

Table 4: Potential Urban Extension Sites

SHLAA Ref	Name	Area	Size	Estimated Capacity (dws)	Greenfield/ PDL	Source	Suitability	Availability	Achievability	Constraints	Conclusions	Estimated Deliverable capacity (yrs 2-5)	Estimated Developable capacity (yrs 6-15)
Deliverable/Developable sites													
U155	Windmill Field	Calverton	7.9	148	Greenfield	Call for sites	Site is designated as open countryside in the Local Plan. A key issue will be avoiding coalescence and retaining the character of the Wealds and Calverton.	Site is owned by a private landowner who has expressed interest in bringing the site forward for development.	Site would be seen as an urban extension to the WEA.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - existing pipeline crosses the site, Calverton conservation area and listed buildings directly to the west of the site.	Developable - site is suitable but requires a policy change.	0	148
U156	WEA Expansion		57.3	1015	Greenfield	Previous SHLAA/Call for sites	Site is designated as open countryside in the Local Plan. A key issue will be avoiding coalescence and retaining the character of the Wealds and Calverton.	Site is owned by private landowners (Gallaghers and others) who have expressed interest in bringing the site forward for development.	Site would be seen as an urban extension to the WEA. Advanced infrastructure likely to be funded by Gallaghers or the tariff.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - existing hedgerows, ecology, likely protected species, Calverton conservation area and listed buildings directly to the west of the site.	Developable - site is suitable but requires a policy change.	0	1015
U157	Shenley Dens Farm	Oakhill	88	1540	Greenfield	Call for sites	Site is designated as open countryside in the Local Plan. Over the Shenley Landscape Ridge, so has potential to have an adverse impact on landscape character in the area. The site was rejected for allocation in the Local Plan (2005) by the Inspector due to these landscape constraints.	Site is owned by private landowner who has expressed interest in bringing the site forward for development.	Site is in marketable location.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - impact on landscape character, topography and listed Shenley Dens Farm.	Developable - site is suitable but requires a policy change and landscape/topography issues to be further assessed/considered.	0	1540
U161	Linford Lakes		11	250	Greenfield	Previous call for sites	Site is identified as open countryside and linear park extension in the Local Plan.	Private landowner has expressed interest in bringing the site forward for housing development.	Very attractive location. Development would require off site highway improvements.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - part of site lies in flood zone, impact on ecology and character of Linford Lakes area.	Deliverable - site is suitable but requires a policy change.	50	200
U202	Golf Course	Wavendon	39.22	686	Greenfield	Call for sites	Site is designated as open countryside in Local Plan. Additional land would be required to create a sensible development area.	Site is owned by a private landowner who has expressed interest in bringing the site forward for development.	Site would be marketable as an urban extension. Physical and social infrastructure would be required to serve the development.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - significant amount of planting, impact on landscape would need investigating.	Developable - site is suitable for development.	0	686

U208	Levante Gate		37	648	Greenfield	Call for sites	Site is designated as open countryside in Local Plan.	Private landowner has expressed interest in bringing forward the site for development.	Site is in marketable location.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - part of site within an archaeological notification area, noise from A5 and A4146, and impact on views from Little Brickhill.	Developable - site is suitable but requires a policy change.	0	648
U209	East of M1 (north)		446	5000	Greenfield	Call for sites	Site is designated as open countryside and linear park extension in Local Plan. Linear park associated with River Ouzel will need to be accommodated in development.	Berkeley Strategic, the owner, has expressed interest in bringing the site forward for development.	Site is in marketable location.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - flood risk, wildlife corridor associated with River Ouzel.	Developable - site is suitable but requires a policy change.	0	3000
U210	East of M1 (south)		709	10000	Greenfield	Call for sites	Site is designated as open countryside in Local Plan. Site includes land in Central Bedfordshire as well as Milton Keynes.	A landowner consortium has expressed interest in bringing forward the site for development.	Site is in marketable location.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - flood risk zones around existing watercourse, landfill site. The site is not well connected to existing highway network.	Developable - site is suitable but requires a policy change.	0	2000
U212	South east Milton Keynes		192	3000	Greenfield	Call for sites	Site is designated as open countryside in Local Plan.	Private landowners (Gallaghers and O & H) have expressed interest in bringing forward the site for development.	Site is in marketable location. Development would require significant infrastructure, including bridges across the railway line to link into the existing MK grid road network.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - wildlife corridor, archaeological notification site, maintaining existing character of Bow Brickhill, access to the site across east-west rail line; need to respect the landscape character of the Brickhills.	Developable - site is suitable but requires a policy change.	0	3000
U213	MK North		1770	12000	Greenfield	Call for sites	Site is designated as open countryside in Local Plan.	Private landowner has expressed interest in bringing forward the site for development.	Site is in marketable location. Development would require significant investment in transport infrastructure.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - listed buildings, ancient monuments, potential for archaeology; flood risk areas; landscape quality; contains existing recreational areas (Linford Lakes and Stantonbury Country Park); limited road connections; integration into MK is challenging; need to protect character of existing settlements.	Developable - site is suitable but requires a policy change.	0	3000
											Totals	50	15237

Undeliverable and Undevelopable Sites

U159	Caldecotte South		56.8	994	Greenfield	Call for sites/Draft Plan:MK	Site is identified as open countryside and linear park extension in the Local Plan.	Landowner is promoting site for employment use.	Site is isolated from existing residential development.	Policy - change of policy designation would need to be considered through Plan:MK.	Undeliverable and Undevelopable - site is seen as being better as an employment site.	0	0
U160	Little Linford Lane		19.68	344	Greenfield	Previous call for sites	Site is identified as open countryside and linear park extension in the Local Plan.	Private landowner has expressed interest in bringing the site forward for housing development.	Site is isolated from existing residential areas, but River Ouse and Linford Lakes provide an attractive setting. There is an existing issue with the highway capacity of nearby junction (Little Linford Lane and Wolverton Road).	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - noise from the M1, part of site is in flood zone.	Undeliverable and Undevelopable - highway capacity and isolation from Milton Keynes appear to be insurmountable concerns.	0	0
U162	Calverton Road	Stony Stratford	1.7	21	Greenfield	Previous call for sites	Site is designated as linear park and open countryside on the Local Plan proposals map.	Private landowner has expressed interest in bringing the site forward for development. A planning application for housing was refused and appeal dismissed in 2016.	Site is located in an attractive area overlooking the river. Minimal additional costs.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - slight slope, flood zone and wildlife corridor.	Undeliverable and Undevelopable - appeal for housing has recently been dismissed on this site.	0	0
U24	Belvedere Farm-1	Fenny Stratford	0.54	22	Greenfield	Previous SHLAA	Greenfield site within an area identified as functional floodplain. Unsuitable for development				Undeliverable and Undevelopable - site unsuitable due to flood risk.	0	0
U25	Belvedere Farm-2	Fenny Stratford	3.75	113	Greenfield	Previous SHLAA	Greenfield site within an area identified as functional floodplain. Unsuitable for development				Undeliverable and Undevelopable - site unsuitable due to flood risk.	0	0