

Table 1: Existing Commitments - Urban 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)
U214	Brooklands Remainder	Brooklands				Permission	site has outline planning consent and the majority of parcels have been developed or are under construction (see below).	Site is in control of housebuilder and is the last remaining REM application to be submitted (expected to be determined by the end of 2017/18)	Site is serviced and ready for development. Development continues to be achieved on the overall site and homes selling well on other parcels.	No constraints	Deliverable	291	0
U215	BDW Phase 1B	Brooklands				Permission	Site is under construction	site is being built out at a good rate.	Development is ongoing and expected to be completed within 2 years.	No constraints	Deliverable	193	0
U216	BDW Phase 1D	Brooklands				Permission	Site is under construction	all units under construction	all units under construction	No constraints	Deliverable	56	0
U217	BDW Phase 1E	Brooklands				Permission	Site is under construction	all units under construction	all units under construction	No constraints	Deliverable	45	0
U218	BDW Phase 2A	Brooklands				Permission	Site is under construction	site is being built out at a good rate.	Development is ongoing and expected to be completed within 3 years	No constraints	Deliverable	225	0
U219	BDW Phase 2B, 3B, 3C, 4A	Brooklands				Permission	Site has started construction in 2017/18	site is being built out at a good rate.	Development is ongoing and expected to be completed within 4 years	No constraints	Deliverable	276	0
U220	BDW Phase 3A, 4B, 5A, 7A, 7B	Brooklands				Permission	Site has reserved matters permission and is considered suitable for development.	Site is in control of housebuilder who has serviced the site and is bringing forward the wider site for development.	site is serviced and development can commence within the next year. Expected to be built out within 5 years, with homes on other parcels selling well.	No constraints	Deliverable - majority of site to be developed in next 4 years.	260	102

U221	Brooklands Phase 1	Brooklands				Permission	Majority of site already constructed	Majority of site already constructed	Remainder of Phase 1 is currently occupied by marketing suite. Refusal against retaining this for a longer period currently subject to appeal. Land is likely to be available at a later point in the 4 year period even if the appeal is upheld.	No constraints	Deliverable	15	0
U222	Gateway Site	Brooklands				Permission	all units under construction	all units under construction	all units under construction - completion in 2017/18	No constraints	Deliverable	10	0
U223	Brooklands Square Phase B	Brooklands				Permission	Site has reserved matters permission and is considered suitable for development.	Site has reserved matters permission and is under the control of a housebuilder who has brought forward other parcels within the wider site.	small site within a larger development with reserved matters permission. Expected to be delivered within 2 years.	No constraints	Deliverable	21	0
U224	Brooklands Square Phase A & C	Brooklands				Permission	Site has reserved matters permission and is considered suitable for development.	Site has reserved matters permission and is under the control of a housebuilder who has brought forward other parcels within the wider site.	small site within a larger development with reserved matters permission. Expected to be delivered within 2 years.	No constraints	Deliverable	55	0
U225	Broughton Gate Parcel M1	Broughton				Permission	Site has reserved matters permission and is considered suitable for development.	Site has reserved matters permission and is under the control of a housebuilder who has brought forward other parcels within the wider site.	Site is a smaller parcel within a larger area of development. Homes in adjacent sites are selling well and there are no physical or policy constraints to development being achieved. Expected to be delivered within 2 years.	No constraints	Deliverable	56	0
U226	Broughton Gate Parcel M2	Broughton				Permission	Site has reserved matters permission and is considered suitable for development.	Site has reserved matters permission and is under the control of a housebuilder who has brought forward other parcels within the wider site.	Site is a smaller parcel within a larger area of development. Homes in adjacent sites are selling well and there are no physical or policy constraints to development being achieved. Expected to be delivered within 3 years.	No constraints	Deliverable	65	0
U1	Broughton Manor Business Park	Broughton	1.59		PDL	Lapsed Permission	The site has been granted planning consent for residential development in the past.	A new reserved matters application has recently been submitted.	The site is part of a wider development area currently being bought forward for development. Scheme could be built out inside 2 years.	No physical or policy constraints.	Deliverable - given that the site is in the ownership of a house builder, it is realistic to suggest the site will be delivered within the first 5 year period.	62	0

U227	Broughton Gate Res Sites CM5 - CM8	Broughton				Permission	Site is under construction	Site is under construction	Site is under construction	No constraints	Deliverable	18	0
U228	Broughton Gate Res Site CM4	Broughton				Permission	all units under construction	all units under construction	all units under construction	No constraints	Deliverable	23	0
U229	Kingsmead South Sites 3 & 4	Kingsmead				Permission	Site has reserved matters permission and is considered suitable for development.	site is in the ownership of a housebuilder, is fully serviced and has reserved matters permission.	Site is serviced and has reserved matters permission, housebuilder has stated that work on site is expected to begin before the end of 2017 and development completed within 4 years.	No constraints	Deliverable	154	0
U230	Kingsmead South Sites 1 & 2	Kingsmead				Permission	Site is under construction	Site is under construction	sites is under construction and expected to be completed within 4 years, averaging 50 dws per annum.	No constraints	Deliverable	199	0
U231	Tattenhoe Park 2 & 7	Tattenhoe Park				Permission	Site has a recently renewed outline permission, is fully serviced and is considered suitable for development	site is owned by the HCA and with a recently renewed outline permission which requires first REM applications to be submitted within 2 years of Outline approval.	Site is already serviced and ready for development. Outline permission was renewed with a condition requiring first REM applicatios to be submitted within 2 years of Outline permission. Site is in an attractive edge of city location which is likely to be marketable. HCA expect start on site in April 2019. Site will only be partly developed in next 5 years.	No Physical or policy constraints to development starting subject to planning consents.	Deliverable in part - Expected to start development and show completions in next 4 years but not fully completed until years 4-16.	96	192
U232	Tattenhoe Park 3-6	Tattenhoe Park				Permission	Site has a recently renewed outline permission, is fully serviced and is considered suitable for development	site is owned by the HCA and with a recently renewed outline permission which requires first REM applications to be submitted within 2 years of Outline approval.	Site is already serviced and ready for development. Outline permission was renewed with a condition requiring first REM applicatios to be submitted within 2 years of Outline permission. Site is in an attractive edge of city location which is likely to be marketable. HCA expect start on site in June 2019. Site will only be partly developed in next 5 years.	No Physical or policy constraints to development starting subject to planning consents.	Deliverable in part - Expected to start development and show completions in next 4 years but not fully completed until years 4-16.	306	415

U233	WEA Area 10.1-10.3 remainder	Western Expansion Area				Permission	Site has outline planning consent and is considered suitable for development.	site is in control of master developer who has discharged pre-commencement conditions and is servicing the site with strategic infrastructure, enabling further development parcels to come to the market imminently.	The site has been/is being serviced by strategic infrastructure which has allowed the ongoing phased release of parcels to the market. The site is in an attractive, marketable location and homes are selling on other completed parcels. Multiple development parcels across a range of housebuilders is expected to continue, maintaining achievability, meanwhile development rates should be boosted by the additional MKC land holdings which are expected to be disposed of in the near future.	No policy or physical constraints to development; further development parcels expected to continue coming online allowing a continuous delivery of housing.	Deliverable in part - reasonable prospect of site being fully completed by 2031.	543	2570
U234	WEA 10.1 a & b	Western Expansion Area				Permission	Site is under construction	Site is under construction	Site is under construction	No constraints	Deliverable	88	0
U235	WEA 10.1 c & d	Western Expansion Area				Permission	Reserved Matter permission approved in 2017.	Site fully serviced, in the hands of a housebuilder and has Reserved Matters approval.	Development expected to start in 2018 and be completed within 2 years.	No constraints	Deliverable	129	0
U236	WEA 10.1f	Western Expansion Area				Permission	all units under construction	all units under construction	all units under construction	No constraints	Deliverable	8	0
U237	WEA 10.1e	Western Expansion Area				Permission	Site is under construction	Site is under construction	Site is under construction and expected to be completed within 3 years.	No constraints	Deliverable	114	0

U238	WEA 10.1h	Western Expansion Area				Permission	Reserved Matter permission approved in 2017.	Site fully serviced, in the hands of a housebuilder and has Reserved Matters approval.	Development expected to start in 2018 and be completed within 2 years.	No constraints	Deliverable	64	0
U239	WEA 10.3 C1, B1, F, R, J, G, N & P	Western Expansion Area				Permission	Site under construction and showing completions	Site under construction and showing completions	Site under construction and showing completions, expected to be completed within 3 years.	No constraints	Deliverable	178	0
U240	WEA 10.3A part 2	Western Expansion Area				Permission	Majority of site under construction and showing completions	Majority of site under construction and showing completions	Majority of site under construction and showing completions, expected to be completed within 2 years.	No constraints	Deliverable	76	0
U241	WEA Area 10.3A part 1	Western Expansion Area				Permission	Site has reserved matters permission and is considered suitable for development.	Site is in the ownership of a housebuilder who is delivering on other parcels of the wider site and who has confirmed expected start and completion dates.	Site is serviced and has reserved matters permission. Housebuilders expect to start on site January 2018 and be completed within a year to 18 months.	No constraints	Deliverable	50	0
U242	WEA Area 10.1 I	Western Expansion Area				Permission	Site has reserved matters permission and is considered suitable for development.	Site is ownership of housebuilder and has reserved matters permission.	Housebuilder expects to start on site early 2018 and be completed within a year.	No constraints	Deliverable	34	0

U243	WEA Area 10.3 Phase 1	Western Expansion Area				Permission	Majority of site under construction and showing completions.	Majority of site under construction and showing completions.	Majority of site under construction and showing completions. Site expected to be fully completed within 3 years.	No constraints	Deliverable	219	0
U244	WEA Area 11 Remainder	Western Expansion Area				Permission	Site has outline planning consent and is considered suitable for development.	site is in control of master developer who has discharged pre-commencement conditions and is servicing the site with strategic infrastructure, enabling further development parcels to come to the market imminently.	The site has been/is being serviced by strategic infrastructure which has allowed the ongoing phased release of parcels to the market. The site is in an attractive, marketable location and homes are selling on other completed parcels. Multiple development parcels across a range of housebuilders is expected to continue, maintaining achievability,	No policy or physical constraints to development; further development parcels expected to continue coming online allowing a continuous delivery of housing.	Deliverable in part - reasonable prospect of site being fully completed by 2026.	616	736
U245	WEA Area 11 2B, 2C, 5A, 5B & 6D	Western Expansion Area				Permission	Site is under construction	Site is under construction	Site is under construction - expected to be completed within 4 years.	No constraints	Deliverable	241	0
U246	WEA Area 11 H2 to H3 (4B, 5C and part of 3B)	Western Expansion Area				Permission	all of site under construction and only approximately one fifth remain to be completed.	all of site under construction and only approximately one fifth remain to be completed.	all of site under construction and only approximately one fifth remain to be completed - expected to be completed by end of 2018/19.	No constraints	deliverable	127	0
U247	WEA Area 11 6a, 6b & 6c	Western Expansion Area				Permission	Large majority of site under construction and beginning to show completions.	Large majority of site under construction and beginning to show completions.	Large majority of site under construction and beginning to show completions. Expected to be completed within 3 years.	No constraints	Deliverable	216	0

U248	Sibley Haulage (Land at Gables)	Strategic Reserve				Permission	all units under construction	all units under construction	all units under construction	No constraints	Deliverable	34	0
U249	Ripper Land	Strategic Reserve				Allocation	Allocated as part of Strategic Land Allocation; site considered suitable for development.	site in ownership of a homebuilder who has applied for outline permission	small discrete parcel of land within the wider SLA, which is now beginning to progress with REM applications being submitted/approved on other parcels of the wider development site.	No physical or policy constraints, site requires planning permission to be approved.	Deliverable - given size of parcel there is a reasonable chance that the site can be fully completed within 4 year period following start on site during 2018/19.	120	0
U250	Haynes Land	Strategic Reserve				Permission	Site has outline permission, conditions have been discharged and infrastructure under construction/complete. First Reserved Matters approval granted for 259 units over Haynes Land and Eagle Farm with a further REM application submitted for 200 units.	Site has outline permission, conditions have been discharged and infrastructure under construction/complete. First Reserved Matters approval granted for 259 units over Haynes Land and Eagle Farm with a further REM application submitted for 200 units.	Site has outline permission, conditions have been discharged and infrastructure under construction/complete. First Reserved Matters approval granted for 259 units over Haynes Land and Eagle Farm with a further REM application submitted for 200 units. Start on site expected 2018/19 and site to be built out over a period of 7 years.	No physical or policy constraints, some further REM permissions will be required for full site to be developed out.	Deliverable in part - site expected to be under construction by 2018/19 and completed by 2024/25.	200	185
U251	Eagle Farm	Strategic Reserve				Permission	Site has outline permission, conditions have been discharged and infrastructure under construction/complete. First Reserved Matters approval granted for 259 units over Haynes Land and Eagle Farm with a further REM application submitted for 200 units.	Site has outline permission, conditions have been discharged and infrastructure under construction/complete. First Reserved Matters approval granted for 259 units over Haynes Land and Eagle Farm with a further REM application submitted for 200 units.	Site has outline permission, conditions have been discharged and infrastructure under construction/complete. First Reserved Matters approval granted for 259 units over Haynes Land and Eagle Farm with a further REM application submitted for 200 units. Start on site expected 2018 and site to be built out over a period of 5 years.	No physical or policy constraints, some further REM permissions will be required for full site to be developed out.	Deliverable in part - site expected to be under construction by 2018 and completed by end of 2021/22..	330	80
U252	Glebe Farm	Strategic Reserve				Permission	Site has outline planning permission and is considered suitable for development.	Outline consent granted, Reserved Matters applications for access and layout granted permission with other conditions being discharged.	No physical or policy constraints; disposal and REM permission still required before development can begin. Developers have outlined that mitigation measures for archaeology have resulted in housing development on certain areas of the site not being able to start until 2018/19 and development rates in the earlier years being reduced. Site expected to be delivered over 6 years once development begins.	No constraints which will stop development from occurring.	Deliverable in part - development is expected to begin and be showing completions within first 4 years, however majority of completions will be in the 6-15 year period.	560	580

U253	Golf Course Land	Strategic Reserve				Permission	Site has outline planning permission and is considered suitable for development.	Site has outline permission and conditions are in the process of being discharged.	site is landlocked with access needing to be provided from an adjacent site which will impact upon timing of the development. REM permission also still required.	No constraints that will stop the development coming forward, but access from adjacent site will need to be provided before site can be developed out. Reasonable chance of development beginning on site in 2019.	Deliverable in part - development is expected to begin and be showing completions within first 4 years, however majority of completions will be in the 6-15 year period.	130	270
U254	Church Farm	Strategic Reserve				Permission	Site has outline permission and is considered suitable for development.	Site has outline permission which is extant until August 2021. The landowner is fully committed to proceeding with development.	The start date and trajectory for the site is as yet unconfirmed as it is subject to agreement to facilitate construction of strategic access road. This agreement is expected to trigger no earlier than 2019/20, following which applications for approval of site-wide design codes and remaining REM would be submitted to facilitate implementation before planning permission expires. It is expected that there will be a 6-12 month lead in time for delivery of the access road, which is required by condition to be completed before first occupation. This could enable first occupation on site during 2021/22. Delivery rate is based on a single developer with one sales outlet.	No physical or policy constraints, but need to overcome access arrangements and gain REM permissions before site can be delivered.	Developable - Site is not expected to show any completions in years 2-5, but should be completed by approximately 2026/27.	0	350
U255	West of Stockwell Lane	Strategic Reserve				Permission	Site has outline permission and is considered suitable for development.	Site has outline permission and was out for bid with a deadline of June 2017.	Site has outline permission and conditions are being discharged. Unsure of position around disposal to housebuilder, but it is believed to be imminent. Agent expects site to be under construction during 2018/19 and be delivered over a 5 year period.	No physical or polic constraints, REM permission will be required before site can be delivered.	Deliverable in part - Site expected to begin showing completions in first 4 years but not epected to be finished until early in the 6-15 year period.	150	90
U256	Ashland Phase 2 Area F & H	Ashland				Permission	All remaining units under construction	All remaining units under construction	All remaining units under construction	No constraints	Deliverable	4	0
U257	Ashland Phase 2 Areas A to E	Ashland				Permission	All remaining units under construction	All remaining units under construction	All remaining units under construction	No constraints	Deliverable	30	0

U256	Campbell Park Blocks 14A & 14B	Campbell Park				Permission	All remaining units under construction	All remaining units under construction	All remaining units under construction	No constraints	Deliverable	40	0
U183	Campbell Park F1.2	Campbell Park	1.76		Greenfield	Neighbourhood Plan	Site is allocated for mixed use development, including housing, in the Neighbourhood Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development and has marketed the site for a development partner to enable the site to come forward as part of a wider Campbell Park northside development.	Site is located in Campbell Park which is an attractive area close to existing facilities. Minimal additional costs. MKDP expect development of entire northside of Campbell Park site to begin in 2020/21 and be developed out over a 10 year period.	No policy constraints. Physical constraints - hedgerow within site.	Deliverable in part- site is suitable for development, but is unlikely to show many completions in the first 4 years.	50	126
U184	Campbell Park F1.3	Campbell Park	1.76		Greenfield	Neighbourhood Plan	Site is allocated for mixed use development, including housing, in the Neighbourhood Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development and has marketed the site for a development partner to enable the site to come forward as part of a wider Campbell Park northside development.	Site is located in Campbell Park which is an attractive area close to existing facilities. Minimal additional costs. MKDP expect development of entire northside of Campbell Park site to begin in 2020/21 and be developed out over a 10 year period.	No policy constraints. Physical constraints - hedgerow within site.	Developable - site is suitable for development, but unlikely to come forward until years 6-15.	0	176
U185	Campbell Park F1.4	Campbell Park	2.27		Greenfield	Neighbourhood Plan	Site is allocated for mixed use development, including housing, in the Neighbourhood Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development and has marketed the site for a development partner to enable the site to come forward as part of a wider Campbell Park northside development.	Site is located in Campbell Park which is an attractive area close to existing facilities. Minimal additional costs. MKDP expect development of entire northside of Campbell Park site to begin in 2020/21 and be developed out over a 10 year period.	No policy constraints. Physical constraints - hedgerow within site.	Developable - site is suitable for development, but unlikely to come forward until years 6-15.	0	217
U186	Campbell Park G1.1	Campbell Park	1.64		Greenfield	Neighbourhood Plan	Site is allocated for mixed use development, including housing, in the Neighbourhood Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development and has marketed the site for a development partner to enable the site to come forward as part of a wider Campbell Park northside development.	Site is located in Campbell Park which is an attractive area close to existing facilities. Minimal additional costs. MKDP expect development of entire northside of Campbell Park site to begin in 2020/21 and be developed out over a 10 year period.	No policy constraints. Physical constraints - hedgerow within site.	Developable - site is suitable for development, but unlikely to come forward until years 6-15.	0	154
U187	Campbell Park G1.2	Campbell Park	2.55		Greenfield	Neighbourhood Plan	Site is allocated for mixed use development, including housing, in the Neighbourhood Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development and has marketed the site for a development partner to enable the site to come forward as part of a wider Campbell Park northside development.	Site is located in Campbell Park which is an attractive area close to existing facilities. Minimal additional costs. MKDP expect development of entire northside of Campbell Park site to begin in 2020/21 and be developed out over a 10 year period.	No policy constraints. Physical constraints - hedgerow within site.	Developable - site is suitable for development, but unlikely to come forward until years 6-15.	0	245
U188	Campbell Park G1.3	Campbell Park	2.14		Greenfield	Neighbourhood Plan	Site is allocated for mixed use development, including housing, in the Neighbourhood Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development and has marketed the site for a development partner to enable the site to come forward as part of a wider Campbell Park northside development.	Site is located in Campbell Park which is an attractive area close to existing facilities. Minimal additional costs. MKDP expect development of entire northside of Campbell Park site to begin in 2020/21 and be developed out over a 10 year period.	No policy constraints. Physical constraints - hedgerow within site.	Developable - site is suitable for development, but unlikely to come forward until years 6-15.	0	204

U189	Campbell Park G1.4N	Campbell Park	1.16		Greenfield	Neighbourhood Plan	Site is allocated for housing in the Neighbourhood Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development and has marketed the site for a development partner to enable the site to come forward as part of a wider Campbell Park northside development.	Site is located in Campbell Park which is an attractive area close to existing facilities. Minimal additional costs. MKDP expect development of entire northside of Campbell Park site to begin in 2020/21 and be developed out over a 10 year period.	No policy constraints. Physical constraints - hedgerow within site.	Developable - site is suitable for development, but unlikely to come forward until years 6-15.	0	106
U190	Campbell Park H1.1	Campbell Park	2.32		Greenfield	Neighbourhood Plan	Site is allocated for mixed use development, including housing, in the Neighbourhood Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development and has marketed the site for a development partner to enable the site to come forward as part of a wider Campbell Park northside development.	Site is located in Campbell Park which is an attractive area close to existing facilities. Minimal additional costs. MKDP expect development of entire northside of Campbell Park site to begin in 2020/21 and be developed out over a 10 year period.	No policy constraints. Physical constraints - some vegetation within site.	Developable - site is suitable for development, but unlikely to come forward until years 6-15.	0	222
U195	Canalside (H3/H4)	Campbell Park	4.5		Greenfield	Permission	Site is allocated for mixed use development, including housing, in the Neighbourhood Plan and has Reserved Matters permission for housing development.	Crest Nicholson obtained reserved matters permission for housing development on the site in September 2017.	Site is located in Campbell Park which is an attractive area close to existing facilities. Minimal additional costs. Reserved Matters permission has been granted and developers expect development to start on site in 2019/20 with the site being built out over a period of 4 years.	No policy or physical constraints.	Deliverable in part - REM has been granted and site is expected to show completions in first 4 years but not be completed until 2022/23.	180	200
U259	Oakgrove Phase 3	Oakgrove				Permission	All remaining units under construction	All remaining units under construction	All remaining units under construction	No constraints	Deliverable	43	0
U260	Oakgrove Phase 4	Oakgrove				Permission	All remaining units under construction	All remaining units under construction	All remaining units under construction	No constraints	Deliverable	162	0
U261	Oakgrove Phase 5	Oakgrove				Permission	Site has reserved matters permission and is considered suitable for development.	Site has reserved matters permission and is under the control of a housebuilder who has brought forward other parcels within the wider site.	relatively small phase which will complete a wider development site. Other parcels on site selling well and all infrastructure in place. Reserve matters approved and development expected to begin in 2018/19 and be completed over a period of 2 years.	No constraints	Deliverable	73	0
U262	Oxley Park Sites 4 & 5	Oxley Park				Permission	Site under construction and showing completions	Site under construction and showing completions	Site under construction and showing completions - Developer expects site to be completed within 2 years.	No constraints	Deliverable	122	0

U156	Eaton Leys		41		Greenfield	Permission	Site is designated as open countryside in the Local Plan. Outline planning consent has been granted for residential development.	Site is owned by Gallaghers who have expressed an interest in developing the site. They are in the process of preparing design codes for the site and infrastructure REM application expected to be submitted before the end of 2017.	Site is in a marketable location. Additional costs include off site highway improvements. Gallaghers expect first completions in 2019/20 and the site to be developed over a period of 3 years via 3 outlets.	Site has outline planning permission.	Deliverable in part - site expected to start showing completions in years 2-5 but will not be complete until 2021/22 at the earliest.	345	255
U263	Leisure Centre Phase 2	Bletchley				Permission	all units under construction	all units under construction	all units under construction	No constraints	Deliverable	50	0
U264	Off Penn Road	Bletchley				Allocation/Permission	FUL permission granted and site considered suitable for development.	FUL permission granted, discharge of conditions applications all submitted and in the process of being approved.	FUL permission granted, discharge of conditions applications all submitted and in the process of being approved. Developer hoping to start to be on site in 2017.	No constraints	Deliverable	39	0
U10	Latham's Buildbase site	Bletchley	1.98		PDL	Site Allocations Plan	The site is currently in use as a builders yard. There are a few structures on site that would need to be removed before development could proceed. The site offers a suitable location for residential development, close to a town centre, train station and other residential properties. Access easily available.	The site is owned by a building company. They have indicated that they will seek redevelopment of the site once the housing market improves, although an alternative site for the builders merchants would be needed before the site could come forward.	Some structures on site would need to be removed before development could be achieved, but these are not significant. Recent redevelopment of similar industrial site has proved successful. Site is relatively small and could be built out over two/three years.	No policy constraints. Some physical constraint in terms of existing structures on site and ongoing business but indication that the business would be relocated to release the site for redevelopment. Any structures could be removed prior to any redevelopment without significant cost.	Developable - it is reasonable to assume that the site could be built out after the first 5 year period.	0	75
U265	Newton Leys remainder	Bletchley				Permission	Outline permission and site deemed suitable	Site in ownership of housebuilder who has delivered other parcels on the same wider development area.	Development on wider site was significantly hampered by financial crash, site has however picked up again and parcels are being delivered successfully. Remainder of site in the hands of housebuilder who expects the full site to be completed by 2024/25	no constraints	Deliverable in part - completions expected in first 4 year period, but full completion of site not expected until 2024/25	254	236
U266	Newton Leys Phase 2 B/C/D	Bletchley				Permission	All remaining units under construction	All remaining units under construction	All remaining units under construction	No constraints	Deliverable	15	0

U267	Newton Leys Phase 2 F3	Bletchley				Permission	Site under construction	Site under construction	Site under construction - site expected to be completed in 2018/19	No constraints	Deliverable	43	0
U268	Newton Leys Phase 3C	Bletchley				Permission	All remaining units under construction	All remaining units under construction	All remaining units under construction	No constraints	Deliverable	20	0
U269	Newton Leys Phase 3C1	Bletchley				Permission	Remaining 11 units on a wider site	Remaining 11 units on a wider site	Remaining 11 units on a wider site - developer expects units to be delivered in 2018/19	No constraints	Deliverable	11	0
U270	Newton Leys Phase 4	Bletchley				Permission	All remaining units under construction	All remaining units under construction	All remaining units under construction	No constraints	Deliverable	62	0
U271	Newton Leys - Local Centre	Bletchley				Permission	Site is under construction	Site is under construction	Site is under construction	No constraints	Deliverable	20	0
U272	25 to 27 Aylesbury Street	Bletchley				Permission	Site is under construction	Site is under construction	Site is under construction	no constraints	Deliverable	14	0

U273	7 & 7A Aylesbury Street	Bletchley				Permission	all units under construction	all units under construction	all units under construction	No constraints	Deliverable	14	0
U274	Land at Skew Bridge Cottage, Drayton Road	Bletchley				Permission	Outline permission and site deemed suitable	Site is in private ownership and intentions of owners is unknown, however outline permission is recent (Dec 2016)and there is nothing to suggest it will not come forward.	Site is a small site with an outline permission. REM permission will be required but it is still considered deliverable within years 2-5.	No constraints	Deliverable	10	0
U275	SW of Bletchley Working Men's Club, Duncombe Street	Bletchley				Permission	Outline permission and site deemed suitable	Site is in private ownership and intentions of owners is unknown, however outline permission is recent (Dec 2016)and there is nothing to suggest it will not come forward.	Site is a small site with an outline permission. REM permission will be required but it is still considered deliverable within years 2-5. Site is located within the "Bletchley Fixing thee Links" project which provides good access links for this site to Bletchley Station and the centre of Bletchley. A number of other residential permissions have been granted in this part of Bletchley in teh last year and further developments are being proposed.	No constraints	Deliverable	12	0
U276	76 to 83 Shearmans	Fullers Slade				Permission	Outline permission and site deemed suitable	site granted outline permission at appeal in July 2016, REM application still to be submitted.	development is for apartments above existing retail units and is deemed to be deliverable within 5 years.	No constraints	Deliverable	14	0
U277	82 to 84 Newport Road	New Bradwell				Permission	Vacant brownfield site (previous garage) which was granted outline permission in 2014. Site is situated within a residential area and is deemed suitable.	It appears that the outline permission is not going to be brought forward, however the site has recently (2017) had a new FUL application submitted by Paul Newman Homes.	Potential issues of contamination and ground levels in relation to flood risk may need to be addressed, however these should be resolvable given existing development levels on site. If FUL application is permitted, it is expected that the development could be completed within the 2-5 year period.	No policy constraints, some potential physical constraints, however previous applications have managed to show these can be overcome.	Deliverable	34	0
U278	Stratford House	Stony Stratford				Local Plan Allocation/Permission	Site has FUL permission and is deemed suitable	site is in ownership of Clayson Country Homes who restored the Grade II listed buildings on site in advance on developing these units (which were enabling development). Most conditions associated with permission have now been discharged.	Site is in the sought after area of Stony Stratford and is located within the grounds of recently redeveloped Grade II listed buildings, so should be marketable. Expected to come forward in 2018/19.	No constraints	Deliverable	13	0

U9	Land to the rear of Waterhall School	Bletchley	1.28		Greenfield	Lapsed Permission	The site has been granted outline planning consent for development in the past and is considered suitable for residential development. Access to the site is available. Close to other residential properties.	Site is owned by the Council. It is expected to form part of the wider regeneration proposals for the Lakes Estate.	Development is unlikely to come forward in advance of wider regeneration proposals for the Lakes Estate.	There are no physical or policy constraints to development.	Deliverable - site could come forward towards the end of the first five year period.	51	0
U15	Bramley Grange	Bletchley	0.45		PDL	Previous SHLAA	Cleared site of former care home in residential area. Surrounded by residential development, close to local amenities.	Site owner expects the site to form part of a regeneration scheme for the wider area.	Site is in an area of low viability. However development likely to occur as part of a wider renewal package. Development unlikely until wider plans for the area have been established over next 2 years. Site could be built out within a year.	No policy constraints. Wider regeneration plans to be established. Reliant on regeneration scheme due to limited viability of development in the area. No physical constraints to development.	Deliverable - site is likely to form part of the ongoing regeneration of the Lakes Estate, which is likely to progress over the next 5 years.	18	0
U203	Drayton Road	Lakes Estate	0.62		Greenfield	Neighbourhood Plan	Site is identified in the Neighbourhood Plan as a housing site.	Site is owned by the Council, and, as the site is allocated in the Neighbourhood Plan, there should be no problem in bringing it forward for development.	Development is unlikely to come forward in advance of wider regeneration proposals for the Lakes Estate.	No constraints to development.	Deliverable - site could come forward towards the end of the first five year period.	21	0
U204	Northern Windermere Drive	Lakes Estate	0.8		Greenfield	Neighbourhood Plan	Site is identified in the Neighbourhood Plan as a housing site.	Site is owned by the Council, and, as the site is allocated in the Neighbourhood Plan, there should be no problem in bringing it forward for development.	Development is unlikely to come forward in advance of wider regeneration proposals for the Lakes Estate.	No constraints to development.	Deliverable - site could come forward towards the end of the first five year period.	28	0
U206	Skene Open Space	Lakes Estate	0.35		Greenfield	Neighbourhood Plan	Site is identified in the Neighbourhood Plan as a housing site.	Site is owned by the Council, and, as the site is allocated in the Neighbourhood Plan, there should be no problem in bringing it forward for development.	Development is unlikely to come forward in advance of wider regeneration proposals for the Lakes Estate.	No constraints to development.	Deliverable - site could come forward towards the end of the first five year period.	12	0
U33	Phoenix Lodge site	Middleton	0.99		Greenfield	Previous SHLAA	Site is allocated for residential development on the proposals map. It is in a predominantly residential area, neighbouring open space with good access to the grid road system. Site is currently flat, scrub land. Access point is already created on to Worrelle Avenue.	MKDP are the landowner. They have selected Morris Homes as their preferred development partner for the site. There is a current application for housing on this site.	Site is in an area of recent housing development and likely to be marketable.	No physical or policy constraints.	Deliverable - site is vacant and constraint free so could come forward within the next five years.	21	0
U31	Land south of Vernier Crescent	Medbourne	0.51		Greenfield	Previous SHLAA	Site allocated for housing on the proposals map. In a predominantly residential area, with playing fields to the south. Good access to local facilities in Grange Farm and a bus stop.	MKDP, the landowner, has indicated that the site is seen as a residential development opportunity.	Site would need to be passed into the hands of a house builder. Could be built out within a year.	No physical or policy constraints to development.	Deliverable - site is in a suitable location for development.	10	0

U19	Land at Atterbury	Broughton	4.5		Greenfield	Current pending application	Site is currently allocated for employment use on the proposals map. However the size and shape of the site, along with neighbouring uses and access arrangements, limit potential employment uses. Surrounded by residential development. Good access to site and good access from the site to local facilities. Former landfill site so may be some issues with foundations to be addressed, but this has not prevented the development of similar sites locally.	Site is owned by MKDP. Planning application has been submitted by Morris Homes.	Change of designation being considered through the Site Allocations DPD process. Good housing location with strong recent rate of sales in expansion area. Could be developed over a 3 year period.	Allocated for employment use in the Local Plan. However, allocated for housing in Draft Site Allocations Plan.	Deliverable - site is in a suitable location for development, is allocated for housing in the draft Site Allocations Plan and is subject of a current planning application.	130	0
U45	Reserve site 3, Cranbourne Avenue, East of Snellshall Street	Westcroft	0.54	22	Greenfield	Site Allocations Plan	Site is allocated as a reserve site, where a range of uses are acceptable including residential.	No constraints to the availability for development. Land owner (MKDP) considers the site as a residential opportunity.	Site would need to be passed into the hands of a house builder. Could be built out within an year.	No physical or policy constraints.	Deliverable - Site is suitable for residential development.	22	0
U20	Reserve site at Hendrix Drive	Crownhill	0.31	11	Greenfield	Previous SHLAA	Site is allocated as a reserve site, where a range of uses are acceptable including residential.	No constraints to the availability for development. Land owner (MKDP) considers the site as a residential opportunity.	Site would need to be passed into the hands of a house builder. Could be built out within an year.	No physical or policy constraints to development.	Deliverable - site is in a suitable location for development.	10	0
U279	Reserve Site (off Nicholson Grove)	Grange Farm		19	Greenfield	Reserve Site	Site is allocated as a reserve site, where a range of uses are acceptable including residential.	No constraints to the availability for development. Land owner (MKDP) considers the site as a residential opportunity.	Site would need to be passed into the hands of a house builder. Could be built out within an year.	No physical or policy constraints to development.	Deliverable - site is in a suitable location for development.	19	0
U280	Lilleshall Avenue	Monkston		24	Greenfield	Permission	Site is under construction	Site is under construction	Site is under construction	No Constraints	Deliverable	24	0

U7	Reserve Site A Hindhead Knoll	Walnut Tree	0.38	10	Greenfield	Neighbourhood Plan Allocation	The site has been granted outline planning consent for development in the past. This permission has expired. It is a greenfield site close to local amenities with good access.	The site is owned by MKDP and is available for development.	There are no abnormal costs to development. Development would be in a well established residential area, and is likely to be marketable. Site is not in the hands of a house builder, delaying when development could be achieved.	No physical or policy constraints to development, but the site will need detailed planning consent.	Deliverable - despite not being in the hands of a developer, site is being marketed and is available.	10	0
U8	Reserve Site D Hindhead Knoll	Walnut Tree	0.5	15	Greenfield	Neighbourhood Plan Allocation	The site has been granted outline planning consent for development in the past. This permission has expired. It is a greenfield site close to local amenities with good access.	The site is owned by MKDP and is available for development.	There are no abnormal costs to development. Development would be in a well established residential area, and is likely to be marketable. Site is not in the hands of a house builder, delaying when development could be achieved.	No physical or policy constraints to development, but the site will need detailed planning consent.	Deliverable- despite not being in the hands of a developer, site is being marketed and is available.	15	0
U281	YMCA redevelopment	CMK		261	PDL	Permission	The site is previously developed and now had FUL permission for the redevelopment of the existing YMCA buildings and provision of further units. Therefore deemed suitable.	No constraints to availability, same developers to build out YMCA and residential units.	The timing of the development is dependant upon the prior completion of the new YMCA buildings. Agent has suggested that start on site expected in mid to late 2019 subject to viability and completion of the YMCA. Given the development is entirely made up apartments it is expected that the site can be completed late in the 2-5 year period.	No constraints	Deliverable	261	0
U282	Land at 809 to 811 Silbury Boulevard	CMK		139	PDL	Permission	The site is previously developed and now had FUL permission. Therefore deemed suitable.	Developers are ready to start on site.	Developers are ready to start on site and it is expected that development will be completed late 2018/early 2019.	No constraints	Deliverable	139	0
U283	Site B1.1	CMK		24	PDL	Permission	Site has FUL permission and is deemed suitable	Site has FUL permission.	Site is a small development and has FUL planning permission it should therefore be deliverable within the 2-5 year period.	No constraints	Deliverable	24	0
U284	Agora Redevelopment	Wolverton		100	PDL	Neighbourhood Plan/permission	Site is recognised in Neighbourhood Plan for redevelopment and has a FUL permission approved. It is therefore deemed suitable.	FUL permission has been granted for the redevelopment of the site, however this has not yet progressed. The Agora building has now been shut and all business users have relocated, the site is therefore available for development.	Lack of progression on the site since granting of permission. However other parties interested in taking the site forward. This may result in submission of further applications, however there is a desire to progress this scheme and it is seen as a key scheme in the Wolverton Neighbourhood Plan. It is therefore expected that development could be deliverable within the 2-5 year period.	No constraints	Deliverable	100	0

U285	Railcare Maintenance Depot, Stratford Road	Wolverton		375	PDL	Permission	Resolution to grant Outline planning permission has for the redevelopment of this site to residential. The site is therefore deemed suitable.	Landowners have brought the site forward and gained a resolution to grant planning permission, however there is a need to relocate the existing employment uses elsewhere on the wider site before the residential element can be developed out.	Resolution to grant outline permission in place, however may be subject to call in from the Secretary of State. Furthermore with the need to relocate the employment element of the site prior to residential development starting, the site will not come forward within the 2-5 year period, but it is expected that the site can be developed out within the 6-15 year period.	Physical constraints - need to relocate existing employment element elsewhere on wider site. Number of historic buildings to deal with and disused buildings which will require demolition. Potential contamination issues on site as well.	Developable	0	375
U286	Land to South of Princes Way & West of Albert Street	Bletchley		184	PDL	Permission	Site has FUL permission and is deemed suitable	Landowners are in the process of drawing up detailed design to go out for tender to seek a developer partner.	It is intended that the scheme will come forward over a number of years with the Town House element of the scheme being built out first and then the apartment blocks will come forward dependant on the market. Agent has implied that the untested nature of the market in Bletchley means there is less certainty around how quickly the development will be completed; however with the Fixing the Links project, East - West Rail and Bletchley Urban Design framework work this could boost the area and increase marketability. It is therefore expected that the site will be completed within the 15 year period.	No constraints	Deliverable in part - expected to be built out over a number of years.	32	152
U287	18A St Georges Road	Bletchley		10	PDL	Permission	Permission granted and site is deemed suitable	Your:MK landowners and have gained planning permission for the site.	Your:MK keen to progress the site and envisage it to be completed in 2018/19.	No constraints	Deliverable	10	0
U288	Suffolk Punch Site	Heelands		27	PDL	Permission	FUL permission granted and site considered suitable for development.	Homebuilder is now on site and is preparing the site for development.	Homebuilder is now on site and is preparing the site for development.	No constraints	Deliverable	27	0
U289	Land at Our Lady of Lourdes Church	Coffee Hall		11	PDL	Site Allocations Plan/permission	site is within Site Allocations Plan, has been granted planning permission and work has begun on site.	Work has begun on site	Work has begun on site	No constraints	Deliverable	11	0

U17	Arbrook Avenue and Hampstead Gate (RES 2)	Bradwell Common	0.4	16	Greenfield	Site Allocations Plan	Site allocated for housing in Site Allocations Plan. Surrounded by residential properties, easy access.	The site is owned by the MKDP and is available for development.	Surrounded by residential properties, easy access. Could be built out within an year.	No physical constraints to development. Allocated for housing in Draft Site Allocations Plan.	Deliverable - site is in a suitable location for development. Assuming designation in Site Allocations Plan is confirmed, site could come forward in next 5 years.	16	0
U28	Land off Singleton Drive (res 110)	Grange Farm	0.55	22	Greenfield	Site Allocations Plan	Site is allocated for housing in Draft Site Allocations Plan.	The site is owned by MKDP and is available for development.	Could be built out within an year.	No physical or policy constraints to development.	Deliverable - site is in a suitable location for development. Assuming designation in Site Allocations Plan is confirmed, site could come forward in next 5 years.	22	0
U32	Land north of Vernier Crescent	Medbourne	0.4	14	Greenfield	Site Allocations Plan	Allocated for commercial use on the proposals map. Site is in a predominantly residential area. Good links to local facilities and a bus stop. Site is allocated for housing in the draft Site Allocations Plan.	Site is owned by MKDP, and is being marketed for housing.	Site is in an attractive area and would be very marketable.	No physical constraints. Current policy designation is being reviewed through the Site Allocations DPD process.	Deliverable - site is included within the Site Allocations Plan. Assuming designation in Site Allocations Plan is confirmed, site could come forward in next 5 years.	14	0
U35	Land off Ladbrooke Grove	Monkston Park	0.71	25	Greenfield	Site Allocations Plan	Site is allocated for commercial use on the Local Plan proposals map. In an area of recent residential development. Area is currently flat scrubland. Site is allocated for housing in the draft Site Allocations Plan.	Site is owned by MKDP. Pre-application discussions have commenced with Paul Newman Homes.	The site is in a popular residential area and is likely to form an attractive housing site. A housebuilder is involved, and the site could be built out within a year.	No physical constraints. Current policy designation is being reviewed through the Site Allocations DPD process.	Deliverable - site is in a suitable location for development and is deliverable assuming Site Allocations Plan designation is confirmed.	25	0
U145	Gurnards Avenue	Fishermead	0.36	14	Greenfield	Site Allocations Plan	Site is allocated for employment in Local Plan, but is allocated in Draft Site Allocations Plan for housing. Permission recently granted for temporary homeless accommodation.	MKDP, the landowner, has expressed interest in bringing site forward through Site Allocations Plan process.	Site is within residential area, close to CMK. Minimal additional development costs.	Policy - Allocated for employment in Local Plan. However, site is allocated for housing in the Draft Site Allocations Plan. No physical constraints.	Deliverable - site is in a suitable location for development. Assuming designation in Site Allocations Plan is confirmed, site could come forward in next 5 years.	14	0
U147	Bergamot Gardens	Walnut Tree	0.53	15	Greenfield	Site Allocations Plan	Site is allocated as open space in the Local Plan. However, it is allocated for housing in the draft Site Allocations Plan and the made Neighbourhood Plan.	Walton Community Council, the landowner, has expressed interest in bringing the site forward for development.	Site is within residential area. Minimal additional development costs.	Policy - Allocated for open space in Local Plan. However, site is allocated for housing in the Draft Site Allocations Plan and Neighbourhood Plan. No physical constraints.	Deliverable - site is in a suitable location for development. Assuming designation in Site Allocations Plan is confirmed, site could come forward in next 5 years.	15	0

U149	Harrowden	Bradville	0.77	27	Greenfield	Site Allocations Plan	Site is washed over with housing designation on proposals map. Site is allocated for housing in the Draft Site Allocations Plan.	MKDP, the landowner, has expressed interest in bringing site forward through Site Allocations Plan process.	Site is within residential area. Minimal additional development costs.	No policy or physical constraints.	Deliverable - site is in a suitable location for development. Timescale for development depends on regeneration programme for North Bradville.	27	0
U151	Towergate	Wavendon Gate	5.6	150	Greenfield	Site Allocations Plan	Site is allocated for employment in Local Plan. However, site is allocated for housing in made Neighbourhood Plan and Draft Site Allocations Plan.	HCA, the landowner, has indicated that the site is available for development and an application is expected before the end of 2017.	Site is adjacent to proposed housing development within SLA.	Policy- Allocated for employment in Local Plan. However, site is allocated for housing in the Draft Site Allocations Plan. No physical constraints.	Deliverable in part - site is in a suitable location for development. Site is expected to start being delivered within Years 2-5, but will not be completed until 2021/22.	84	66
U152	Walton Manor	Walton	5.14	135	Greenfield	Site Allocations Plan	Site is allocated for employment in Local Plan. However, site is allocated for housing in made Neighbourhood Plan and Draft Site Allocations Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development.	Site is adjacent to existing housing and overlooks linear park. Access improvements may be required which will result in additional costs.	Policy - Allocated for employment in Local Plan. However, site is allocated for housing in the Draft Site Allocations. Physical constraints - part of site lies in flood zone.	Deliverable in part- site is in a suitable location for development. Expected that it will come forward within Years 2-5 but will not be completed until 2021/22.	50	85
U154	Manifold Lane Reserve Site	Shenley Brook End	0.52	18	Greenfield	Site Allocations Plan	Site is allocated as reserve site in the Local Plan. Site is allocated for housing in the Draft Site Allocations Plan.	MKDP, the landowner, has expressed interest in bringing site forward through Site Allocations Plan process.	Site is within residential area, adjacent to CMK. Minimal additional development costs.	Policy- Allocated as reserve site in Local Plan. However, site is allocated for housing in the Draft Site Allocations Plan. No physical constraints.	Deliverable - site is in a suitable location for development. Assuming designation in Site Allocations Plan is confirmed, site could come forward in next 5 years.	18	0
U290	5 & 6 Copperhouse Court	Caldecotte		11	PDL	Prior Notification	Site is under construction	Site is under construction	Site is under construction	No Constraints	Deliverable	11	0
U291	Towergate House, 352 Avebury Boulevard	CMK		32	PDL	Prior Notification	Site has recently gained prior notification approval for conversion to residential use, it is therefore deemed suitable.	Prior Notification of Office to residential has been submitted and approved. Building is therefore available for change of use.	Recent prior notification approval , expected to be completed within 2 years.	No Constraints	Deliverable	32	0
U292	Ternion Court	CMK		23	PDL	Prior Notification	all units under construction	all units under construction	all units under construction	No constraints	Deliverable	23	0

U293	Brickhill House 1st & 2nd Floors	CMK		10	PDL	Prior Notification	all units under construction	all units under construction	all units under construction	No constraints	Deliverable	10	0
U294	Grant Thornton House, 210 Silbury	CMK		35	PDL	Prior Notification	Site has recently gained prior notification approval for conversion to residential use, it is therefore deemed suitable.	Prior Notification of Office to residential has been submitted and approved. Building is therefore available for change of use.	Recent prior notification approval , expected to be completed within 2 years.	No constraints	Deliverable	35	0
U295	Queensway House	Bletchley		28	PDL	Prior Notification	Site has recently gained prior notification approval for conversion to residential use, it is therefore deemed suitable.	Prior Notification of Office to residential has been submitted and approved. Building is therefore available for change of use. Project was out for tender with expectation of start on site in early 2018.	Prior Notification of Office to residential has been submitted and approved. Building is therefore available for change of use. Project was out for tender with expectation of start on site in early 2018.	No constraints	Deliverable	28	0
U296	Maybrook House	Bletchley		13	PDL	Prior Notification	Site has recently gained prior notification approval for conversion to residential use, it is therefore deemed suitable.	Prior Notification of Office to residential has been submitted and approved. Building is therefore available for change of use.	Recent prior notification approval , expected to be completed within 2 years.	No constraints	Deliverable	13	0
U297	86 to 96 Queensway	Bletchley		10	PDL	Prior Notification	Site has recently gained prior notification approval for conversion to residential use, it is therefore deemed suitable.	Prior Notification of Office to residential has been submitted and approved. Building is therefore available for change of use.	Recent prior notification approval , expected to be completed within 2 years.	No constraints	Deliverable	10	0
U298	Milburn House	Oldbrook		14	PDL	Prior Notification	all units under construction	all units under construction	all units under construction	No constraints	Deliverable	14	0

U299	Clyde House	Oldbrook		24	PDL	Prior Notification	Site has recently gained prior notification approval for conversion to residential use, it is therefore deemed suitable.	Prior Notification of Office to residential has been submitted and approved. Building is therefore available for change of use.	Recent prior notification approval , expected to be completed within 2 years.	No constraints	Deliverable	24	0
U300	1st & 2nd Floor Dunthorne Way	Grange Farm		10	PDL	Prior Notification	Site has recently gained prior notification approval for conversion to residential use, it is therefore deemed suitable.	Prior Notification of Office to residential has been submitted and approved. Building is therefore available for change of use.	Recent prior notification approval , expected to be completed within 2 years.	No constraints	Deliverable	10	0
											Totals	9817	8464