a further £37.34m of indirect GVA per annum (paragraph M5.12). Therefore, the construction of Phase 1 is estimated to generate £68.79m of net additional GVA annually (direct and indirect) (Table M5.4).

Table M5.4 Construction GVA (Phase 1)

	GVA p.a.
Gross Direct GVA	£62.91 m
Net Direct GVA (less 50% displacement)	£31.45 m
Net Indirect GVA (based on 2.187 multiplier)	£37.34 m
<b>Total Net GVA</b>	<b>£68.79 m</b>

Source: Lichfields analysis (Note: figures may not sum due to rounding)

M5.23 Considering the construction employment and GVA that will be generated through the construction over an assumed six-year period, it is assessed that Phase 1 during the construction will have a **temporary (medium-term) moderate beneficial effect** on the economies of the local and wider impact areas.

### Business disruption and existing uses

M5.24 During this phase of construction, there is the potential to impact the operation of the hotel and furniture factory which are both bounded within the red-line boundary but do not form part of the site itself. As per the initial construction phase, this is likely to be associated with temporary construction impacts (including noise). Any impact to the hotel or office factory's operation is assessed to be a **temporary (medium-term) minor adverse**. Any noise impact will vary across the construction period and would not affect the operation and enjoyment of the hotel given construction working hours so knock-on socio-economic impacts will be negligible. Again, the hotel business is likely to benefit from contractors working on the site during this phase as well.

### Phase 2: 2031 – 2037

#### Construction Employment and Economic Output

##### Employment

- M5.25 The construction cost for this phase of development (across seven years period) has been estimated at £405.56m. This is broadly split between (2020 prices, figures rounded):
- **Housing:** £178.56m;
  - **Non-Housing:** £179.90m (this primarily consists of employment development; i.e. B2 and B8 Use Class); and
  - **Infrastructure:** £47.10m (this includes additional highways works and education facilities)
- M5.26 Adopting the same approach as presented in paragraphs M5.4 and M5.5, this capital investment will support the creation of 877 gross direct FTE jobs annually over the construction phase of seven years. Once a medium level of displacement rate (of 50%), which is considered appropriate for this phase (see paragraphs M5.6 and M5.7) is applied, the net direct construction employment that is generated in Phase 2 totals 438 net direct FTE construction jobs per annum of the seven-year build period.
- M5.27 As explained in paragraph M5.8, construction involves purchases from a range of suppliers who, in turn, purchase from their own suppliers via the supply-chain. As a result, the 438 net direct FTE jobs each year indicate that an additional 647 indirect FTE jobs could be supported during each year of the construction phase.
- M5.28 As a result, this phase of development is estimated to support 1,085 FTE jobs annually. A breakdown of the calculation is presented in Table M5.10.

Table M5.5 Construction Employment (Phase 2)

	FTE Jobs p.a.
Gross Direct Employment	877
Net Direct Employment (less 50% displacement)	438
Net Indirect Employment (based on a 2.476 multiplier)	647
<b>Total Net Employment</b>	<b>1,085</b>

Source: Lichfields analysis (Note: figures may not sum due to rounding)

##### Economic Output

- M5.29 The economic activity induced by the construction of Phase 2 will equate to around £69.90m of gross direct GVA per year of the construction phase (paragraph M5.11). This decreases to £34.96m when a 50% displacement rate is applied.
- M5.30 This direct GVA could generate a further 41.49m of indirect GVA per annum (paragraph M5.12). Therefore, the construction of Phase 2 is estimated to generate £76.46m of net additional GVA annually (direct and indirect) (Table M5.11).

Table M5.6 Construction GVA (Phase 2)

	<b>GVA p.a.</b>
Gross Direct GVA	£69.90
Net Direct GVA (less 50% displacement)	£34.96
Net Indirect GVA (based on 2.187 multiplier)	£41.49
<b>Total Net GVA</b>	<b>£76.44</b>

Source: Lichfields analysis (Note: figures may not sum due to rounding)

- M5.31 Considering the construction employment and GVA that will be generated through the construction over an assumed six-year period, it is assessed that Phase 2 during the construction will have a **temporary (medium-term) major beneficial effect** on the economies of the local and wider impact areas.

### **Business disruption and existing uses**

- M5.32 During this phase of construction, there is the potential to impact the operation of the hotel and furniture factory which are both bounded within the red-line boundary but do not form part of the site itself. Akin to the previous phases of construction, the main impact is likely to be from construction (including noise impacts) of nearby new buildings, and at the hotel demolition of nearby farm buildings. Any noise impact will vary across the construction period and would not affect the operation and enjoyment of the hotel given construction working hours, so knock-on socio-economic impacts will be negligible. Again, the hotel business is likely to benefit from contractors working on the site during this phase as well. Any impact to the hotel's or office factory's operation is therefore assessed to be a **negligible**.

## **Phase 3: 2038 – 2048**

### **Construction Employment and Economic Output**

#### Employment

- M5.33 The construction cost for this phase of development has been estimated as being at £301.73m. This is broadly split between (2020 prices, figures rounded):
- **Housing:** £263.49m;
  - **Non-Housing:** £1.03m (this primarily consists of the local parade); and
  - **Infrastructure:** £37.19m (this includes additional highways works and the development of a third primary school).
- M5.34 Adopting the same approach as presented in paragraphs M5.4 and M5.5, this construction phase of 10 years will support 448 gross direct FTE jobs annually. As construction is made up of many discrete elements of work undertaken by specialists (e.g. bricklaying, carpentry, plumbing, electrics etc.), the number of workers on site will fluctuate during different periods of the construction phase.

M5.35 Once a medium level of displacement rate (of 50%), which is considered appropriate (see paragraphs M5.6 and M5.7), is applied the net direct construction employment that is generated in Phase 2 totals 224 net direct FTE construction jobs per year of the 10-year build period.

M5.36 As explained in paragraph M5.8, construction involves purchases from a range of suppliers who, in turn, purchase from their own suppliers via the supply-chain. As a result, the 224 net direct FTE jobs each year indicate that an additional 331 indirect FTE jobs could be supported during each year of the construction phase. As a result, this phase of development is estimated to support 555 FTE jobs annually. A breakdown of the calculation is presented in Table M5.17.

Table M5.7 Construction Employment (Phase 3)

	FTE Jobs p.a.
Gross Direct Employment	493
Net Direct Employment (less 50% displacement)	246
Net Indirect Employment (based on a 2.476 multiplier)	364
<b>Total Net Employment</b>	<b>610</b>

Source: Lichfields analysis (Note: figures may not sum due to rounding)

### Economic Output

M5.37 The economic activity induced by the construction of Phase 3 will equate to around £48.64 m of gross direct GVA per year of the construction phase (paragraph M5.11). Once a 50% displacement rate is applied, the net direct GVA totals £24.32m per annum.

M5.38 This direct GVA could generate a further £28.87m of indirect GVA per annum (paragraph M5.12). Therefore, the construction of Phase 3 is estimated to generate £53.18m of net additional GVA annually (direct and indirect) (Table M5.18).

Table M5.8 Construction GVA (Phase 3)

	GVA p.a.
Gross Direct GVA	£48.64 m
Net Direct GVA (less 50% displacement)	£24.32 m
Net Indirect GVA (based on 2.187 multiplier)	£28.87 m
<b>Total Net GVA</b>	<b>£53.18 m</b>

Source: Lichfields analysis (Note: figures may not sum due to rounding)

M5.39 Considering the net additional FTE jobs and GVA that will be generated through this phase of construction over an assumed ten year period, it is assessed the Phase 3 construction will have a **temporary (long-term) moderate beneficial effect** on the economies of the local and wider impact areas.

### **Business disruption and existing uses**

M5.40 During this phase of construction, the main areas of development around both the hotel and furniture factory will have been developed. The continued development of the site in Phase 3 is therefore assessed to have a **negligible** impact on existing uses.

## During Operation

### Initial Construction Phase: 2022-2024

M5.41 No operational effects will occur during the initial construction phase as no built development will be built and occupied to allow operational effects to occur simultaneously with construction work.

### Phase 1: 2025 – 2030

#### Employment and Economic Output

##### Employment

M5.42 This phase of development includes the construction of 145,750 sqm of employment floor space, retail and leisure's uses in the Community Hub, and a primary school alongside 600 homes. The specifications of the development used for calculating direct employment are presented in Table M5.5.

M5.43 It should be noted that the jobs retained at the Hotel and Office Furniture Requirements Ltd are not included in these figures as these are not subject of change.

M5.44 To calculate the gross number of direct jobs generated by Phase 1 during operation, land-use specific densities from the HCA Employment Densities Guide (2015)<sup>Ref 9</sup> supplemented by Lichfields analysis and research have been applied to the different types of floorspace included in this phase (see Table M5.6).

Table M5.9 Proposed Development Specification (Phase 1)

Type of Use	Specifications
High Street Shops	800 sqm
Food store	1,500 sqm
Financial / Professional / Non-Retail Services	800 sqm
Restaurant/ Café	450 sqm
Public House	250 sqm
Takeaway	200 sqm
Offices	2,000 sqm
Light Industrial	12,584 sqm
General Industry	33,249 sqm
Storage & Distribution	97,917 sqm
Care Home	80 beds
Health Centre	2000 sqm (1 facility)
Nursery / Creche	2,000 sqm (1 facility)
Primary School	3FT
Gymnasium	1,000 sqm

Source: Lichfields analysis

Table M5.10 Gross Direct Operational Employment (Phase 1)

Use	Specification	Workforce Density	Workforce Jobs	FTE Density	FTE Jobs
E (A1) High Street Shops	800 sqm	16 sqm (GEA) per job	50	22 sqm (GEA) per job	36
E (A1) Foodstore	1,500 sqm	15 sqm (GEA) per job	100	22 sqm (GEA) per job	68
E (A2) Financial / Professional	800 sqm	17 sqm (GEA) per job	47	19 sqm (GEA) per job	42
E (A3) Restaurant/ Café	450 sqm	16 sqm (GEA) per job	28	22 sqm (GEA) per job	20
SG (A4) Public House	250 sqm	11 sqm (GEA) per job	23	15 sqm (GEA) per job	17
SG (A5) Takeaway	200 sqm	11 sqm (GEA) per job	18	14 sqm (GEA) per job	14
E (B1[a]) Offices	2,000 sqm	12.5 sqm (GEA) per job	160	14 sqm (GEA) per job	143
E (B1[c]) Light Industrial	12,584 sqm	45 sqm (GEA) per job	280	49 sqm (GEA) per job	257
B2 General Industry	33,249 sqm	45 sqm (GEA) per job	739	49 sqm (GEA) per job	679
B8 Storage & Distribution	97,917 sqm	80 sqm (GEA) per job	1,224	86 sqm (GEA) per job	1,139
C2 Care Home	80	1 job per room	80	1 job per room	80
F1 (E) Health Centre	2000 sqm (1 facility)	70 jobs per facility	70	62 jobs per facility	62
F1 (D1) Nursery / Creche	2,000 sqm (1 facility)	18 jobs per facility	18	11 jobs per facility	11
F1 (D1) Primary School	3FE (1 facility)	16 jobs per form of entry	48	10 jobs per form of entry	30
F2 (D2) Gymnasium	1,000 sqm	60 sqm (GEA) per job	17	87 sqm (GEA) per job	11
Total	-	-	2,901	-	2,609

Source: Lichfields analysis (Note: figures may not sum due to rounding)

- M5.45 As a result, this phase of development is estimated to generate 2,901 workforce or 2,609 FTE jobs. While Phase 1 will generate new employment opportunities, it is important to take account of the potential displacement of some jobs from the local and wider impact areas. Some of the people that will work in Phase 1 may switch from jobs elsewhere, causing potential changes in economic activity in other locations.
- M5.46 To take account of the displacement of economic activity, low (25%) and medium (50%) 'ready reckoner' displacement rates from the HCA's Additionality Guide (2014) <sup>Ref 26</sup> have been applied to the number of gross direct jobs generated by the operational Phase 1. The selection of low and medium 'ready reckoners' for the local and wider impact areas reflects upon the areas labour supply.
- M5.47 Applying the displacement rates to the gross direct employment estimates results in the Phase 1 generates 2,176 workforce or 1,957 FTE net direct jobs in the local impact area and 1,451 workforce or 1,305 FTE net direct jobs in the wider impact area. Considering the loss of the on-

site estimated current jobs (i.e. 20 jobs, see paragraph M5.14) then the net direct jobs generated in the local impact area would be 2,156 workforce or 1,937 FTE jobs and in the wider would be 1,431 workforce or 1,285 FTE jobs.

M5.48 The net direct employment generated by Phase 1 will also support additional indirect and induced jobs. The HCA Additionality Guide (2014) <sup>Ref 27</sup> provides composite multipliers that are specific to local and wider geographies, so it is possible to estimate the number of indirect and induced jobs that may come forward in both impact areas. By using multipliers of 1.25 and 1.45 as outlined in the HCA Additionality Guide (2014) <sup>Ref 27</sup> to the net employment, Phase 1 is estimated to support 544 workforce (489 FTE) net indirect and induced jobs in the local impact area and 653 workforce (587 FTE) indirect and induced jobs in the wider impact area.

M5.49 Through the net direct, indirect and induced jobs generated by Phase 1 during operation, it is estimated that 2,720 workforce (2,446 FTE) net jobs will be supported in the local impact area and 2,103 workforce (1,892 FTE) net jobs will be supported in the wider impact area (incorporates jobs in the local impact area)<sup>10</sup>. Table M5.7 presents a full breakdown of how the total net employment results were calculated.

Table M5.11 Total Operational Employment (Phase 1)

	Local Impact Area		Wider Impact Area	
	Workforce Jobs	FTE Jobs	Workforce Jobs	FTE Jobs
Gross Direct Employment	2,901	2,609	2,901	2,609
Net Direct Employment	2,156	1,937	1,431	1,285
Net Induced and Indirect Employment	539	484	644	578
<b>Total Net Employment</b>	<b>2,695</b>	<b>2,421</b>	<b>2,075</b>	<b>1,863</b>

Source: Lichfields analysis

### Economic Output

M5.50 Based on 2020 Experian data <sup>Ref 29</sup> (which provides information on the amount of GVA generated per worker in different sectors of the economy) and the number of gross direct FTE jobs shown in Table M5.7, it is estimated this phase of development will generate £175.51m of gross direct GVA annually. This decreases to £131.63m per annum and £87.76m per annum in the local and wider impact areas, respectively, after applying the same displacement rates as used for the operational employment calculations (i.e. 25% for the local impact area and 50% for the wider impact area).

M5.51 By applying composite multipliers of 1.25 and 1.45 for the local and wider impact areas to the amounts of net direct GVA (£131.63m per annum and £87.76m per annum), it is estimated that Phase 1 could generate £32.91m and £39.49m of indirect and induced GVA per annum in the local and wider impact areas, respectively. As such, this phase of development is estimated to produce a net total of £164.54m in the local impact area and £127.24m in the wider impact area (Table M5.8).

<sup>10</sup> The jobs that exist already on site have not been included in the calculation of net employment generated by the Proposed Development as deadweight because the Proposed Development will take a long time to deliver, and therefore, it is likely the people currently employed on site would have taken up other employment opportunities by the time the Proposed Development is fully operational.

Table M5.12 Total Operational GVA (Phase 1)

	GVA p.a.	
	Local Impact Area	Wider Impact Area
Gross Direct GVA	£175.51 m	£175.51 m
Net Direct GVA	£131.63 m	£87.76 m
Net Induced and Indirect GVA	£32.91 m	£39.49 m
<b>Total Net GVA</b>	<b>£164.54 m</b>	<b>£127.24 m</b>

Source: Lichfields analysis (Note: figures may not sum due to rounding)

M5.52 Overall, the direct jobs generated by the Proposed Development would equate to 2.3% of jobs within the labour market area and 0.7% of jobs within the wider impact area in 2030. Considering this and other factors the economic impacts of Phase 1 result in a **permanent, moderate beneficial effect** in the local impact area and a **permanent minor beneficial effect** in the wider impact area.

### Resident Expenditure

M5.53 A Retail and Commercial Leisure Assessment has been prepared and is submitted as part of the wider planning application submission for the Proposed Development. Based on the population projections of this phase and using Experian forecasts, this identifies the following retail expenditure per annum:

- Convenience Retail Goods: £4.14m (2032)
- Comparison Retail Goods: £7.66m (2032)
- Food/Beverage: £2.69m (2032)

M5.54 The forecasts are taken in 2032 allowing for two years to build up trade after completion of the phase in 2030. However, these figures do not account for all future expenditure by new residents (for example services). Lichfields own modelling based on OAC supergroup and ONS family spending surveys expect the total gross expenditure of residents from this phase to be c. £22.87 m.

M5.55 It should be recognised that not all the residents of Phase 1 will be ‘new’ to the local area, as some will move from elsewhere within the local and wider impact areas. In addition, only a proportion of the total resident expenditure by new residents of the proposed housing will be retained within the local impact area.

M5.56 According to [Milton Keynes Retail Study](#) the retention rate for convenience goods in local centres (considered to have similar catchment to the local impact area) is 8.2% and for comparison goods is 0.4%. The convenience goods retention rate across the retail’s study area, which expands beyond Milton Keynes covering parts of neighbouring authorities including central Bedfordshire, is 43.6% and for the comparison goods is 52.1%. This area will be considered similar to the wider impact area for the purposes of this study.

M5.57 As a result, the net additional expenditure of the local impact area would be c £1.0m and the equivalent for the wider area would be £10.9m. This expenditure could create at least 11 supported jobs in the local impact area and 119 supported jobs in the wider impact area.

M5.58 In addition, it is estimated that the first occupation expenditure, which relates to the initial spends to make a house “feels like a home”, is c. £3.3 million for Phase 1. This will support 24 additional jobs locally (under 10 miles). As a result, a total of 35 supported jobs will be created locally and at least 119 supported jobs will be created in the wider impact area.



M5.59 This additional spending will support the vitality and viability of local businesses within Phase 1 as well as the local and wider impact areas. This increase in resident expenditure is assessed to have a **permanent minor beneficial effect** on the economy of the local and wider impact areas. During Phase 1 operation, a condition is also proposed in terms of limiting retail floorspace in line with housing delivery. This is to ensure there is no adverse impact to the vitality of nearby centre of Newport Pagnell.

### **Population Growth**

M5.60 ONS Household Projections <sup>Ref 25</sup> and Census (2011) <sup>Ref 14</sup> have been used to establish the average household size. This provides an average household size of 2.4 persons per house – consistent with the [Milton Keynes Strategic Housing Market Assessment](#) (2017) – for estimating population yield from Phase 1 and the number of homes that could be vacant at that time. Applying this approach to the 600 new residential units yields 1,440 residents. This is equivalent to 1.20% and 0.26% of the populations of the local and wider impact areas in 2019 <sup>Ref 10</sup> and 0.5% of the projected population in Milton Keynes for 2030 <sup>Ref 11</sup>.

M5.61 The population growth assumes that the residents of the new residential units at the scheme are not presently living in the local and wider impact areas. However, it is likely some residential units would be taken-up by existing residents, such as residents buying their first home or trading-up or local residents on Housing Association or Council waiting lists. In any event, those residents that decide to move within the local area would release other residential units for occupation by other new residents to the local area, which would ultimately increase the level of choice and availability in the local market.

M5.62 The implied growth in the resident population in both the local and wider impact area does not present a significant growth to the existing and projected population level. The phasing of Phase 1 will mean it is unlikely the existing resident population will grow rapidly in a short period of time.

M5.63 The significance of these effects depends on their implications for other socio-economic factors, such as effects on schools and healthcare facilities, which largely depend on whether the current availability of such facilities can support the additional demand generated by this phase of development. These impacts are considered in turn below. As noted above, the additional income and expenditure generated by the new residents would provide positive benefits to the local economy.

### **Housing**

M5.64 The total of 600 dwellings are likely to be built in this phase, making a modest contribution to the Plan:MK (2019) housing target of 2,060 per annum <sup>Ref 2</sup>. A range of homes will be built including units with an element of care, family homes, and higher density development surrounding the Community Hub (see paragraph M3.20). Affordable homes will also be delivered helping to meet local demand. Taking all relevant factors into consideration, the effect of Phase 1 in terms of housing is assessed to be **permanent minor beneficial effect** within both the wider and local impact areas for this phase.

### **Education**

M5.65 Using the child yields from the Milton Keynes Borough Council 2017 survey, this phase of development is estimated to generate demand for 205 pre-school children, 160 primary school children and 62 secondary school places (in addition to 16 post 16 years old places) once completed <sup>Ref 30</sup>. This is based on an indicative mix for the whole development up to 4,600 units (excluding C2 units).

- M5.66 The demand generated by this phase of development is unlikely to be met by the existing supply of early years settings; however, this phase of development includes 2,000 sqm of floorspace for additional independent nurseries/creches, which would help meet demand. This is in addition to nursery space provided as part of the Primary School being also developed in this phase.
- M5.67 Primary schools in Milton Keynes are currently operating with surplus of 654 places while secondary schools are operating with a shortfall of 90 places. The forecasts to 2024 shows that there will be a surplus of 171 primary places and 9 secondary places across the North Planning Area.
- M5.68 This phase of development would provide a 3FE primary school, which is sufficient to meet the arising demand from the development. This would help retain capacity elsewhere in Milton Keynes. However, at this stage the secondary school proposed at MKE will have not yet been completed. Therefore, there will be an additional pressure on nearby local secondary schools.
- M5.69 Taking all relevant factors into consideration, the effect of this phase of development in terms of education is assessed to be **negligible** in both the local and wider impact areas.

### Healthcare

- M5.70 As noted above, the resident population from this phase is estimated to amount to 1,140 residents. Existing GP provision in the local impact area operates at a ratio of c.2,111 registered patients per FTE GP. The potential population growth associated with Phase 1 would increase this ratio. However, this phase of development includes a 2,000 sqm (GEA) Health Centre which would include primary health services including GPs and dental services.
- M5.71 The centre is designed to be sufficient for the whole MKE allocation area and not only for this phase (which has been agreed with MKC); therefore, this would more than offset the increase in demand for health services in this phase. As a result, Phase 1 is assessed to have a **permanent minor beneficial effect** on healthcare across the local and wider impact areas.

### Open Space

- M5.72 The additional population generated by Phase 1 would create further demand for open space, sports and recreation facilities, particularly within the local impact area.
- M5.73 As outlined in the baseline section, a number of open space amenities (community allotments; community gardens; formal and informal playing spaces) are located within the local impact area.
- M5.74 In addition to the existing open space amenities, as outlined in Policy SD12 of Plan:MK (2019)<sup>Ref 2</sup>, a number of sports, recreational, leisure and public open space facilities will be included within Phase 1, including the creation of a new linear park.
- M5.75 During the Phase 1, a significant quantum of open space is set to be delivered as per Table M5.10 below.

Table M5.13 Open Space Provision (Phase 1)

Open Space Typology	Phase 1 Provision
District Park (River Ouzel Linear Park)	River Ouzel District/Linear Park – (totalling 84ha)
Local Parks	2 Local Parks (1-2ha minimum)
Pocket Parks	3 Pocket Parks (up to 1ha)
Amenity Open Space and Other Open Space	Green access links through the site as well as pockets of amenity space dotted throughout housing area.

Open Space Typology	Phase 1 Provision
Local Play Areas (LPAs)	3 LPAs (400 sqm minimum each)
Neighbourhood Play Areas (NPAs)	2 NPA (3,000 sqm minimum each)
Playing Fields and Outdoor Sports Facilities (not including dual use School provision)	3.2 ha playing fields.
Allotments and Community Growing Areas	1 Allotment.

Source: HTA

- M5.76 Taking into account the quantum of open space and play space provided the effect on open space and play space is considered as **permanent minor beneficial**.

### Community Facilities

- M5.77 The additional residents induced by this phase of development would give rise to some additional demand for community facilities such as libraries, places of worship, community halls and leisure facilities. As indicated in the baseline section, there is a reasonable level of existing provision in terms of places of worship and community halls in the surrounding area. However, the development will need to provide additional space for new residents.
- M5.78 A new community hall of c400 sqm and a new sports pavilion/clubhouse of c600 sqm will be provided. In addition, the new primary school will be dual use, opening up facilities for wider community uses. This has been agreed as a requirement with MKC as part of its tendering process for the new schools.
- M5.79 Taking these factors into account, it is assessed that the effect of Phase 1 on community facilities will be **permanent minor beneficial**.

### Surveillance

- M5.80 The development in this phase will feature interconnected neighbourhoods with strong physical and visual connections to link these neighbourhoods. The proposal will enhance the existing limited network of paths by adding further connections enabling greater access and activity within the site. The new dwellings will have a positive relationship with the street, public open spaces and wider green infrastructure. The design will also incorporate passive surveillance principles, active frontages and a network of designed access routes for pedestrian routes. Taking these factors into account, it is expected that there is a reasonable provision of surveillance and as such the effects are assessed as **negligible**.

## Phase 2: 2031 – 2037

### Employment and Economic Output

#### Employment

- M5.81 This phase of development includes the construction of 257,900 sqm of employment floor space as well as additional education facilities alongside a further 1,100 homes. The specifications of the development used for calculating direct employment are presented in Table M5.12 (see also paragraph M3.20).

Table M5.14 Proposed Development Specification (Phase 2)

Use	Specifications
Light Industrial	22,576 sqm
General Industry	59,651 sqm
Storage & Distribution	175,673 sqm
Care Home	80 beds
Primary School	3FE (1 facility)
Secondary School	10FE (1 facility)

Source: Lichfields analysis

M5.82 This phase of development is estimated to generate 4,292 workforce or 3,951 FTE direct jobs by using the same approach described in paragraph M5.44 (see Table M5.13 **Error! Reference source not found.**).

Table M5.15 Gross Direct Operational Employment (Phase 2)

Use	Specification	Workforce Densities	Workforce Jobs	FTE Densities	FTE Jobs
E (B1[c]) Light Industrial	22,576 sqm	45 sqm (GEA) per job	502	49 sqm (GEA) per job	461
B2 General Industry	59,651 sqm	45 sqm (GEA) per job	1,326	49 sqm (GEA) per job	1,217
B8 Storage & Distribution	175,673 sqm	80 sqm (GEA) per job	2,196	86 sqm (GEA) per job	2,043
C2 Care Home	80	1 job per room	80	1 job per room	80
F1 (D1) Primary School	3FE (1 facility)	16 jobs per form of entry	48	10 jobs per form of entry	30
F1 (D1) Secondary School	10FE (1 facility)	14 jobs per form of entry	140	12 jobs per form of entry	120
<b>Total</b>	-	-	<b>4,292</b>	-	<b>3,951</b>

Source: Lichfields analysis (Note: figures may not sum due to rounding)

M5.83 Applying the same displacement rates as before (see paragraphs M5.45 to M5.47) the gross direct employment estimates results in Phase 2 generates 3,219 workforce or 2,963 FTE net direct jobs in the local impact area and 2,146 workforce or 1,975 FTE net direct jobs in the wider impact area.

M5.84 The net direct employment generated by Phase 2 will also support additional indirect and induced jobs as explained in paragraph M5.48. As a result, Phase 2 is estimated to support 805 workforce or 741 FTE net indirect and induced jobs in the local impact area and 966 workforce or 889 FTE indirect and induced jobs in the regional impact area.

M5.85 Through the net direct, indirect and induced jobs generated by Phase 2 during operation, it is estimated that 4,024 workforce or 3,704 FTE net jobs will be supported in the local impact area and 3,112 workforce or 2,864 FTE net jobs will be supported in the wider impact area (incorporates jobs in the local impact area)<sup>11</sup>.

<sup>11</sup> The jobs that exist already on site have not been included in the calculation of net employment generated by the Proposed Development as deadweight because the Proposed Development will take a long time to deliver, and therefore, it is likely the people currently employed on site would have taken up other employment opportunities by the time the Proposed Development is fully operational.

Table M5.16 Total Operational Employment (Phase 2)

	Local Impact Area		Wider Impact Area	
	Workforce Jobs	FTE Jobs	Workforce Jobs	FTE Jobs
Gross Direct Employment	4,292	3,951	4,292	3,951
Net Direct Employment	3,219	2,963	2,146	1,975
Net Induced and Indirect Employment	805	741	966	889
<b>Total Net Employment</b>	<b>4,024</b>	<b>3,704</b>	<b>3,112</b>	<b>2,864</b>

Source: Lichfields analysis

### Economic Output

M5.86 Using the same approach as explained in paragraphs M5.50 to M5.52, it is estimated that Phase 2 will generate £270.60 million of gross direct GVA annually which after applying the appropriate displacement rates would result in a net direct GVA of £202.95m per annum in the local and £135.30m per annum in the wider impact areas.

M5.87 The indirect and induced GVA that could be generated in Phase 2 totals £50.74m in the local impact area and £60.89m in the wider impact area. As such, Phase 2 is estimated to produce a net total of £253.69m in the local impact area and £196.19m in the wider impact area (Table M5.15).

Table M5.17 Total Operational GVA (Phase 2)

	GVA p.a.	
	Local Impact Area	Wider Impact Area
Gross Direct GVA	£270.60 m	£270.60 m
Net Direct GVA	£202.95 m	£135.30 m
Net Induced and Indirect GVA	£50.74 m	£60.89 m
<b>Total Net GVA</b>	<b>£253.69 m</b>	<b>£196.19 m</b>

Source: Lichfields analysis (Note: figures may not sum due to rounding)

M5.88 Overall, the direct jobs generated by the Proposed Development would equate to 3.2% of jobs within the labour market area and 0.9% of jobs within the wider impact area in 2037. Through the generation of additional direct, indirect and induced employment and GVA during the operational phase, Phase 2 is assessed to have a **permanent moderate beneficial effect** on the economies of the local and wider impact areas.

### **Resident Expenditure**

M5.89 As outlined in the MKE Retail and Commercial Leisure Assessment, based on the population projections of this phase and using Experian forecasts, there will be the following retail expenditure per annum:

- Convenience Retail Goods: £5.70m (2037)
- Comparison Retail Goods: £11.99m (2037)
- Food/Beverage: £3.87m (2037)

M5.90 These figures do not account for all future expenditure by new residents (for example services). Lichfields own modelling based on OAC supergroup and ONS family spending surveys expect that the total gross expenditure of residents from this phase to be c. £41.90 m.

- M5.91 By applying the same assumptions presented in paragraphs M5.55 and M5.56, it is estimated that the net additional expenditure of the local impact area would be £1.8m and the equivalent for the wider area would be £20.0m. This expenditure could create 20 supported jobs in the local impact area and 219 supported jobs in the wider impact area.
- M5.92 In addition, it is estimated that the first occupation expenditure, which relates to the initial spends to make a house “feels like a home”, is c. £6.0 million for Phase 2. This will support 44 additional jobs locally (under 10 miles). As a result, a total of 64 supported jobs will be created locally and at least 219 supported jobs will be created in the wider impact area.
- M5.93 This additional spending will support the vitality and viability of local businesses within Phase 2 as well as the local and wider impact areas. This increase in resident expenditure is assessed to have a **permanent minor beneficial effect** on the economy of the local and wider impact areas.

### Population Growth

- M5.94 Applying the same approach as presented in paragraphs M5.60 and M5.61, the 1,100 new residential units would yield 2,640 residents in Phase 2. This is equivalent to 2.21% and 0.47% of the populations of the local and wider impact areas in 2019 <sup>Ref 10</sup> and 0.9% of the projected population in Milton Keynes for 2037 <sup>Ref 11</sup>.
- M5.95 The implied growth in the resident population in both the local and wider impact areas does not present a significant growth to the existing and projected population level. The phasing of Phase 2 will mean it is unlikely the existing resident population will grow rapidly in a short period of time.
- M5.96 The significance of these effects depends on their implications for other socio-economic factors, such as effects on schools and healthcare facilities, which largely depend on whether the current availability of such facilities can support the additional demand generated by Phase 2. These impacts are considered in turn below.

### Housing

- M5.97 The total of 1,100 dwellings are likely to be built in this phase, making a modest contribution to the Plan:MK (2019) housing target <sup>Ref 2</sup>. A range of homes will be built including units with an element of care, family homes, and flats. Affordable homes will also be delivered helping to meet local demand. Taking all relevant factors into consideration, the effect of the Phase 2 in terms of housing is assessed to be **permanent minor beneficial effect** within both the wider and local impact areas for this phase.

### Education

- M5.98 Using the child yields from the Milton Keynes Borough Council 2017 survey, Phase 2 is estimated to generate demand for 375 pre-school children, 294 primary school children and 115 secondary school places (in addition to 29 post 16-year-old places) once completed <sup>Ref 30</sup>. This is based on an indicative mix for the whole development up to 4,600 units (excluding C2 units).
- M5.99 The demand generated by this phase of development will in part be met by the existing supply of early years settings developed in Phase 1. This includes the 2,000 sqm floorspace for an independent nursery as well as a nursery provided in the primary school that would have been provided in Phase 1. Phase 2 also includes an additional primary school that will also provide nursery spaces.
- M5.100 The demand for primary school children can be met within the existing 3FE Primary School (from Phase 1) and the proposed second 3FE Primary School being developed in this phase. This

phase of development also includes a 10FE Secondary School with post 16-year-old facilities. This new school would provide sufficient capacity for this phase of development and meet the demand for secondary school places for those younger pupils from Phase 1 that by that time would require secondary education. This will help alleviate wider pressures given Phase 1 pupils would have been absorbed by other nearby secondary schools.

M5.101 Taking all relevant factors into consideration, the effect of this phase of development in terms of education is **negligible**.

### Healthcare

M5.102 As noted above, the resident population from this phase is estimated to amount to 2,640 residents. Phase 1 already delivered a Health Hub which is sized to provide sufficient health facilities for the wider MKE allocation. Therefore, the impact from this phase on healthcare is assessed as **negligible**.

### Open Space

M5.103 The additional population generated by Phase 2 would create further demand for open space, sports and recreation facilities, particularly within the local impact area. During Phase 2, additional open space provision will be provided as per Table M5.16. These new residents will also make use of the significant quantum of open space delivered in Phase 1. Overall, there is sufficient provision of open space to meet the new population needs.

Table M5.18 Open Space Provision (Phase 2)

Open Space Typology	Phase 2 Provision
Local Parks	1 Local Park (1-2ha minimum)
Pocket Parks	3 Pocket Parks (up to 1ha)
Amenity Open Space and Other Open Space	Green access links through the site as well as pockets of amenity space dotted throughout housing area.
Local Play Areas (LPAs)	3 LPAs (400 sqm minimum each)
Neighbourhood Play Areas (NPAs)	1 NPA (3,000 sqm minimum)
Playing Fields and Outdoor Sports Facilities (not including dual use School provision)	3.2 ha playing fields.

Source: HTA

M5.104 Taking into account the quantum of open space and play space provided the effect on open space and play space is considered as **permanent minor beneficial**.

### Community Facilities

M5.105 The additional residents induced by this phase of development would give rise to some additional demand for community facilities such as libraries, places of worship, community halls and leisure facilities. As indicated in the baseline section, there is a reasonable level of existing provision in terms of places of worship and community halls.

M5.106 New community spaces would have already been provided in Phase 1. New community space will be delivered as part of the second Primary School and new Secondary School which would be of a dual use. Taking these factors into account, it is assessed the effect of Phase 2 on community facilities will be **negligible**.

## Surveillance

M5.107 The development in this phase will feature interconnected neighbourhoods with strong physical and visual connections to link these neighbourhoods. The proposal will enhance the existing limited network of paths by adding further connections enabling greater access and activity within the site. The new dwellings will have a positive relationship with the street, public open spaces and wider green infrastructure. The design will also incorporate passive surveillance principles, active frontages and a network of designed access routes for pedestrian routes. Taking these factors into account, it is expected that there is a reasonable provision of surveillance and as such the effects are assessed as **negligible**.

## Phase 3: 2038 – 2048

### Employment and Economic Output

#### Employment

M5.108 This phase of development includes the construction of a local parade as well as additional education facilities alongside a further 2,900 homes. The specifications of the development used for calculating direct employment are presented in Table M5.19 (see also paragraph M3.30).

Table M5.19 Proposed Development Specification (Phase 3)

Type of Space	Specifications
High Street Shops	100 sqm
Food store	200 sqm
Financial / Professional / Non-Retail Services	100 sqm
Takeaway	100 sqm
Primary School	2FE (1 facility)

Source: Lichfields analysis

M5.109 This phase of development is estimated to generate 466 workforce or 46 FTE direct jobs (Table M5.20) by using the same approach described in paragraph M5.27.

Table M5.20 Gross Direct Operational Employment (Phase 3)

Use	Specification	Workforce Job Metric	Workforce Jobs	FTE Job Metric	FTE Jobs
E (A1) High Street Shops	100 sqm	16 sqm (GEA) per job	6	22 sqm (GEA) per job	5
E (A1) Foodstore	200 sqm	15 sqm (GEA) per job	13	22 sqm (GEA) per job	9
E (A2) Financial / Professional	100 sqm	17 sqm (GEA) per job	6	19 sqm (GEA) per job	5
SG (A5) Takeaway	100 sqm	11 sqm (GEA) per job	9	14 sqm (GEA) per job	7
F1 (D1) Primary School	2FE (1 facility)	16 jobs per form of entry	32	10 jobs per form of entry	20
Total	-	-	66	-	46

Source: Lichfields analysis (Note: figures may not sum due to rounding)

M5.110 Applying the same displacement rates as before (see paragraphs M5.45 to M5.47) the gross direct employment estimates results in Phase 3 generates 50 workforce or 35 FTE net direct jobs



will be created in the local impact area and 33 workforce or 23 FTE net direct jobs in the wider impact area.

M5.111 The net direct employment generated by Phase 3 will also support additional indirect and induced jobs as explained in paragraph M5.48. As a result, Phase 3 is estimated to support 12 workforce or 9 FTE net indirect and induced jobs in the local impact area and 15 workforce or 10 FTE indirect and induced jobs in the wider impact area.

M5.112 Table M5.21 summarise the net employment figures that will be generated in this development phase.

Table M5.21 Total Operational Employment (Phase 3)

	Local Impact Area		Wider Impact Area	
	Workforce Jobs	FTE Jobs	Workforce Jobs	FTE Jobs
Gross Direct Employment	66	46	67	46
Net Direct Employment	50	35	33	23
Net Induced and Indirect Employment	12	9	15	10
<b>Total Net Employment</b>	<b>62</b>	<b>43</b>	<b>48</b>	<b>33</b>

Source: Lichfields analysis

### Economic Output

M5.113 By adopting the approach presented in paragraphs M5.50 to M5.52, Table M5.22 presents the economic output that will be generated in this phase of development. This relates to a net GVA of £2.15m in the local impact area and £1.66m in the wider impact area.

Table M5.22 Total Operational GVA (Phase 3)

	GVA p.a.	
	Local Impact Area	Wider Impact Area
Gross Direct GVA	£2.29m	£2.29m
Net Direct GVA	£1.72m	£1.14m
Net Induced and Indirect GVA	£0.43m	£0.51m
<b>Total Net GVA</b>	<b>£2.15m</b>	<b>£1.66m</b>

Source: Lichfields analysis (Note: figures may not sum due to rounding)

M5.114 Through the generation of additional direct, indirect and induced employment and GVA during the operational phase, this phase of development is assessed to have a **permanent minor beneficial effect** on the economies of the local and wider impact areas.

### **Resident Expenditure**

M5.115 As outlined in the MKE Retail and Commercial Leisure Assessment, based on the population projections of this phase and using Experian forecasts, there will be the following retail expenditure per annum:

- Convenience Retail Goods: £15.10m (2048)
- Comparison Retail Goods: £41.71m (2048)
- Food/Beverage: £11.27m (2048)

M5.116 However, these figures do not account for all future expenditure by new residents (for example services). Lichfields own modelling based on OAC supergroup and ONS family spending surveys expect that the total gross expenditure of residents from this phase to be c. £110.55m.

- M5.117 By applying the same assumptions presented in paragraphs M5.55 and M5.56, it is estimated that the net additional expenditure of the local impact area would be £4.8m and the equivalent for the wider area would be £52.8m. This expenditure could create 52 supported jobs in the local impact area and 576 supported jobs in the wider impact area.
- M5.118 In addition, it is estimated that the first occupation expenditure, which relates to the initial spends to make a house “feels like a home”, is c. £16.0m for Phase 3. This will support 115 additional jobs locally. As a result, a total of 167 supported jobs will be created locally and 576 supported jobs will be created in the wider impact area.
- M5.119 This additional spending will help attract and support the vitality and viability of local businesses within Phase 3 as well as the local and wider impact areas. This increase in resident expenditure is assessed to have a **permanent minor beneficial effect** in the local impact area and **permanent moderate beneficial effect** in wider impact areas.

### Population Growth

- M5.120 Applying the same approach (paragraphs M5.60 and M5.61, the 2,900 new residential units would yield 6,960 residents in Phase 3. This is equivalent to 5.77% and 1.24% of the populations of the local and wider impact areas in 2019 <sup>Ref 10</sup> and 2.4% of the Milton Keynes projected population for 2048.
- M5.121 The implied growth in the resident population in both the local and wider impact area does not present a significant growth to the existing or projected population level. The phasing of the development will mean it is unlikely the existing resident population will grow rapidly in a short period of time.
- M5.122 The significance of these effects depends on their implications for other socio-economic factors, such as effects on schools and healthcare facilities, which largely depend on whether the current availability of such facilities can support the additional demand generated by Phase 3. These impacts are considered in turn below. As noted above, the additional income and expenditure generated by the new residents would provide positive benefits to the local economy.

### Housing

- M5.123 The total of 2,900 dwellings are likely to be built in this phase, making a modest contribution to the Plan:MK (2019) housing target <sup>Ref 2</sup>. A range of homes will be built including less dense family homes in the area south of Moulsoe. Affordable homes will also be delivered helping to meet local demand. Taking all relevant factors into consideration, the effect of this phase of development in terms of housing is assessed to be **permanent moderate beneficial effect** within both the wider and local impact areas for this phase.

### Education

- M5.124 Using the child yields from the Milton Keynes Borough Council 2017 survey, this phase of development is estimated to generate demand for 990 pre-school children, 774 primary school children and 302 secondary school places (in addition to 76 Post 16 places) once completed <sup>Ref 30</sup>. This is based on an indicative mix for the whole development up to 4,600 units (excluding C2 units).
- M5.125 The demand generated by this phase of development will in part be met by the supply of early years settings developed in Phase 1 and Phase 2. This phase also includes a further primary school that will provide additional nursery spaces.
- M5.126 The demand for the primary school children can be met within the existing two 3FE Primary School (from Phase 1 and Phase 2) and the proposed third 2FE Primary School being developed

in this phase. The existing 10FE Secondary School (developed in Phase 2) will meet the needs for secondary spaces for this phase of development.

- M5.127 Taking all relevant factors into consideration, the effect of this phase of development in terms of education is assessed to a **permanent minor beneficial effect** within both the local and wider impact areas.

### Healthcare

- M5.128 As noted above, the resident population from this phase is estimated to amount to 6,960 residents. Phase 1 already delivered a Health Hub which is sized to provide sufficient health facilities for the wider MKE allocation. Therefore, the impact from this phase on healthcare is assessed to have a **negligible effect** on healthcare.

### Open Space

- M5.129 The additional population generated by Phase 3 would create further demand for open space, sports and recreation facilities, particularly within the local impact area. During the Phase 3, additional open space provision will be provided as per Table M5.23. This sets out that sufficient provision of open space is provided to meet the new development. These residents will also make use of the significant quantum of open space delivered during Phase 1 and 2.

Table M5.23 Open Space Provision (Phase 3)

Open Space Typology	Phase 3 Provision
Local Parks	1 Local Park (1-2ha minimum)
Pocket Parks	1 Pocket Parks (up to 1ha)
Amenity Open Space and Other Open Space	Green access links through the site as well as pockets of amenity space dotted throughout housing area.
Local Play Areas (LPAs)	1 LPA (400 sqm minimum)
Neighbourhood Play Areas (NPAs)	1 NPA (3,000 sqm minimum)
Allotments and Community Growing Areas	2 Allotments.

Source: HTA

- M5.130 Taking into account the quantum of open space and play space provided the effect on open space and play space is considered as **permanent minor beneficial**.

### Community Facilities

- M5.131 The additional residents induced by this phase of development would give rise to some additional demand for community facilities such as libraries, places of worship, community halls and leisure facilities. As indicated in the baseline section, there is a reasonable level of existing provision in terms of places of worship and community halls.
- M5.132 New community spaces would have already been provided in Phase 1 and Phase 2. New community space will be delivered as part of the third Primary School which would be of a dual use. Taking these factors into account, it is assessed the effect of Phase 2 on community facilities will be **negligible**.

### Surveillance

- M5.133 The development in this phase will feature a new garden community comprising of interconnected neighbourhoods with strong physical and visual connections to link each other. The proposal will enhance connections enabling greater access and activity within the area.

M5-134 The new dwellings will have a positive relationship with the street, public open spaces and wider green infrastructure. The design will also incorporate passive surveillance principles, active frontages and a network of designed access routes for pedestrian routes. Taking these factors into account, it is expected that there is a reasonable provision of surveillance and as such the effects are assessed as **negligible**.

M6.0

## Mitigation and Monitoring

M6.1

The Proposed Development is anticipated to generate mainly beneficial effects with regard to the assessed receptors and so these require no mitigation. Some minor adverse socio-economic effects have been identified. However, as the magnitude of the effect is minor mitigation measures are not considered necessary. The sub-sections below summarise how the beneficial effects of the scheme could be strengthened.

### During Construction

M6.2

Reflecting the lack of activity currently within the site, there will be limited socio-economic impacts as part of the construction phase. There could however be disturbance to two businesses (i.e. the hotel and the furniture factory) that are within the MKE allocation and surrounded by the Proposed Development (not within the red line) (albeit these overall have been assessed as negligible). The construction management plan (CMP) would ensure that this disturbance is as possible as limited by ensuring that the main road network will not be disturbed during construction. The engagement with these businesses would ensure that their requirements have been considered within the CMP. The hotel will also benefit from construction contractors requiring accommodation as well as other business users requiring accommodation as the employment floorspace and community hubs are constructed.

M6.3

To enhance the beneficial socio-economic effects of the Proposed Development during construction the following initiatives could be considered:

- Providing employment, training and education opportunities for local residents;
- Encouraging procurement opportunities for local businesses to source products and services locally where possible and practical; and
- Establishing links with local businesses, organisations and training providers to offer training and development and employment opportunities via work experience and apprenticeship schemes.
- These measures would be subject to discussions with Milton Keynes Borough Council and other relevant bodies; therefore, the potential implications are currently unknown.

### During Operation

M6.4

The operational employment effects of the Proposed Development have been assessed to be beneficial. The beneficial effects of the Proposed Development could be enhanced by employing measures to encourage local recruitment for the new job opportunities as the Proposed Development becomes operational. Also, a condition is proposed to link the delivery of retail floorspace to the delivery of housing so as not to impact on the vitality of nearby Newport Pagnell.

## M7.0 **Residual Effects**

M7.1 This section considers the residual effects of the Proposed Development, taking into account the baseline position and any proposed mitigation measures. As relatively few mitigation measures are assessed as necessary for the Proposed Development scheme, the residual effects are in most cases the same as the impacts discussed in earlier sections.

### **During Construction**

M7.2 No adverse residual effects are anticipated during the construction period.

### **During Operation**

M7.3 No adverse residual effects are anticipated during the operation of the Proposed Development. The Proposed Development will otherwise give rise to a mix of minor and moderate beneficial impacts as the housing and employment uses become operational.

## M8.0

## Summary & Conclusions

## M8.1

In summary, the Proposed Development will deliver up to 4,600 dwellings, employment areas comprising up to 80 ha of Class B2/B8 and Class E (office/light industrial) space; a community hub with a maximum of 10,000 sqm (gross) of Class E/Sui Generis space (including a health centre and nursery provision), community space; three primary schools; a secondary schools; open space; and burial space. In addition, strategic infrastructure including a new road bridge across the M1 motorway is proposed. This is part of the wider development of the MKE urban extension to Milton Keynes. In total, the development will support c.5,900 to c.7,260 direct operational jobs (gross) based on high and low jobs scenarios (with differing mixes of employment floor space).

## M8.2

The residual effects of the Proposed Development are summarised in Table M8.1.

Table M8.1 Summary of Effects

Aspect	Receptor	Effect	Mitigation	Residual Effects
<b>Initial Construction Phase (2022 – 2024)</b>				
<b>Construction Effects</b>				
Employment and economic output	Local and wider impact area economies	Temporary (short-term) moderate beneficial effect	Additional initiatives to maximise local benefits	Temporary (short-term) moderate beneficial effect
Business disruption and existing uses	Jobs on site and disturbance	Short-term Minor Adverse	No mitigation measures	Temporary (short-term) Minor Adverse
<b>Phase 1 (2025 – 2030)</b>				
<b>Construction Effects</b>				
Employment and economic output	Local and wider impact area economies	Temporary (medium-term) moderate beneficial effect	Additional initiatives to maximise local benefits	Temporary (medium-term) moderate beneficial effect
Business disruption and existing uses	Disturbance on existing businesses	Negligible	CMP to ensure limited disturbance to other businesses	Negligible
<b>Operational Effects</b>				
Employment and economic output	Local impact area economy	Permanent Moderate Beneficial	Additional initiatives to maximise local benefits	Permanent Moderate Beneficial
	Wider impact area economy	Permanent Minor Beneficial	No mitigation	Permanent Minor Beneficial
Resident expenditure	Local and wider impact area economies	Permanent Minor Beneficial	Condition limiting floorspace delivery in line with housing delivery to ensure no adverse impact on Newport Pagnell centre.	Permanent Minor Beneficial
Housing	Housing market of the local and wider impact areas	Permanent Minor Beneficial	No mitigation measures	Permanent Minor Beneficial
Education	Education providers in County	Negligible	No mitigation measures	Negligible

Aspect	Receptor	Effect	Mitigation	Residual Effects
Healthcare	Health services in the local and wider impact areas	Permanent Minor Beneficial	No mitigation measures	Permanent Minor Beneficial
Open and Play Space	Open and play spaces in local and wider impact areas	Permanent Minor Beneficial	No mitigation measures	Permanent Minor Beneficial
Community Facilities	Local and wider impact areas	Permanent Minor Beneficial	No mitigation measures	Permanent Minor Beneficial
Surveillance	Local and wider impact areas	Negligible	No mitigation measures	Negligible
<b>Phase 2 (2031 – 2037)</b>				
<b>Construction Effects</b>				
Employment and economic output	Local and wider impact area economies	Temporary (medium-term) Major Beneficial	Additional initiatives to maximise local benefits	Temporary (medium-term) Major Beneficial
Business disruption and existing uses	Jobs on site	Negligible	CMP to ensure limited disturbance to other businesses	Negligible
<b>Operational Effects</b>				
Employment and economic output	Local and wider impact area economies	Permanent Moderate Beneficial	Additional initiatives to maximise local benefits	Permanent Moderate Beneficial
Resident expenditure	Local and wider impact area economies	Permanent Minor Beneficial	No mitigation measures	Permanent Minor Beneficial
Housing	Housing market of the local and wider impact areas	Permanent Minor Beneficial	No mitigation measures	Permanent Minor Beneficial
Education	Education providers in the County	Permanent Minor Beneficial	No mitigation measures	Permanent Minor Beneficial
Healthcare	Health services in the local and wider impact areas	Negligible	No mitigation measures	Negligible
Open and Play Space	Open and play spaces in the local and wider impact areas	Permanent Minor Beneficial	No mitigation measures	Permanent Minor Beneficial
Community Facilities	Local and wider impact areas	Negligible	No mitigation measures	Negligible
Surveillance	Local and wider impact areas	Negligible	No mitigation measures	Negligible
<b>Phase 3 (2038 – 2048)</b>				
<b>Construction Effects</b>				
Employment and economic output	Local and wider impact area economies	Temporary (long-term) Moderate Beneficial	Additional initiatives to maximise local benefits	Temporary (long-term) Moderate Beneficial
Business disruption and existing uses	Jobs on site	Negligible	No mitigation measures	Negligible



Aspect	Receptor	Effect	Mitigation	Residual Effects
<b><i>Operational Effects</i></b>				
Employment and economic output	Local and wider impact area economies	Permanent Minor Beneficial	Additional initiatives to maximise local benefits	Permanent Minor Beneficial
Resident expenditure	Local impact area and economy	Permanent Minor Beneficial	No mitigation measures	Permanent Minor Beneficial
	Wider impact area and economy	Permanent Moderate Beneficial	No mitigation measures	Permanent Moderate Beneficial
Housing	Housing market of the local and wider impact areas	Permanent Moderate Beneficial	No mitigation measures	Permanent Moderate Beneficial
Education	Education providers in the County	Negligible	No mitigation measures	Negligible
Healthcare	Health services in the local and wider impact areas	Negligible	No mitigation measures	Negligible
Open and Play Space	Open and play spaces in the local and wider impact areas	Permanent Minor Beneficial	No mitigation measures	Permanent Minor Beneficial
Community Facilities	Local and wider impact areas	Negligible	No mitigation measures	Negligible
Surveillance	Local and wider impact areas	Negligible	No mitigation measures	Negligible

Source: Lichfields analysis

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## **Abbreviations & Definitions**

- 1 MKE – Milton Keynes East
- 2 NPPF – National Planning Policy Framework
- 3 Plan:MK – The adopted Local Plan of Milton Keynes Borough Council
- 4 OxCam Arc – The Oxford to Cambridge Arc growth corridor
- 5 SPD – Supplementary Planning Document
- 6 MKC – Milton Keynes Council
- 7 ONS – Office for National Statistics
- 8 DfE – Department for Education
- 9 NHS – National Health Service

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