

Table 2: Existing Commitments - Rural Area

SHLAA Ref	Name	Area	Size	Estimated Capacity	Greenfield/PDL	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 2-5)	Estimated Developable capacity (yrs 6-15)
U301	Tickford Fields	Newport Pagnell		1200	Greenfield	Allocation	Site is allocated within Newport Pagnell Neighbourhood Plan and is therefore deemed suitable	Application for the site is being worked up; MKDP as a key landowner on the site are keen for development to go ahead.	There are potentially constraints to delivery on parts of the site but there is no reason that unconstrained parcels, particularly those that are directly under the control of the Council, will not be made available and delivered towards the middle/end of the 2-5 year period with the remainder of the site coming on line in the 6-15 year period. Potential 'gateway' to the site (Network House) is under construction and could facilitate delivery of the wider site in due course.	Some physical constraints on site (minor flooding) which will need to be considered as part of the masterplanning, but not constraints that will stope development. No Policy constraints.	Deliverable in part - site is likely to begin delivering later in the 2-5 year period, but the majority of the site will come forward in the 6-15 year period.	150	1050
U302	Land east of Tillbrook Farm	Bow Brickhill		36	Greenfield	Permission	Site has outline permission and is therefore considered suitable.	Developers are continuing to prepare for development on site.	Permission contains various pre-commencement conditions that need to be discharged, furthermore, except for the means of access, developers must still prepare and obtain approval of all reserved matters. Once reserved matters approval and the discharge of all relevant planning conditions has been obtained, the developer may / will be looking to secure finance for the development. Development is likely to be phased over a number of years.	No constraints	Deliverable - although there are a number of steps to be undertaken before development can begin, this is a relatively small site and should be developed out within 2-3 years.	36	0
U303	Blind Pond Farm, Woburn Sands Road	Bow Brickhill		14	PDL	Permission	all units under construction	all units under construction	all units under construction	No constraints	Deliverable	14	0
U304	Police Station Houses, High Stree	Newport Pagnell		14	PDL	Allocation	Allocated site therefore deemed suitable for residential use.	Land is in the hands of a developer, however no recent activity on the site. Buildings to be demolished on site are however vacant.	Land is in the hands of a developer, however no recent activity on the site. Site is vacant and despite need to remove existing buildings, the site could be developed out relatively quickly.	No policy constraints; vacant buildings on site will need demolishing.	Deliverable	14	0

U305	Former Employment Allocation Phase 1	Olney		33	Greenfield	Permission	Former employment allocation however site now has REM permission for residential use.	Site has recently approved REM permission.	It is expected that development will begin once REM permission has been gained for Phase 2 of the development; expected submission later 2017.	No policy constraints; Some potential constraints relating to adjacent sewerage works, however these do not seem to have been an issue in gaining permission for Phase 1.	Deliverable	33	0
U306	Former Employment Allocation Phase 2	Olney		33	Greenfield	Permission	Site has outline permission and is therefore considered suitable.	site has the same landowner as Phase 1 which has recently gained REM approval; it is expected that the landowner will acquire REM permission for Phase 2 and then start on site.	It is expected that development will begin on Phase 1 once REM permission has been gained for Phase 2 of the development; expected submission later 2017. Phase 2 will then follow afterwards.	No policy constraints; Some potential constraints relating to adjacent sewerage works, however these do not seem to have been an issue in gaining permission for Phase 1.	Deliverable	33	0
U307	Nampak Phase 4	Woburn Sands		14	PDL	Permission	all units under construction	all units under construction	all units under construction	No constraints	Deliverable	14	0
U308	Nampak Phases 5 & 6	Woburn Sands		81	PDL	Permission	Site changed use from original employment area and now has FUL permission for residential; therefore deemed as suitable.	Site in the hands of housebuilder.	Considerable amount of remediation and groundworks to be carried out on the site before development can begin, therefore a long lead in time from start on site to delivery of houses. Site still expected to be completed by the end of the 2-5 year period.	No policy constraints; remediation and groundworks to be carried out on site, but this will not stop development from occurring.	Deliverable	81	0
U309	Greens Hotel	Woburn Sands		9	PDL	Permission	all units under construction	all units under construction	all units under construction	No constraints	Deliverable	9	0

U310	Frosts Garden Centre, Wain Close	Wavendon		53	PDL	Permission	Site has outline permission via appeal, therefore deemed suitable.	No REM applications submitted for the site to-date and no information on intentions of landowners, however site does still have a recent OUT permission.	Despite lack of REM applications, the site is small scale and relatively unconstrained in a part of Milton Keynes which is highly marketable. It should therefore be deliverable within 5 years.	No constraints	Deliverable	53	0
U311	Land north of Wavendon Business Park	Wavendon		134	Greenfield	Permission	outline permission granted therefore deemed suitable.	site granted outline permission in early 2017.	Relatively small scale greenfield site, with no major physical constraints, should therefore be deliverable within 2-5 year period.	No constraints	Deliverable	134	0
U312	Land between 36 and 38 Long Street Road	Hanslope		12	Greenfield	Permission	outline permission granted therefore deemed suitable.	REM approval was granted in April 2017 and agent expected start on site in 2017.	REM approval was granted in April 2017 and agent expected start on site in 2017.	No constraints	Deliverable	12	0
U313	Castlethorpe Road	Hanslope		150	Greenfield	Permission	outline permission granted therefore deemed suitable.	Site has outline permission, REM still required to be submitted and disposal of site to housebuilders.	Site has outline permission, REM still required to be submitted and disposal of site to housebuilders. However it is a relatively small scale greenfield site, with no major physical constraints, should therefore be deliverable within 2-5 year period.	No constraints	Deliverable	150	0

U314	Land West of High Street	Sherington		36	Greenfield	Permission/Neighbourhood Plan	outline permission was granted at appeal and site is therefore deemed suitable. Site has also now been included in Sherington Neighbourhood Plan.	Site has outline permission, REM still required to be submitted.	Site has outline permission, REM still required to be submitted; however the site is a small greenfield site with limited infrastructure requirements so delivery should be achieved within 2-5 year period.	No constraints	Deliverable	36	0
U315	Land off East Street	Olney		14	Greenfield	Permission	FUL permission granted on site, therefore deemed suitable.	Recent FUL permission and agent has suggested site will be delivered within 2-3 years.	Recent FUL permission and agent has suggested site will be delivered within 2-3 years.	No constraints	Deliverable	14	0
U316	Olney Neighbourhood Plan site	Olney		250	Greenfield	Allocation	Site has been allocated within the Olney Neighbourhood Plan and is therefore deemed suitable.	Landowner has submitted an outline application.	Outline application submitted for site so clear intention of landowner to progress site. Greenfield site with limited constraints therefore start on site and first completions should be achievable within 2-5 year period, however most of site expected to be delivered in 6-15 year period.	No constraints	Deliverable in part - site is likely to begin delivering later in the 2-5 year period, but the majority of the site will come forward in the 6-15 year period.	50	200
U317	Land South of Lavendon Road	Olney		50	Greenfield	Allocation/permission	Allocated within the Olney Neighbourhood Plan and the site has approved Outline permission therefore deemed suitable.	Site has outline permission, REM still required to be submitted.	Site has outline permission, REM still required to be submitted; however the site is a small greenfield site so delivery should be achieved within 2-5 year period.	Some of site is at risk of flooding however development proposals appear to retain this as open space. No Policy constraints.	Deliverable	50	0
U318	Maltings Field	Castlethorpe		30	Greenfield	Allocation	Site is allocated within the Castlethorpe Neighbourhood Plan and is therefore deemed suitable.	Developers have now submitted an outline application for residential development.	Developers have now submitted an outline application for residential development. Given greenfield site of small scale with limited to no physical constraints, site should be deliverable within 2-5 year period.	No constraints	Deliverable	30	0

U319	Network House	Newport Pagnell		73	PDL	Permission/Allocation	Site is under construction	Site is under construction	Site is under construction	No constraints	Deliverable	73	0
U320	Former Aston Martin/Tesco Site	Newport Pagnell		86	PDL	Permission/Allocation	Site has FUL planning permission and is therefore deemed suitable.	Site has FUL planning permission and in the ownership of a housebuilder who is in the process of discharging all conditions.	Site has FUL planning permission and in the ownership of a housebuilder who is in the process of discharging all conditions. Site is therefore expected to be delivered within 2-5 year period.	No constraints	Deliverable	86	0
Totals											1072	1250	