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Executive summary

What is a Strategic Housing Land Availability Assessment (SHLAA)?

- Part of the evidence base for preparation of the Milton Keynes Local Plan (Plan:MK)
- A technical study required by the National Planning Policy Framework (NPPF)
- Assesses potential housing sites in the borough
- An assessment based on the methodology set out in national Planning Practice Guidance (PPG)

What will it be used for?

- It is **NOT** an allocations document but will inform Plan:MK
- Providing evidence of a 5 year supply of developable/deliverable housing sites
- Showing at least a 15 year supply of housing sites/broad areas
- Developing a housing trajectory

What will the Milton Keynes SHLAA do?

- Adapt the PPG to reflect local circumstances
- Assess both specific sites and, if necessary, broad areas
- Assess sites suggested during both Local Plan and SHLAA consultations, unless they are obvious non-runners
- Assess the justification for a windfall allowance, if necessary

Who will Milton Keynes work with?

- The SHLAA will be developed with partners, including the Joint Housing Monitoring Team (JHMT⁽¹⁾)
- Stakeholders to be consulted include house builders, social landlords, local property agents, planning consultants, Parish Councils, ward members and key community groups
- The JHMT have helped set the scope of the study and will be involved in confirming conclusions of the assessment

How will sites be assessed?

- Sites will be assessed against the assessment criteria set out in this methodology
- Density multipliers and site specific information will be used to estimate the housing capacity of sites
- Site deliverability/developability will be assessed against a range of factors set out in this methodology
- The study will consider how/when constraints to development can be overcome

What will be the end result?

- A Report, containing a list of sites, cross referenced to maps, with an assessment of the availability/deliverability/developability of each site, together with an overall assessment of housing land supply
- A database of sites allowing the SHLAA Report to be updated on a regular basis.

1 The Joint Housing Monitoring Team is a partnership between the Council and partners, set up to monitor housing delivery across the borough. It has close links with the development industry and benefits from the input of the Homes and communities Agency and the Milton Keynes Development Partnership (MKDP) as a major land owner in the city.

Preface

This document sets out the methodology that Milton Keynes Council will use to undertake the Strategic Housing Land Availability Assessment (SHLAA) for the Borough of Milton Keynes.

The methodology sets out main stages for the preparation of the assessment. The stages are based on the standard methodology recommended in the Government's Planning Practice Guidance (PPG), amended to reflect local circumstances.

The methodology builds on the approach taken in previous SHLAAs prepared by Milton Keynes Council whilst building on lessons learnt. It has also been updated to reflect the changing circumstances around the growth and development of Milton Keynes.

The SHLAA is a technical background document that informs the plan making process. The allocation of sites will happen through the normal plan making procedures, specifically Plan:MK, and will involve extensive public and stakeholder consultation prior to the allocation of any new sites for development.

It is important to note that the SHLAA assessment gives no planning weight to the sites included and the identification of a site in the SHLAA does not mean that it will be allocated for housing in Plan:MK or that planning permission for residential development will be granted.

1 Background

Estimating the development potential of each site

1.1 The Strategic Housing Land Availability Assessment (SHLAA) is a requirement of the NPPF which states that Local Planning Authorities should prepare a SHLAA to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. The SHLAA forms a key part of the evidence base to underpin policies in development plans for housing development, including supporting the delivery of land to meet identified need.

1.2 The methodology for producing a SHLAA is set out in detail in the Government's *Planning Practice Guidance (PPG)* which can be viewed at: [Planning Practice Guidance: Housing and Economic Land Availability Assessment](#)

1.3 A Local Authority, in conjunction with key stakeholders, is required to identify sites and broad locations with potential for housing; assess their development potential and assess their suitability for development and the likelihood of development coming forward (the availability and achievability). There are five standard outputs identified by the PPG, that the SHLAA assessment should produce, as illustrated in the table below.

Table 1.1 Strategic Housing Land Availability Assessment - Core Outputs

1	A list of all sites and broad locations considered, cross-referenced to their locations on maps;
2	An assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
3	Contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
4	The potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
5	An indicative trajectory of anticipated development and consideration of associated risks.

Source: *Planning Practice Guidance: Housing and Economic Land Availability Assessment (Paragraph 028 Reference ID 3-028-20140306)*

1.4 The preparation of a SHLAA should be carried out through a series of five key stages:

- Stage 1: Site/broad location identification
- Stage 2: Site/broad location assessment
- Stage 3: Windfall Assessment
- Stage 4: Assessment Review
- Stage 5: Final Evidence Base

1.5 A detailed methodology flowchart can be viewed at: [SHLAA Methodology Flowchart](#). Where a Local Authority chooses to depart from this methodology, reasons for doing so will need to be outlined.

2. Stage 1: Site/broad location identification

2 Stage 1: Site/broad location identification

Extent of the Study

2.1 The study will cover the whole of the Borough of Milton Keynes, focusing on those areas where housing is expected to be delivered as part of Plan:MK up to 2031. The focus will therefore be on existing settlements in the area and have regard to the need to create sustainable communities.

2.2 The assessment will however not be constrained by the amount of development that will be required in Plan:MK and will instead review all sites/broad locations to provide a full audit of available land. This will ultimately assist in the identification of sites and locations suitable for the required development in Plan:MK.

2.3 In looking at how comprehensive the SHLAA should be in terms of geographical coverage and size of site the following factors have been taken into account:

- Milton Keynes has high housing delivery targets, with the majority of supply to be delivered through large housing sites;
- There is already a significant amount of land identified through existing commitments, previous versions of the SHLAA and annual housing monitoring records;
- A large proportion of rural housing sites are historically small windfall sites which are difficult to identify;
- The SHLAA will be a key piece of evidence for the upcoming Plan:MK to assist in allocating sites in-line with the strategic objectives of the plan.

2.4 In line with guidance set out in the PPG and taking account of the above factors, the following parameters have been set for the SHLAA survey:

- A site threshold of 5 dwellings will be set for the identification of new sites in the assessment due to the expectation that the majority of housing will be delivered on large sites. The inclusion of sites that could accommodate less than 5 dwellings would lead to a large amount of assessment for a relatively insignificant housing yield.
- Given the level of housing land already identified, the focus will be on surveying sites identified through a call for sites and the desk top survey.
- The focus will remain on identifying sites for development that will comply with the strategic objectives of the forthcoming Plan:MK and assist in delivering the housing requirements it sets out.
- Searches for additional sites within rural settlements will be used to assist Parish Councils in the preparation of Neighbourhood Plans and in allocating sites to comply with their housing requirements.

Timeframes

2.5 As outlined above, the SHLAA will seek to cover the full Plan:MK period up to 2031, starting from a base date of 1st April 2016, therefore covering a 15 year period. Over this period Plan:MK is currently seeking to develop 26,500 dwellings.

2.6 The SHLAA will consider a series of timebands to cover this 15 year period, looking to designate sites within: the first 5 years of the emerging Plan:MK (specific, deliverable sites, ready for development); 6-10 years (specific, deliverable sites); and 11-15 years (ideally specific, deliverable sites or broad locations for growth). The SHLAA will aim to identify sufficient specific sites to cover the full 15 years of Plan:MK.

2 . Stage 1: Site/broad location identification

Who will be Involved?

2.7 In line with the PPG, the SHLAA will take a partnership approach. The assessment will be carried out through engagement with the Council's JHMT and through correspondence with developers, agents and landowners through discussions regarding the delivery of sites which are considered existing commitments and those submitted through a call for sites.

2.8 Furthermore Parish and Town Councils will also be encouraged to participate in the preparation of the assessment via discussions in relation to specific sites where necessary. It is hoped that this approach will allow the assessment process to benefit from local input, primarily in terms of understanding of the context of sites.

2.9 Other key contacts will also assist in the preparation of the SHLAA, particularly specialist teams on environmental and highway issues, which will be key to assessing the suitability of sites for development.

Determining which sources of sites will be included in the assessment

2.10 In line with PPG the Council will be proactive in identifying as wide a range as possible of sites and broad locations for development both through a desktop review of existing information and through a call for sites.

2.11 The PPG identifies examples of the types of sites that have the potential for housing and the sources of data that should be assessed as part of the SHLAA to identify sites. The potential types of sites which will be reviewed are presented in Table 2.1.

Table 2.1 Sites with potential for housing which should be covered by the assessment

Sites in the planning process
<ul style="list-style-type: none">■ Land allocated (or with permission) for employment or other land uses which are no longer required for those uses■ Existing housing allocations and site development briefs■ Unimplemented/outstanding planning permissions for housing■ Planning permissions for housing that are under construction
Sites not currently in the planning process
Examples: <ul style="list-style-type: none">■ Vacant and derelict land and buildings■ Surplus public sector land■ Land in non-residential use which may be suitable for redevelopment for housing, such as commercial buildings or car parks, including as part of mixed-use development■ Additional housing opportunities in established residential areas, such as under-used garage blocks■ Large scale redevelopment and re-design of existing residential areas■ Sites in rural settlements and rural exception sites■ Urban extensions■ New free standing settlements

2.12 With the exception of new free standing settlements, which are not supported by the Council, the assessment will look at these potential sources of sites and identify as many sites with potential for appropriate housing development as possible, to ensure the SHLAA is robust.

Sites in the planning process

2. Stage 1: Site/broad location identification

2.13 The Council already has records of all sites within the planning process through existing monitoring arrangements. The existing monitoring information will be interrogated to extract:

- Sites with unimplemented permission for housing and those where homes are under construction.
- Sites with planning applications for housing, which are likely to be approved.
- Existing allocations where there is no planning permission or application in place. Work will be undertaken to assess that these are still viable housing sites.
- Sites with existing development briefs that have not yet received planning permission.

Sites not currently in the planning process

2.14 The major source of sites not currently in the planning process will be identified through a call for sites. To ensure the maximum number of opportunities for housing sites are identified through this process, the call for sites will seek to attract as wide an audience as is practicable so that those not normally involved in property development, such as town/parish councils and local landowners, have the opportunity to contribute. Through consultation, developers and landowners will have the opportunity to identify and submit for assessment sites across the Borough which they feel have housing potential. Added to these will be sites promoted through earlier consultation stages of Plan:MK.

2.15 Other sources of supply outside the planning process will be investigated through the assessment. These will include any Council schemes that may have the potential to yield new housing supply and sites which are in the ownership of Milton Keynes Development Partnership which have not been identified, or are yet to come forward, for residential development.

2.16 Sites where previous applications have been withdrawn or refused are another source of sites not currently classed as being in the planning process. There may be cases where these sites are not suitable for housing, but there may be sites which have previously been refused on issues such as density or design, but where the principle of housing development is accepted. Such sites will be included in the assessment.

2.17 The PPG highlights numerous other sources of information on sites not currently in the planning process. Below is an indicative list of sources/methods the Council will also use to identify the maximum number of sites for assessment:

- Sites identified in the urban capacity study and previous SHLAAs
- Sites which have been submitted but not taken forward by the recent Site Allocations Plan.
- Register of surplus public sector land
- Vacant buildings register
- Latest Employment Land Study
- Through estate agents and property agents
- Milton Keynes Council estates department

2.18 Land in existing housing areas will also be considered where it has not been identified through another source. It should be noted that this will primarily be areas such as old garage courts and other brownfield development opportunities. However, it could also include other infill opportunities where they exist. It is recognised that spaces such as this have local value and are often integral to the character of residential areas, so they will be considered but may be rejected as unsuitable or undeliverable through the assessment process. Such sites will be identified through site visits, desktop work using aerial photography, through the Council's housing department and potentially by Parish and Town Councils, using their local knowledge.

2 . Stage 1: Site/broad location identification

Site Survey

2.19 Following the review of all existing information and the call for sites, a list of all potential sites will be compiled and be subject to a sifting process to ensure sites are not duplicated, as they may be identified through a number of sources.

2.20 Each identified site will be mapped and details (location, size, constraints etc.) of the site will be logged initially in a standard pro-forma. This information will form the basis of any site surveys to be carried out.

2.21 For sites already within the planning system, a full site survey will not be carried out, but existing information will be ratified and an up-to-date view on development progress will be sought from the landowner, developer or agent.

2.22 An initial desktop review of all other sites will then be undertaken involving the assessment of each site against the Council's mapped constraints information to identify any issues such as flooding, and assessed against national designations and policies which may affect the site, so as to establish which sites have reasonable potential for development and should be included in the detailed site survey.

2.23 The review will also provide an opportunity to outline some known context to each site, looking at issues which will affect the ability of the site to provide sustainable housing.

2.24 All sites that fall within the scope of the study and are not assessed as unsuitable through the above desktop review will then be visited where required. For sites with permission or which are under construction, the Council's housing monitoring team undertake quarterly site visits as part of existing monitoring arrangements. For the purpose of the SHLAA, these site visits will not be duplicated.

2.25 To ensure that the survey is consistent it will be carried out by Milton Keynes Council staff, briefed in the requirements of the survey, using a standard pro-forma.

2.26 The survey pro-forma, which will include details noted through the desktop survey, will include the following information as set out in the PPG (Paragraph 016 Reference ID: 3-016-20140306):

- Site size, boundaries, and location;
- Current land use and character;
- Land uses and character of surrounding area;
- Physical constraints (e.g. Access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure/utilities);
- Potential environmental constraints;
- Initial assessment of whether the site is suitable for housing or housing as part of a mixed-use development.

2.27 The survey will enable factors not identified under the desktop study to be analysed. These factors include:

- Sites in an alternative use with no evidence or obvious prospect of being available for housing; and
- Sites where constraints mean they will not be suitable for housing development.

3 . Stage 2: Site/broad location assessment

3 Stage 2: Site/broad location assessment

Estimating the development potential of each site

3.1 The estimation of the development potential of each identified site will be guided by the existing policies of the Local Plan and Core Strategy and the emerging policies of Plan:MK. The PPG suggests that the densities of relevant existing schemes on comparable sites can also be used as the basis for assessment, adjusted for any individual site characteristics and physical constraints.

3.2 In cases where specific information is available regarding the yield of a site (e.g. for sites with planning permission or development briefs or where a call for sites submission has carried out more detailed masterplanning work), where appropriate, this information will be used as an **estimate** of capacity instead of the density multipliers.

3.3 Density multipliers will be used to **estimate** the potential number of dwellings that could be accommodated on each site ⁽²⁾. A banding approach to establish the net developable area will be used, grouping sites according to their area and the need to accommodate other uses on the site. Three bands are to be used:

- small (site area up to 2ha) majority of the site will usually be available for development
- medium (between 2ha and 10ha) where up to 75% the site may be available for housing development
- large (above 10ha) where up to 50% the site may be available for housing development

3.4 Density multipliers will be guided by existing Local Plan policy H8 (Housing Density), policies within 'made' neighbourhood plans, and densities of relevant schemes on comparable sites. Table 3.1 outlines the indicative densities which will be used where required. The net density will include: private gardens; access roads, streets, footpaths and cycleways within the site; car parking areas; incidental open space, amenity space and landscaping, and children's play areas.

3.5 It therefore excludes: major distributor roads; schools; open spaces serving a wider area, facilities serving a wider part of the community (e.g. for leisure or shopping) and other non residential uses, which will obviously only be an issue on larger sites.

Table 3.1 SHLAA Housing Densities

Area	Dwellings per hectare
CMK	250 dph
Campbell Park	100 dph
The rest of the existing urban area	35 dph
Potential urban extensions	35 dph

Assessing the suitability for housing

3.6 The proformas recording desktop work and site visit notes will include all of the information required to assess the suitability of the sites for housing. As outlined previously, this includes reviews of the relevant policy constraints, appropriateness and likely market attractiveness for the proposed development, planning histories, potential impacts, any physical problems/limitations and environmental conditions, which may constrain development (as set out in the PPG: Paragraph 019 Reference ID 3-019-20140306).

2 This is an estimate of housing potential. It is not meant to be a maximum figure or a minimum. If the site does come forward for development, the actual yield will be determined through the planning process where site constraints and opportunities can be assessed in more detail.

3 . Stage 2: Site/broad location assessment

3.7 Sites visits will be integral to assess limitations and potential conditions that would be experienced by occupiers (such as noise), in addition to those identified through the desktop study. Issues concerning potential impacts, including the effect upon landscapes, heritage features and infrastructure provision, will be assessed through the site visits and followed by a review of available data and discussions with experts in particular areas (such as highways) to ascertain whether they will make housing on a site unsuitable.

3.8 Input from experts on particular issues will also enable particular development requirements to be identified, such as upgraded access.

3.9 It is assumed that sites currently in the planning process i.e. with planning permissions and allocated in the Local Plan have been previously assessed in terms of their suitability for development and do not require another evaluation. Consideration will however be given as to the suitability of previously allocated land and the potential to designate allocated land for different or a wider range of uses.

3.10 Officers will recommend any sites that they consider to be unsuitable for housing be removed at this stage of the assessment.

Assessing the availability for housing

3.11 Sites that are put forward by land owners and developers through the call for sites and that are currently under construction are assumed to be available for housing, as it is obviously the intention of the owner to seek/continue development of the site. Those submitting sites on behalf of landowners will be asked to verify they have the owners consent to do so.

3.12 This is also the case for sites where there has been informal contact with the Council regarding development of a site. To clarify areas of uncertainty the Council will write to the owners of a site where there is an unimplemented permission, an outstanding allocation or a pre-application enquiry has not been followed up to clarify the latest position regarding individual sites.

3.13 The Council will also write to the developers of sites under construction to clarify the assumption that they will continue development and forecasts about the timing of future development.

3.14 Sites where developers/landowners state that they do not intend to pursue development will be listed along with an explanation of why the site is unavailable.

3.15 For sites put forward for consideration through the call for sites, information on constraints to development, such as existing tenancies, will be considered in coming to a judgement on the availability of the site, and when the site could potentially be available. Where necessary, Officers may contact site owners to gain more detail of constraints to land availability.

3.16 Where sites have been identified through site surveys or aerial photography, efforts will be made to identify landowners and contact them to seek their views on the potential availability of the site for housing. Where it is not possible to identify or contact owners, a reasoned judgement will need to be made as to the likelihood of development coming forward on individual sites. This will be based on knowledge of the site, including delivery of similar sites and other sites in the locality. Where there is no additional information available from the land owner/developer, sites will not be included in the first 5 year period of housing supply to avoid an unrealistic interpretation of housing supply being given.

3.17 Any sites that are not felt to be available for development at any point in the next 15 years will be added to the list of unavailable sites along with a reason for this judgement.

3 . Stage 2: Site/broad location assessment

Assessing the achievability for housing

3.18 A site is considered to be achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time⁽³⁾.

3.19 This will need to have regard to the ability of the developer to deliver and sell the housing over a particular time period, as well as market factors.

3.20 The Practice Guide states that a site is considered to be achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. It will be affected by:

- **Market factors** – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);
- **Cost factors** – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and
- **Delivery factors** – including the developer’s own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

3.21 It is not felt that residual valuation, to test the viability, of all sites is required given the scope and purpose of the study and the resources available. However, the Council will seek expert opinion to examine the achievability of sites, with the views of the development industry feeding into the process.

3.22 To assess achievability of development at a particular point in time, a series of basic assumptions have been developed, enabling a consistent approach to be taken to assessing the achievability and timing of development on particular sites:

- Individual developers will build approximately 50 units per site per year. This figure will only vary when it is agreed that there are reasons for this, such as the specific type of home being/likely to be constructed.
- Appropriate lead in times will need to be allowed for on larger sites where there are significant infrastructure requirements.
- The achievability of development on any site with an existing use will not be assumed until sufficient information is provided by the owner.
- Local planning requirements will not have an adverse affect on the achievability of housing development.
- Several developers will be active on larger development sites at any one time. Forecast completion rates on large sites will be guided by information available from recent local knowledge of development rates on such sites.
- Feedback from developers will be integral to informing future projections.

3.23 For sites already in the planning process, the Council will write to each landowner/developer to check whether assumptions made about the timing of development on individual sites is accurate.

3.24 Proformas submitted through the call for sites will contain details that will allow Officers to make a judgement about the achievability of housing development on individual sites. Information obtained through sites visits, such as neighbouring uses, noise etc. will also be an important part of this assessment, helping to establish if there are any market factors that may affect the marketability of development on a particular site or a particular area of the city.

3 . Stage 2: Site/broad location assessment

3.25 The outcome will be a detailed forecast of the timing of development on each site over the next 15 years. For the purpose of the SHLAA, forecasts will be grouped in the 5 year periods set out earlier in the methodology. More detailed forecasts will be also be available to aid with plan making and monitoring.

3.26 All outcomes will be verified by the JHMT prior to the assessment being finalised.

Overcoming constraints

3.27 The PPG advises that the Assessment should identify constraints for development and consider what action would be needed to remove them. Actions might include the need for investment in new infrastructure, dealing with fragmented land ownership, environmental improvement, or a need to review planning policy which is currently constraining development. These actions will be noted through the assessment of the sites.

3.28 Through the previous stages of the site assessments, any constraints to development will be identified and discussed with experts in individual fields, including highways, nature conservation and flooding. Where constraints are deemed to be a complete barrier to delivery the site will have been rejected and reasons for this outlined. Where it is felt there is a reasonable chance of the constraint being overcome, the site will continue to be included as a potentially suitable site.

3.29 The outcome of this stage of the assessment will be a note next to each site of any constraint that will need to be addressed to achieve development on a particular site, along with when this constraint could be overcome. Conclusions will be agreed by the JHMT and discussed in the review of the assessment.

Assessing when and whether sites are likely to be developed

3.30 Following the assessment of the sites/broad locations, and based on the assumptions made on suitability, availability and achievability, all sites which have not been rejected will be designated in one of the three categories set out below:

- Deliverable- a suitable site, available now, with a reasonable prospect of housing being completed within the next 5 years
- Developable- a suitable site, with a reasonable prospect that it will be available for development at a given point
- Undeliverable and Undevelopable- when it is not known when or if a site could be developed (e.g. due to the not knowing when a particular constraint could be overcome)

4 . Stage 3: Windfall Assessment

4 Stage 3: Windfall Assessment

4.1 It is expected that the supply of housing sites should be based on a supply of specific sites and, where necessary, broad locations. However, if it is required, and there are genuine local circumstances to justify it, windfall allowance will be taken into account.

4.2 It is more difficult to plan for windfall as, by definition, it is difficult to know when and where it will occur. This makes it difficult to assess deliverability as judgements on restrictions in infrastructure provision and site constraints cannot be accurately assessed.

4.3 However, if necessary, the SHLAA will assess the nature of previous windfall development and completion rates on windfall sites, and come to a judgement as to whether there are genuine local circumstances to justify a windfall allowance and what this allowance should be.

4.4 Taking care to avoid duplication with sites already identified (either through the main assessment or broad areas if this work has been undertaken), work will be undertaken to verify that opportunities such as those that have come forward in the past will still be available in the future. This will involve mapping windfall completions and assessing whether areas where windfall rates have been high still have potential for the future.

4.5 Previous work has already been undertaken on windfall development to support the Council's annual 5 year housing land supply reports. If the review of the SHLAA shows that an assessment of windfall development is necessary, this previous work will form the basis of discussion through JHMT to assess if a windfall allowance can be justified.

5 Stage 4: Assessment Review

5.1 The Assessment will include a housing trajectory showing which sites are expected to come forward at particular times. The Guidance suggests that an overall risk assessment should be made as to whether sites will come forward as anticipated.

5.2 This risk assessment will be discussed with JHMT and have regard to the current housing market. It will suggest whether the particular housing potential of each site needs to be revisited, or whether additional sites need to be sought.

5.3 It should be noted however that the SHLAA covers a long period of time and simply seeking to increase the supply of land early in the period will not necessarily increase the potential delivery of housing in this period, given limits to the level of realisable demand.

5.4 The review of the assessment will also look at those sites assessed as unsuitable due to constraints that could be overcome, but where it is uncertain when this might occur. Such an example might be where a planning policy position would need to change. Such a constraint could be overcome but it would not be the role of the SHLAA to assume this will happen, however the review of the assessment could comment on the implications of amending planning policy on housing land supply.

5.5 As the assessment is being carried out to support the preparation of Plan:MK it will be important that it identifies sufficient sites for at least the first 10 years of the plan and ideally for more than 15 years. If the assessment does not achieve this, consideration will be given to the PPG "Methodology - Stage 4: Assessment Review" of the "Housing and Economic Land Availability Assessment" section.

6 . Stage 5: Final Evidence Base

6 Stage 5: Final Evidence Base

- 6.1** A draft report will be prepared and agreed by partners once all of the stages of the assessment have been undertaken. A Final report will then be made publicly available.
- 6.2** The SHLAA will be added to the evidence base for the Local Plan and will be a key document in informing the allocation of sites to meet the required needs of the Borough as set out in Plan:MK.
- 6.3** The findings of the report will also be used to inform the Council's continuing assessment of 5 Year Land Supply, and to inform the preparation of a revised Housing Trajectory, both of which are updated annually.
- 6.4** In the future, the Council will carry out a general overview of the SHLAA each year. This will normally entail updating information about known sites, such as updating forecasts to take into account any completions in the previous year, adding new planning permissions and so forth.
- 6.5** A full review of the SHLAA (i.e. review of the methodology, call for sites) will be undertaken when the Council is preparing to begin development of a major new planning document, or when the Council needs to find sites to supplement its 5 year land supply position.