

URBAN CAPACITY STUDY

February 2017

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SECTION 1: INTRODUCTION

1.1 Introduction

- 1.1.1 This Urban Capacity Study has been prepared to support the housing policies of Plan:MK.
- 1.1.2 The Council's housing target in Plan:MK is 26,500 dwellings from 2016 to 2031 and existing housing commitments (as of April 2016) were assessed at 23,000. This means land for an additional 3,500 dwellings needs to be found. Sites identified through the Urban Capacity Study help to reduce the number of dwellings that need to be allocated on greenfield sites in the open countryside.
- 1.1.3 The area covered by the Urban Capacity Study is the built-up areas of Milton Keynes, Newport Pagnell, Olney, Woburn Sands and Hanslope.
- 1.1.4 To avoid double counting, sites are excluded from the Urban Capacity Study where they have an existing planning permission, or are allocated in the Draft Site Allocations Plan (see appendix A).

1.2 Density Assumptions

- 1.2.1 It is assumed that sites will generally be developed at a net density of 35 dph. This is considered to be achievable and would make best use of developable land within the urban area. In CMK, higher densities will be achieved, and, in line with the CMK Business Neighbourhood Plan, a net density of 250 dph is assumed. In Bletchley town centre, where higher densities can be achieved, a net density of 200 dph is assumed. For some sites, detailed design work has been undertaken, or there is a particular lower density context. In these cases, a more site-specific density figure has been applied.
- 1.2.2 Net dwelling density is calculated by including only land which will be developed for housing and directly associated uses (i.e. access roads within the site, incidental open space and landscaping, private garden space, car parking areas, and children's play areas). Gross dwelling density is calculated by including all land (i.e. not just housing land but also land for schools, employment, open space, etc.).

SECTION 2: SOURCES OF CAPACITY

2.1 Sources of Capacity

2.1.1 The principal source of guidance on urban capacity studies is “Tapping the Potential” (TTP) which was prepared by URBED for the DETR in July 1999. TTP identifies the following sources of capacity:

- (i) Subdivision of existing housing
- (ii) Flats over shops
- (iii) Empty homes
- (iv) Previously developed vacant and derelict land and buildings (non-housing)
- (v) Intensification of existing areas
- (vi) Redevelopment of existing housing
- (vii) Redevelopment of car parks
- (viii) Conversion of commercial buildings
- (ix) Review of existing housing allocations in plans
- (x) Review of other existing allocations in plans
- (xi) Vacant land not previously developed

2.1.2 The following existing information has been utilised to identify capacity:

Source of Capacity	Existing Information
Subdivision of existing housing	Completions
Flats over shops	
Empty homes	
Previously developed, vacant and derelict land and buildings	Brownfield register MK disposal sites
Intensification of existing areas	
Redevelopment of existing housing	Regeneration estates of Bradville, Coffee Hall, Beanhill, Netherfield, Fullers Slade, Tinkers Bridge, and Lakes Estate
Redevelopment of car parks	
Conversion of commercial buildings	Completions
Review of existing housing allocations in plans	Local Plan, Core Strategy and Neighbourhood Plans
Review of other existing allocations in plans	Open space assessment SHLAA Employment Land Study
Vacant land not previously developed	MKDP sites Land categorisation sites MKC Property review of MKC-owned land

2.1.3 In the case of ‘previously developed land’, ‘review of existing housing allocations in plans’, ‘review of other existing allocations in plans’, and ‘vacant land not previously developed’, sites have been identified which could contribute to the urban capacity (see appendix B). In identifying sites, a site size threshold of 0.15ha has been applied. Any capacity from sites below the threshold is likely to be in the form of windfalls.

2.1.4 Sites have been included in the Urban Capacity Study where they have good access, they are compatible with adjoining uses and there are no obvious constraints.

2.2 Subdivision of Existing Housing

2.2.1 Most of the housing in Milton Keynes has been purpose built over the last 50 years, and so there is limited opportunity for subdivision.

2.2.2 Over last ten years there has been an average of 19 dwellings per year created as a result of subdivision of housing. Over last five years, there has been an average of 15 dwellings built per year.

06/07	07/08	08/09	09/10	10/11	11/13	12/13	13/14	14/15	15/16
24	28	23	15	22	18	16	8	25	9

Source: MKC, Monitoring and Information Officer

2.2.3 Over the next 15 years (until end of the Plan MK period), there is the potential for between 225-285 dwellings to be created if this trend is continued. As at 30th June 2016, there are currently planning permissions for the creation of 12 dwellings. Taking the 5-year average forward, there is a potential capacity 213 dwellings (i.e. 225-12).

2.3 Flats over Shops

2.3.1 Flats over shops do not require permission. Given the lack of traditional high streets within Milton Keynes, it is not considered that this source will make a significant contribution to urban capacity.

2.4 Empty Homes

2.4.1 There were 378 long-term empty properties in 2015.

Long-term empty (i.e. over 6 months) homes in Milton Keynes

2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
573	611	537	588	579	612	597	572	551	573	457	378

Source: DCLG, Table 615 Vacant dwellings by local authority district: England, from 2004

2.4.2 In 2015 long-term empty homes represented 0.43% of the housing stock. This compares with a regional percentage of 0.64% and a national percentage of 0.88%. It is therefore not considered that empty homes will make a significant contribution to housing capacity.

2.5 Previously-developed Land

Ref.	Address	Site area (ha)	Density (dph)	Dwellings
UCS001	Broughton Manor Business Park, Broughton	1.59	35	56
UCS002	Former Aldi Site, Bletchley	0.30	200	60
UCS003	Former Enigma PH, Bletchley	0.41	200	82
UCS004	Surrey Road, Bletchley	0.16	35	6
UCS005	Land off Monellan Crescent, Caldecotte	0.21	35	7
UCS006	Former Job Centre, CMK	0.30	250	75
UCS007	Former Suffolk Punch, Heelands	0.49	35	17
UCS008	Former Wyevale Garden Centre, CMK	0.65	250	163
UCS009	Milton Keynes Music Service, Simpson	0.60	35	21
UCS010	Orchard House, Wolverton	0.29	35	10
UCS011	Redbridge Close, Stantonbury	0.55	35	19
UCS012	Rowle Close, Stantonbury	0.52	35	18
UCS013	St Georges Way, Wolverton	0.45	35	16
UCS014	Station Square, CMK	0.99	250	248
UCS015	Land off Hartnett Drive, Wolverton	0.25	35	9
UCS016	Land off High Street, Stony Stratford	0.48	35	17
UCS017	Blacksmith's Arms, Downs Barn	0.20	35	7
UCS018	Clocktower PH, Emerson Valley	0.23	35	8
UCS019	The Springfield PH, Springfield	0.20	35	7
UCS020	Land off Woodhouse Court, Stantonbury	0.50	35	18
UCS021	Land off Maple Grove, Woburn Sands	0.17	35	6
UCS022	Land off Lovatt Drive, Bletchley	0.23	35	8
UCS023	Land off Manor Road, Water Eaton	0.16	35	6
UCS024	Land off Berwick Drive, West Bletchley	0.40	35	14
UCS025	Land off St Davids Road, West Bletchley	0.15	35	5
UCS026	Land off Stratford Road, Wolverton	0.32	35	11
			TOTAL	914

2.6 Intensification of Existing Areas

2.6.1 This is defined by TTP as making more effective use of land in a given area: for example, by developing garage courts, large gardens and backlands. TTP suggests that it may be sensible to exclude areas where the development form is less susceptible to intensification. In general, the development form of Milton Keynes which has developed over the last 50 years is not susceptible to intensification. The established settlement of Bletchley does provide scope for intensification. However, these sites are generally smaller than the 0.15 ha threshold set for the Urban Capacity Study.

2.7 Redevelopment of Existing Housing

2.7.1 Bradville, Coffee Hall, Beanhill, Netherfield, Fullers Slade, Tinkers Bridge, and Lakes Estate have been identified as priority regeneration estates. There is potential for major redevelopment of these estates that could result in an increase in the housing stock.

2.7.2 A design-led approach was applied to the estates of Bradville, Netherfield, and Fullers Slade. Layouts were prepared for each estate, assuming total redevelopment of the existing housing. Redevelopment involved building at a higher net density (of around 40 dph) and building on some areas of open space.

Estate	Existing no. of dwellings	Proposed no. of dwellings	% increase in no. of dwellings	Urban capacity
Bradville	414	953	130	539
Netherfield	1122	1602	43	480
Fullers Slade	449	794	77	345
			TOTAL	1364

2.7.3 The results of the design exercises carried out for Bradville, Netherfield and Fullers Slade have been extrapolated to generate a figure for the other regeneration estates. The developable area of Coffee Hall, Beanhill, Tinkers Bridge and Lakes Estate has been measured. This includes all open space within the estate but excludes schools and local centres. Applying a density of 38 dph to each of the developable areas equates to the percentage increase in dwellings achieved by the design exercises for Bradville, Netherfield and Fullers Slade. These density figures are therefore in effect somewhere between a gross and net density figure.

Estate	Existing no. of dwellings	Developable area	Density (dph)	Proposed no. of dwellings	Urban capacity
Beanhill	810	32.1	38	1220	410
Coffee Hall	859	31.3	38	1189	330
Tinkers Bridge	335	14.7	38	559	224
Lakes Estate*	2043	78.6	38	2987	283
				TOTAL	1247

*The Lakes Estate is subject of a made neighbourhood plan. The neighbourhood plan does not propose total redevelopment. Consequently, the capacity has been discounted by 70%.

2.8 Redevelopment of Car Parks

2.8.1 The majority of surplus car parks are located in CMK. These sites are identified for development in the Business Neighbourhood Plan, and therefore are excluded from the urban capacity calculation.

2.9 Conversion of Commercial Buildings

06/07	07/08	08/09	09/10	10/11	11/13	12/13	13/14	14/15	15/16
20	126	40	333	18	60	29	29	55	31

2.9.1 Over last ten years, there has been an average of 74 dwellings per year created as a result of conversion of commercial buildings. However, this average is skewed by two years when there were a significantly above average number of completions. Over last five years, there has been an average of 41 dwellings per year created as a result of conversion of commercial buildings. Over the next 15 years (until end of Plan MK period) there is the potential for 615 dwellings to be created if the 5-year trend is continued. As at 30th June 2016, there are currently planning permissions for the creation of 191 dwellings. Potential capacity is therefore set at 424 (i.e. 615 -191) dwellings.

2.10 Review of Existing Housing Allocations in Plans

2.10.1 Land has been allocated for housing in the Local Plan, Neighbourhood Plans and Core Strategy. The Urban Capacity Study presents an opportunity to revisit density assumptions for existing housing allocations and consider whether additional capacity could be provided by these sites.

Local Plan/Core Strategy Allocations

Address	Comments	Site area (ha)	Density (dph)	Dwellings
Land off Pascal Drive, Medbourne	Local Plan zone 3 housing density area	0.60	35	21
Land off Worrelle Avenue, Middleton	Local Plan zone 3 housing density area	1.05	35	37
Police Station Houses, Newport Pagnell*	Local Plan site NP1	0.39	40	15
Land off Midland Road, Olney	Local Plan zone 3 housing density area	0.86	35	30
Land off East Street, Olney	Local Plan zone 3 housing density area	1.41	35	49
West of Redbridge, Stantonbury	Local Plan site MK11	2.18	39	85
Land off Highgate Over, Walnut Tree*	Local Plan zone 3 housing density area	0.36	35	13
Land off Lichfield Down, Walnut Tree*	Local Plan zone 3 housing density area	0.36	35	13
Land off Stoke Road, Water Eaton*	Local Plan zone 3 housing density area	0.28	35	10
Land off High Street, Woburn Sands	Local Plan zone 3 housing density area	0.35	35	12
Lower End Road, Wavendon (Ripper's Land)	Core Strategy – part of SLA	3.6	33	120

*Site allocations taken forward in Neighbourhood Plan.

2.10.2 The majority of the Local Plan housing allocations do not have an indicative housing target figure. However, they lie within housing density zone 3 which sets a density figure of 35 dph. It is unlikely that these sites could be developed at a higher density than that proposed in the Local Plan. Local Plan allocations at Police Station Houses, Newport Pagnell (NP1) and West of Redbridge, Stantonbury (MK11) have housing target figures. These represent a net density of 40 dph and 39 dph, respectively. It is unlikely that these sites could be developed at a higher density.

2.10.3 The Core Strategy identifies the Strategic Land Allocation (SLA) as being capable of providing up to 2900 dwellings. Permissions to date for the SLA total 3150 dwellings. There is a 3.6ha site within the Strategic Land Allocation (allocated in the Core Strategy) that currently has no extant planning permission. It is envisaged that this site could accommodate 120 dwellings, which can be added to the urban capacity total.

Neighbourhood Plan Allocations

Address	Status of Neighbourhood Plan	Comments	Site area (ha)	Dwellings
Land off Caldecotte Lake Drive, Caldecotte	Walton Neighbourhood Plan - Made	No capacity figure in Neighbourhood Plan	1.92	-
Railway Works Site, Wolverton	Wolverton Neighbourhood Plan - Made	No capacity figure in Neighbourhood Plan	9.1	-
Land east of Agora, Wolverton	Wolverton Neighbourhood Plan - Made	No capacity figure in Neighbourhood Plan	0.57	-
Land off North Eighth Street (D1.2), CMK	CMK Business Neighbourhood Plan - Made		0.59	100
D4.1, CMK	CMK Business Neighbourhood Plan - Made		0.40	100
C4.4S, CMK	CMK Business Neighbourhood Plan - Made		0.39	100
C4.2, CMK	CMK Business Neighbourhood Plan - Made		0.74	180
C3.2-3.3S	CMK Business Neighbourhood Plan - Made	Developer interest – potentially higher capacity	0.56	70
B3.3S	CMK Business Neighbourhood Plan - Made	Majority of site being developed for offices. Only 0.09ha still available.	0.42	80

2.10.4 Land has also been allocated for housing in ‘made’ Neighbourhood Plans for Walton, Wolverton and CMK. Sites in the Walton and Wolverton Neighbourhood Plans do not have an indicative housing target figure. The Wolverton sites do not have density assumptions that can be revisited. Caldecotte C site has a density assumption of 35 dph. It is unlikely that this site could be developed at a higher density.

2.11 Review of Other Existing Allocations in Plans

Reserve Sites

2.11.1 Reserve sites are identified in the Milton Keynes Local Plan (2005). "Reserve Sites" is the term used to describe small sites in residential housing areas that are left undeveloped to accommodate unforeseen local needs. There are a range of uses to which these sites can be put - e.g. sheltered housing, hostels, meeting places, health centres, dental surgeries, workshops places of worship and local shops.

Local Plan ref	Address	Site area (ha)	Density (dph)	Dwellings
UCS027	Hendrix Drive, Crownhill	0.30	35	11
UCS028	White Horse Drive, Emerson Valley	0.26	35	9
UCS029	Hawkshead Drive, Emerson Valley	0.54	35	19
UCS030	Ardwell Lane, Greenleys	0.17	35	6
UCS031	Maida Vale, Monkston Park	0.17	35	6
UCS032	Highgate Over, Walnut Tree	0.25	35	9
			TOTAL	60

2.11.2 Reserve sites that are owned by MK Community Foundation have been excluded from the Urban Capacity Study. Sites in the ownership of MK Community Foundation are to be retained for community use.

Open Space

Ref.	Address	Site area (ha)	Density (dph)	Dwellings
UCS033	New Bradwell Sports Ground, Bradville (brownfield site)	0.15	35	5
UCS034	Land off Mathiesen Road, Bradville	0.20	35	7
UCS035	Land off Rochfords, Coffee Hall	0.50	35	18
UCS036	Land off Lynmouth Crescent, Furzton	0.36	20	7
UCS037	Land off Field Lane, Greenleys	1.62	35	57
UCS038	Land off Pinders Croft, Greenleys	0.31	35	11
UCS039	Land west of Bradwell Road, Loughton	0.29	35	10
UCS040	Land off Ashpole Furlong, Loughton	0.26	35	9
UCS041	Land off Noon Layer Drive, Middleton	0.63	35	22
UCS042	Land between Coleshill Place and Mayditch Place, New Bradwell	0.68	35	24
UCS043	Land off Chicheley Street, Newport Pagnell	0.71	35	25
UCS044	Land off Dulwich Close, Newport Pagnell	1.55	35	54
UCS045	Land off Talbots Hyde, Olney	0.26	35	9
UCS046	Land off Marlborough Street, Peartree Bridge	0.44	35	15

UCS047	Land off Briar Hill, Stacey Bushes	0.83	35	29
UCS048	Land off Malletts Close, Stony Stratford	0.18	35	6
UCS049	Land off Ridgeway, Stony Stratford	0.39	35	13
UCS050	Land off Latimer, Stony Stratford	0.49	35	17
UCS051	Land off Magdalen Close, Stony Stratford	0.36	35	13
UCS052	Land off Downland, Two Mile Ash	0.51	35	18
UCS053	Land off Clay Hill, Two Mile Ash	0.23	35	8
UCS054	Land off the High Street, Two Mile Ash	0.82	20	16
UCS055	Land off Shenley Road, West Bletchley	0.24	35	8
UCS056	Land off Highland Close, West Bletchley (part brownfield site)	0.34	35	12
UCS057	Sherwood Drive Car Park, West Bletchley (brownfield site)	0.29	17	5
UCS058	Land off Tattenhoe Lane, West Bletchley	1.32	35	46
UCS059	Land at Windmill Golf Course, West Bletchley	0.32	35	11
UCS060	Land off Franklin's Croft, Wolverton	0.38	35	13
			TOTAL	488

Education

Ref.	Address	Site area (ha)	Density (dph)	Dwellings
UCS061	Land at Oakgrove School, Middleton	1.76	35	62
UCS062	Land at Queen Eleanor Primary School, Stony Stratford	0.68	35	24
			TOTAL	86

Employment

Ref.	Address	Site area (ha)	Density (dph)	Dwellings
UCS063	Land off Simpson Road, Fenny Stratford	0.38	35	13
UCS064	Land off Yardley Road, Olney	8.76	35	306
UCS065	Land off Foxcovert Road, Shenley Wood	0.92	35	32
UCS066	Land off Brickhill Street, Willen	1.05	35	37
UCS067	Land off Portway, Willen	2.71	35	95
UCS068	Land at Stratford Road, Wolverton	1.91	35	67
UCS069	Land off High Park Drive, Wolverton Mill	1.93	35	68
			TOTAL	618

2.12 Vacant Land Not Previously Developed

2.12.1 Within this category is land that is not allocated for any specific use in the Local Plan. In most cases, it is amenity open space.

Ref.	Address	Site area (ha)	Density (dph)	Dwellings
UCS070	Land off Heplewell, Two Mile Ash	0.27	35	9
UCS071	Land off Glovers Lane, Heelands	0.24	35	8
UCS072	Land off Pattison Lane, Woolstone	0.34	15	5
UCS073	Land off Linford Lane, Woolstone	0.47	15	7
UCS074	Land off Turnmill Avenue, Springfield	1.93	35	68
UCS075	Land off Springfield Boulevard 1, Springfield	0.74	35	26
UCS076	Land off Springfield Boulevard 2, Springfield	0.15	35	5
UCS077	Land east of Kenwood Gate, Springfield	0.21	35	7
UCS078	Land west of Kenwood Gate, Springfield	0.21	35	7
UCS079	Springfield Court, Springfield	0.19	35	7
UCS080	Land off Kellan Drive 1, Fishermead	0.28	35	10
UCS081	Land off Kellan Drive 2, Fishermead	0.24	35	8
UCS082	Land off Kellan Drive 3, Fishermead	0.15	35	5
UCS083	Land off Kellan Drive 4, Fishermead	0.15	35	5
UCS084	Land west of Pentewan Gate, Fishermead	0.17	35	6
UCS085	Frank Howe Court, Fishermead	0.20	35	7
UCS086	Land off Carrick Road, Fishermead	0.24	35	8
UCS087	Land off Kirkstall Place, Oldbrook	0.36	35	13
UCS088	Land off Sutcliffe Avenue, Oldbrook	0.28	35	10
UCS089	Land off Overstreet, Downs Barn	0.16	35	6
UCS090	Land off Capel Drive, Downs Barn	0.24	35	8
UCS091	Land off Downs Barn Boulevard, Downs Barn	0.20	35	7
UCS092	Land off Ramsons Avenue 1, Conniburrow	0.25	35	9
UCS093	Land off Ramsons Avenue 2, Conniburrow	0.25	35	9
UCS094	Land off Coltsfoot Place, Conniburrow	0.35	35	12
UCS095	Land north of Grand Union Canal, New Bradwell	0.59	35	21
UCS096	Land off Little Linford Lane, Newport Pagnell	0.40	35	14
UCS097	Land off Richmond Way, Newport Pagnell	0.15	35	8
UCS098	Land off Engaine Drive, Shenley Church End	0.22	35	8
UCS099	Land off Crosslands, Stantonbury	0.54	35	19
UCS100	Land off Ashfield, Stantonbury	0.27	35	9
UCS101	Land off Westhill, Stantonbury	0.22	35	8
UCS102	Land off Redbridge, Stantonbury	0.16	35	6
UCS103	Land off Bennet Close, Stony Stratford	0.37	35	13
UCS104	Land to the rear of Hayes, Stony Stratford	0.32	50	16
UCS105	Land off Shuttleworth Grove, Wavendon Gate	0.23	35	8
UCS106	Land off Colchester Court, West Bletchley	0.32	35	8
UCS107	Land off Tweed Drive, West Bletchley	0.37	35	13
UCS108	Land off Hunstanton Way, West Bletchley	1.19	35	42
UCS109	Land off St Clements Drive, West Bletchley	0.57	35	20

UCS110	Land off Denbigh Hall Drive, West Bletchley	0.90	35	32
UCS111	Land off Hodge Lea Lane, Hodge Lea	0.35	35	12
UCS112	Land off Greenleys Lane1, Greenleys	0.28	35	10
UCS113	Land off Greenleys Lane 2, Greenleys	0.24	35	8
UCS114	Land off Greenleys Lane 3, Greenleys	0.20	35	7
UCS115	Land off Greenleys Lane 4, Greenleys	0.20	35	7
UCS116	Land off Waterside, Peartree Bridge	0.72	35	25
UCS117	Land off Waddesdon Close, Great Holm	0.24	35	8
			TOTAL	594

SECTION 3: DISCOUNTING

3.1 Discounting

3.1.1 The unconstrained capacity is discounted to provide an estimate of the number of dwellings that can realistically be expected to come forward during the plan period. Reasons why sites may not come forward primarily relate to developability or market viability. Developability factors include the willingness of an owner to release the site for development, infrastructure capacity and physical constraints. In addition, sites might be required for other uses and therefore not come forward for housing.

3.1.2 Tapping the Potential (TTP) provides a range of discounting rates, based on urban capacity studies reviewed by URBED:

Capacity Source	Discounting
Subdivision of existing housing	25-40%
Empty homes	40-80%
Previously developed, vacant and derelict land and buildings	65-85%
Intensification of existing areas	70-85%
Redevelopment of existing housing	70-85%
Redevelopment of car parks	70-85%
Conversion of commercial buildings	70-85%
Review of existing housing allocations in plans	90-100%
Review of other existing allocations in plans	70-85%
Vacant land not previously developed	30-40%

3.2 Empty Homes

3.2.1 A discounting rate of 80% has been applied, which is at the top of the range in TTP. Given that there is a below average number of long-term empty homes in Milton Keynes, it is considered that there will be a limited contribution from this capacity source.

3.3 Previously Developed, Vacant and Derelict Land and Buildings

3.3.1 A discounting rate of 65% has been applied, which is at the bottom of the range in TTP. This is considered an appropriate discounting rate as a number

of the identified sites in CMK have the potential to be developed for other uses or with residential as part of a mixed use development.

3.4 Redevelopment of Existing Housing

- 3.4.1 A small part of the existing housing stock may be retained in order to preserve some of the history of the regeneration estates. A discounting rate of 5% has therefore been applied.

3.5 Review of Other Existing Allocations

Reserve Sites

- 3.2.1 A number of sites have been identified as having the potential to contribute towards urban capacity. However, these sites have been identified as also being suitable for alternative uses and therefore some recognition should be given to the opportunity for such sites to provide for alternative uses. In all cases residential use is allowed, but is not the preferred use. Consequently, a discount rate of 50% is applied. This discounting rate is the same as that applied by Entec in the 2001 Milton Keynes Urban Capacity Study.

Open Space

- 3.2.2 Land considered within the survey was considered to be of only marginal contribution to recreation and open space uses. However, the value of these green spaces within local residential areas is important and it may be possible for sites to be only partially developed in order to preserve open space. A discount factor of 50% has been applied. This discounting rate is the same as that applied by Entec in the 2001 Milton Keynes Urban Capacity Study.

Education

- 3.2.3 A discounting rate of 50% has been applied, which is below the bottom of the range in TTP. This is considered an appropriate discounting rate as these sites may continue in education use.

Employment

- 3.2.4 A discounting rate of 50% has been applied, which is below the bottom of the range in TTP. This is considered an appropriate discounting rate as these sites may continue in employment use.

3.6 Vacant Land not Previously Developed

- 3.6.1 A discounting rate of 50% has been applied, which is above the top of the range in TTP. These sites are on the whole small areas of amenity open space. It is considered that a proportion of these may be retained in open space during the plan period.

SECTION 4: URBAN CAPACITY

4.1 Urban Capacity

Capacity Source	Unconstrained capacity	Discounting	Constrained capacity
Subdivision of existing housing	213	n/a	213
Empty homes	378	80%	76
Previously developed, vacant and derelict land and buildings	914	65%	320
Redevelopment of existing housing	2611	5%	2480
Conversion of commercial buildings	424	n/a	424
Review of existing housing allocations in plans	n/a	n/a	120
Review of other existing allocations in plans	1252	50%	626
Vacant land not previously developed	594	50%	297
TOTAL			4556

Housing Losses

4.1.1 During the period 2006-16 there were 113 dwellings lost as the result of demolitions and changes of use from residential (Source: MKC Monitoring and Information Officer). If this rate of loss were to be continued over the Local Plan period (2016-31), there would be a loss of **170 dwellings**.

SECTION 5: OTHER POTENTIAL CAPACITY SOURCES

5.1 Kiln Farm

5.1.1 The existing employment land and buildings at Kiln Farm cover an area of approximately 62 ha. If it is assumed that half of the land was required for non-housing uses (e.g. education, strategic open space, retail/community facilities), then at 35 dph the area could accommodate **1120** dwellings.

5.2 Campbell Park

5.2.1 Outline permission for a mixed use development at Campbell Park (04/00586/OUT) was granted in March 2007. Approval of all reserved matters must be made within 10 years of the granting of permission. The permission allows for up to 2400 dwellings, and 127,230 sq m of B1 floorspace. Other uses permitted are A1 (retail), A3, A4, A5 (food & drink), D1, D2 (leisure & community facilities), and sui generis (live/work units).

5.2.2 The outline application proposes 2368 dwelling units comprising 307,697 sq m of floorspace. This equates to 130 sq m per unit. If the proposed B1 floorspace were to be changed to residential using the same ratio, it would equate to **972** dwelling units.

5.3 North and South Row, CMK

5.3.1 Potentially, the outermost two rows of public car parking spaces along North and South Row in CMK could be developed for housing. A further row of public parking would be lost to provide private parking for the new houses.

5.3.2 It is estimated that 232 dwellings could be provided by developing on car parking spaces along North Row at a density of 64 dph. Similarly, 104 dwellings could be provided by developing car parking spaces along South Row. In total, it is anticipated that **336** dwellings could be provided.

5.3.3 The number of public car parking spaces that would be lost as the result of development would be approximately 350 spaces on South Row and 844 spaces on North Row.

Appendix A – Draft Site Allocations Plan (October 2016)

The following sites have been allocated in the Site Allocations Plan:

- SAP1 – Our Lady of Lourdes Church, Lloyds, Coffee Hall
- SAP2 – Wellington Place Car Park, Bletchley
- SAP3 – Land off Singleton Drive, Grange Farm
- SAP4 – Land East of John Lewis Car Park, Central Milton Keynes
- SAP5 – Land North of Vernier Crescent, Medbourne
- SAP6 – Gurnards Avenue, Fishermead
- SAP7 – Land to Rear of Morrison’s Supermarket, Barnsdale Drive, Westcroft
- SAP8 – Bergamot Gardens, Walnut Tree
- SAP9 – Independent School Site, Daubeney Gate, Shenley Church End
- SAP10 – Land off Lilleshall Avenue, Monkston
- SAP11 – Builders’ Merchants, Simpson Road, Fenny Stratford
- SAP12 – Land off Hampstead Gate, Bradwell Common
- SAP13 – Former MFI Unit, Watling Street, Bletchley
- SAP14 – Land off Harrowden, Bradville
- SAP15 – Timbold Drive, Kents Hill, Sites A, C and D1
- SAP16 – Manifold Lane Reserve Site, Shenley Brook End
- SAP17 – East of Snelshall Street Reserve Site, Cranborne Avenue, Westcroft
- SAP18 – Land at Towergate, Groveway, Wavendon Gate
- SAP19 – Land at Walton Manor, Groveway/Simpson Road, Walton Manor
- SAP 20 – Land at Broughton Atterbury, Oakworth Avenue, Broughton
- SAP21 – Land off Ladbroke Grove, Monkston Park

Appendix B – Potential Housing Sites