

SALDEN CHASE  
OUTLINE PLANNING APPLICATION

# Chapter 13: Socio-Economic Issues

## 13.0 SOCIO-ECONOMIC ISSUES

### Introduction

13.1 This chapter of the Environmental Statement was been prepared by David Lock Associates Ltd (DLA). The Socio-Economic chapter considers the way in which the proposed developments have the potential to affect local socio-economic issues. The assessment takes into consideration the context of the policy framework as well as the socio-economic profile of the areas that are most relevant to the Salden Chase development. The findings of the baseline and strategic context set out the framework within which the impacts of the development proposals are examined.

13.2 The chapter will comprise the following sections:

- **Scope and Method of Assessment** – an overview into the nature of the assessment and the approach adopted;
- **Baseline Conditions** – an assessment of the prevailing socio-economic conditions in the Aylesbury Vale District (and where possible for the development site's immediate context area) in terms of the demographic profile, economic activity, unemployment, employment deprivation, skills and occupational structure, business base, housing stock and affordability, quality of living environment and aggregate deprivation. The section also presents a synopsis of business activity within and immediately around the development site;
- **Assessment of Existing Social Infrastructure** – assessment of the current supply of social infrastructure, in terms of health facilities, education facilities, sports and leisure services, emergency services and open space within the application site context area;
- **Impact Assessment** – this will comprise a statement of impacts in relation to the proposed development arising during both construction and operations, including:
  - construction stage employment impacts;
  - construction stage on existing economic activity on the site;
  - operational stage employment impacts;
  - operational stage demographic impacts;

- operational stage appropriateness of social infrastructure; and
- operational stage of wider regeneration impacts;
- **Mitigation Measures** – proposed mitigation measures to address potential negative socio-economic impacts of the proposed development;
- **Residual Effects** – an outline of the residual effects of the proposed development once appropriate mitigation measures have been implemented; and
- **Conclusions** – this section will provide a summary of the socio-economic impacts of the development.

#### **Scope and Method of Assessment**

13.3 The issues which are addressed as part of this chapter comprise:

- any impacts on the characteristics of the local population as a result of the proposed development that will be created;
- any impacts arising from the employment provision within the application sites and the number of jobs likely to be created as a result of the proposed development;
- any impacts arising from the proposed retail, leisure, community and health facilities on the existing centres in the surrounding area;
- any impacts on the education provision as a result of the proposed development;

- any impacts on the provision of open space for play, sport and recreation as a result of the proposed development; and
- how facilities and services will be phased as part of the delivery.

13.4 The above criteria were considered through undertaking an initial desk-top analysis of local information including the 2001 Census results to examine initial baseline conditions.

13.5 There are inherent difficulties associated with determining the significance of socio-economic impacts. Therefore, it is inevitable that there will be a degree of subjectivity in assessing the nature of the impacts described. Notwithstanding this the chapter does describe the principal effects in terms of whether the impact and any residual effects are beneficial or adverse; permanent or temporary; and major, moderate, minor or insignificant.

#### Reference Material and Assessment Method

13.6 The baseline information provided in this chapter has been sourced from the Office of National statistics, regional and local records, and relevant studies undertaken on behalf of the Local Authority. This includes empirical evidence from the emerging Aylesbury Vale Local Development Framework including the Core Strategy, and adopted Local Plan (2004) which all provide essential information on the main established and emerging issues and objectives facing the local area.

#### Assumptions and Limitations

13.7 In the context of the analysis below, it is important to note the following assumptions:

- a) the application proposals are for up to 5,015 residential dwellings, which will include a range of house types and sizes which are likely to attract a variety of occupiers from both the local and wider area as a small part of the Core Strategy area is outside the control of the applicants;
- b) the 31,200m<sup>2</sup> of employment land, on up to 7.4 ha of land, included in the application assumes a mix of B1c/B2 and B1a. For the purposes of the EIA the percentages of each is assumed as follows: 70% B1c/B2 and 30% B1a;
- c) the Neighbourhood Centre is designed to accommodate a mix of uses to be delivered over the life of the project. The Neighbourhood Centre will comprise 5.25 ha including a reserve site for a railway station; up to 5,500m<sup>2</sup> of A1 use; up to 2,000m<sup>2</sup> of A1 – A5 uses; up to 2,000m<sup>2</sup> of B1 uses; up to 260 residential units; up to 220m<sup>2</sup> One Stop shop; up to 11,250m<sup>2</sup> community facilities; and a reserve site of up to 1ha for a renewable energy centre;
- d) in addition to the Neighbourhood Centre, the two local centres, plus a smaller mixed use centre will also be designed to accommodate a mix of uses which will be delivered over the life of the project. These uses will include up to 2,000m<sup>2</sup> of A1 – A5 uses; up to 2,420m<sup>2</sup> of D1 and Leisure uses; two sites reserved for renewable energy centres (1ha each); up to 90 residential units; up to 2,000m<sup>2</sup> B1 uses; and up to 700m<sup>2</sup> for a veterinary surgery;

- e) it is assumed that the Neighbourhood Centre, whilst designed to accommodate the quantum of development commensurate with the daily needs of the Salden Chase population, will also be used by the residents of the adjacent settlements (Whaddon, Newton Longville, and Bletchley) as part of their choice of local facilities; it is anticipated that the two local centre retail facilities will serve the daily shopping needs of residents in each catchment area, rather than providing larger scale retail units designed to serve a larger population. There may be some scope for specialist retail facilities within Salden Chase but this will be determined by the local demand at the time these sites are marketed; and
- f) provision is made for education facilities on site through the identification of sites for four primary schools, with ancillary early year's provision, and one secondary school with a post 16 facility. The total amount of education provision will comprise 19 ha.

### **Baseline Conditions**

#### Demographics

- 13.8 The total population of the Aylesbury Vale was estimated as 176,000 in 2008 (ONS mid-year population estimates, NOMIS), compared to a total population of 8,380,100 in the South East region in the same year.

13.9 The Aylesbury Vale District's population has grown by some 5% between 2001 and 2007, which represents a comparatively high growth rate compared to that of Buckinghamshire (2.42%) and South East (3.85%). In addition to this, the number of residents aged 65 and above has registered a proportionally high increase, with an increase of 12.6% of those aged between 65 and 74 years old. In contrast to this the 25 – 34 years age group has experienced a relatively large decrease in population of 11%. This is the same for Buckinghamshire (-12.46%) and the South East region (-5.46%).

13.10 This largely indicates that the Aylesbury Vale has become increasingly attractive to those people over 65 years of age, while residents in younger age groups seem to look for opportunities elsewhere, and hence the decrease in that age group population. Of residents in working age in general, Aylesbury Vale's largest age group at working age are the 50 to 64 year olds with 10.83%.

Age Bands	Aylesbury Vale	Buckinghamshire	South East	England
0-14 year olds	-0.37%	0.07%	-1.28%	-3.00%
15 - 24 year olds	8.55%	5.06%	11.29%	13.81%
25 - 34 year olds	-11.01%	-12.46%	-7.75%	-5.46%
35 - 49 year olds	8.99%	5.79%	7.75%	8.41%
50 - 64 year olds	10.83%	4.52%	7.25%	6.54%
65 - 74 year olds	12.60%	6.28%	2.95%	2.19%
75 and above	12.79%	12.69%	7.50%	7.06%
Total change	4.97%	2.42%	3.85%	3.98%

13.11 With regard to the district's housing market, the analysis shows that there is a comparatively high proportion of detached and semi-detached housing and a low proportion of flats, maisonettes or apartments. The analysis of the type of tenure indicates that most dwellings are owner occupied and privately rented and that Aylesbury Vale has a relatively low proportion of social housing provision. In particular, the provision of social housing in the district is below the national average, and the Aylesbury Vale District Annual Monitoring Report 2008 (AMR) states that the district continues to face major housing challenges, not least in terms of affordable housing.

13.12 Aylesbury Vale currently faces a significant identified shortfall of affordable housing. In order to address this, the South East Plan requires AVDC to ensure that 35% of all new housing delivered in the District is affordable. Through the core strategy process, the Council has developed a policy (CS11) designed to deliver this aspiration. Although not yet adopted, the preferred option will seek the provision of 40% affordable housing on sites with capacities in excess of 2,000 units. The intention is that this will compensate for any shortfall associated with smaller sites unable to deliver the full requirement and thus enable the Council to meet the South East Plan aspiration and deliver 35% affordable housing overall. Policy CS11(e) requires Salden Chase to include at least 30% of dwellings as affordable.

13.13 With regard to housing, the analysis revealed that Aylesbury Vale continues to face major challenges, especially in terms of social housing, and that the current market is likely to further delay the delivery of additional housing in the area. Altogether, this analysis suggests that in order for Aylesbury Vale to keep its generally low level of deprivation, these factors will need to be addressed, by promoting significant areas of new development.

#### Employment

13.14 Labour supply data suggests that the number of people in Aylesbury Vale who are economically active is relatively high compared to the South East. The Aylesbury Vale has an economic activity rate of 85.9%, compared to the South East which has an economic activity rate of 82.5%. In addition to this, unemployment and claimant count levels in the Aylesbury Vale are also consistently lower than its comparators.

13.15 In terms of job density, the data suggests that the Aylesbury Vale has a comparatively low job density rate of 0.74. This is further supported by the decrease in residents aged between 25 and 34, suggesting that the population is increasingly tending to look for work elsewhere. This suggests that any employment creating initiatives in the Aylesbury Vale are likely to reduce this adverse trend.

Area	Job Density Per Resident
Aylesbury Vale	0.73
Buckinghamshire	0.86
Milton Keynes	1.01
South East	0.89
England	0.88

- 13.16 With regards to employment, Aylesbury Vale witnessed a growth of 2.1% between 2001 and 2007. This compares well to the regional growth of 1.8% over the same period. However, England on average only registered an increase of 4.1%.
- 13.17 Within the private employment sectors, the banking, finance and insurance sector seems the strongest and most promising. Nevertheless, in the current climate, developments in this sector are likely to have slowed down since the publication of this data, in the short to medium term. Moreover, the distribution, hotels and restaurant sector, which provides most jobs in the Aylesbury Vale area, as well as the manufacturing sector, have all experienced considerable decreases in jobs.
- 13.18 The current economic climate is also likely to pose a further threat to Aylesbury Vale's key employment sectors. In particular, the district's strongest and most promising employment sector (banking, finance and insurance) is likely to slow down further due to the current wider economic situation, while the second and third largest employment sectors (distribution, hotels and restaurants, and manufacturing) have already experienced significant decreases in employment. In addition, Aylesbury Vale faces a comparatively low job density in combination with a more recent increase in claimant count as well as a decrease in residents aged between 25 and 34 from 2001 to 2007.

### **Assessment of Existing Social Infrastructure**

13.19 This section provides a summary of the assessment of the current supply of social infrastructure in terms of health facilities, education facilities, emergency services, community facilities and sports, leisure and open space facilities, within the development's context area. As part of the establishment of the baseline of social infrastructure, a review of the current health and educational facilities.

13.20 As part of the establishment of the baseline provision of social infrastructure, a review of the current health and educational facilities was undertaken, along with an assessment of what open space facilities and local facilities are available for the community of Aylesbury Vale. Existing committed developments were investigated to determine their location in relation to the Salden Chase site and evaluate their proposals and status.

#### Education Facilities

13.21 Buckinghamshire County Council is the Local Education Authority for Aylesbury Vale. Education in Aylesbury Vale is currently provided on a 5-8 year old pupil age for first schools, an 8-11 year old pupil age for middle schools and an 11-18 year old range for secondary schools.

#### Primary Education

13.22 There are approximately 4 primary schools located within the catchment area of the site, St Michael's Church of England School in Stewkley, Swanbourne Church of England School, Newton Longville Church of England School, and Mursley Church of England School.

#### Secondary Education

13.23 Pupils from the assessment area can apply for admission to any of the AVDC Schools in the catchment area of the Salden Chase site, subject to the individual school's entrance requirements. The 3 closest secondary schools in the AVDC catchment area are the Cottesloe School located in Wing, the Royal Latin Grammar School located in Buckingham, and the Buckingham School, also located in Buckingham.

13.24 Located slightly further away from the site, are the Sir Henry Floyd Grammar School, the Grammar School, and High School, all three located in Aylesbury.

#### Early Years Provision

13.25 There are 2 Junior Schools located in the area surrounding the site; these include Newton Longville Church of England School, which has a facility for 5+ years of age, and also Drayton Parslow Village School.

#### Health Facilities

13.26 Buckinghamshire Primary Care Trust and Milton Keynes Primary Care Trust – or 'NHS Milton Keynes' are responsible for commissioning health and adult social care for local people and delivering local community health and adult social care services (including GPs, dentists, pharmacies, opticians and so forth).

- 13.27 General Practice (GP) surgeries, dentists, pharmacists and local hospitals have been identified as part of this assessment. Results of these investigations, and discussions with the local Primary Care Trust (PCT) established that the local GPs were operating within their capacity and at this point in time there are no plans to increase supply.
- 13.28 Private dental surgeries and pharmacies are delivered under open market conditions and are based on the strength of local demand. Therefore, it is concluded that where demand exceeds supply the gap will be met by an individual pharmacist or dentist opening a shop/clinic in the area.
- 13.29 There is one hospital located in the Aylesbury Vale Ward; this is Stoke Mandeville Hospital. There is also one hospital in Milton Keynes, Milton Keynes General Hospital. Consultations with the PCT suggest that both of these hospitals are operating within their capacity, and that their future needs will be met through plans set out in their own development plans.

#### Community Facilities

- 13.30 Investigations have demonstrated that there is currently an adequate supply of youth, leisure and community centres in the wider area to meet current demand. The primary location for community facilities within the vicinity of the study area is out of the district at Westcroft. In this District Centre in south western Milton Keynes also provides a day nursery, a health care centre, a library, a dental practice and an optician.

13.31 Further east in Bletchley additional community facilities are provided including a doctor's surgery, veterinary clinic, a community centre, a nursing home, a range of public houses, and a fire and police station.

13.32 Further north east of the site Furzton also provides a range of community facilities including a meeting place and community centre, a church and a doctor's surgery.

#### Open Space

13.33 The Aylesbury Vale's recommended standard in the Local Plan is 2.43 hectares of outdoor play space per 1,000 residents.

13.34 The provision of open space is one of the defining characteristics in Milton Keynes and Aylesbury Vale. Subsequently, there is a wide range of public open space and formal and informal recreational opportunities within the adjacent completed developments in the neighbouring Designated Area of Milton Keynes.

#### Potential Impacts

13.35 The proposed development will affect the existing local socio-economic environment both during construction and operation. This section provides an evaluation of the impacts and focuses on the following key aspects:

- construction stage employment impacts – an assessment of temporary construction jobs created on the local economy as a result of the expenditure incurred on the proposed development;

- construction stage on existing economic activity on the site – an assessment of the impacts on the existing businesses and employment uses currently based on the site or immediately adjacent to the site as a result of the construction;
- operational stage employment impacts – an assessment of the employment impacts of the development once the employment and other commercial floorspace is delivered as part of the development;
- operational stage demographic impacts – an assessment of the likely scale and age structure of the population based at Salden Chase upon completion of the proposed development;
- operational stage appropriateness of social infrastructure – as assessment of current (or increased) pre-defined elements of social infrastructure in light of the projected increase in demand as a result of the population generated from the proposed development; and
- operational stage of wider regeneration impacts – an assessment of the development’s impacts on the identified socio-economic priorities for the local area and contribution towards socio-economic policies and strategies reviewed as part of this assessment.

### **Construction stage employment impacts**

13.36 One of the key economic impacts is evaluated in terms of the additional employment directly generated as a result of the construction activity. Given the scale of the proposals, the development of the site will lead to the creation of both full and part time construction jobs on site over a significant period of time.

### **Construction stage on existing economic activity on the site**

- 13.37 The baseline analysis indicates that there are some rural businesses currently operating on the proposed development site. These businesses provide for approximately 20 jobs locally. Although, these are low value jobs, they are likely to be supporting local households. Hence, any impacts on these jobs will be of high sensitivity.
- 13.38 The proposed development will provide high quality employment space to re-house all of these jobs, in a high quality commercial environment. This would not only safeguard the existing economic activity but also support its expansion on the site and contribute significantly towards local rural economic priorities. Therefore, the construction stage impact on existing economic activity can be classified as moderate positive and long term.
- 13.39 King Sturge has compiled an Employment Land Assessment which gives an assessment on the quantity and quality of employment land to serve the above development. This highlights some of the key operational stage employment impacts of the Salden Chase development.

### **Operational stage employment impacts**

- 13.40 The Employment Land Assessment can be referred to for information on the operational stage employment impacts of the Salden chase development. This clearly identifies the positive long term benefits that are likely to accrue from the provision of both full time and part time jobs in:

- an employment area of 7.4ha including:
  - up to 31,200m<sup>2</sup> of employment floorspace (office / light industrial and general industrial);
  - a commercial recycling and a household recycling centre;
- a neighbourhood centre, two local centres and a mixed use centre including:
  - a railway station;
  - up to a 220m<sup>2</sup> Thames Valley Police one stop facility;
  - up to 13,670m<sup>2</sup> a community library, private crèches, community / religious worship / instruction facility, doctors and dentists, leisure and an emergency / ambulance call point
  - up to 9,935m<sup>2</sup> (A1 retail, A2 financial and professional services, A3 restaurants / cafes, A4 drinking establishments and A5 hot food take aways);
  - up to 4,000m<sup>2</sup> small scale commercial offices; and
  - up to 700m<sup>2</sup> veterinary practice;
- a secondary school (with a post 16 facility) and four primary schools with ancillary early years provision;
- maintenance contracts to safeguard the quality of the 94.41 ha of multi functional green infrastructure including: parkland, sports and recreational facilities; play areas, wildlife areas, a range of strategic open spaces including new landscaping, a wildlife area, woodland, allotments; foul and surface water drainage networks (including SUDS and lakes); and
- a community reserve site for a Park and Ride site.

### **Operational stage demographic impacts**

- 13.41 The Salden Chase site supports proposals for up to 5,311 new dwellings. Assuming that this would relate to 5,311 new households for the area, application of the average annual household income of £31,057 (Source: Aylesbury Vale Housing Needs Study Update 2007) suggests that the development has the potential of supporting approximately £164,943,727 per annum of gross household income to be spent within the local economy.
- 13.42 Assuming that the average household size of new developments in Salden Chase will mirror the district average of 2.25 by 2021/26, the 5,311 dwellings delivered in the development could support circa 11,950 residents.
- 13.43 Any residents at the application site are likely to affect the demand for key community services (e.g education in particular) within the immediate vicinity of the development proposals.

### **Operational stage appropriateness of social infrastructure**

- 13.44 This section of the chapter investigates what impact the Salden Chase proposals will have on the current provision of health facilities, education facilities and other community infrastructure. The assessment adopts a three tier approach, the three elements examined are:
- Baseline Conditions

- New Social Infrastructure planned or under construction
- Assessment of Development Framework Plan

### **Appropriateness of Education Provision**

Baseline conditions

13.45 Responsibility for provision of education facilities rests with Buckinghamshire County Council, as the Local Education Authority, however due to the close proximity of Salden Chase to Milton Keynes; pre-application discussions regarding education provision have been undertaken with Milton Keynes Council also on this matter.

Assessment of Development Framework Plan

13.46 The development framework plan makes provision for up to 19 ha of land in order to provide sites for 4 primary schools, with ancillary early year's provision, and 1 secondary school with a facility for students post 16 years of age. This provision is designed to meet the needs which will be generated by the Salden Chase development.

13.47 As with the provision of local retail facilities, provision for local education facilities is a key element for the encouragement of sustainable patterns of activity for developments of this scale and nature.

13.48 The way in which the school places are chosen and allocated does not necessarily mean that every child will go to school locally. It is therefore important that the timing of the school provision is carefully considered to encourage and facilitate as many local children to attend as possible.

## Summary

- 13.49 The analysis shows that the development at Salden Chase will have a minimal impact on local education facilities, both at the primary and secondary levels as an appropriate amount of spaces will be provided on site.

## **Appropriateness of Health Provision**

### Baseline Conditions

- 13.50 There is at this time, limited information in the public domain on the current capacity of health infrastructure. Initial scoping discussions with the PCT suggest that current demand is being met sufficiently and that there are no immediate plans to expand the health facilities in the area.

### Assessment of Development Framework Plan

- 13.51 The Salden Chase proposals provide for D1 health facilities, as well as an emergency ambulance call point within one of the local centres. There is limited information on current capacity of health infrastructure. However, initial discussions as part of the health impact assessment for this site suggest that demand is currently being met.

## Summary

- 13.52 There is limited information on the current capacity of health infrastructure. However, initial analysis indicates as detailed in the Salden Chase Health Impact Assessment that demand is being met sufficiently.

## Appropriateness of Community and Leisure Provision

### Baseline Conditions

- 13.53 At present there are several leisure centres located around the development site, as well as community halls and local centres and other shopping centres in Bletchley, Westcroft and Furzton. Notably, a new £21,000,000 'state of the art' leisure centre was opened to the public in central Bletchley at the beginning of this year. Early indicators show that usage levels have already doubled.
- 13.54 There is also provision for leisure uses in the surrounding villages of Newton Longville and Mursley which both have a village hall. This mirrors the current trends of population densities. There are also larger shopping centres and leisure centres in the centre of Milton Keynes and Aylesbury which will be utilised for retail and leisure needs of the Salden Chase population. The presence of these facilities within a reasonable travelling distance of the site would broadly suggest that the existing local/community facilities would not be affected as a direct result of the Salden Chase development.

New Social Infrastructure planned or under construction

13.55 The other main development underway in close proximity to Salden Chase within Aylesbury Vale is Berryfields. The Berryfields MDA proposals include provision of a community and youth centre and several retail units including a foodstore. At present there is little detail on the scale of these proposals. Therefore, it is difficult to assess how these may affect future targets. However, a reasonable assumption can be made that the inclusion of these facilities will have a negligible impact on the accessibility and availability of the new residents at Salden Chase to local facilities as in the main the residents of Salden Chase are likely to use Milton Keynes for their additional specialist needs.

Assessment of Development Framework Plan

13.56 The proposed site at Salden Chase will provide the following community and leisure facilities:

- a neighbourhood centre of up to 5.25 ha including:
  - up to a 5,500m<sup>2</sup> food retailing supermarket (Class A1);
  - up to 2,000m<sup>2</sup> (A1 non food – retail A5 uses);
  - up to a 220m<sup>2</sup> Thames Valley Police one stop facility (sui generis);
  - up to 11,250m<sup>2</sup> a community library, private crèche, community, religious worship / instruction and health (D1), leisure (D2);

- two local centres and a small mixed use centre providing a total of up to 1.78 ha including:
  - up to 2,435m<sup>2</sup> (A1 – A5 retail uses);
  - up to 2,420m<sup>2</sup> community, private crèches and health (D1), leisure (D2), an emergency ambulance call point;
  - up to 700m<sup>2</sup> veterinary practice (sui generis);

13.57 These will make a significant positive contribution towards ensuring development of a sustainable new community, and are specifically designed to meet the needs of Salden Chase's new residents and new businesses. Further, the proposed high quality design of these facilities will assist in creating vibrancy and a sense of community pride.

#### Summary

13.58 There are sufficient existing local facilities to cater for existing population demand. However, the Salden Chase development is proposing additional community and leisure facilities, which will contribute positively to the overall accessibility and availability of local resources in both the Aylesbury Vale and Milton Keynes.

### **Appropriateness of the Open Space Provision**

#### Baseline Conditions

- 13.59 The Aylesbury Vale Local Plan 2004 sets a target for there to be 2.43 hectares of open space per 1000 population. At present within the district, the total level of all public open space is 840.94 ha, which when using the 2001 Census population of 174,000 residents, this equates to an average density of 4.83 ha for every 1000 people.

#### New Social Infrastructure planned or under construction

- 13.60 The Berryfields MDA proposals provide for public open space, but at present there is little detail on the scale of these proposals, therefore it is difficult to assess how they will affect future demand.

### **Assessment of Development Framework Plan**

- 13.61 Salden Chase includes a significant area of open space and green infrastructure to be used not only by the new residents but also by the current population of Aylesbury Vale, contributing to the environmental and landscape value of the northern Aylesbury Vale as a whole.

13.62 This open space comprises up to 95 ha of multi functional green infrastructure including parkland, sports and recreational facilities; play areas, wildlife areas, a range of strategic open spaces including new landscaping, an eco park, woodland, allotments; foul and surface water drainage networks (including SDS and lakes). Hence, the Salden Chase development will provide an open space provision of 8.48 ha per 1,000 residents, which are in excess of the District's target set out in the Local Plan. Equally, the proposed level of provision at some 30% is significantly higher than the normal 20% of land use budgets that are commonly found in Milton Keynes.

### **Summary**

13.63 Aylesbury Vale sets a target for there to be 2.43 hectares of open space per 1,000 population. The Salden Chase development will provide 8.48ha of open space per 1000 population, which is in excess of the policy target requirements for both Aylesbury Vale and Milton Keynes.

### **Operational stage of wider regeneration impacts**

13.64 The development of the application site will allow public sector partners to address the issues affecting the communities' socio economic welfare in the surrounding areas. More particularly, the provision of additional employment floorspace, residential units and community infrastructure has the potential to bring benefits for the mainly rural area to the north west of the Aylesbury Vale and the challenges the local authority area faces due to its primarily rural character.

- 13.65 The proposed development at Salden Chase will provide up to 5,015 new dwellings on the site which directly abuts Milton Keynes. Applying a household size of 2.25 for the local area, it is inferred that the new dwellings delivered at the proposed site can support a population of approximately 11,283. Further, the analysis of Aylesbury Vale's demographic structure revealed that there has been an above average growth in population in the area. This is a trend that is likely to be increased through this development as well as the development at Berryfields MDA on the edge of Aylesbury. While the proportion of residents in the younger working age group has decreased in the recent years, the creation of new employment opportunities as part of the proposals has the potential to attract and retain a larger share of this population group.
- 13.66 Furthermore, the provision of community facilities, including primary schools has the capacity to contribute to an increase of Aylesbury Vale's attractiveness for young families.
- 13.67 The proposals will result in an increase in Aylesbury Vale's economic activity level by providing operational employment opportunities and increasing the job density. The provision of employment opportunities is particularly important when considering the present economic climate, which has led to a sharp increase in claimant counts across all comparators. The proposed development will also benefit residents in the more deprived areas in North East of the Aylesbury Vale as it will directly be accessible through the A421 and its new Primary Public Transport Corridor (PPTC).

- 13.68 Salden Chase has been designed to create employment for the local market encouraging the growth of small to medium sized occupiers in modern buildings ranging from starter units to larger self contained offices. A wide range of jobs should therefore be created as noted above, across a number of fields such as research, finance, administration, management, sales, fitters, drivers, technicians, and production engineers.
- 13.69 The proposals also have the potential to provide the dynamic entrepreneurial base by providing start-up facilities for a wide range of sectors including rural businesses and service oriented sectors. This will not only support the regional and local aspirations of wealth creation but also support the local priority of supporting the rural economy.
- 13.70 Salden Chase will also provide a significant contribution towards Aylesbury Vale's affordable housing target. Consequently this is a key position in the current market, when very little development is likely to come forward. As a result, this will contribute to the reduction of the gap in social housing between Aylesbury Vale and the national level. In addition, the proposals have the capacity to reduce the pressure on the housing supply as mentioned by the Annual Monitoring Report 2008.

#### Contributions to the Policy Frameworks

- 13.71 The development proposals for Salden Chase will contribute positively to various national, regional, sub-regional and local economic policy frameworks. In a national context, the development will enable partners with the opportunity to address deprivation on multiple levels, as promoted by the Neighbourhood Renewal Strategy. It will further contribute towards PPS4's new aim of providing high quality development in deprived areas as well as addressing the requirements of rural areas in terms of new economic opportunities. This will particularly be facilitated by providing housing, employment space and community infrastructure. Simultaneously, it contributes to the Sustainable Communities Plan's Vision in terms of economic prosperity, affordable homes and access to a well designed living and working environment.
- 13.72 With regard to contributions to regional frameworks, the proposed development will further positively contribute to the Smart Growth objectives by facilitating local access to social infrastructure, which in turn contributes to the aim of efficient land use. Smart Growth will further be facilitated by addressing the need for affordable housing and adequate employment land use. The RES's aim of improving the quality of life will also be addressed by increasing the density of green space, in particular through the provision of significant Green Infrastructure.

- 13.73 The provision of employment space is especially important for Aylesbury Vale, as this area is identified to be part of the wider Milton Keynes and South Midlands Growth Area, which requires an increase in employment to match population growth. Therefore, the proposals have the capacity to contribute to the South East Plan's aims to strike the right balance between economic and housing growth. Further, by providing up to 5,311 housing units of the 5,390 policy allocation, the proposals are likely to meet the Plan's objectives regarding an increase in the density, quality and affordability of housing in Aylesbury Vale.
- 13.74 On a local level, the development will contribute to the Core Strategy Development Plan Document (DPD). More particularly, the proposal has the potential to support the DPD's aims of delivering adequate housing supply, especially at the edge of Aylesbury, coupled with the provision of employment land and required community infrastructure, as stated in this document (Policies CS8, CS2 and CS6). The development at Salden Chase will also encourage social cohesion which is stated in policy CS10 of the DPD by facilitating access to employment and community facilities.
- 13.75 As a result, with regard to the impact of the contributions to local, sub-regional, regional and national policies and local economic regeneration will be of high magnitude. The impact on these receptors therefore is of major positive and long term significance.

## **Mitigation**

13.76 Taking into account the long term positive and neutral nature of impacts on the local economy, it is considered that there is no requirement for mitigation measures in socio economic terms for these receptors.

### **Residual Impacts**

13.77 The proposed development will bring forward a range of benefits in terms of reducing claimant count, diversifying the local economy and providing the communities with an increased housing supply as well as improved access to community facilities. This will be facilitated by providing the capacity for additional employment on a local level and the increased housing offer, including affordable housing. Access to community facilities in particular will be facilitated through the provision of primary education and health care facilities.

### **Conclusions**

13.78 The proposed development which is the subject of this assessment will have long term significant beneficial impacts on the local economy. The proposals will primarily have the capacity to provide 5,311 new dwellings, which will contribute to the reduction of the housing gap identified by the Housing Needs Study Update 2007 and the Annual Monitoring Report 2008. The development is likely to ensure significant provision of affordable units, despite the prevailing market conditions. This will contribute significantly towards one of the most important local priorities.

13.79 The assessment of the 'socio-economic impacts' of the outline application means assessing the appropriate provision of facilities to properly support the new population at Salden Chase, and deciding whether a suitable balance between homes and jobs is achieved on site. No adverse effects are anticipated as a result of the application proposal. As detailed in the Design and Access Statement that accompanies this application the development will provide homes for new residents over the next 20 – 30 years which will have lasting economic and social requirements. The site will include new places of employment, five schools, local shops, civic and community facilities which can be used by the planned and existing residents within the site and its wider hinterland both within Aylesbury Vale and Milton Keynes.

13.80 The mix of uses proposed will provide for the day-to-day needs of the residents and reduce the need to travel. Furthermore, the provision of new local facilities and open spaces will also serve existing residents in the surrounding villages that would otherwise have to access facilities further afield.