

## HOUSING

### *Background*

**9.1** The original master plan for Milton Keynes set out a number of key principles, which would guide the design of residential areas and the housing mix that would be achieved.

**9.2** These principles have resulted in relatively low gross residential densities, due mainly to the land required for grid roads corridors and the extensive linear parks along the river valleys running through the City. However, net residential densities have been comparable with new housing development elsewhere in the country. New housing areas incorporate a wide variety of housing types and tenures. The attractiveness and diversity of housing in Milton Keynes has been a major factor in the City's continued growth.

**9.3** The previous Local Plan largely continued the master plan approach to developing the City. One of its main objectives was to secure a "seamless city", a phrase which referred to the need to ensure that areas developed after the wind up of MKDC would be developed and built to similarly high standards.

The Plan for Milton Keynes, MKDC 1970

27 dwellings per hectare is the average net housing density in the City, which is lower than the recommended densities for new housing development in PPG3: Housing (2000)

### *National Policy Objectives*

**9.4** Over the last few years, several major themes have come to prominence in national policy guidance. The overarching theme is one of sustainability, that all new development should be built and planned taking into account the need to minimise adverse impacts on the environment. Development should not only be environmentally sustainable but economically and socially sustainable too. In relation to housing, more sustainable forms of development will involve:

- A high quality of design
- Higher densities, especially in areas well served by public transport
- The use of previously developed land or "brownfield" sites for housing in preference to "greenfield" sites; and,
- The creation of socially mixed communities by ensuring a mix of dwelling types and tenures

For example:

- PPG3: Housing (2000)
- PPG13: Transport 2001
- Circular 6/98: Planning and Affordable Housing (1998)
- Planning for Sustainable Development – Towards Better Practice, DETR 1998
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**9.5** On this last point, the Government have set out their broad objectives for housing both in the Housing Green Paper and the subsequent Housing Policy Statement. These include:

- Encouraging sustainable home ownership
- Promoting a healthier private rented sector
- Raising the quality of social housing
- Providing new affordable housing

The Council is committed through its Local Plan and Housing Strategy to ensuring that these national objectives are translated into locally relevant housing policies.

The Housing Green Paper "Quality and Choice: A Decent Home for All" (April 2000) and Housing Policy Statement "Quality and Choice: A Decent Home for All - the way forward for housing" (December 2000)

**9.6** The principles set out above will have some bearing on the remaining parts of the City still to be completed, and will guide the form of development in the City Expansion Areas and new sites in the rest of the Borough, outside the City.

**9.7** One objective that this Local Plan may have difficulty in meeting is the national target of 60% of new development being accommodated on “previously developed land”. PPG3 recognises that regional and local targets will vary, reflecting local circumstances. Because of the relative newness of the City there are few redundant sites that are likely to come forward for redevelopment during the plan period. A target of 20% has been set, recognising the need to respond positively to any additional opportunities that may arise.

PPG3: Housing (2000), Annex C defines previously developed land.

### *Regional Objectives*

**9.8** New Regional Guidance for the South East (RPG9) was published in March 2001. This was amended in March 2005 with the adoption of the Milton Keynes and South Midlands Sub-Regional Strategy, which in the case of MK, sets out policies for the growth of the area to 2021. This guidance will feed into the production of new Development Plan Documents in due course.

RPG March 2001 paras 12.60-12.65.

**9.9** In reaching a conclusion on the number of dwellings that should be built in the Borough to the period to 2011 the Local Plan inspector recommended a figure that was consistent with, what was then, the emerging Sub Regional Strategy housing provision for the urban area, which was also supplemented by additional housing identified within the rest of the administrative area of the Borough. This results in a figure of 24,100 dwellings for the period 2001-2011.

**9.10** This Local Plan concentrates housing development (95%) in and around the City, with most of the remaining 5% being located in those settlements outside the City that have the best level of services and facilities. More information about this strategy is contained in the Development Strategy, Key Sites and Rural Sites sections of this Plan.

### *This Local Plan*

**9.11** The Local Plan Vision seeks to provide a high quality of life for all and Plan Aim 11 supports meeting identified housing needs for quantity, quality, range, affordability and location. The Local Plan target for affordable housing is 30% as supported by the findings of the Milton Keynes Housing Needs Study 1999 and other sources as outlined in paragraphs 9.17-9.25.

### *Policies*

## **LAND ALLOCATED FOR HOUSING**

### Objective of policy

- To ensure that there is sufficient land for housing allocated during the Plan period to meet the Milton Keynes and South Midlands Sub-Regional Strategy housing requirement to 2011

**9.12** Table H1 shows how the Local Plan will meet the Sub-Regional Strategy housing requirement to 2011. It is based on information about housing completions and permissions as at April 2005 and assumptions on other sources of additional land within the City, including how much development will be accommodated on City infill sites.

**9.13** Table H2 is split into 4 parts:

- Identified capacity in City grid squares
- New infill sites in the City
- The housing capacity of City Expansion Areas
- New housing sites in the rest of the Borough

**9.14** The total housing capacity of each grid square is based on estimates of the likely capacity and mix of housing on remaining undeveloped sites in each area. English Partnerships has provided the capacity estimates for the land that they own. All the figures are indicative and may change as detailed proposals are drawn up for individual sites. As there is still a considerable amount of dwellings to be developed, the Table does not include details of all the outstanding consents and allocations in the City; these can be found in the Council's Annual Housing Development Report.

**9.15** Only newly allocated sites and those larger than the stated thresholds are included in the list of housing sites in Table H2. Existing commitments are summarised in Table H3; these are sites that either already have planning permission or are proposals retained from the previous Local Plan. Other smaller sites will also come forward for development during the plan period and will count towards the housing allocation.

**9.16** Table H4 identifies 'Priority Housing Sites' for development in the first five years of the Plan (2001-2006) from within the full list of allocated housing sites. Sites have been identified following a sequential approach, in accordance with PPG3 and related best practice advice, starting with previously developed (or brownfield) land through to new 'greenfield' allocations. Progress of the sites listed in Table H4 will be closely monitored and has been updated to the 1<sup>st</sup> April 2005; the Council will need to consider what action might be required to help bring forward sites on the list, or whether other allocated sites should be brought forward sooner than currently anticipated. 'Strategic sites' are those that are considered particularly significant in terms of achieving the overall development strategy of the Local Plan. In parallel with the preparation of the local plan the Council has been taking steps to facilitate the early release of the Priority Housing Sites. These steps include the preparation, where appropriate, of master plans and development briefs. In respect of sites which have not been subject to objection in principle to their development and subject to compliance with relevant policies in this local plan, the Council will seek the earliest possible grant of planning permission to enable the strategic sites to contribute to the capacity indicated in the period 2001 – 2006.

The Milton Keynes City Infill Study (March 1999) examined the potential within the City for further infill housing development.

The Milton Keynes Urban Capacity Study (Entec 2001) examined potential

For example, proposals that meet Policies H6 or H7

## LAND ALLOCATED FOR HOUSING

### POLICY H1

Planning permission will be granted for new housing in the areas shown as proposed housing sites on the proposals map and listed in Tables H1, H2 and H3.

### PRIORITY HOUSING SITES

#### POLICY H1A

Housing sites proposed for development within the 5 year period 2001-2006 are identified in Table H4

## PRIORITY HOUSING REQUIREMENTS

### Objective of policy

- To ensure that housing is provided over the Plan period that meets the Borough's priority requirements within the context of overall housing needs.

**9.17** PPG3 requires local authorities to plan to meet the housing needs of the whole community, including those requiring affordable and special needs housing. It advises that local plan policies should be underpinned by up to date assessments of housing need and that planning and housing departments should work jointly together on such projects.

**9.18** The Council followed this advice and in partnership with English Partnerships and some Registered Social Landlords, commissioned the Milton Keynes Housing Needs Study. This is a major study of the present and future housing needs of the Borough and consists of three parts:

- A Housing Needs Survey
- A comprehensive analysis of various household profiles
- An innovatory computer model of the housing market that can be used to predict any shortfalls or excesses of housing supply on a tenure by tenure basis.

**9.19** The main aim of the project is to provide an in depth analysis of the total need for all different types and tenures of housing in the Borough. The survey fieldwork for the report was completed in September 1999 and the model projects forward to 2003. The results of the Study are important in ensuring that the Council has up to date and reliable information about the Borough's housing needs. The Council will need to update the Survey every 5 years, as advised in "Local Housing Needs Assessment; A Guide to Good Practice" (DETR 2000).

**9.20** The Study will influence the Council's Housing Strategy, which forms part of the Housing Investment Programme (HIP). This involves an assessment of the Borough's housing needs and a bid to the government for permission to borrow money to meet those needs.

PPG3: Housing, paras 2 and 13.

The term "Registered Social Landlord" is defined in the 1996 Housing Act. It covers housing associations and non-profit, non-charitable companies, registered by the Housing Corporation, the government agency responsible for regulating RSLs. MK Housing Needs Study 1999 (published August 2000).

Midsummer Housing Association carried out research with local public sector employers in 2001 to support a bid for funds towards a Key Worker housing Scheme in Bradville.

Joint Economic Development Strategy (MK Economic Partnership 2001).

**9.21** It will also be used to inform negotiations with developers in order to achieve the right mix of dwellings to meet the Borough's needs. The contents of this and other affordable housing policies in the Plan have been drafted against the findings of the MK Housing Needs Study (MKHNS).

**9.22** The MKHNS shows that there is likely to be an unsatisfied requirement for owner occupied housing (particularly at the lower end of the market), shared ownership and private rented housing over the 5 year period from 1999 – 2003. There will also be a demand for social rented accommodation, although the Study indicates that there will be a surplus of three bedroom properties in this sector. The Council will need to address this issue.

**9.23** Policy H2 identifies priority requirements from the MKHNS and other sources. The need for Key Worker housing is indicated by the shortfall in supply of lower priced owner occupation, shared ownership and private rented properties shown by the MKHNS. This is supported by evidence from key public sector employers such as the NHS Hospital Trust, Thames Valley Police, the Council's Education Department and the Joint Economic Development Strategy.

**9.24** The need for housing for older people is another key requirement given the predicted 29% increase in the older population in the Borough to the period 2011 as compared to a predicted national increase of 12%. Housing to meet the needs of older people will include housing available on the open market as well as social rented accommodation. The Council is particularly seeking "extra-care" sheltered schemes.

**9.24** The Supported Housing category is justified by the Government's Supporting People objectives to provide high quality, value for money housing and support services to vulnerable people. The provision of any Supported Housing should meet needs identified in the Council's Supporting People Strategic Plan.

**9.25** When considering affordable housing requirements, the Council's housing needs study undertaken by ORS assumes that for single people, or couples without children, 25% of a household's gross income is available for housing costs. For larger households, the proportion is adjusted by using equivalence values proposed in the McClement's Equivalence Scale. This assumption applies to low income households, but as the size of household income rises, it is likely that higher proportions can be spent on housing costs. The Council adopted Supplementary Planning Guidance on affordable housing in July 2004, which includes information on the level of local incomes and their relationship to house prices and rents in the area.

Source: MKC Population Bulletin 2004/5, "Extra-care" sheltered housing provides flexible individual support to older people in their own self contained and high standard accommodation. It can include on-site nursing care.

Key Workers are defined as those people who provide the essential services necessary for continued economic growth and to sustain the quality of life in the Borough. The definition covers 2 main groups of workers: employees required to deliver key public services and employees required to meet the wider needs of the Borough economy - primarily private

## PRIORITY HOUSING REQUIREMENTS

### POLICY H2

Within the context of overall housing need the Council will seek the provision of housing which meets the following priority requirements:

- (i) Affordable housing (including key workers)
- (ii) Supported housing
- (iii) Housing for older people (bungalows and sheltered homes)

## AFFORDABLE HOUSING: DEFINITION

### Objective of policy

- To define what the Council considers to be affordable housing.

**9.26** PPG3 sets out the government's general advice on affordable housing but more detailed guidance is contained in Circular 6/98. Both documents emphasise the importance of having up to date information about the nature and extent of local housing need. This requirement has been met by the MK Housing Needs Study In the light of the MKHNS findings (see paras 9.17-9.25 above), affordable housing in the Milton Keynes context means subsidised housing available to those that cannot afford to pay market prices or market rents at a cost equivalent to that of shared ownership / low cost owner occupied housing, with some social and below market rent private rented accommodation.

**9.27** The Council will also encourage developers to work with one of its preferred Registered Social Landlords (RSLs) to progress and manage affordable housing schemes. These RSLs have a proven track record of bringing forward schemes which maximise the value obtained from the public subsidy allocated to them, while at the same time providing housing that meets the Council's requirements in terms of out turn costs to inhabitants.

**9.28** When housing associations become registered with the Housing Corporation, they are required to ensure that initial and subsequent occupants are selected on the basis of housing need. Such need should be defined locally in consultation with the Council.

Circular 6/98: Planning and Affordable Housing (paras 4 and 9a): policies should not favour any particular tenure and should include definitions of affordable housing that will endure for

RSLs receive public funding from the Housing Corporation for new build and renovation schemes. However, they rely mainly on private funding, which can affect the ability of some RSLs to provide housing that is affordable to those most in need.

## AFFORDABLE HOUSING: DEFINITION

### POLICY H3

Affordable housing is defined as housing provided by means of a subsidy that will enable the asking price or rent to be lower than the prevailing market prices or market rents in the Borough.

Such housing should be subject to arrangements that will ensure its availability as affordable housing to all subsequent as well as initial occupiers.

The Council will give preference to those tenures that, in its opinion, best match the needs evidenced by the Milton Keynes\_Housing Needs Study 1999 (and Supplementary Analysis of Migration Findings) and model (and updates)

## AFFORDABLE HOUSING: TARGET AND THRESHOLDS

### Objective of policy

- To set out the proportion of affordable housing the Council will seek and the site thresholds above which the policy will apply

**9.29** Circular 6/98 states that local planning authorities should indicate in their Plans how many affordable homes need to be provided throughout the Plan area and set indicative targets for specific suitable sites. Both this policy and, where appropriate, the site-specific policies elsewhere in the Plan contain the 30% target figure for affordable housing provision.

**9.30** The MKHNS shows that there will be a particular shortfall of lower cost owner occupied and shared ownership properties. There is therefore justification for the Council to be seeking predominantly shared ownership / low cost owner occupied properties to meet the estimated shortfall, with a small amount of social rented housing.

For MKHNS findings on social rented housing, see paragraph 9.34.

**9.31** The MKHNS suggests that there is a need to provide 470 shared ownership properties a year. Over the 10 year Plan period this equates to about 4700 homes. 4700 homes as a percentage of the 24,100 homes to be provided over Plan period (as at April 2001) is 19.5%.

See Table H1

**9.32** The MKHNS also shows a shortfall of 115 dwellings per year of private rented accommodation. Over 10 years this could equate to about 1150 dwellings which is about 5% of the residual housing figure. The MKHNS also shows a considerable shortfall of lower cost owner occupied homes, which could increase demand for shared ownership properties.

**9.33** In view of these additional shortfalls over and above the shared ownership shortfall, the 30% target in the previous Local Plan is retained. This reflects the likelihood of an increased demand for affordable tenures, with the anticipation that the market will have difficulty providing the predicted shortfall in owner occupied and private rented dwellings and the demand from meeting the Supported People initiative.

**9.34** In order to reflect the MKHNS findings and to help create mixed and balanced communities, the 30% target figure should comprise shared ownership/ low cost market housing with at least 5% being provided in the form of social rent.

**9.35** 30% of the residual housing figure for 2001-2011 is about 8,000 dwellings, which the Council will be seeking as affordable housing. This is based on the MKHNS 5 year projections, whereas the Plan looks forward over a ten year period. The Council will continue to monitor each year the amount of affordable housing achieved against the Local Plan target and review the MKHNS every 5 years.

See Table H1: housing to be provided by 2011 is 24,100 dws; 30% of this is 8033.

**9.36** The site thresholds contained in the policy are taken from Circular 6/98, paragraph 10. It is not considered that they need to be modified in the light of the MKHNS results.

## AFFORDABLE HOUSING: TARGET AND SITE THRESHOLDS

### POLICY H4

The Council's target will be to secure 30% of new housing in the Borough as affordable housing. It will seek affordable housing in the following circumstances:

Settlements in excess of 3,000 population

- (i) from housing developments of at least 25 dwellings, or
- (ii) residential sites of at least 1 hectare, irrespective of the number of dwellings

Settlements with a population of 3,000 or fewer

- (iii) from housing developments of at least 15 dwellings, or
- (iv) residential sites of at least 0.5 hectares, irrespective of the number of dwellings.

## AFFORDABLE HOUSING: SITE AND MARKET CONDITIONS

### Objective of policy

- To show that the Council will take into account the economics of provision and the particular circumstances of each site when applying the affordable housing target.

**9.37** The 30% target figure for affordable housing will be negotiated on a site-by-site basis. The Council may agree a proportion of affordable housing below 30% on some sites, taking into account site and market conditions.

**9.38** On other sites, the Council may seek a proportion higher than 30%, in order to achieve the overall target for the Borough as a whole, of 30% of all new housing completions as affordable housing. This could happen, for example, on infill sites where their location near local facilities and public transport would make them particularly suited to affordable housing; or on phases of larger development sites, where the overall proportion of affordable housing sought would be 30%, but this might vary over different phases of the site.

**9.39** In considering “site and market conditions” the Council will look at factors such as

- whether particular development costs could affect the ability of the site to bring forward the required amount of affordable housing; or
- whether other higher priority objectives for the site could be prejudiced by the affordable housing requirement.
- the proximity of local services and facilities and access to public transport

**9.40** In exceptional cases, the Council, in agreement with the developer, may seek a financial contribution towards provision of affordable housing on a site elsewhere in the locality, instead of on-site provision. The Council’s Supplementary Planning Guidance on affordable housing contains information on the basis for calculating financial contributions towards off-site provision.

**9.41** These arrangements will be subject to planning obligations, which will be drafted to ensure that contributions will be repaid to developers by a specific date if they have not been used for providing affordable housing elsewhere.

## AFFORDABLE HOUSING: SITE AND MARKET CONDITIONS

### POLICY H5

The proportion of affordable housing that the Council will seek on individual sites may vary, depending on site and market conditions.

In assessing the suitability of sites for affordable housing, and the proportion of affordable housing, the Council will take into account:

- i) the site size, suitability and economics of provision and
- ii) the need to achieve a successful housing development

The Council may also seek a financial contribution towards affordable housing provision on another site elsewhere in the Borough instead of on-site provision.

## RURAL HOUSING NEEDS

### Objectives of policy

- To set out the circumstances where the Council's rural exceptions policy will apply
- To ensure that any such schemes are rigorously assessed as to their suitability and legitimacy for meeting local housing needs

**9.42** This policy allows planning permission to be granted for affordable housing to meet local needs on sites outside the development limits of rural settlements, as an exception to normal planning policies. Such proposals will only be approved where there is a need for affordable housing which cannot be met from the development of planned sites in the locality.

This policy does not apply to Newport Pagnell or Olney.

**9.43** Up-to-date information about housing needs in the settlement is essential in ensuring that the development is tailored to suit the circumstances of those in need. Survey information should accompany all planning applications and should have been carried out no more than a year prior to the submission.

**9.44** The Council will adopt a cascade approach to the occupation of the development, to ensure that dwellings are continuously occupied rather than standing empty for any time. This will give priority to people in local housing need but will draw occupants from adjacent villages if necessary. Occupants from the rest of the Borough (including the City) will only be considered if there is no one from adjacent settlements to occupy the properties.

**9.45** The MKHNS has provided some information about the housing needs in the rural part of the Borough, outside the City. It has indicated that the demand for all tenures exceeds supply. This is not surprising given that the planning strategy for the Borough has, and will continue to concentrate, the bulk of new development in and around the City. In terms of affordable housing tenures, the Study shows that there is likely to be a shortfall from 1999-2003 of shared ownership and social rented properties. However, this information is not settlement specific; it covers the whole of the rural area outside the City. As such, there will still be a need for applicants to carry out up-to-date and settlement specific surveys to support exception site proposals.

## RURAL HOUSING NEEDS

### POLICY H6

Planning permission for affordable housing to meet local rural needs may be granted on exception sites in the following locations:

- (i) Outside the limits of development of villages as defined on the Proposals Map, or
- (ii) In smaller settlements where no limits of development have been defined in this local plan.

In every case, proposals should meet all the following criteria:

- (i) An up to date housing need survey has been carried out and agreed with the Council, which shows that there is a need arising from the settlement for the type, scale and tenure of the proposed affordable dwellings at the estimated out-turn prices or rents.
- (ii) Arrangements are in place to reserve the housing for local needs in perpetuity.
- (iii) The site is no more than 0.4 hectares in size and will provide no more than 12 dwellings.
- (iv) The site is well related to the existing pattern of development in the surrounding area.

## HOUSING ON UNIDENTIFIED SITES

### Objective of policy

- To set out where planning permission will be granted for new housing, in addition to sites allocated on the Proposals Map

**9.46** Planning applications that are submitted for housing on non-allocated sites will also be assessed against all other relevant policies in the Plan.

See also Policy TC19 relating to housing in CMK, town and district centres

Some Reserve Sites may be allocated for social or market housing. See Policy C9 and Appendix C9

## HOUSING ON UNIDENTIFIED SITES

### POLICY H7

Proposals for new housing on sites within the limits of development of settlements defined on the Proposals Map will be assessed against the following criteria:

- i) Whether the site has been previously developed
- ii) Whether any buildings on the site are empty or under-used and suitable for conversion to residential use.

See also Policies S13, D1, D2, D2a, H2, H8, H9, T15, L2, TC19 PO1 and PO2

- iii) The location and accessibility of the site to jobs, shops and services by means other than the car, and the potential for improving such accessibility.
- iv) The compatibility of housing development with existing land uses in the surrounding area
- v) Whether there is sufficient capacity in existing infrastructure, including water supply, drainage and other utilities, and community facilities (such as schools and health facilities) to serve the proposed development
- vi) Whether there are any physical and environmental constraints, such as contamination, noise and flood risk, affecting the site.

## HOUSING DENSITY

### Objectives of policy

- To encourage higher densities in locations well served by public transport
- To ensure land for housing is used efficiently

**9.47** Density measures the number of people who live within a certain area or, in employment areas, the number of people who work there. Population density is important in considering the level of support for local services and facilities, including bus services. Residential density can be measured by the number of people, dwellings or bedspaces and includes flats as well as houses.

**9.48** Density may be measured as gross or net. **Gross density** generally includes all land within a residential area - open space and schools etc. as well as housing. Policy H8 is expressed in terms of **net density**, which includes only housing and directly associated uses. This includes:

- Access roads within the site;
- Private garden space;
- Car parking areas;
- Incidental open space and landscaping and;
- Children's play areas, where provided

**9.49** It excludes:

- Major distributor roads;
- Primary schools;
- Open spaces serving a wider area and;
- Significant landscape buffer strips

**9.50** In 1992, the average net density of the City was 27 dwellings per hectare and the 1991 Census revealed an average household size of 2.6 persons. The

See densities on new sites, see chapters on City Expansion Areas and Key Sites, and New Housing Sites

For more information on housing densities in the City, see the City Infill and Expansion Issues Paper (Chapter 4 and Appendix B)

PPG3 Annex C, contains more information about net densities

population density of residential areas in the City was therefore about 70 persons per hectare.

**9.51** The advantages of promoting higher densities for new residential development include:

- More efficient use of land to protect the countryside from sprawling development
- The encouragement of more sustainable modes of travel
- More efficient use of energy and infrastructure
- Improving the potential for access to facilities and services

**9.52** The Local Government Management Board guide on sustainable settlements recommends an average net density for new development of 100 people per hectare, which is equivalent to 40-50 dwellings per hectare, depending on average household size. The guide argues that this level of density:

- is necessary to support a good bus service
- is about the highest capable of permitting a good level of solar access, given an appropriate layout and;
- will permit a wide range of dwelling and garden sizes.

**9.53** PPG3 advocates that low density development (at less than 30 dwellings per hectare) should be avoided and puts forward minimum densities of 30-50 dwellings per hectare. However, while aiming to secure higher densities in future, Policy H8 recognises the unique character of the Borough— particularly its diverse character— and seeks realistic increases in density in the most appropriate locations. Well designed development can facilitate higher densities and will be critical in ensuring the new development is successfully integrated into the Borough.

**9.54** The policy promotes lower densities in the smaller rural settlements outside the City so that new development will be more compatible with their character and also to allow choice and diversity in the type of residential development that is available within the Borough.

## HOUSING DENSITY

### POLICY H8

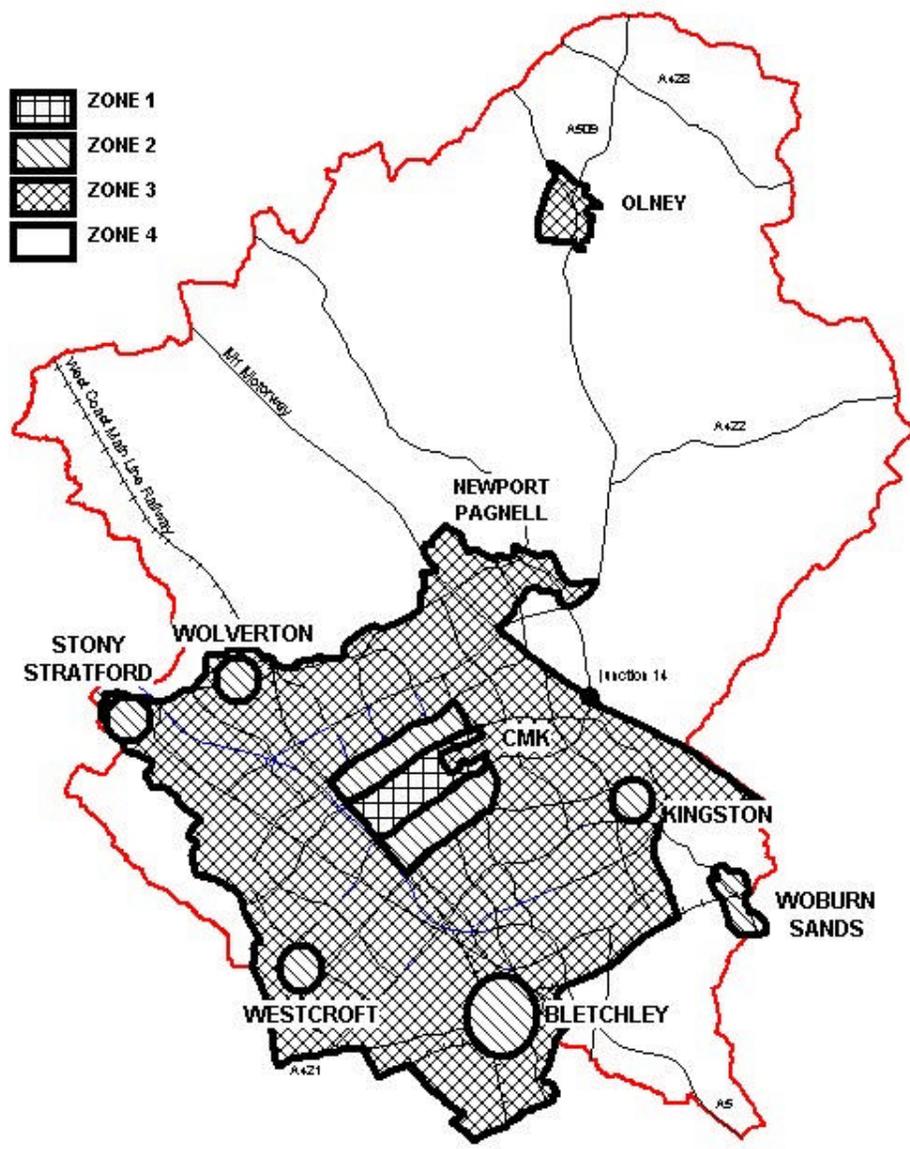
The density of new housing development should be well related to the character and appearance of development in the surrounding area.

The Council will seek the average net densities set out below for development within each zone as defined on the accompanying plan:

Zone 1:	CMK (including Campbell Park)	100 dws/ha
Zone 2:	Adjoining grid squares north and south of CMK, Bletchley, Kingston, Stony Stratford, Westcroft and Wolverton:	40 dws/ha

Zone 3:	The rest of the City, City Expansion Areas, Newport Pagnell, Olney and Woburn Sands	35 dws/ha
Zone 4:	The rest of the Borough	30 dws/ha

Developments with an average net density of less than 30 dwellings per hectare will not be permitted.



This plan does not mean that public open space within a zone will be developed; development on such land is restricted by other policies e.g. L1, L2, & CC4.

## HOUSING MIX

### Objectives of policy

- To ensure that new housing development helps to create mixed communities

- To ensure that houses built in the future are flexible, adaptable and accessible to their occupiers over time.

**9.55** One of the principles of the original Master Plan for Milton Keynes was that there should be a mix of house types and tenures available throughout the City. This was in order to create balanced local communities and avoid social polarisation between areas, particularly within the catchment areas of facilities like schools and health centres. This approach is endorsed in PPG3. Policy H9, together with Policy H2, aims to continue the tradition of mixed housing schemes in Milton Keynes and also to promote this approach in the rest of the Borough outside the City.

**9.56** “Lifetime Homes” refers to the standards that have been developed by the Joseph Rowntree Foundation. In the 1980s, the Foundation became concerned about the quality of British housing and how inaccessible and inconvenient many houses were for large segments of the population - from those with young children through to frail older people and those with temporary or permanent disabilities.

Joseph Rowntree Foundation, Building Lifetime Homes web site (April 2000).

**9.57** Lifetime Homes have 16 design features that ensure that new homes meet the varying needs of most households in the same home over time. It has been shown that the standards are welcomed by occupiers, are feasible to introduce within most developments, cost very little and result in future cost savings for government, local authorities and individuals.

**9.58** The Part M of the Building Regulations covers accessibility and applies to all new homes. The Lifetime Homes standards go a little further than the building regulations, in their requirements for adaptability and flexibility to be designed into the home. If developers and builders plan to meet the Lifetime Homes standards, all of Part M Building Regulations as well as the relevant parts of the Housing Corporation Scheme Development Standards will have been met.

Part M, The Building Regulations (as amended, October 1999).

## HOUSING MIX

### POLICY H9

Development proposals that include 5 or more dwellings should incorporate a range of house sizes and types and all dwellings will be encouraged to meet the “Lifetime Homes” standards.

## SUBDIVISION OF DWELLINGS AND HOUSES IN MULTIPLE OCCUPATION (HIMOS)

### Objective of policy

- To ensure that subdivisions and conversions provide an acceptable standard of accommodation and do not adversely affect the surrounding area.

**9.59** The planning system is only one part of the regulatory process that is used to control the conversion of single residence properties to multiple occupation. The Council’s Building Control, Environmental Health and Trading Standards departments, as well as the Fire Service, all have a part to play in ensuring accommodation is of an

acceptable and safe standard.

**9.60** The Council is formulating a more proactive and corporate approach to dealing with such conversions, to identify HIMOs and ensure that they are of an acceptable standard. However, even if a conversion is acceptable in terms of the other parts of the corporate policy, this does not mean that the scheme will necessarily be granted planning permission.

**9.61** One of the critical factors will be whether a conversion leads to an unacceptable proliferation of HIMOs in an area. Rather than set out a uniform standard against which to judge all proposals, Policy H10 will be used to assess this issue on a case by case basis. This is because the Borough has a diverse range of residential areas and what may be an acceptable concentration of HIMOs in one area may not be so in another.

## SUBDIVISION OF DWELLINGS AND HOUSES IN MULTIPLE OCCUPATION (HIMOS)

### POLICY H10

Within the limits of development of settlements, planning permission will be granted for the sub division of existing dwellings into flats, or the creation of houses in multiple occupation, if all the following criteria are satisfied:

- (i) Effective measures are proposed to minimise the effects of noise and disturbance
- (ii) Off street parking and manoeuvring space is provided to meet the Council's standards or, if on-street parking is necessary, it would not result in unacceptable congestion in the surrounding area
- (iii) Adequate outdoor space is available for bin storage and a drying area
- (iv) The proposal would not adversely affect the character of the surrounding area or lead to an unacceptable concentration of flats or houses in multiple occupation within the area.

"Adequate outdoor space" is defined as a minimum of 15 sq m.

## LOW IMPACT DWELLINGS IN THE OPEN COUNTRYSIDE

### Objective of policy

- To allow only the most innovative and sustainable proposals for low impact dwellings in the open countryside

PPG7: The  
Countryside –  
Environmental  
Quality and  
Economic and  
Social Development  
(1997)

**9.62** The government has made clear its commitment to sustainability and it is regarded as a material consideration in planning decisions. PPG7 contains advice about the importance of rural sustainability but advises local planning authorities to draw up detailed policies to set out what is regarded as sustainable rural development in the local context.

**9.63** Policy H11 has been drawn up against this government policy context and information in a recent report produced by the Rural Planning Group of "The Land is Ours". This report contains guidance to help decision-makers assess the

sustainability of rural development projects in the countryside and advice on the means of ensuring schemes stay sustainable over time. The report has received support from a number of national bodies including the Town and Country Planning Association and Action for Sustainable Rural Communities.

**9.64** The number of proposals that meet the criteria is expected to be very limited. They will need to be strictly controlled, by legal agreements and/or conditions to avoid projects lapsing into unsustainable or conventional housing development in the countryside. The involvement of a housing association, cooperative or trust will help to ensure the project stays true to its original principles over time.

## LOW IMPACT DWELLINGS IN THE OPEN COUNTRYSIDE

### POLICY H11

As an exception to Policy S10, planning permission may be granted for low impact dwellings in the open countryside, where the proposal meets all of the following criteria:

- (i) Any structures will not be visually intrusive
- (ii) Dwellings incorporate the highest standard of energy efficiency, to achieve an energy rating of 10 on the NHER scale or will be dismantled and the land restored to its former condition after an agreed temporary period
- (iii) It maximises the potential for energy, water supply, surface water drainage, sewage treatment and waste disposal to be generated or managed on-site
- (iv) It demonstrates how the number and length of trips by motor vehicles will be minimised
- (v) It will increase woodland cover and other wildlife habitats
- (vi) The proposal includes a management plan showing how the above criteria will be met.

NHER is the National Home Energy Rating – see Policy D4 and Targets and Indicators.

A management plan should normally have 3 sections:

- a thorough description of the site;
- an evaluation of the site, including a set of management objectives
- a prescription of the work necessary to achieve the objectives

“The Land is Ours” is a national network which campaigns for access to the land, its resources and the decision making processes affecting

Circular 1/94: Gypsy Sites and Planning; letters from DETR to local authorities in 1998 and 1999.

## SITES FOR TRAVELLERS

### Objectives of policy

- To identify new sites for Travellers
- To set out criteria against which potential sites will be assessed

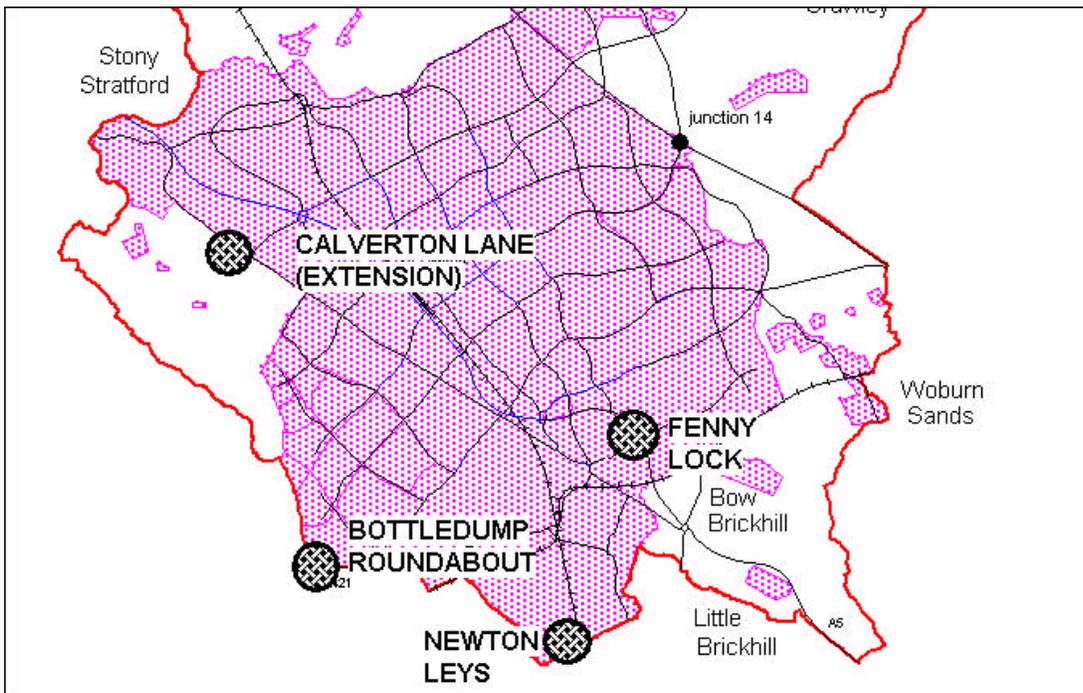
**9.65** There is no duty on local authorities to provide sites for Travellers but DETR Circular 1/94 advises authorities to include policies and identify suitable sites in local plans. The DETR has specifically encouraged local authorities to identify sites, rather than rely solely on criteria-based policies, because of the difficulties experienced by Travellers in meeting the criteria when submitting planning applications.

**9.66** In Milton Keynes, a Citizen’s Advisory Group on Travellers (CAGOT) has been set up and a Joint Planning Forum (JPF), which includes representatives of the Council, English Partnerships, the Milton Keynes Parks Trust, the police, health services, local councils, voluntary organisations, CGOT and Travellers themselves.

Both groups have done a considerable amount of work on the need and demand for sites – including their number, type, location and size.

**9.67** This work has been taken into account in formulating the criteria for assessing sites contained in Policy H12 and in the allocation of 3 new sites in the City (in addition to the existing authorised provision at Calverton Lane and Willen Road).

**9.68** Proposals for any new sites will be assessed against the criteria in Policy H12. It may not be possible for such sites to meet all the criteria, but the policy provides a basis for assessing their relative merits. If sites cannot satisfy all the criteria, the assessment will show which is the best site from a range of options.



## PLAN H1: PROPOSED SITES FOR TRAVELLERS

### SITES FOR TRAVELLERS

#### POLICY H12

The following sites are allocated for Travellers on the Proposals Map:

- 1 Bottledump Roundabout, A421 (Site MK15)
- 2 Calverton Lane: extension to existing site \* (Site MK16)
- 3 Fenny Lock, north of H10 Bletcham Way (Site MK17)
- 4 Former Jubilee Brickworks, Newton Leys (Site MK18)

New permanent sites for Travellers must normally satisfy the following criteria:

- (i) The number of pitches on an individual site is limited to no more than 20
- (ii) The site has reasonable access to shops, schools and essential services

\* To provide additional space, not extra pitches

Road access to the Fenny Lock site should be from H10.

- (iii) The site is not within an Area of Attractive Landscape
- (iv) The development would not be prominent from public vantage points
- (v) Sites must be well related to the primary road network and have adequate road access
- (vi) There is space within the site for the provision of essential facilities, including parking, and landscaping
- (vii) The site would not affect a site of nature conservation interest.

## WINTERING QUARTERS FOR TRAVELLING SHOWPEOPLE

### Objectives of Policy

- To set out criteria against which proposals for wintering quarters for showpeople will be assessed

**9.69** 'Wintering quarters' are secure, permanent bases where showpeople can return with their caravans and equipment out of season. Whilst these bases provide a winter home for showpeople, other family members (older persons and children) will occupy the site permanently.

**9.70** Circular 22/91 sets out the local authorities' responsibilities in respect of Travelling Showpeople. The circular states that local authorities should identify existing sites and make a realistic assessment of the amount of additional accommodation that might be needed during the Local Plan period.

**9.71** There are three sites occupied by showpeople in the vicinity of Milton Keynes at Stoke Hammond, Great Linford and Cosgrove, although only the Great Linford site is within the Borough boundary. There is no evidence that additional sites are specifically required in Milton Keynes at the moment. However, on advice from the Showmen's Guild of Great Britain, and in compliance with Circular 22/91, the policy below has been included in the Plan to assess proposals for new sites.

## WINTERING QUARTERS FOR TRAVELLING SHOWPEOPLE

### POLICY H13

New sites for wintering quarters for travelling showpeople must satisfy all of the following criteria:

- (i) A genuine need for the site has been demonstrated
- (ii) The site has reasonable access to shops, schools and essential services
- (iii) The site has convenient and safe access to the primary road network for both domestic traffic and fairground vehicles and equipment
- (iv) There would be no nuisance to neighbouring areas from the movement or maintenance of equipment
- (v) There is space within the site for the provision of essential facilities in
- (vi) The site is not within an Area of Attractive Landscape

- 
- |        |   |
|--------|---|
| (vii)  | The development would not be prominent from public vantage points and equipment storage areas in particular should be well screened |
| (viii) | The site would not affect a site of nature conservation interest  |

**TABLE H1**

**HOUSING REQUIREMENT (2001-2011)**

HOUSING REQUIREMENT			Notes
(a)	Local Plan housing allocation, 2001-2011	24,100	Sub-Regional Strategy Target
(b)	Dwellings completed, 2001-2005	4907	Net increase, allowing for losses of dwellings through demolition or conversion. (1231 dwellings in 2002, 1183 dwellings in 2003, 1133 dwellings in 2004 and 1360 dwellings in 2005 )
(c)	Remainder to be provided, 2001 – 2011 (a-b)	19,193	
ESTIMATED HOUSING CAPACITY			
	Capacity on committed housing sites at April 2005:		
(d)	Milton Keynes City	11,540	See Table H2(A)
(e)	Rest of the Borough	303	See Table H3
(f)	Total (d+e)	11,843	
(g)	Remainder to be provided	7,350	
NEW HOUSING PROVISION IN THIS LOCAL PLAN			
	Additional capacity in the City:		
(i)	Revised “infill” sites estimate in the City - includes: Infill Sites Identified in Local Plan (1125) Infill allowance from Urban Capacity Study (remaining 6 years of Plan period) (1,104x0.6=662) Living Over The Shop estimate for centres within the City, excluding CMK (remaining 6 years of Plan period) (44x0.6=26)	1,813	See Table H2(B)
(n)	Remainder to provide elsewhere (g-i)	5537	
	Additional capacity in the Rest of the Borough:		
(o)	New housing sites allocated in the Rest of Borough	607	See Table H2(D)
(p)	Infill capacity in rest of Borough – includes: Infill in Key Settlements, from UCS (remaining 6 years of Plan period) (161x0.6 = 96) Infill in other settlements @ 7per year (remaining 6 years of Plan period) (70x0.6 = 42) Living Over The Shop estimate for Newport Pagnell, Olney and Woburn Sands(remaining 6 years of Plan period) (16x0.6 = 9)	147	
(q)	Total in Rest of Borough (o+p)	754	

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(r)	Approximate number of dwellings to be accommodated on City Expansion Areas (n-q)	<b>4,783</b>	Estimated capacity of City Expansion Areas (to 2011) Table H2 (C) = 5305 dws
	Amount the Local Plan Target is exceeded by	<b>522</b>	

**TABLE H2 (A): HOUSING CAPACITY IN MILTON KEYNES CITY (APRIL 2001)**

<i>Grid Square</i>	<i>Estimated total capacity</i>	<i>Housing stock at April 2005</i>	<i>Estimated remaining capacity</i>	<i>Under constr.</i>	<i>Not started</i>
Ashland	360	0	360	0	360
Blakelands	391	387	4	0	4
Bletchley	15951	14704	1247	18	1229
Bradville	1635	1565	70	57	13
Bradwell	1217	1216	1	1	0
Broughton	1229	261	968	138	830
Caldecotte	593	477	116	0	116
Central Milton Keynes/Campbell Park*	3092	1192	1900	0	1900
Coffee Hall	960	929	31	0	31
Conniburrow	1315	1297	18	0	18
Crownhill	1058	1042	16	15	1
Downhead Park	653	607	46	0	46
Downs Barn	962	954	8	0	8
Fishermead	1675	1624	51	-1	52
Fullers Slade	647	607	40	0	40
Furzton	2385	2376	9	1	8
Giffard Park	820	814	6	0	6
Grange Farm	657	475	180	79	101
Great Holm	1245	1205	25	15	10
Great Linford	1542	1539	3	1	2
Heelands	1437	1405	32	0	32
Hodge Lea	523	499	24	0	24
Kingsmead	815	387	428	75	353
Leadenhall	447	281	166	113	53
Loughton	1219	1201	18	8	10
Medbourne	413	360	65	45	20
Middleton (excluding Oakgrove Millennium Community)	1036	968	68	1	67
Monkston	1437	1437	0	0	0
Monkston Park	650	78	572	386	186
Neath Hill	767	766	1	0	1
Netherfield	1225	1143	82	0	82
New Bradwell	1317	1284	34	23	11

Oakgrove Millennium Community*	1120	0	1120	0	1120
<b>Grid Square</b>	<b>Estimated total capacity</b>	<b>Housing stock at April 2005</b>	<b>Estimated remaining capacity</b>	<b>Under constr.</b>	<b>Not started</b>
Oakhill	244	72	172	63	109
Old Farm Park	885	803	82	11	71
Oldbrook	2162	2136	26	2	24
Oxley Park	1275	0	1270	0	1270
Shenley Brook End	1254	1220	34	0	34
Shenley Church End	1490	1456	34	14	20
Shenley Lodge	1322	1312	10	1	9
Simpson	310	301	9	3	6
Stony Stratford	2777	2761	16	5	11
Tattenhoe	1458	1453	5	0	5
Stantonbury	1470	1468	2	0	2
Tattenhoe Park*	745	0	745	0	745
Walnut Tree	1861	1734	127	7	120
Walton Hall	258	258	1	0	1
Wavendon Gate	958	953	5	0	5
Westcroft	1070	554	516	316	200
Willen Park	430	0	430	0	430
Woolstone	356	353	3	0	3
Wolverton	3018	2675	343	2	341
Woughton	244	243	1	1	0
<b>OVERALL TOTAL CAPACITY</b>			<b>11540</b>	<b>1400</b>	<b>10140</b>

\* = Sites that have additional housing capacity for the period after 2011  
 Central Milton Keynes = 4320+ additional dwellings  
 Oakgrove Millennium Community = 880 additional dwellings  
 Tattenhoe Park = 431 additional dwellings

**Source: MKC Annual Housing Status Report (2005) supplemented by Joint Housing Delivery Team Information**

**TABLE H2 (B): NEW INFILL HOUSING SITES IN MILTON KEYNES CITY**

<i>Site ref</i>	<i>Grid square</i>	<i>Location</i>	<i>Estimated capacity</i>
MK9	Bradville	Althorpe Crescent	23
MK11	Stantonbury	West of Redbridge	85
MK12	Stony Stratford	London Road	45
MK19	Fenny Stratford	Reckitt & Coleman site	115
MK20	Bletchley	Buckingham Road	42 (based on planning consents)
MK21	Fenny Stratford	R/O Penn Road	30
MK22	Fenny Stratford	Lathams, Simpson Road	75
MK23	Stony Stratford	Stratford House	12
-	Wolverton	Railway works and adjoining land	298
-	Wolverton	West End	400
		<b>TOTAL</b>	<b>1125</b>

**TABLE H2 (C): HOUSING CAPACITY OF CITY EXPANSION AREAS TO 2011**

<i>Site ref</i>	<i>Location</i>	<i>Estimated Capacity to 2011</i>
MK1	Eastern Expansion Area*	2100
MK2	Western Expansion Area*	1600
MK3	Northern Expansion Area	455
	Newton Leys*	800
	Stantonbury Park Farm*	350
	<b>TOTAL</b>	<b>5305</b>

- = Sites that have additional housing capacity for the period after 2011
- Eastern Expansion Area = 1900 additional dwellings  
 Western Expansion Area = 4400 additional dwellings  
 Newton Leys = 850 additional dwellings  
 Stantonbury Park Farm = 150 additional dwellings

**TABLE H2 (D): NEW HOUSING SITES IN THE REST OF THE BOROUGH**

<i>Site ref</i>	<i>Location</i>	<i>Estimated capacity</i>
<b>Newport Pagnell</b>		
NP1	Police Station houses, High Street	15
NP2	Taylor's Mustard Factory, Union Street	5
NP4	Former Renny Lodge Hospital, London Road	68
<b>Woburn Sands</b>		
WS1	NAMPAK and adjoining land, Station Road	270
<b>Olney</b>		
OY2	Land adj Aspreys / Yardley Road	48
-	Cowper Tannery	105
OY4	Austen Avenue	26
<b>Hanslope</b>		
HP1	Cuckoo Hill Farm, Castlethorpe Road	30
HP5	Land adj Old Vicarage, Park Road	15
<b>Bow Brickhill</b>		
BB1	Blind Pond Farm, Woburn Sands Road	25
<b>TOTAL</b>		<b>607</b>

**TABLE H3: MAJOR HOUSING COMMITMENTS**

(included in existing capacity figures)

- Milton Keynes City (sites with 10+ dwellings, excluding 'new town' sites)

<i>Location</i>	<i>Estimated total capacity</i>
<b>Bletchley</b>	
24-28 Aylesbury Street	49
Baisley House	31
Bletchley Park	390
Wilton Avenue	
Bletchley Leisure Centre Site	300
Denbigh School site (remainder)	52
16-20 Tavistock Street	20
MK College (Part) Sherwood Drive	136
Saffron Street Garages	12
Stoke Road	94
Stephenson House	110
<b>Wolverton</b>	
Bong McCorquodale Site	90
Former EMEB Site	86
Wolverton Mill	142

- Rest of the Borough (sites with 5+ dwellings)

<i>Location</i>	<i>Total capacity</i>	<i>Completed</i>	<i>U/c</i>	<i>Not started</i>	<i>Status</i>
<b>Castlethorpe</b>					
Manor Farm, South Street	12	0	0	12	F
<b>Clifton Reynes</b>					
Pastures Farm	6	0	6	0	F
<b>Newport Pagnell</b>					
Ironbridge Works, Tickford Street	17	0	17	0	F
45 Broad Street	5	0	5	0	F
<b>Newton Blossomville</b>					
Manor Farm, High Street	7	5	2	0	F
<b>Olney</b>					
Site Opposite Cowper Works	15	0	0	15	F
South of recreation ground, East Street	42	0	0	42	LP
<b>Stoke Goldington</b>					
11 High Street	5	0	5	0	F
<b>Tyringham</b>					
Tyringham Hall	9	0	9	0	F
<b>Woburn Sands</b>					
Asplands Close, off Wood Street	5	0	0	5	F
<b>TOTAL</b>	<b>123</b>	<b>5</b>	<b>44</b>	<b>74</b>	

Base date: April 2005

Total remaining capacity (under construction and not started) = 118 dws,  
plus permissions for 185 dwellings on sites of less than 5 dwellings = 303  
dws: see Table H1, line (e)

**TABLE H4: PRIORITY HOUSING SITES (updated to reflect known position 1<sup>st</sup> April 2005)**

Site ref	Address	Settlement	Remaining capacity (total)	Capacity 2001-2006	Previous / current use	Strategic site?	Progress at April 1 <sup>st</sup> 2005
<b>PREVIOUSLY DEVELOPED LAND</b>							
<b>Within MK City</b>							
MK6	Ashland Stadium	Ashland	360	30	Greyhound stadium	YES	Development to start 05-06
	Bletchley Park / Wilton Avenue	Bletchley	390	0	Employment	YES	Developer unlikely to start site prior to 05-06
	Denbigh School site	Bletchley	65	0	Secondary school	YES	Site to be developed 06-07
	Denbigh School site (remainder)	Bletchley	0	0	Secondary school	YES	Built
	Kandy Foods, Osborne Street	Bletchley	17	17	Industrial		Built
	16-20 Tavistock Street	Bletchley	20	10	Industrial		Start on site 2005
MK20	Polar Ford garage, Buckingham Road	Bletchley	42	24	Car showroom		Start on part, Tesco and Co-op start 05-06
MK19	Reckitt & Coleman site	Fenny Stratford	115	0	Industrial	YES	Application to be submitted 05-06
	Oakgrove (East Flank)	Oakgrove	2000	0	Landfilled site (part)	YES	Development Framework Adopted September 2004
MK12	London Road	Stony Stratford	45	0	Garage / car showroom		Permission but no start
	Wolverton College site	Wolverton	0	91	Further education college	YES	Built
	West End development framework area	Wolverton	400	0	Secondary school / unused land	YES	Joint Venture Agreement yet to be signed.
	Railway works and adjoining land	Wolverton	298	0	Industrial / unused	YES	Site attained funding from ODPM. Start 06-07
MK3	Northern Expansion Area (part)	Edge of City	455	0	Industrial	YES	Development Framework approved. Start 06-07
<b>In the rest of the Borough</b>							
	Neville Close	Hanslope	8	8	Residential / commercial		No progress
	Leary Crescent, Tickford Street	Newport Pagnell	0	8	Industrial		Built
NP1	Police Station houses, High Street	Newport Pagnell	15	15	Residential		No progress
NP2	Taylor's Mustard Factory, Union Street	Newport Pagnell	5	5	Industrial		No progress
NP4	Renny Lodge Hospital site, London Road	Newport Pagnell	68	68	Hospital	YES	Partly developed, rest to start 06-07
	East Street	Olney	42	42	Residential		
	Cowper Tannery	Olney	105	45	Industrial	YES	Under construction
	Land r/o Brocks Garage, High Street	Olney	6	6	Commercial / residential		Full Permission
	Park Farm	Tyringham	0	5	Farm buildings		Built
WS1	Plysu & adj land, Station Road	Woburn Sands	270	0	Factory / warehouse	YES	Development start 06-07
	N of Cranbrook, Station Road	Woburn Sands	5	5	Industrial		No progress
	Cranfield Road / Newport Road	Woburn Sands	0	20	depot / builders yard / allotment		Built
<b>TOTAL ON PREVIOUSLY DEVELOPED LAND</b>				<b>399</b>			

<b>OTHER SITES</b>							
<b>Sites in Town Centres</b>							
<i>Site ref</i>	<i>Address</i>	<i>Settlement</i>	<i>Remaining capacity (total)</i>	<i>Capacity 2001-2006</i>	<i>Comments</i>	<i>Strategic site?</i>	<i>Progress at April 1<sup>st</sup> 2005</i>
	Central Milton Keynes/Campbell Park	CMK	1900	172		YES	CBX3 Start 05-06, Residential Quarter/Campbell Park start 06-07
	LOTS allowance	Town Centres	60	30	50% of allowance (60 dws)		
<b>Allocated infill sites in City</b>							
MK9	Althorpe Crescent	Bradville	20	20			Under construction
MK10	Townsend Grove	New Bradwell	0	30			Built
MK11	West of Redbridge	Stantonbury	85	0			Anticipated Start 2008-2009
<b>Committed land in the East and West Flanks</b>							
	East Flank	East Flank	3059	1293	Oakgrove has additional capacity after 2011	YES	Grid squares being developed. Oakgrove expected to start 2006-2007
	West Flank	West Flank	3284	2578	Tattenhoe Park has additional capacity after 2011	YES	Grid Square being developed. Oxley Park to start 2005-2006 and Tattenhoe Park 2007-2008
<b>Committed land elsewhere in the City</b>							
	Stoke Road, Water Eaton (EP)	Bletchley	94	0		YES	Start on Site expected 2006-2007
	South of Railway Walk (EP)	Bradville	101	101		YES	Under Construction
	Loughton (various sites)	Loughton	0	64		YES	Built
<b>Committed land in rest of Borough</b>							
	Cranfield Road	Astwood	0	8			Built
	Maltings Field (part)	Castlethorpe	0	12			Built
	Manor Farm, South Street	Castlethorpe	12	12			Full Permission
	Olney Road	Lavendon	0	5			Built
	r/o 118-126 Wolverton Road	Newport Pagnell	0	5			Built
	N of Clifton Court	Olney	0	10			Built
	Opposite Cowper Works	Olney	15	15			Full Permission
	Asplands Close, Wood Street	Woburn Sands	5	5			Full Permission
<b>New greenfield allocations on the edge of MK City</b>							
MK1	Eastern Expansion Area	City	2100	0	Remaining capacity after 2011 = 1900	YES	Development Likely to Start 2007-2008
MK2	Western Expansion Area	City	1600	0	Remaining capacity after 2011 = 4400*	YES	Development Likely to Start 2007-2008
<b>New greenfield allocations in the rest of the Borough</b>							
NP5	Allotments, London Road	Newport Pagnell	40	40			Site removed from Plan and adjacent site developed
OY2	North of Aspreys	Olney	48	48			Development Likely to Start 2005-2006
HP1	Cuckoo Hill Farm	Hanslope	30	0			Development likely to start 2006-2007
HP5	Adjacent Old Vicarage	Hanslope	15	15			No progress
Base date: April 2005							