Development Plans

MILTON KEYNES COUNCIL

Milton Keynes Local Development Framework Annual Monitoring Report 2008-2009

December 2009

www.milton-keynes.gov.uk/planning-policy

Contents

Executive Summary

This is the fifth Annual Monitoring Report (AMR) prepared by Milton Keynes Council as required by the Planning and Compulsory Purchase Act 2004. It is a key component of the Local Development Framework (LDF). It contains information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies contained in the documents that form the LDF, including Local Plan saved policies, are being implemented. This report covers the monitoring period running from April 2008 to March 2009.

LDS Implementation - Key Highlights

- The Core Strategy is now at an advanced stage. It is expected to be published in February 2010 and submitted to the Secretary of State in May. This follows delays from the timetable set out in both the 2006-2009 LDS and the 2009-2012 LDS.
- The Sustainability Appraisal Scoping Report for the two Minerals DPDs was issued for consultation in August 2009
- A new LDS covering the 2009-2012 period was approved in April 2009
- The Transport Obligations SPD was adopted

LDF Policy Implementation - Key Highlights

Social

- 82.7% of people surveyed are satisfied with the local area as a place to live
- The population of the Borough increased by 3,000 from mid 2007 to 231,400 in mid 2008
- The average life expectancy in Milton Keynes is higher than the average for England but lower than the South East region average
- The total recorded crime rate was lower in 2008/09 than in 2007/08

Housing

- The South East Plan was finalised in May 2009, setting out a requirement for Milton Keynes to build 41,360 dwellings between 2006 and 2026
- There were 1,841 net dwelling completions in 2008/09 which, as expected, is lower than the 2007/08 figure of 2,301 net completions
- 27% of completions were built on previously developed land, against a Local Plan target of 20%
- There were 650 affordable housing completions in 2008/09, which represents 35% of all completions. This is an increase from 29% in 2007/08.

Economy

- There was a net gain of 24,976m^2 of completed internal employment floorspace (all B use classes) which reflected a net loss of B8 floorspace. This compared to the gain of 65,573m^2 B8 floorspace in 2007/08.
- 90% of completed employment floorspace was built on previously developed land.
- There is a total of 276.9 ha of available allocated employment land in Milton Keynes.
- The unemployment claimant rate reached 4.2% in Milton Keynes in February 2009. This is a large increase from the 2007/08 AMR figure of 2.2%, caused by the recession

Transport

- Peak period and Borough wide traffic flows are lower than the 2007/08 figures and lower than the expected levels in the Local Transport Plan
- Bus passenger journeys have reduced to 8.2 million from 9.5 million in 2007/08.
- The number of journeys to school by car has reduced from 30% last year to 28%.

Energy and Climate Change

- 0.5 mega watts of renewable energy were permitted in 2008/09.
- 2,500 homes were permitted in accordance with policy D4. Its requires that 10% of the CO_2 emissions from developments over five dwellings or 1,000m^2 should be reduced through renewable technologies.
- Overall CO_2 emissions in the Borough reduced by 2.6% from 2006 to 2007
- The Carbon Offset Fund provided money to insulate more than 1,800 existing homes

Natural and Historic Environment

- 47% of Local Biodiversity Sites are in positive conservation management. This is a much higher percentage than other nearby authorities
- No planning permissions were granted contrary to advice from the Environment Agency on flooding or water quality grounds
- There are no Grade I or Grade II* listed buildings classified as being at risk in the Borough
- An Air Quality Management Area (AQMA) has been declared in Olney due to high levels of nitrogen dioxide from traffic

Waste and Minerals

- No new waste management facilities became operational in 2008/09.
- The mass of municipal waste arising in the Borough decreased by 3,000 tonnes in 2008/09
- 81.8% of residents are satisfied with recycling services in the Borough. This is an improvement from 75% in 2007/08.
- Based on the current apportionment for sand and gravel extraction, Milton Keynes has a land bank of less than 7 years

1 Introduction

Requirements of the Annual Monitoring Report

> "Monitoring is essential to establish what is happening now, what may happen in the future and then compare these trends against existing policies and targets to determine what needs to be done"[1].

1.1 The Annual Monitoring Report (AMR) is a part of this monitoring process, and is required by Regulation 48 of The Town and Country Planning (Local Development) (England) Regulations 2004. The monitoring period of each AMR is from 1st April to 31st March of the following year. The report must be submitted to the Secretary of State no later than the end of December.

1.2 An AMR must cover the following:

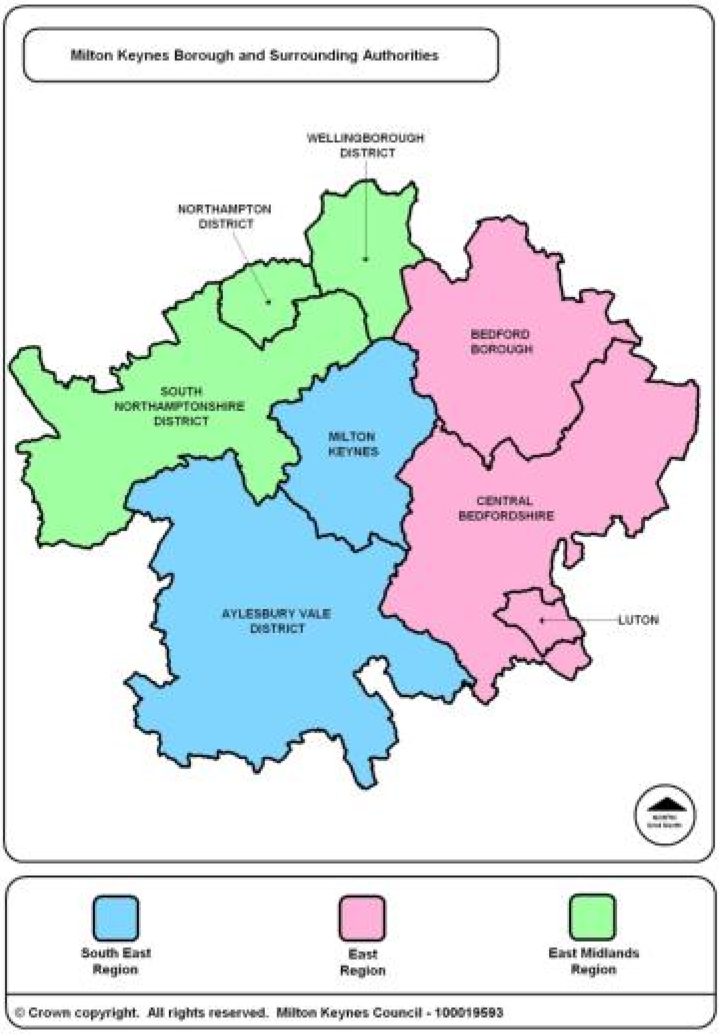
- The progress of the creation of Local Development Documents (LDDs) against the milestones set out in the Local Development Scheme (LDS)
- The effectiveness of the policies and proposals in delivering the objectives of the Local Development Framework (LDF)
- Where the effects of policies are unintended, explain what measures will be taken to change this

Milton Keynes - Background Information

1.3 Milton Keynes Borough covers the 'new city' of Milton Keynes as well as the large rural area which includes Newport Pagnell and Woburn Sands. The Borough is located in the north of the South East Region and adjoins authorities in the East Midlands and East of England regions, as well as other authorities within the South East region.

1 Local Development Framework: A Good Practice Guide

Picture 1.1 Milton Keynes and surrounding authorities



1.4 Milton Keynes was designated as a New Town in 1967. The development of the city was subject to the 1970 Master Plan, implemented by the Milton Keynes Development Corporation until 1992. Milton Keynes has been, and continues to be, one of the fastest growing areas in the UK, with 2,500 to 3,000 new residents every year. Since designation, the city's population has grown from 60,000 to over 228,000 (2007 estimate). The South East Plan requires Milton Keynes to provide 41,360 new homes over the period 2006-2026. This is expected to bring an additional 100,000 residents to the Borough, bringing the total population to 325,000 by 2026. Much of the land required to accommodate these housing targets has been allocated in the Local Plan, further sites will be allocated in the Core Strategy and the Site Allocations DPD.

1.5 Milton Keynes is part of the Milton Keynes South Midlands (mksm) growth area which was established by the Government in 2003 through the Sustainable Communities Plan, in order to deliver housing and economic growth. The mksm partnership was formed in 2004 with the aim of bringing together local, regional and national tiers of Government along with key infrastructure providers to plan the strategic delivery of sustainable growth across the area.

1.6 The growth of Milton Keynes can be attributed to its advantageous location midway between London and Birmingham, as well as its connections to the M1 motorway and the West Coast Mainline train service. Milton Keynes' position at the centre of the Oxford to Cambridge Arc offers great opportunities for economic growth. There are around 139,000 jobs in the Borough and approximately 30% of those who work in the city commute in from outside the Borough. The South East Plan proposes a ratio of at least 1 job per new home, but the emerging Core Strategy seeks to continue the current employment growth rate of 1.5 jobs per new home.

1.7 Milton Keynes has become a major shopping and leisure destination, with approximately 19 million people living within a 90 minute drive of the city. Popular destinations include the theatre, Xscape and the shopping centre.

The Role of Milton Keynes Partnership (MKP)

1.8 Established in 2004, the role of MKP is to bring forward growth and development in the new city and to determine major planning applications in the designated Urban Development Areas (UDAs) to the north, east and west of the city.

1.9 In June 2006, MKP published 'A Strategy for Growth to 2031' and 'MK2031: Long Term Sustainable Growth Strategy'[2]. These documents underpin much of the preparation of the Local Development Framework documents.

Milton Keynes Partnership Local Investment Plan

1.10 Every year Milton Keynes Partnership produce a Local Investment Plan which provides a comprehensive picture of projected housing, employment and social infrastructure development in Milton Keynes, and identifies the lead delivery agency and potential sources of funding for a detailed programme of work and infrastructure. The Plan helps to overcome obstacles to the delivery and implementation of growth and can be found on the Milton Keynes Partnership website[3]. Invest Milton Keynes, which is a division of Milton Keynes Partnership, helps to attract businesses and jobs to Milton Keynes and help existing businesses grow. Further information can be found on the Invest Milton Keynes website[4].

Structure of the AMR

1.11 This year's AMR has been divided into sections covering the following areas:

- Progress on the LDF and LDS implementation
- Social
- Housing
- Economy
- Transport
- Energy
- Natural and Historic Environment
- Waste and Minerals

1.12 Appendix 1 contains details of the Borough's 5 year land supply.

2 Link to MK 2031 documents - http://www.miltonkeynespartnership.info/future_plans/MK_2031_documents.php
3 Link to the MKP Business Plan - http://www.miltonkeynespartnership.info/about_MKP/business_plans.php
4 Link to Invest Milton Keynes website - http://www.investmiltonkeynes.com/

2 Progress on LDF & LDS Implementation

2.1 This chapter reviews progress of the implementation of the Milton Keynes LDS 2006 - 2009 towards developing the Milton Keynes Local Development Framework. It is set out in three sections:

- what has been achieved up to April 2008
- what has been achieved in the 2008/09 Monitoring Year
- the position as at December 2009

What has been achieved up to April 2008

2.2 The Local Development Framework (LDF) as a system of plan making was introduced through the 2004 Planning and Compulsory Purchase Act. The Local Development Framework will be a folder of documents that sets out how the local area will change over the next few years, replacing the Local Plans system. The LDF will contain:

- a Local Development Scheme (LDS);
- Development Plan Documents (DPDs);
- Supplementary Planning Documents (SPDs);
- a Statement of Community Involvement (SCI)
- an Annual Monitoring Report

2.3 The LDS sets out what documents will be produced and when this will happen, represented on a Gannt chart timetable. [(5)] As part of the LDF, the following Local Development Documents (LDDs) have already been adopted:

- the Waste DPD (February 2008)
- the Statement of Community Involvement (December 2006)
- four SPDs covering Sustainable Construction, Affordable Housing, Central Milton Keynes and the Milton Keynes Tariff

What has been achieved in 08/09

2.4 Progress made with LDF in 2008/09 is measured against the 2006-09 LDS (Feb 07 update). Unfortunately no key milestones were reached in 2008/09.

2.5 The LDF Team has been focusing its attention on progressing the Core Strategy to publication which had been delayed due to staffing issues [(6)]. The Government Office for the South East (GOSE) has been regularly updated with the progression of the Core Strategy. Work in 2008/09 focused on completing a draft document and progressing evidence base documents such as the Water Cycle Study, Strategic Flood Risk Assessment, Transport Modelling, Strategic Housing Land Availability Assessment and the Retail & Leisure Study. These background studies are vital to securing a sound Core Strategy. Further delays were also caused by the uncertainty around the South East Plan. Milton Keynes Council did not wish to publish the Core Strategy while the issue of a potential third Strategic Development Area was left unresolved. It was included the Secretary of State's Proposed Changes (July 2008) but was subsequently removed (Milton Keynes Council's preferred position) in the finalised South East Plan (May 2009).

5 The Milton Keynes LDS can be accessed at http://www.milton-keynes.gov.uk/planning%2Dpolicy/DisplayArticle.asp?ID=61288

6 Set out in the 2007/08 AMR

2.6 Key DPD milestones that were programmed to be achieved in the 2008/09 monitoring year were:

- examination and adoption of the Core Strategy
- adoption of the Waste DPD - which had already been achieved earlier in the 07/08 monitoring year
- Issues and Options consultation on the Allocations DPD

Position at December 2009

2.7 As agreed with GOSE, Milton Keynes Council adopted a new LDS in April 2009 which covers the 2009-2012 period. It sets out a revised timetable for the Core Strategy and Site Allocations DPDs as well as including three new DPDs: the Development Management DPD, a Minerals Core Strategy and a Minerals Sites & Policies DPD. The two Minerals DPDs will are being produced concurrently and will replace the Minerals Local Plan when adopted.

2.8 Following the publication of the South East Plan, a draft Core Strategy was taken to Cabinet in order to approve the DPD for publication. However, Members sought a number of alterations to the document, specifically to the length of the document and its lack of local distinctiveness. The document has subsequently been taken to several meetings of the LDF Advisory Panel, where Members are consulted on the content of the document and changes are suggested. In addition, subsequent to two advisory visits from Inspectors from the Planning Inspectorate, the LDF Team asked a representative from the Planning Officers Society Enterprises to act as a 'critical friend'. The feedback was largely positive and suggested useful modifications to improve the document. Due to the Cabinet decision and subsequent LDF Advisory Panels, the Core Strategy has slipped from the 2009-2012 LDS timetable of a July publication. It is now likely that the Core Strategy will be published in February 2010, with submission to the Secretary of State in May 2010. It is likely that this delay will have a knock-on effect on the production of other DPDs.

2.9 Since the end of the 2008/09 monitoring period, Milton Keynes Council has also adopted the Transport Obligations SPD in June 2009 and consulted on a Sustainability Appraisal Scoping Report for both Minerals DPDs in August. The Council is also preparing for consultation on the Residential Design Guide SPD and the CMK: Tall Buildings SPD.

3 Social

Contextual Indicators

Population

3.1 Milton Keynes Borough is one of the fastest growing areas in the UK. The population figure for 2008 shows a 1.3% increase on 2007's figure. Total population figures for the Borough are shown in Table 3.1 'Population of Milton Keynes Borough'[7].

Table 3.1 Population of Milton Keynes Borough

	Population
Milton Keynes at designation in 1967	60,000
Milton Keynes June 2007	228,400
Milton Keynes June 2008	231,400

3.2 Table 3.2 'Projected Population Breakdown of Milton Keynes for 2008'[8] shows that the largest proportion of the population falls within the 30-39 and 40-49 age groups. The two groups account for 32% of the Borough's total population.

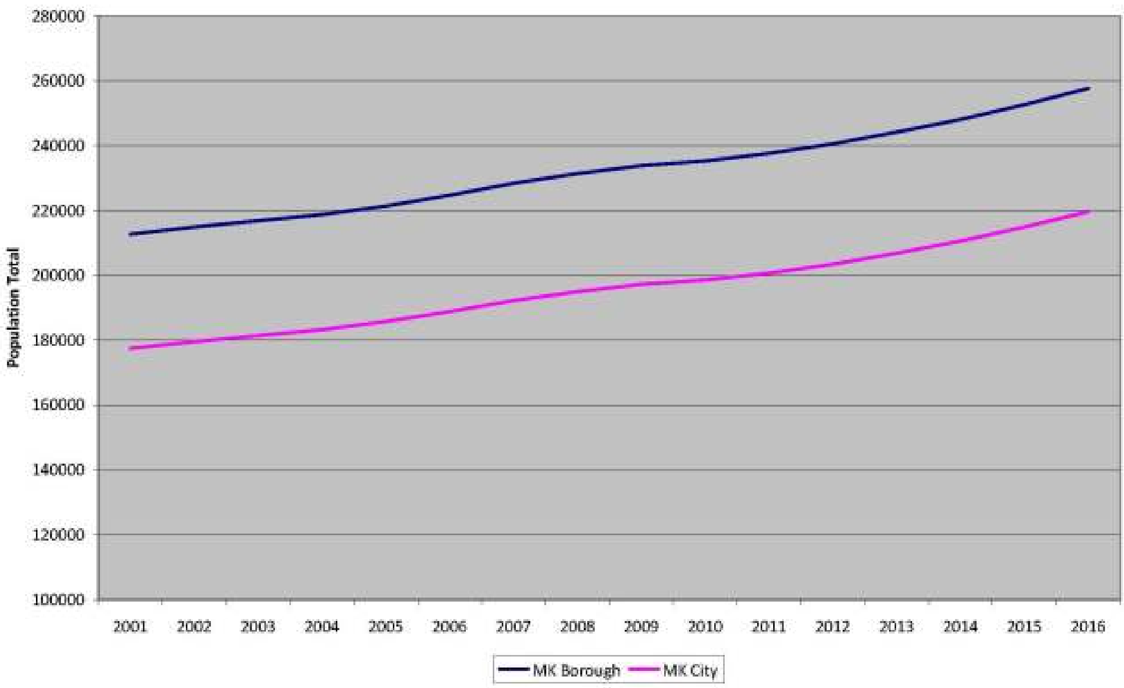
Table 3.2 Projected Population Breakdown of Milton Keynes for 2008

Age Group	Males	Females	Total
0-4	8,730	8,160	16,890
5-9	7,440	7,280	14,720
10-19	15,600	14,400	30,000
20-29	15,750	14,700	30,450
30-39	18,390	18,270	36,660
40-49	18,730	17,700	36,430
50-59	14,630	14,510	29,140
60-69	9,870	9,760	19,630
70-79	4,860	5,820	10,680
80+	2390	4460	6,850
Total	**116,390**	**115,060**	**231,450**

7 Source - MKI Population Bulletin 2008/09 http://www.mkiobservatory.org.uk/page.aspx?id=1914&siteID=1026
8 Source - MKI Population Bulletin 2008/09 http://www.mkiobservatory.org.uk/page.aspx?id=1914&siteID=1026

3.3 Figure 3.1 'Future population growth' shows that there has been a steady increase in population, which is likely to continue. The growth rate may be slightly reduced over the next few years due to the slow down in housing completions caused by the economic downturn. The population is expected to reach 257,690 in 2016.

Figure 3.1 Future population growth



Ethnic Composition

3.4 Table 3.3 'Ethnic Composition Estimates for Milton Keynes Borough 2007'[9] shows the ethnic composition of the Borough. The three largest minority groups are:

- Other White
- Indian
- African

9 Source - MKI Observatory http://www.mkiobservatory.org.uk/

Table 3.3 Ethnic Composition Estimates for Milton Keynes Borough 2007

Ethnic Composition		Milton Keynes (number)	Milton Keynes (%)	England (%)
White	British	187,100	81.9	83.6
	Irish	2,800	1.2	1.1
	Other White	7,700	3.4	3.5
Mixed Ethnicity		5,200	2.3	1.7
Asian or Asian British	Indian	6,800	3.0	2.6
	Pakistani	2,500	1.1	1.8
	Bangladeshi	1,600	0.7	0.7
	Other Asian	1,400	0.6	0.7
Black or Black British	Caribbean	2,300	1.0	1.2
	African	6,200	2.7	1.4
	Other Black	600	0.3	0.2
Chinese		2,200	1.0	0.8
Other Ethnic Group		2,100	0.9	0.7
Total		**228,400**	**100**	**100**

Life Expectancy

3.5 Table 3.4 'Average Life Expectancy at Birth, 2005-2007'[(10)] shows that the average life expectancy at birth for females in Milton Keynes Borough is very slightly below the averages for the South East and England as a whole. The Milton Keynes figure is slightly below the South East figure for males, but slightly above the England average.

Table 3.4 Average Life Expectancy at Birth, 2005-2007

	Milton Keynes	South East	England
Females	81.5	82.7	81.8
Males	78.0	78.9	77.6

10 Source - MKI Observatory http://www.mkiobservatory.org.uk/

Standardised Mortality Ratio

3.6 Mortality rates are standardised to allow for the age and sex of the population and valid comparisons with regional and national rates. A Standard Mortality Ratio of 100 implies that the number of deaths observed is exactly the same as would be expected if Milton Keynes had the same age structure as the national population. If the Standard Mortality Ratio is greater than 100 then there are more deaths than expected in Milton Keynes. If it is below 100 then there are fewer deaths than expected. The standardised mortality ratio for Milton Keynes in 2008 was 103[(11)].

Table 3.5 Standard Mortality Ratio

	2003	2004	2005	2006	2007	2008
Milton Keynes	102	106	103	103	102	103
South East	91	91	91	95	92	91
England & Wales	99	98	98	100	100	100

Deprivation

3.7 The index of multiple deprivation has not been updated since the 2007 figures reported in last years AMR. The 2007 Index of Multiple Deprivation is the Government measure of deprivation. The index combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. These small areas are called Lower Super Output Areas (LSOAs) and these can be combined to create larger, area wide figures. There are 139 LSOAs in Milton Keynes; each of these are ranked relative to one another according to their level of deprivation.

3.8 Milton Keynes is ranked 212 out of 354 Local Authority Districts (with 1 being the most deprived). This is a slight improvement on the 2004 rank of 204. However, it is important to remember that these figures are relative and do not necessarily represent an improvement in standards in Milton Keynes; it could represent a worsening in other areas.

Table 3.6 The number of LSOAs in Milton Keynes within the least deprived (30%) and most deprived (30%)

	Number of LSOAs			
	Within the Most Deprived		Within the Least Deprived	
	2004	2007	2004	2007
0-10%	5	6	14	14
10-20%	8	9	26	35
20-30%	9	7	31	23
Total	**22**	**22**	**71**	**72**

11 Source: MKI Observatory http://analysis.mkiobservatory.org.uk/webview/index.jsp?v=2&mode=cube&cube=http%3A%2F%2Fanalysis.mkiobservatory.org.uk%3A80%2Fobj%2FfCube%2FJD125Pb_C1&study=http%3A%2F%2Fanalysis.mkiobservatory.org.uk%3A80%2Fobj%2FfStudy%2FJD125Pb&top=yes

Adult participation in sport

3.9 The 2009 LAA target for adult participation in sport was 22.5%. The actual figure achieved was slightly below the target, at 20.9%. Adult participation in sport is defined as those who have participated in sport and active recreation, at a moderate intensity, for at least 30 minutes on at least 12 days out of the last 4 weeks (equivalent to at least 30 minutes on 3 or more days a week)[(12)].

Satisfaction with area as a place to live

3.10 The 2008/09 Place Survey reported that 82.7% of people are satisfied with their local area as a place to live. This is an improvement on the figure reported last year (79%).This year's figure compares well with the national figure which was 79.7%, and is very similar to the figure for the South East which was 82.8%.

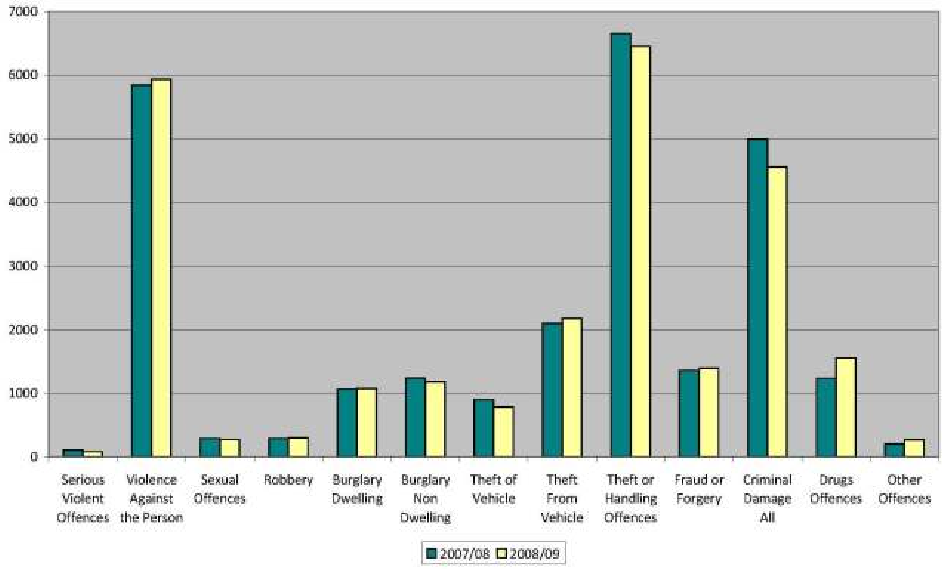
Influencing decisions

3.11 The 2008/09 Place Survey reports that 32.7% of people in Milton Keynes feel that they are able to influence decisions in their local area. This is an improvement on the 26% reported in the 2006/07 Best Value Survey.

Crime Rates

3.12 Figure 3.2 'Recorded crime rates in Milton Keynes'[(13)] shows the number of crimes recorded by type in Milton Keynes. The total number of recorded crimes for 2008/09 was 26,017, showing a slight improvement on last year's figure of 26,272.

Figure 3.2 Recorded crime rates in Milton Keynes



3.13 The 2009 Community Safety Survey showed that:

- 84.2% of respondents felt very or fairly safe walking alone during the day, a slight decrease on last year (85.8%)
- 38.4% of respondents felt very or fairly safe walking alone after dark, an increase on last year (33.5%)
- 37.6% of respondents thought crime had gone up in the last year, a decrease on the last 2 years (48.8% and 40.5%)

12 Source of definition: http://www.communities.gov.uk/documents/localgovernment/pdf/708766.pdf
13 Source - Thames Valley Police

4 Housing

Core Output Indicator - Plan Period and Housing Targets

Table 4.1 Plan Period & Housing Targets

Indicator	Start of Period	End of Period	Housing Target	Plan
H1(a)	2001	2011	22,900	Milton Keynes Adopted Local Plan 2005
H1(b)	2006	2026	41,360	South East Plan 2006-2026

4.1 The South East Plan (SEP) was adopted in May 2009 and sets Milton Keynes a requirement of 41,360 dwellings to be built within the Borough between 2006 and 2026. It can be broken down as follows:

- 34,160 within the Milton Keynes Urban Area
- 4,800 within the Milton Keynes Council portion of the South East Strategic Development Area (SDA)
- 2,400 in the remainder of the Borough, outside the Milton Keynes Urban Area

4.2 The implementation of this requirement will not require extensive new housing allocations. Only the South East SDA and sites in the rural area need to be allocated through the LDF. The vast majority of the requirement is already allocated through the adopted Local Plan.

Core Output Indicator - Net Additional Dwellings in Previous Years

4.3 Table 4.2 'Housing Completions 2001-2006' shows housing completions over the first 5 years of the Local Plan period. The number of dwellings built in the 2001-2006 period was less than required by the MKSM Sub-Regional Strategy, which alongside the Milton Keynes Local Plan, formed the development plan. Due to this under-delivery, the requirement included in the SEP was increased accordingly.

Table 4.2 Housing Completions 2001-2006

2001/02	2002/03	2003/04	2004/05	2005/06
1,231	1,183	1,133	1,360	1,795

4.4 Completions, forecasts and the housing trajectory are set out in Table 4.3 'Housing Trajectory 2006-2016', Figure 4.1 'Housing Trajectory 2006-2026' and Figure 4.2 'Monitor Timeline'. The housing trajectory is based on information drawn from the Joint Housing Delivery Team (JHDT) and the recently published Milton Keynes Strategic Housing Land Availability Assessment (SHLAA). The trajectory shows past and projected delivery of housing over the 2026.

4.5 JHDT comprises representatives from MKC, MKP and partners and have constant engagement with housing developers. They monitor progress on major sites across Milton Keynes, tackling blockages which are delaying development and produce up to date forecasts on the delivery of sites.

Core Output Indicator - Housing Trajectory

Table 4.3 Housing Trajectory 2006-2016

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Net Additional Dwellings	1,660	2,301	1,841							
Projected Net Additional Dwellings				1,296	1,007	1,541	2,119	2,435	2,450	2,375
Net Area of Additional Dwellings (ha)				32.2	25.0	38.3	52.7	60.6		
Annualised SEP Target	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,068
Cumulative Completions	1,660	3,961	5,802	7,098	8,105	9,646	11,765	14,200	16,650	19,025
Difference between Target and Cumulative Completions	-408	-175	-402	-1,174	-2,235	-2,726	-2,711	-2,344	-1,962	-1,655
Managed Delivery Target Taking Account of Past/Projected Completions	2,068	2,089	2,078	2,092	2,141	2,217	2,265	2,277	2,263	2,246
	2016/17	**2017/18**	**2018/19**	**2019/20**	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**	**2025/26**
Projected Net Additional Dwellings	2,325	2,325	2,225	2,500	2,300	2,200	2,025	1,975	1,925	1,875
Annualised SEP Target	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,068
Cumulative Completions	21,350	23,675	25,900	28,400	30,700	32,900	34,925	36,900	38,825	40,700
Difference between Target and Cumulative Completions	-1,398	-1,141	-984	-552	-320	-188	-231	-324	-467	-660
Managed Delivery Target Taking Account of Past/Projected Completions	2,234	2,223	2,211	2,209	2,160	2,132	2,115	2,145	2,230	2,535

Figure 4.1 Housing Trajectory 2006-2026

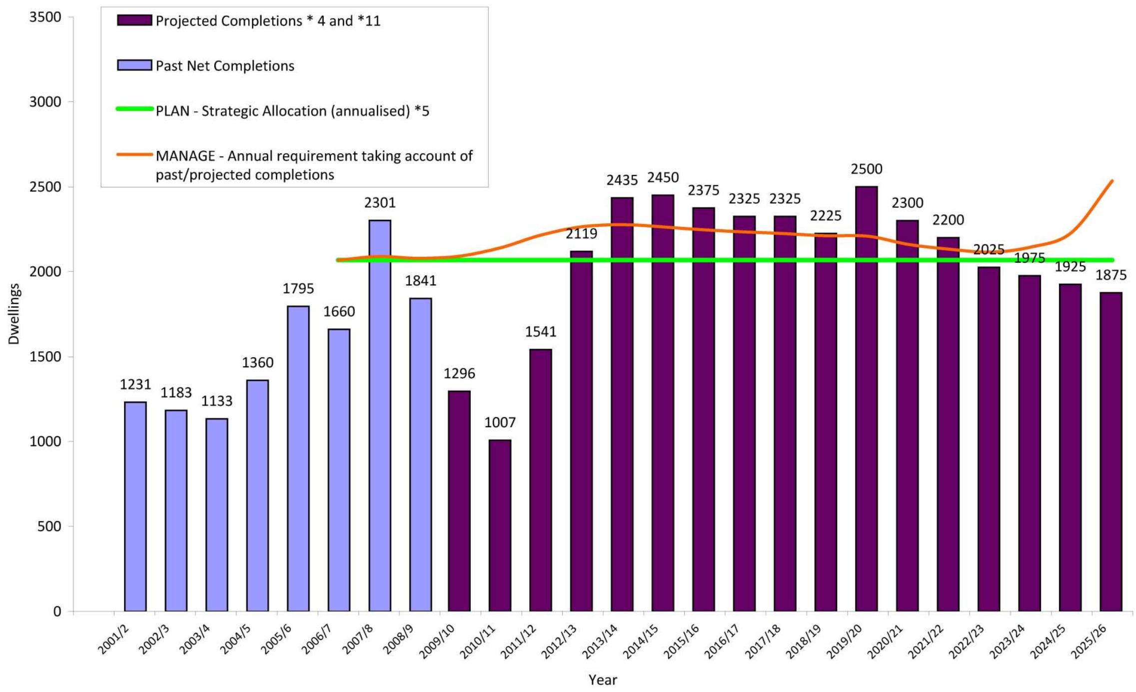
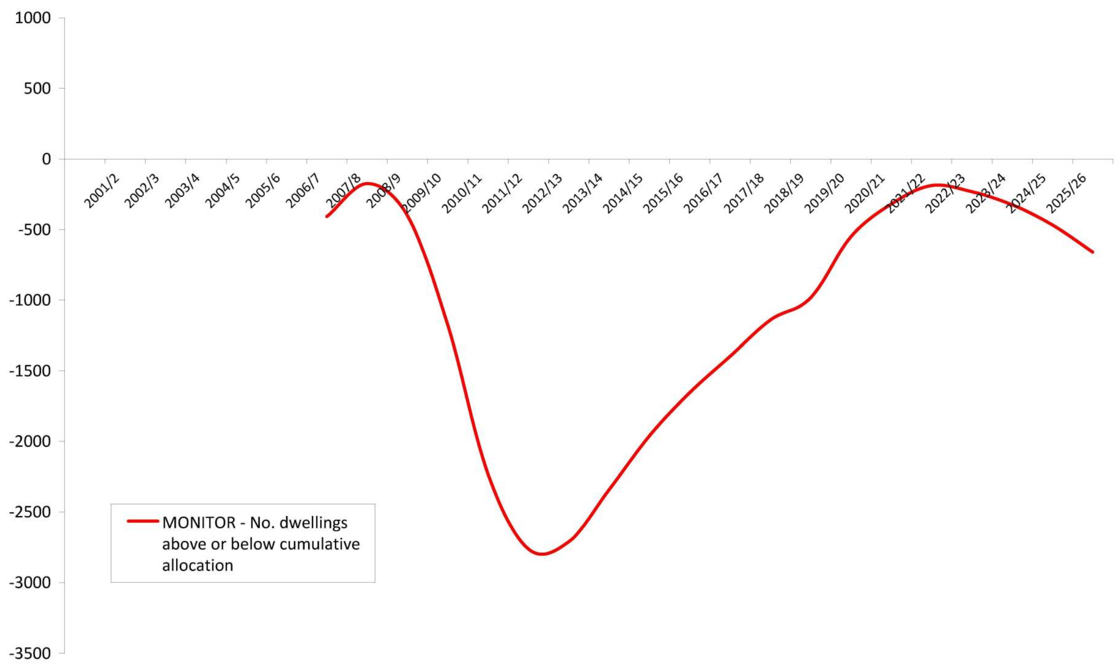


Figure 4.2 Monitor Timeline



4.6 Table 4.3 'Housing Trajectory 2006-2016', Figure 4.1 'Housing Trajectory 2006-2026' and Figure 4.2 'Monitor Timeline' show how the South East Plan housing allocation of 41,360 will be delivered over the 2006-2026 period. In 2008/09 there were 1,841 net housing completions. Due to the impact of the recession this is lower than the previous year's figure of 2,301 net completions, which was the highest in over 20 years.

4.7 The trajectory shows that completions will continue to drop in the next two monitoring years, due to the significantly decreased numbers of housing starts during the recession, with expected signs of an upturn beginning 2011/12. This creates an immediate shortfall against the annualised SEP requirement, as shown in Figure 4.2 'Monitor Timeline'. It is anticipated that this shortfall will reduce over the plan period, due to higher numbers of completions from 2012/13 onwards.

4.8 The trajectory shows that at this point, Milton Keynes is expected to achieve 40,700 net completions from developable sites over the 2006-2026 period. This is 660 dwellings short of the SEP requirement, partially because the trajectory does not include potential windfall development. This shortfall is identified in the rural area, where 2,400 dwellings are to be delivered. Sufficient sites to support delivery of this shortfall will be allocated through the forthcoming Site Allocations DPD. These sites will be shown in the housing trajectory, and reported in the AMR, when they have been identified and their deliverability assessed.

Five Year Land Supply

4.9 Milton Keynes Council are required by national policy to maintain a rolling five year supply of land that is likely to delivered over the period. The requirement over the next five years is set out in Table 4.4 'Five Year Housing Requirement'. The five year supply is made up of 35,558 completions needed split over the remaining 17 years of the SEP period to achieve 41,360 requirement.[14]

Table 4.4 Five Year Housing Requirement

Requirement	Total
(a) South East Plan requirement 2006-2026	41,360
(b) Net completions 2006-2009	5,802
(c) Requirement 2009-2026 based on 2006-2009 completions (a-b)	35,558
(d) Annualised requirement (c/17)	2,092
Five year requirement (d x 5)	**10,460**

4.10 Due to the recession and its impacts on the availability of mortgages, the reduction in house prices and crucially, the reduction in housing completions, MKC negotiated revised Local Area Agreement (LAA) housing targets for 2008 and 2009 with the Government Office for the South East. These are:

- 2009/10 - 900 dwellings
- 2010/11 - 800 dwellings

4.11 Using these agreed targets a revised five year housing requirement is set out in Table 4.5 'Revised 5 Year Housing Requirement'

14 A full analysis of the Five Year Land Supply is available in a accompanying document available at http://www.milton-keynes.gov.uk/planning%2Dpolicy/DisplayArticle.asp?ID=68641

Table 4.5 Revised 5 Year Housing Requirement

Requirement	Total
(a) South East Plan requirement 2009-2026	35,558
(b) LAA target 2009 - 2011	1700 (900+800)
(c) Requirement 2011-2026 (a-b)	33,858
(d) Annualised requirement 2011-2026 (c/15)	2,257
Revised five year requirement ((d x 3)+b)	**8,471**

4.12 The deliverable supply of sites as at April 2009, as identified through JHDT and the SHLAA, is and set out in Table 4.3 'Housing Trajectory 2006-2016'. It shows that:

- 8,398 dwellings are assessed as being deliverable over the period April 2009 - March 2014
- Against the formal five year requirement of 10,460 dwellings, this is an under supply of 2,062 dwellings or 20% of the requirement.
- Against the revised LAA inclusive requirement of 8,471 dwellings, this is an under supply of 73 dwellings or 1% of the requirement.

4.13 A full breakdown of the sites making up the 8,398 dwellings is set out in 10 'Appendix 1: 5 year land supply sites'.

4.14 This is an issue of demand rather than a shortage of supply. It is directly attributable to the slow down in completions and build rates due to the recession having an impact on the availability of mortgages and the fall in property prices. In 2007/08, prior to the full impact of the credit crunch, Milton Keynes achieved net completions of 2,301 dwellings. There is a large supply of available sites in Milton Keynes. However, they are not being delivered at sufficient rates to meet the SEP requirement because of the economic situation, not because there is a lack of supply. As at April 2009, there was land available for a total of 29,864 new homes in Milton Keynes. This was made up of land for:

- 6,057 dwellings with full or reserved matters permission
- 14,296 dwellings with outline permission
- 9,511 remaining local plan allocations and briefed brownfield sites [15]

4.15 It should be noted that in preparing the housing trajectory, an optimum bias of 25% is applied to total forecast completions in the years after 2014. The optimum bias basically discounts 25% of forecast completions to avoid over optimistic completion projections. The deductions as a result of applying the optimum bias are fed back into the trajectory in later years. The 25% figure has been established by assessing forecast completion rates against actual completion rates in previous years. It will be kept under review to ensure its accuracy, particularly in the light of improvements to monitoring and forecasting procedures over the last couple of years.

4.16 The optimum bias is not applied to sites in the 5 year land supply as it is felt that the assessment of the deliverability of these sites is accurate. However, if the bias were to be applied to the larger sites where development is programmed to stretch beyond the 5 year period, to allow for an element of slippage, the number of deliverable homes could drop to 7,621[16]. This is 73% of the formal 5 year requirement and 90% of the revised requirement based on LAA targets. This is thought to be a worst case scenario and the improved monitoring through JHDT, should ensure that the figure reported in paragraph 4.12 is accurate.

15 Includes 2,500 for development in the Strategic Reserve areas in the east of the city identified in the Local Plan
16 Based on 2,895 homes assumed to be completed on large sites with build periods beyond the 5 year period. Adding the 25% optimum bias would lead to a deduction of 724 homes from the number of deliverable homes

Core Output Indicator - Housing Completions on Previously Developed Land (PDL)

Figure 4.3 Number of Completions on PDL

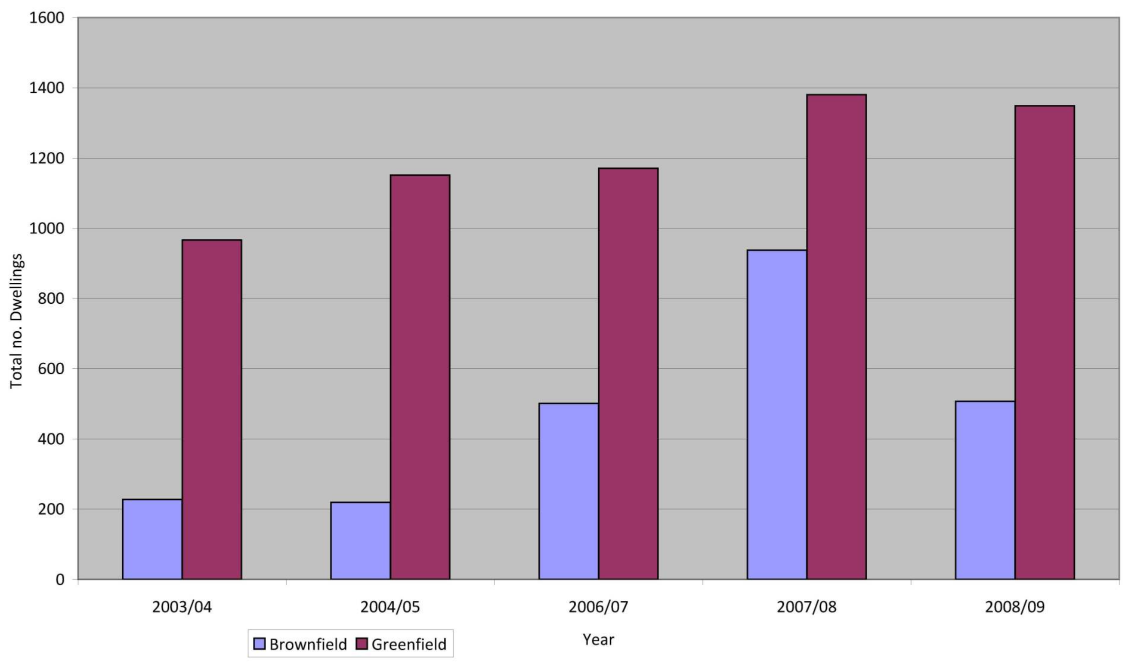
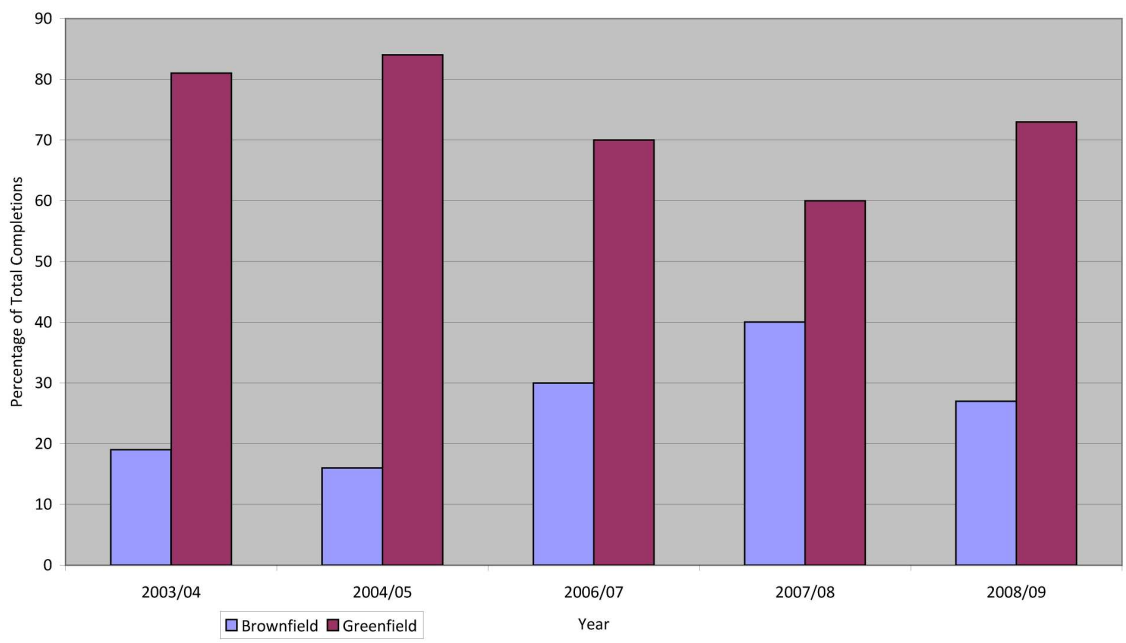


Figure 4.4 Percentage of Completions on PDL



4.17 Figure 4.3 'Number of Completions on PDL' and Figure 4.4 'Percentage of Completions on PDL' show that in 2008/09 507 dwellings (27%) completed were on previously developed land (PDL). This is lower than last year's high of 40% when a large number of dwellings were completed on PDL in Wolverton.

4.18 The national target for completions on PDL is 60%. However, Local Plan target is 20%, which has been exceeded every year since 2006/07. The Local Plan target is only 20% to reflect that Milton Keynes is a New Town. It is therefore inevitable that most of the Borough's development will be on greenfield sites due to the lack of available PDL. It is also must be stressed that Milton Keynes is a growth area, where a large proportion of the expected new housing will be delivered on large greenfield extensions.

Core Output Indicator - Gypsy and Traveller Pitches

4.19 Milton Keynes Council carried out a Gypsy and Traveller Accommodation Needs Assessment in 2006. A partial review of the SEP is currently being undertaken to identify the number additional permanent pitches that local authorities in the region should seek to allocated in their LDFs.

4.20 There were no additional pitches completed in the 2008/09 period. Milton Keynes has 18 existing pitches on two sites at Willen and Calverton. The Calverton site is currently being upgraded. In addition the Milton Keynes Local Plan has allocated three additional sites in the Borough with the potential capacity of up to 30 pitches.

Core Output Indicator - Affordable Housing Completions

Table 4.6 Affordable Housing Completions 2004-2009

	2004/05	2005/06	2006/07	2007/08	2008/09
Affordable Housing Completions	446	751	491	679	650
Gross Completions	1360	1795	1672	2317	1856
Percentage Affordable (30% Target)	30%	42%	29%	29%	35%

4.21 The Local Plan and South East Plan affordable housing requirement for Milton Keynes is 30%. Affordable Housing Completions 2004-2009 shows that in 2008/09, the 650 (35%) affordable dwellings were completed which is higher than the previous 2 years. It is expected that the proportion of affordable dwellings will increase as many developers are completing affordable homes due to grant funds available to Registered Social Landlords (RSLs), rather than pursue large amounts of market housing which may be difficult to sell in current market conditions.

4.22 The 35% figure can be broken down as follows:

- 25% were intermediate housing
- 10% were socially rented housing

4.23 The 2007 Affordable Housing SPD[17] changed the requirement for the tenure split to 5% intermediate and 25% social rent. Previously it was 25% intermediate and 5% socially rented. While the 2008/09 split does not meet the requirement, it will take a couple of years for the requirements to be met as many permissions were granted prior to the SPD being adopted. In the next monitoring year the proportion built that are socially rented should increase.

Core Output Indicator - Building For Life

4.24 Data is unavailable for this indicator at present. This is because Building for Life assessors for MKC and MKP have only recently completed training and started assessments on completed sites. Data will be available in future Annual Monitoring Reports.

17 Available at http://www.milton-keynes.gov.uk/planning%2Dpolicy/DisplayArticle.asp?ID=61412

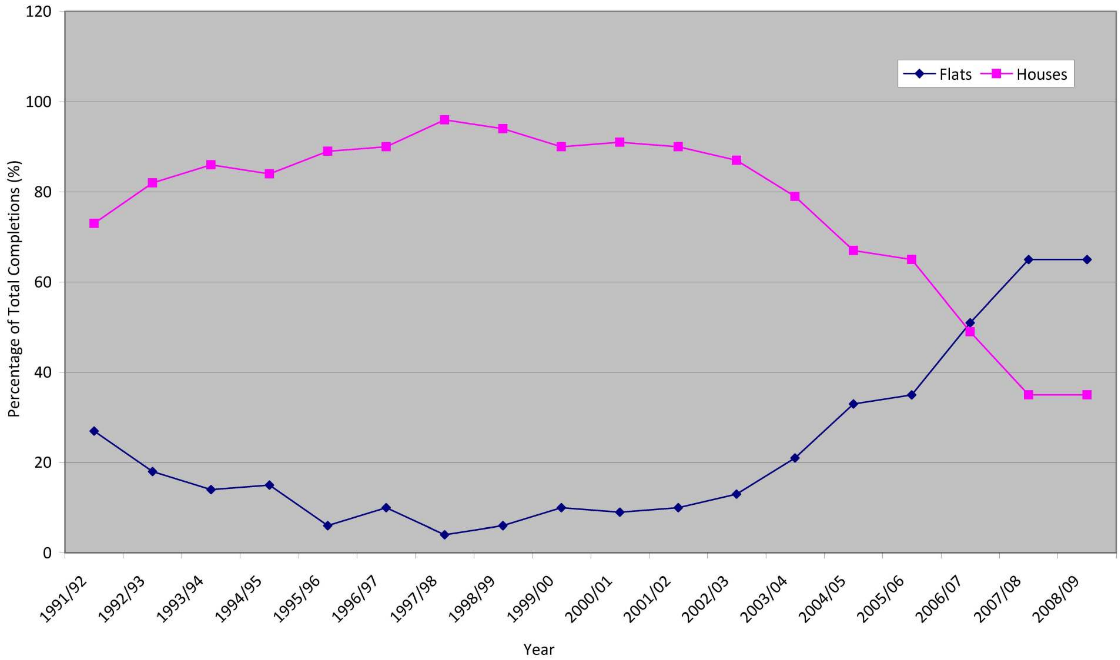
Housing Density

4.25 Appropriate housing density guidelines are essential to ensuring efficient use of land while producing positive designs that are appropriate to existing development. Local Plan housing density requirements are set out in Policy H8, whereby different requirements are set for different locations within the Borough.[18]

4.26 In 2007/08 the average density for completed developments, not including Central Milton Keynes (CMK), was 40 dwellings per hectare. This is just above the overall Local Plan target of 35 dwellings per hectare but is in accordance with Policy H8 requirement for development in certain areas of the city. In CMK, dwellings completions were just over 200 dwellings per hectare. This accords with CMK policies and the CMK Development Framework to encourage higher densities of development in the city centre.

House Completions by Type

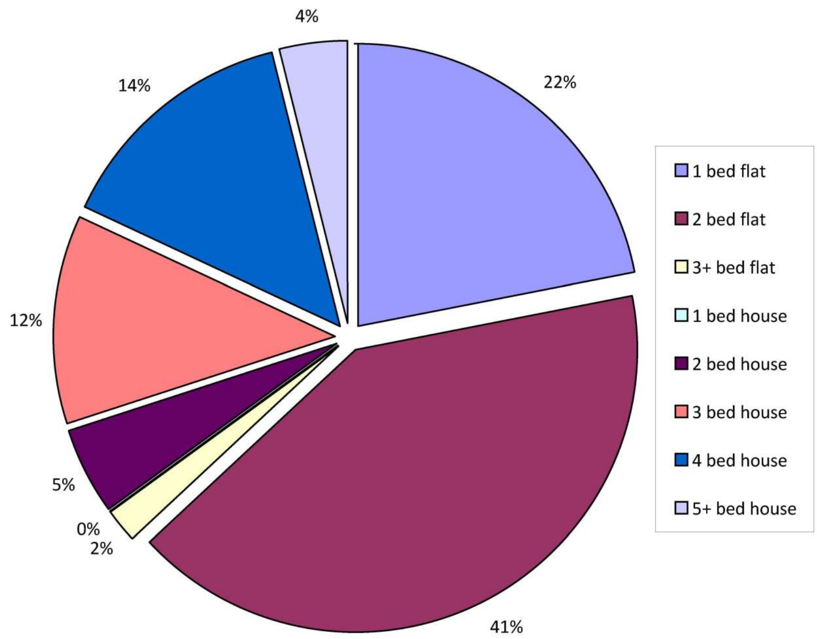
Figure 4.5 Completions: Flats vs Houses



4.27 As shown in Figure 4.5 'Completions: Flats vs Houses' flats made up the majority of dwellings completed in 2008/09 with 65%, compared with 35% being houses. This is the same split as last year. In previous years the number of proportion of flats was significantly lower. However, in the future it is expected that the proportion of flats as dwelling completions will drop as developers are switching to building more houses, which are considered more saleable in the current market.

18 Policy H8 can be found in the Housing section of the Local Plan. It is available at http://www.milton-keynes.gov.uk/planning%2Dpolicy/DisplayArticle.asp?ID=61299

Figure 4.6 Dwelling Completions by Type



4.28 Figure 4.6 'Dwelling Completions by Type' shows that 1 and 2 bedroom flats made up over 50% of completions in 2008/09. Family houses (3 to 5+ bed homes) only made up 30% of all dwelling completions.

House Prices

Figure 4.7 House Prices since 2000

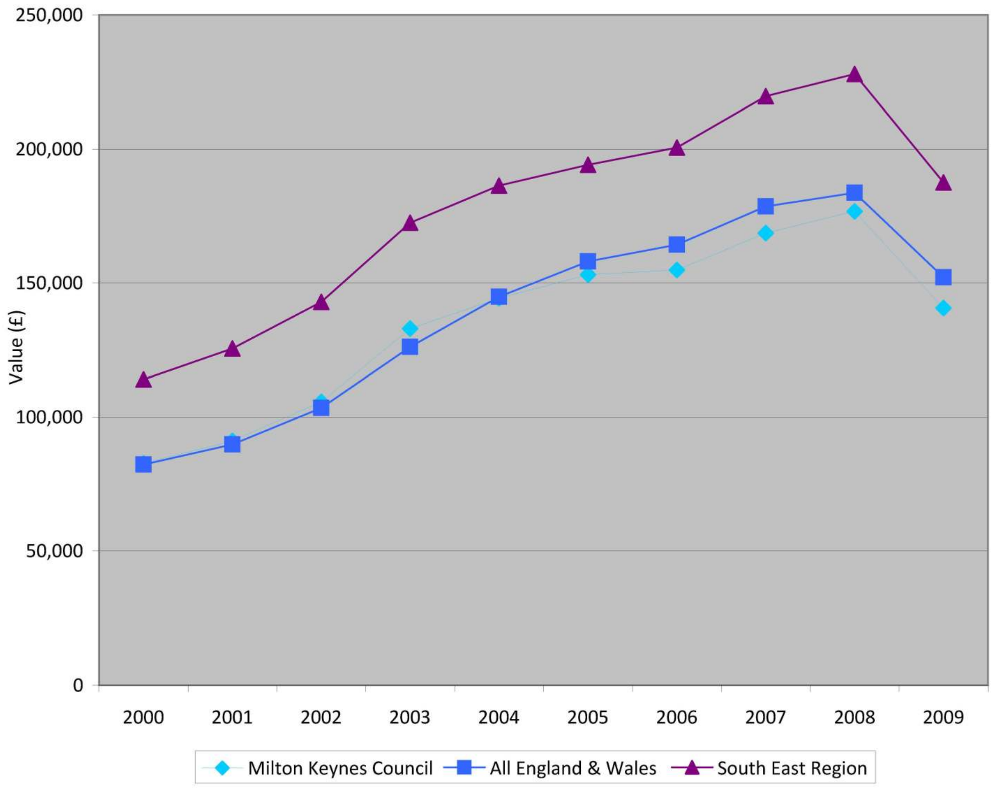
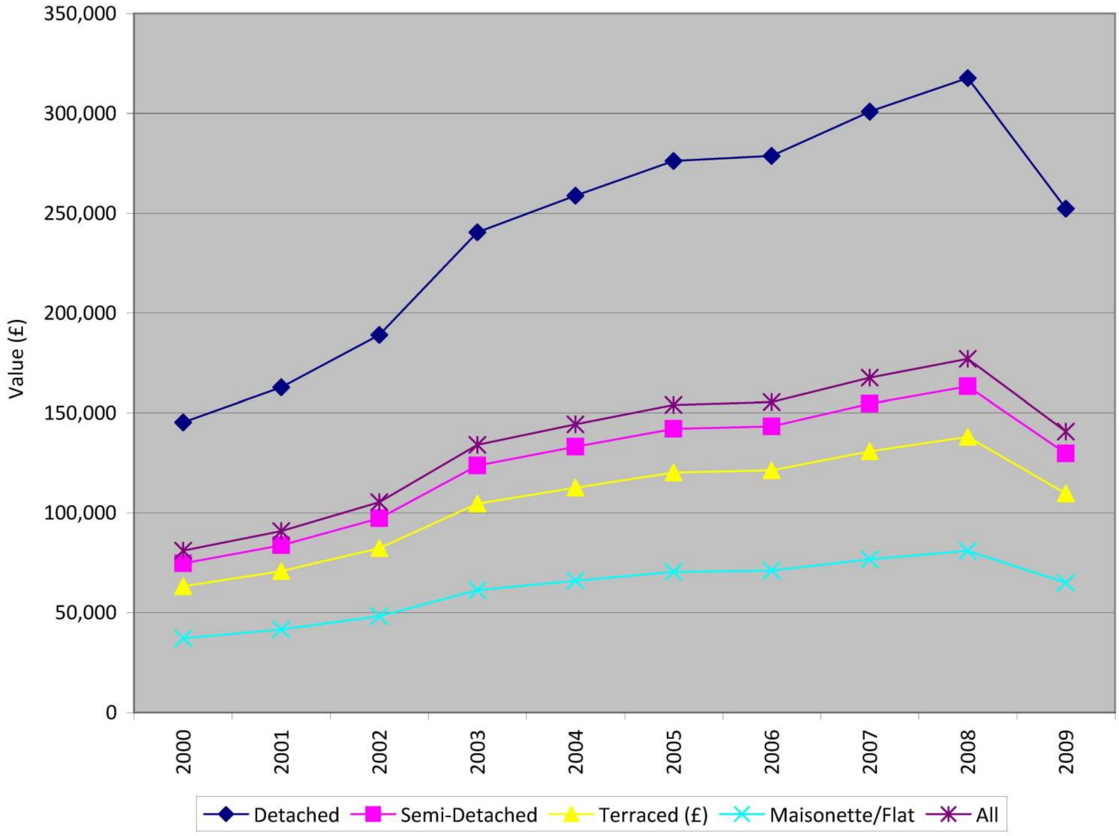


Figure 4.8 Milton Keynes House Prices by Type



4.29 Figure 4.7 'House Prices since 2000' and Figure 4.8 'Milton Keynes House Prices by Type'[(19)] show that house prices grew from 2000 to 2008 but have fallen by approximately a 20% average across Milton Keynes from April 2008 to April 2009 across all house types. The South East and England & Wales have been similarly affected. Average Houses prices in Milton Keynes Borough are just less than the UK average and significantly lower than the South East average, indicating that Milton Keynes is one of the more affordable locations in the South East.

Summary

4.30 Milton Keynes delivers one of the highest numbers of completions for market and affordable houses in the UK. A large number of sites have allocations or permissions for housing, yet the recession is having a major impact. While completions were reasonably high in 2008/09, data indicates that completions are expected to drop over next few years. However, Milton Keynes is prepared for the upturn as a large number of sites already have permission and MKC and MKP are working with developers to look at viability and delivery of sites. Other positive news is that affordable housing provision has increased to 35%, exceeding the Local Plan target, and housing is being built at the densities set out in the Local Plan.

19 Source: Milton Keynes Observatory http://www.mkiobservatory.org.uk/

5 Economy

Core Output Indicator: Total amount of additional employment space - by type

5.1 Table 5.1 'Total amount of additional employment space' shows the amount and type of completed employment floorspace in the Borough over the monitoring period.

Table 5.1 Total amount of additional employment space

Use Class	Gross Internal Floorspace Loss (m^2)	Gross Internal Floorspace Gain (m^2)	Net Internal Floorspace Gain (m^2)
B1(a) - Offices	15,640	22,217	6,578
B1(b) - Research and Development	0	29,035	29,035
B1(c) - Light Industry	1,268	957	-311
B2 - General Industry	9,299	3,467	-5,832
B8 - Storage & Distribution	21,326	16,832	-4,494
Total	**47,532**	**72508**	**24,976**

5.2 The figures show that there were gains in B1a (offices) and significant gains in B1b (research and development) and small losses in B1c (light industry) and B2 (general industry). This shows a move towards the goal of developing a stronger knowledge based economy in Milton Keynes.

5.3 The largest net gain in employment space is in Use Class B1b (research and development). The majority of this gain is accounted for by the change of use from heritage/museum at Bletchley Park to an integrated heritage park / innovation centre.

5.4 A large proportion of the B8 figures (both gain and loss) are accounted for by the development of the former Wincanton and Buckinghamshire Furniture site in Bletchley to a logistics and distribution facility. The B8 figure is significantly lower than last year due to large footprint warehouse and distribution developments in 2008 which increased the employment floorspace gain significantly.

Core Output Indicator: Total amount of employment floorspace on previously developed land - by type

5.5 Table 5.2 'Total amount of employment floorspace on previously developed land' shows the amount and type of completed employment floorspace (gross) coming forward on previously developed land (PDL) in the Borough.

Table 5.2 Total amount of employment floorspace on previously developed land

Use Class	Area of Floorspace completed on PDL (m^2)	Percentage of all Employment Floorspace completed on PDL
B1(a) - Offices	17,382	78%
B1(b) - Research and Development	29,035	100%
B1(c) - Light Industry	957	100%
B2 - General Industry	3,392	98%
B8 - Storage & Distribution	14,182	84%
Total	**64,948**	**90%**

Table 5.2 'Total amount of employment floorspace on previously developed land' shows that 90% of completed employment floorspace came forward on previously developed land. The proportion is this high mainly because a lot of the completions were changes of use rather than new developments.

Core Output Indicator: Employment land available - by type

5.6 Table 5.3 'Employment land available' shows the amount and type of employment land available for development in the Borough. The information is taken from land allocated for employment in the Local Plan, excluding sites which have subsequently been completed. In addition, this year's figures include areas which could potentially be allocated for employment use in the South East and South West SDAs[20]. The vast majority of the sites, both in the SDAs and in the Local Plan allocations, are allocated for a mix of employment uses rather than a specific one. This is why the mixed B uses figure is so high and cannot be separated into individual use classes.

Table 5.3 Employment land available

Use Class	Area (ha)
B1	33.1
B2/B8	87.4
Mixed B uses	156.4
Total	**276.9**

Core Output Indicator: Total amount of floorspace for 'town centre uses'

5.7 Table 5.4 'Total amount of floorspace for 'town centre uses'' shows the amount of completed floorspace (gross and net) for town centre uses within town centres and the Borough as a whole.

20 It should be noted that these figures are subject to the production of more detailed master planning and may, therefore, change. The figures used have been taken from the GVA Grimley SDA Study (2008) http://www.miltonkeynes.gov.uk/planning-policy/DisplayArticle.asp?ID=61938

Table 5.4 Total amount of floorspace for 'town centre uses'

Use Class	Gross Internal Area completed within Town Centres (m^2)	Net Internal Area completed within Town Centres (m^2)	Gross Internal Area completed in MK Borough (m^2)	Net Internal Area completed in MK Borough (m^2)
A1	11,677	11,150	21,059	16,661
A2	0	-388	62	-326
B1a	4,662	3,672	22,217	6,578
D2	0	0	132	132
D1/D2	0	0	28,702	-3,401
Total	**16,339**	**7,866**	**72,172**	**19,644**

5.8 The vast majority of the A1 (retail) gain comes from the development of the Sainsburys development in CMK. The majority of the B1a (offices) gain is accounted for by the change of use of the YMCA to offices and training facilities for people with learning difficulties.

Contextual Indicators

Employment Occupations

5.9 Table 5.5 'Employment by Occupation (Jan 2008 - Dec 2008)'[(21)] shows that there are a lower proportion of residents in the most highly skilled and highly trained categories (groups 1 to 3) compared to residents in the South East and Britain as a whole.

Table 5.5 Employment by Occupation (Jan 2008 - Dec 2008)

	Milton Keynes (number)	Milton Keynes (%)	South East Region (%)	Great Britain (%)
1. Managers & Senior Officials	18,500	14.6	17.5	15.7
2. Professional occupations	14,900	11.8	14.5	13.0
3. Associate professional & technical	17,700	14.0	15.6	14.5
4. Administrative & secretarial	17,900	14.2	11.2	11.4
5. Skilled trades occupations	10,800	8.6	10.0	10.8
6. Personal service occupations	9,600	7.6	7.7	8.2
7. Sales and customer service occupations	13,700	10.8	7.4	7.6
8. Process plant & machine operatives	7,200	5.7	5.4	7.1
9. Elementary occupations	16,000	12.7	10.5	11.4
Total employed working population	126,300	100	100	100

21 Source: https://www.nomisweb.co.uk/reports/lmp/la/2038431757/report.aspx?town=milton%20keynes#tabempocc

5.10 When comparing these figures to those for 2007/08 the main changes are:

- A reduction in the percentages in groups 1-3, even further below the equivalent figures for the South East
- An increase in the proportion of people in groups 6-8

Qualifications

5.11 Table 5.6 'Qualifications (Jan 2008 - Dec 2008)'[22] shows the qualifications of Milton Keynes residents. Compared to last year's figures, the table shows an increase in the proportion of residents with qualifications in each of the qualification categories and a fall in the proportion of residents with no qualifications (down from 13.4% last year). This is clearly a positive move, but qualifications remain lower for each qualification level than in the South East. The figures for Milton Keynes are very similar to the figures for Britain as a whole and the proportion with no qualifications is actually lower.

Table 5.6 Qualifications (Jan 2008 - Dec 2008)

	Milton Keynes (number)	Milton Keynes (%)	South East Region (%)	Great Britain (%)
NVQ4 and above	44,700	29.7	31.5	29.0
NVQ3 and above	69,700	46.4	50.8	47.0
NVQ2 and above	96,700	64.3	68.9	65.2
NVQ1 and above	122,800	81.7	83.4	78.9
Other qualifications	12,400	8.2	7.7	8.7
No qualifications	15,100	10.0	8.9	12.4

Wages

5.12 Figure 5.1 'Gross weekly average wages of residents'[23] shows the average wages of people *living* in Milton Keynes, compared to those living in the South East and in Britain as a whole. Figure 5.2 'Gross weekly average wages of workers'[24] shows the average wages of people *working* in Milton Keynes, compared to workers in the South East and in Britain as a whole.

22 Source: https://www.nomisweb.co.uk/reports/lmp/la/2038431757/report.aspx?town=milton%20keynes#tabempocc%C2%A0
23 Source: https://www.nomisweb.co.uk/reports/lmp/la/2038431757/report.aspx?town=milton%20keynes#tabearn
24 Source: https://www.nomisweb.co.uk/reports/lmp/la/2038431757/report.aspx?town=milton%20keynes#tabearn

Figure 5.1 Gross weekly average wages of residents

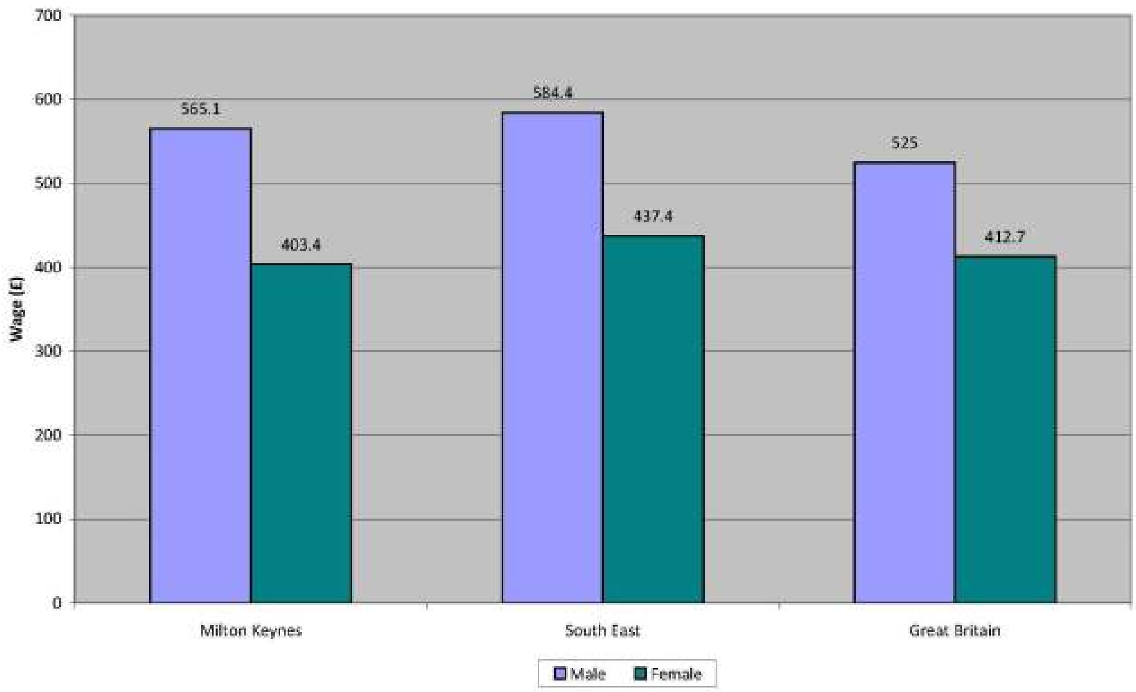
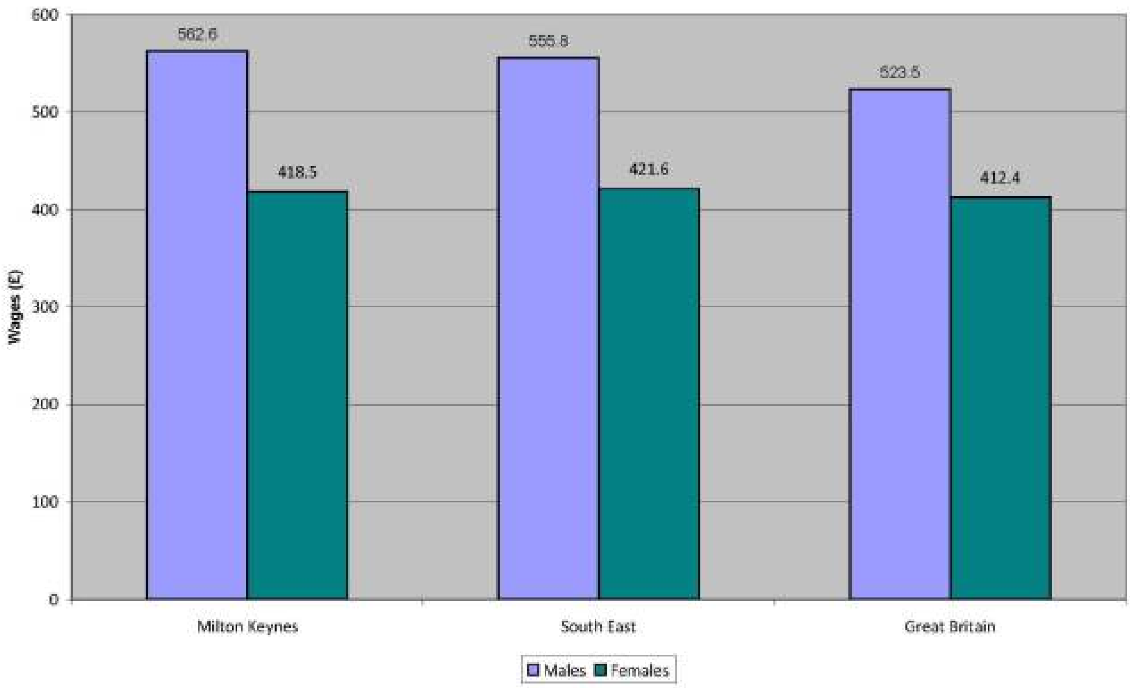


Figure 5.2 Gross weekly average wages of workers



5.13 Figures Figure 5.1 'Gross weekly average wages of residents' and Figure 5.2 'Gross weekly average wages of workers' show that:

- The wages of male Milton Keynes *residents* is very similar to the figure for males *working* in Milton Keynes
- The wage figure for female residents of Milton Keynes is slightly more than £15 less per week than it is for female workers

- The average earnings of both male and female residents of Milton Keynes are below that of residents of the South East, but above average earnings in Britain
- The average earnings of male workers in Milton Keynes is above that of workers in the South East and in Britain as a whole

Job Density

5.14 Job density is the ratio between the number of filled jobs divided by the total working age population in a given area. Table 5.7 'Job density'[(25)] shows the job density figure for Milton Keynes Borough, the South East and England.

Table 5.7 Job density

Milton Keynes (Jobs)	Milton Keynes (Density)	South East (Density)	England (Density)
151,000	1.01	0.86	0.83

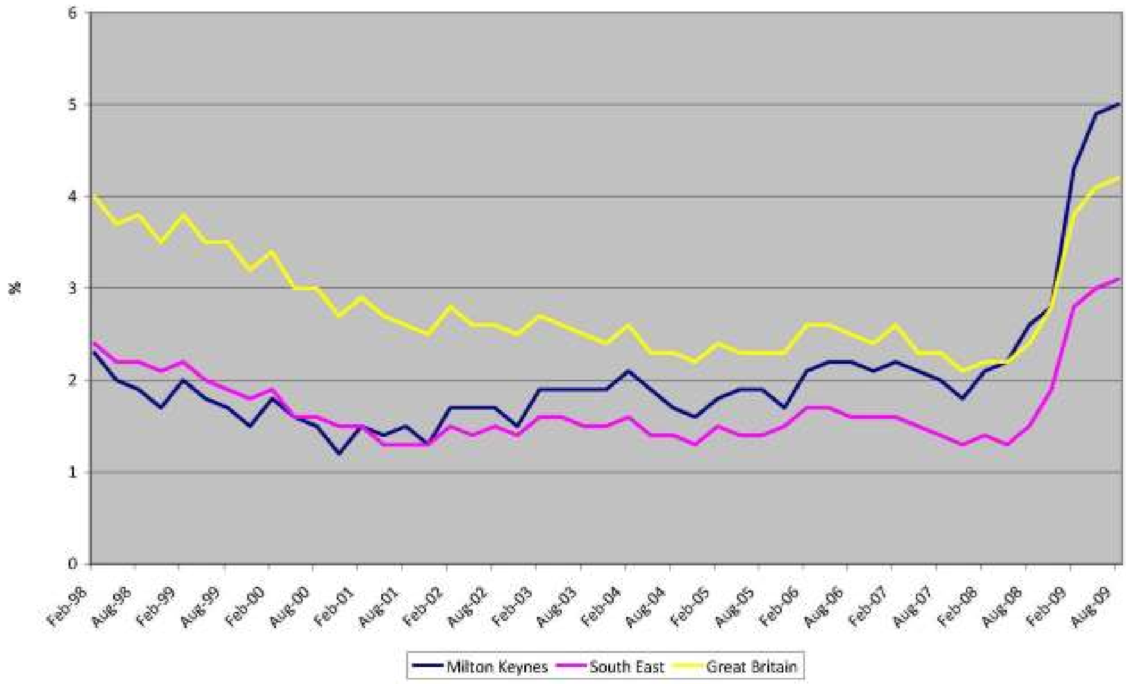
5.15 The job density figure for Milton Keynes shows that there are slightly more jobs in the Borough than there are people, resulting in net inward commuting to the Borough. In the South East and in England as a whole there are less jobs than there are people, showing that Milton Keynes demonstrates self sufficiency in terms of providing more than sufficient numbers of jobs for its residents.

Working Age Population

5.16 The working age population of Milton Keynes in 2008 was 151,000 which was 55.1% of the total population. A total of 131,500 or 83.3% of the total working population were economically active[(26)]

Unemployment Claimant Rate

Figure 5.3 Unemployment Claimant Rate of the working age population



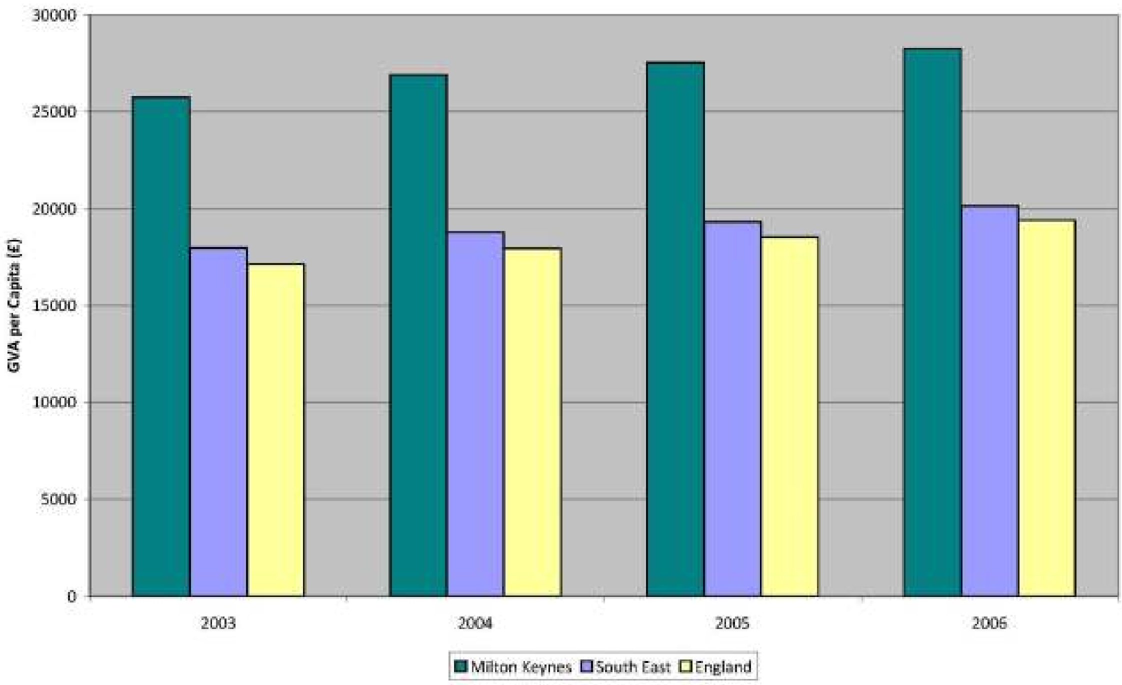
25 Source: https://www.nomisweb.co.uk/reports/lmp/la/2038431757/report.aspx?town=milton%20keynes#tabearn
26 Source: https://www.nomisweb.co.uk/reports/lmp/la/2038431757/report.aspx?town=milton%20keynes#tabearn

5.17 Figure 5.3 'Unemployment Claimant Rate of the working age population' shows the unemployment claimant rate for Milton Keynes, the South East and Britain. The claimant rate for Milton Keynes in February 2009 was 4.3%. Obviously, due to the recession, this figure is much higher than the figure report in last years AMR of 2.2%. Since February, this figure has risen further and in August 2009 it had reached 5%.

Economic Productivity

5.18 Figure 5.4 'Gross Value Added (GVA) per Capita' shows the Gross Value Added (GVA) per Capita for the years 2003-2006. The graph shows that, year on year, there has been a steady increase in GVA per capita for all three areas shown. GVA per capita in Milton Keynes is approximately £8,000 higher than in the South East and England.

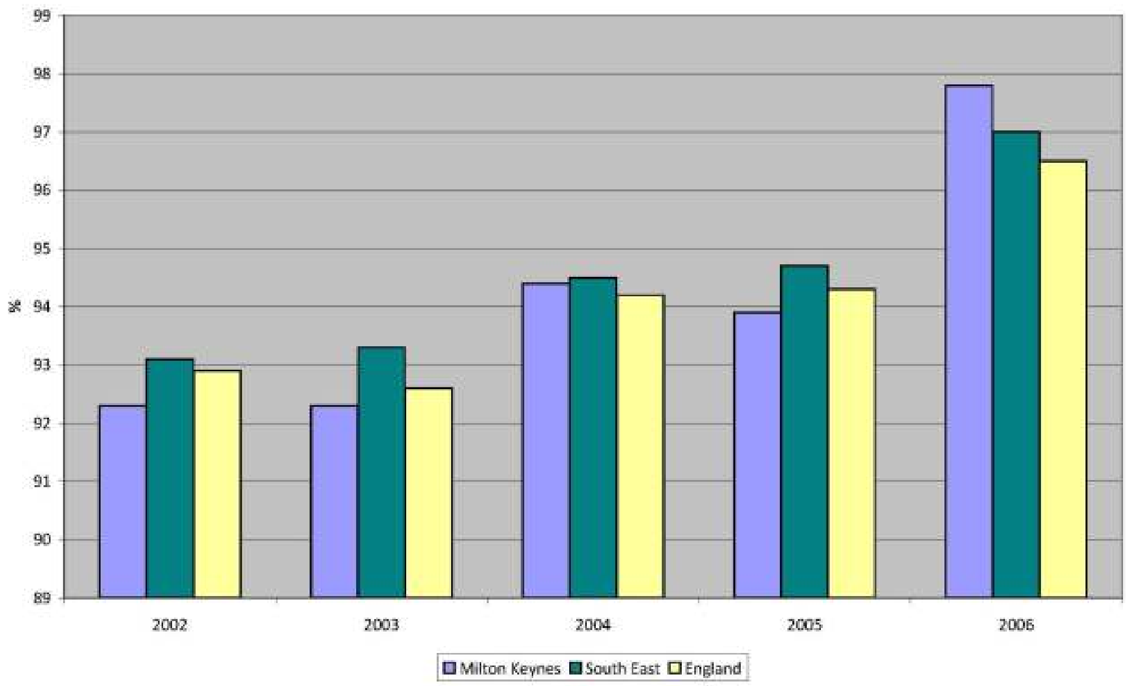
Figure 5.4 Gross Value Added (GVA) per Capita



Business Survival Rate

5.19 Figure 5.5 'Business Survival Rate' shows business survival rates for 2002-2006. Business survival rate is the proportion of businesses that remain registered for VAT one year after their initial registration. The graph shows that there was a sharp increase in business survival rate between 2005 and 2006. These are the most up-to-date figures available, however, as a result of the current recession, it is likely that figures for 2008/09 will be lower than those shown in Figure 5.5 'Business Survival Rate'.

Figure 5.5 Business Survival Rate



VAT Registrations

5.20 Table 5.8 'VAT registrations' shows the number of enterprises registering for VAT each year. There was a significant increase in registrations in 2007, but again, as a result of the recession, it is likely that the figure for 2009 will be lower.

Table 5.8 VAT registrations

Year	Milton Keynes	South East	Great Britain
2003	850	30,960	187,660
2004	940	28,955	179,770
2005	885	28,675	177,935
2006	880	28,665	177,615
2007	1,130	31,970	201,315

NEETs

5.21 The percentage of young people not in education, employment or training (NEETs) in the Borough in 2008 was 7.1% which is a slight improvement on the LAA target of 7.2%.

Impact of Economic Investment

5.22 In 2008/09, 82 businesses either relocated to the city or expanded within the city. This resulted in the creation of 1,247 new jobs and the safeguarding of 1,666 jobs in 2008/09[27]. The number of net additional jobs created in the calender year 2008 was 1,134. This is a positive figure, perhaps unexpectedly in the current economic climate. However, it is likely that the 2009 figure is likely to give a more accurate picture of the impact of the recession.

Vacant employment space

5.23 There is 601,936 m^2 of office space in Milton Keynes. As at November 2009, 22.9% of this office space was vacant.

Percentage of planning appeals allowed

5.24 The percentage of all planning appeals that were allowed in the monitoring period April 2008 to March 2009 was 53.6%. This figure is high compared to the national average of 34%[28], but shows an improvement on last year's figure of 60.7%.

5.25 Of the planning appeals allowed in this monitoring period, 27% were for houses in multiple occupation (HiMO) compared to 60% in 2007/08. As a result, measures have been taken to try and reduce the number of HiMO appeals.

5.26 Since May 2009 two full time development control officers have been appointed specifically to handle HiMO applications and Councillors involved in the determination of HiMO applications now receive additional training. On the 27 October 2009, Cabinet agreed a HiMO strategy to underpin work across the Council relating to the development, management and regulation of HiMO. In 2010 a HiMO SPD will be produced as an additional measure to help reduce the number of HiMOs appeals.

Summary

5.27 There are no areas of particular concern raised by the 2008/09 core employment monitoring figures.

5.28 The level of development on previously developed land was high, which is a positive point in this year's figures.

5.29 The overall net gain in employment floorspace is significantly lower than it was last year, but this is not negative. Last year it was reported that employment floorspace gain was high due to the development of large warehouse and distribution facilities. As Milton Keynes is aiming to move away from such high levels of this type of activity towards a stronger knowledge based economy, the lack of such developments this year is not a problem.

5.30 Table 5.3 'Employment land available' shows that Milton Keynes has a plentiful supply of available employment land.

27 Source - Invest MK News release (9 July 2009) http://www.investmiltonkeynes.com/other/latest_news.php
28 Source: http://www.planning-inspectorate.gov.uk/pins/reports/stats_2009/england_report_2008_2009.pdf

6 Transport

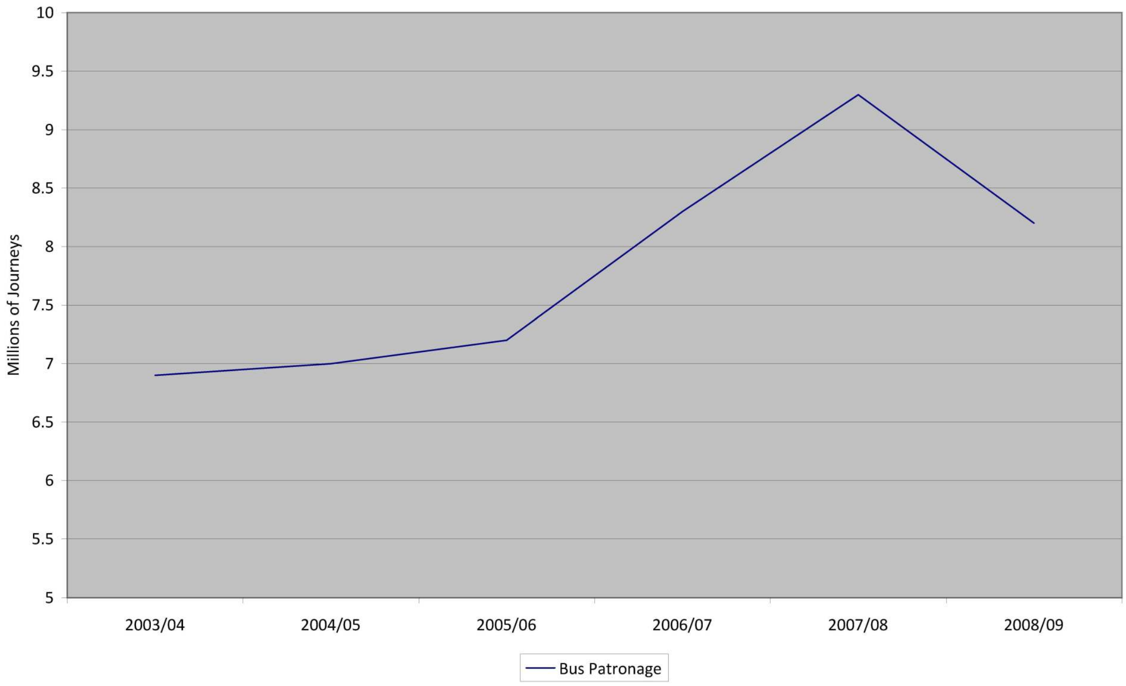
6.1 Milton Keynes was designed as a multi-centred settlement built around an efficient grid road framework. This network provides a choice of routes through the city, which can be crossed from the two furthest points in approximately 15 minutes. The grid system is still one of the strengths of the city but it is now beginning to experience peak hour congestion at certain junctions. The Milton Keynes Local Transport Plan 2 2006-2011 sets out the overall transport strategy for Milton Keynes, which integrates with the LDF. The aims of the plan are to make transport truly accessible; encourage modal shift; tackle emerging congestion; and maintain existing transport infrastructure.

Public Transport

6.2 Milton Keynes' low density layout and wide distribution of potential destinations makes it difficult to provide fast, frequent and attractive bus services. The proportion of people who travel by bus is therefore much lower compared to areas with similar populations.

6.3 Figure 6.1 'Bus Patronage' below shows the amount of passenger journeys on buses in Milton Keynes over the last few years.

Figure 6.1 Bus Patronage



6.4 It shows that bus journey numbers increased in line with Local Transport Plan 2 (LTP2) targets to 9.25 million journeys in 2007/08. However, the recession has had a major impact. Due to the large increase in unemployment, the number of people required to travel has dropped and therefore had an impact on passenger numbers. This has seen journey numbers drop to 8.2 million in 2008/09 against a LTP2 target of 10.25 million.

6.5 The quality of the overall bus experience has also declined. Satisfaction with the service rates dropped from 42% in 2007/08 to 29% in 2008/09. The LTP2 target is to reach 70% satisfaction rates by 2010/11.

6.6 Table 6.1 'Bus Punctuality' sets out punctuality rates for all local bus services in Milton Keynes and on the key Quality Bus Services. [29] The table shows that punctuality figures have fluctuated over the last few years but are still lower than the 2003/04 baseline figures. The 2008/09 figures are below the 88% and 92% targets.

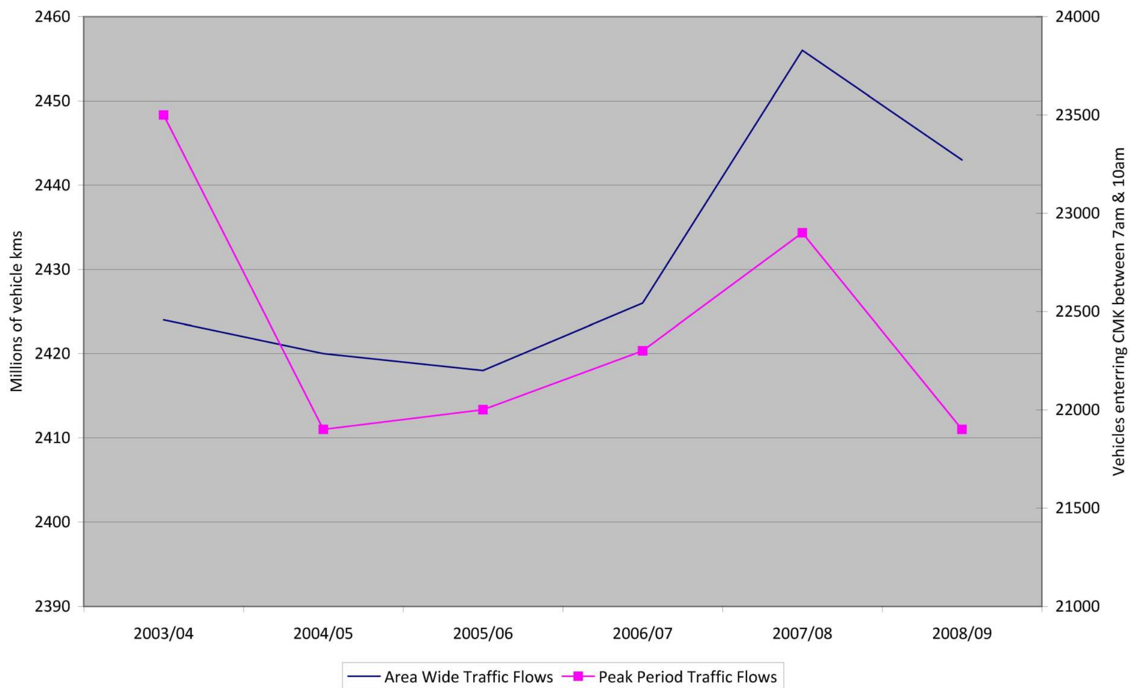
Table 6.1 Bus Punctuality

	2003/04	2006/07	2007/08	2008/09
Punctuality Target for Local Bus Services				
Actual Punctuality on Local Bus Services	84%	70%	71%	74%
Punctuality Target for Quality Bus Services				
Overall Punctuality on Quality Bus Services	77%	64%	71%	70%

Traffic

6.7 Figure 6.2 'Traffic' on the right hand side shows both peak period traffic flows as a number of vehicles entering Central Milton Keynes (CMK) between 0700 and 1000 and on the left borough wide traffic flows from the national traffic census in millions of vehicle kilometres.

Figure 6.2 Traffic



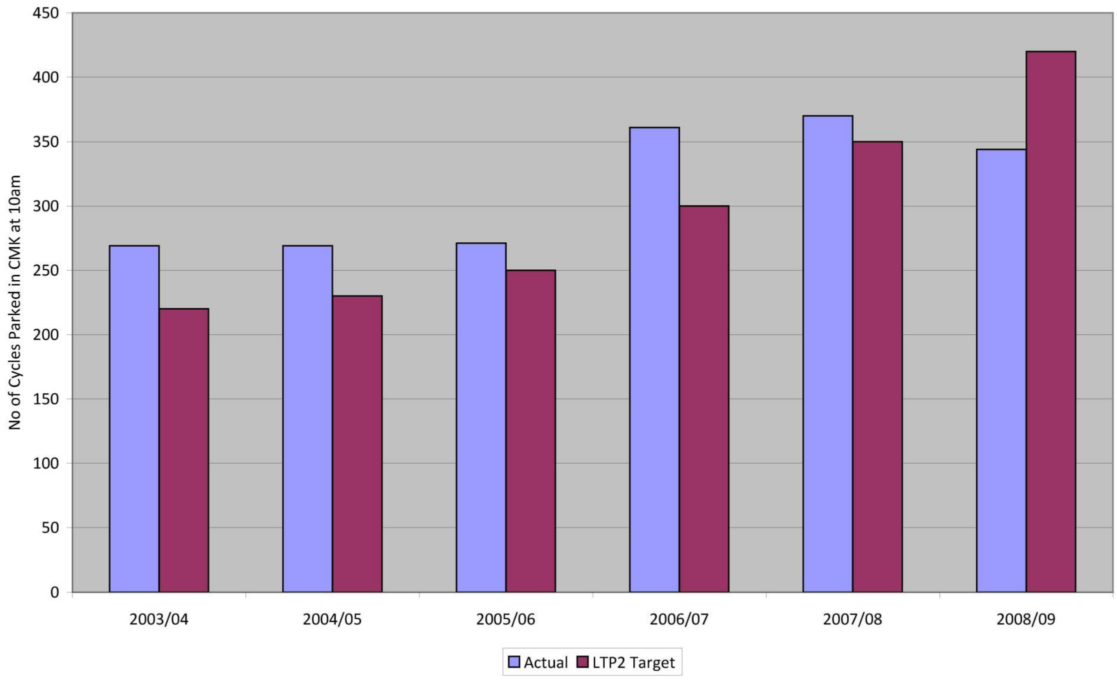
6.8 Over the past few years both measures have increased steadily. However, in 2008/09 both indicators of traffic have declined sharply. As with bus travel, this occurrence has likely been caused by the recession and its impact on employment rather than any major change in modal shift. The target for vehicles entering CMK was to reduce the growth of vehicle movements has not been exceeded, which was 26,500 vehicles for 2008/09 againts the actual figure of 21,900.

29 Bus punctuality is defined as being within 1 minute early and 5 minutes late.

Cycle Usage & Modal Shift

6.9 Milton Keynes has a unique 'Redway' system which provides a network of shared footpaths and cycleways across the city. This provides opportunities for cycling in a traffic-free environment separated from the national speed limit grid roads. Milton Keynes Council has recently signed up to the Cycle Scheme Initiative, encouraging staff to purchase a bike, with tax incentives, to use to cycle to work.

Figure 6.3 Cycles Parked in CMK



6.10 Figure 6.3 'Cycles Parked in CMK' shows that commuting by bicycle has increased steadily ahead of LTP2 targets since 2003/04. However in 2008/09 there has been a drop from 2007/08 and as a result is 18% behind the LTP2 target. As with traffic and bus usage, it is likely that this drop is to with the effects of the recession.

6.11 LTP2 measures modal shift through the percentage of journeys to school by car. The figures are set out in Table 6.2 'Modal Shift'.

Table 6.2 Modal Shift

	2003/04	2006/07	2007/08	2008/09
% of Journeys to School by Car	29%	29%	30%	28%

6.12 It is encouraging that the figure has dropped to 28% in 2008/09, against at LTP2 target of 29%. Reducing journeys to school by car helps decrease road congestion in peak periods, assists in childhood learning of road safety and can assist in combating childhood obesity.

Summary

6.13 There are many challenges facing the transport system in Milton Keynes. Future growth will place pressure on the existing networks. While there has been progress on modal shift and traffic levels, public transport figures were poor in 2008/09. While bus punctuality was higher in 2008/09, journey numbers and satisfaction with the service were lower than in 2007/08. These are the challenges that need to be tackled in the Local Transport Plan 3, currently under production. Alongside the forthcoming Core Strategy, this will set out how Milton Keynes transport systems will adapt to the proposed growth levels and promote economic growth as well as lowering CO_2 emissions from transport. While the car is expected to remain the dominant form of transport in the city, there is a strong need for improvements to public transport and to encourage healthier lifestyles through increased walking and cycling.

7 Energy and Climate Change

7.1 This section details the measures that are being implemented in Milton Keynes to reduce carbon emissions, promote renewable energy technologies and combat climate change. Milton Keynes has been at the forefront of sustainable construction techniques and technologies throughout its 40 year history, with examples such as the Home World exhibition in 1981 and Future World in 1994. This pioneering attitude continues with Local Plan Policy D4: Sustainable Construction and the Sustainable Construction SPD (2007). These require new developments require the high standards of energy efficiency, water efficiency, reduced construction waste and efficient materials. This was one of the earliest planning policies in the country to require renewable energy technologies in new development, and introduced the first Carbon Offset Fund. In 2007, Milton Keynes permitted its first large wind farm.

Core Output Indicator - Renewable Energy Generation

7.2 Climate change is caused by increasing volumes of greenhouse gases in the atmosphere, notably CO_2, from the burning of fossil fuels for transportation, manufacturing and electricity generation. Therefore renewable energy, which does not produce CO_2 as a by-product of electricity generation, is part of the solution to reducing the extent of climate change.

7.3 Milton Keynes Local Plan Policy D4: Sustainable Construction and the Sustainable Construction SPD require that 10% of the CO_2 emissions from developments over five dwellings or 1,000m^2 should be reduced through renewable technologies. The following large renewable energy installations accompanying new development were permitted in the Borough in 2008/09:

- five 6kw wind turbines at Tongwell
- a 49kw biomass boiler at the Pagnell Grange Care Home
- two 60kw biomass boilers for a car showroom in Northfield
- a 200kw biomass boiler for the Shenley Wood Retirement Village
- a 50kw biomass boiler at Milton Keynes Hospital

7.4 This gives a total of 0.5 mega watts of renewable energy generation permitted in 2008/09. This figure does not include renewable energy technologies included in housing developments.

7.5 2,502 dwellings were permitted in 2008/09 from applications that were five dwellings and above. With a 10% CO_2 reduction from renewable technologies as required by Policy D4 and the Sustainable Construction SPD these dwellings would save:

- 351 tonnes of CO_2 per annum
- generate 1,811 mega watt hours of energy per annum[30]

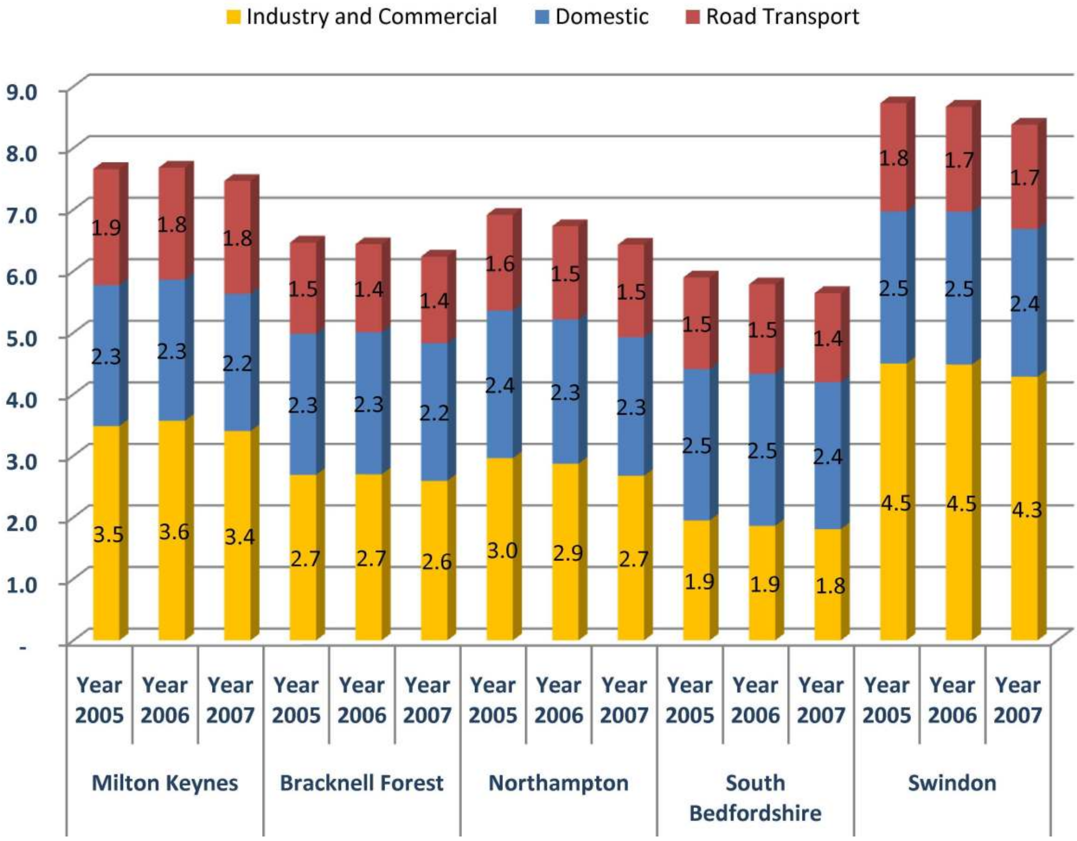
7.6 The average two-bedroom house emits two tonnes of CO_2 per annum. Therefore, when the dwellings permitted in 2008/09 are built, the 10% renewable energy requirement saves the equivalent CO_2 of that emitted by 175 dwellings.

LAA Indicator & NI 186 - Per Capita Reduction in CO_2 Emissions in Milton Keynes

7.7 The most recent data for this indicator relates to 2007 and shows a 2.6% reduction on the base 2006 data as shown in the figure below: CO_2 emissions of MK and near neighbours. The target by 2011 is to reduce emissions by 12% in the Borough. The figure shows that MK has higher industrial/commercial and road transport emissions than it's neighbouring and similar authorities but slightly lower domestic emissions.

30 This calculation is based on an average amount of energy required for a two bed dwelling meeting the energy standards set out in the Sustainable Construction SPD per annum and the amount of CO_2 it would emit.

Figure 7.1 CO2 emissions of MK, neighbouring and similar authorities



NI 188 - Planning to Adapt to Climate Change

7.8 The indicator measures progress on assessing and managing climate risks and opportunities, and incorporating appropriate action into Local Authority and partners' strategic planning. This indicator is measured by ranking this ability from level 0 up to level 4. Baseline performance for this indicator has been set in 2008 at level 0. A Local Impacts Climate Profile has been prepared. The target for the next monitoring year will be level 1.

Milton Keynes Carbon Offset Fund

7.9 Policy D4 states that all new projects in the area over a certain size must be 'carbon neutral'. This means that a new development can result in an increase in carbon dioxide emissions, but offsetting activity must be taken to reduce emissions elsewhere by the same amount. This ensures there will be no increase in emissions overall. Developments that cannot achieve carbon neutrality must therefore pay money into a local carbon neutrality fund (Carbon Offset Fund) to compensate for the emissions their new buildings will create. This one-off payment is calculated as £200 per tonne of CO_2 from the development per annum. Achieving carbon neutrality by paying into the fund should therefore only cost developers a few hundred pounds per household.[31] The money collected is spent on improving insulation in homes throughout Milton Keynes Borough.

7.10 From May 2008 to September 2009 the key outputs of the initiative were:

- 1804 dwellings having cavity wall insulation installed, or loft insulation, or both
- this generates CO_2 savings of 1459.6 tonnes

7.11 These outputs are considerably higher than any nearby Local Authority.

31 For further details go to United Sustainable Energy Agency webpage

Summary

7.12 Milton Keynes has made good progress towards mitigating the increase in carbon emissions that result from a rapidly growing city. Local Plan Policy D4 and the carbon offset fund have helped to ensure new development is of the highest standards and that significant improvements have been made to the older, less efficient housing stock in the area. Emerging polices look to build on the success and ensure growth is pursued in a sustainable manner. This includes investigating the potential of decentralised energy supplies as part of new growth areas and pursuing approaches that help to reduce the need to travel; a challenge in the city built around car use.

8 Natural and Historic Environment

Biodiversity

Condition of SSSIs

8.1 The situation regarding the condition of Sites of Special Scientific Interest (SSSI) within Milton Keynes is unchanged since 2007. Howe Park Wood and Oxley Mead are both in a favourable condition. An area of the Yardley Chase SSSI lies within Milton Keynes, with the rest in Northamptonshire. A small portion of this SSSI is in favourable condition while a large proportion is in a unfavourable recovering condition. A long term woodland management plan has been put in place to improve the condition of the Yardley Chase SSSI.

Sites of Local Biodiversity Significance

8.2 Table 8.1 'Milton Keynes Biodiversity Sites' below sets out information regarding locally significant biodiversity sites. [32]

Table 8.1 Milton Keynes Biodiversity Sites

Type of Site	Area (ha)	% of Total MK Area
Local Wildlife Sites	232	0.75
Biological Notification Sites	1,691	5.48
Local Nature Reserves	34	0.11
Regionally Important Geological and Geomorphological Sites (RIGS)	32	0.1
MK Railway Corridors	712	2.3
MK Road Corridors	988	3.2
MK Wetland Corridors	2,648	8.58
MK Woodland Corridors	362	1.17
Total	**6,699**	**21.7**
Total (excluding wildlife corridors)	**1,989**	**6.44**

8.3 The area of Local Wildlife Sites has increased from 172 ha in 2007 to 232 ha in 2008. This is due to new sites being surveyed in 2007 and passing the selection criteria in 2008.

8.4 The area of Biological Notification Sites has decreased from 1,893 ha in 2007 to 1,691 ha. This decrease is attributable to decisions made at a selection panel meeting in 2008. This was an administrative change rather than reflecting any real change in biodiversity.

32 Source: Buckinghamshire and Milton Keynes Environmental Records Centre

UK Biodiversity Action Plan (BAP) Priority Habitats & Species

8.5 BAP habitats are areas that support biodiversity that are a priory for conservation measures[33]. Table 8.2 'BAP Priority Habitats in Milton Keynes' below outlines the extent of these habitats within Milton Keynes. Only habitats recently surveyed in Milton Keynes have been included, rather than relying on older Natural England data. Additional work is still needed to survey and map some of the other priority habitats, which are likely to be found within Milton Keynes, but the areas are currently unknown.

Table 8.2 BAP Priority Habitats in Milton Keynes

Habitat Type	Area	% of Total MK Area
Lowland Calcareous Grassland	2.76	0.01
Lowland Meadows	9.88	0.03
Lowland Mixed Deciduous Woodland	225.72	0.73
Purple Moor Grass and Rush Pasture	4.26	13.72
Reedbeds	1.47	<0.01
Wet Woodland	0.81	<0.01
Wood-Pastures and Parkland	120.84	0.39
Total	**365.74**	**1.18**

8.6 The figures above are a refinement from previous AMRs. They represent a shift from using unreliable data contained within the national habitat inventories (as maintained by Natural England) to accurately mapped digital data produced by Bucks CC.

8.7 136 UK BAP Priority species have been recorded in Milton Keynes since 1980. This is an increase of 54 from the previous AMR. This large change is due to a revision of the list of BAP priority species in 2007, which was first referred to in 2008.

National Indicator 197 - Proportion of Local Sites where Positive Conservation Management has been or is being Implemented

8.8 This indicator measures the performance of Local Authorities for biodiversity improvement by assessing the implementation of positive conservation management of Local Sites (LS). The indicator relates to the influence Local Authorities have on LS systems and the measures and procedures involved in ensuring effective conservation management is introduced to, and acted upon, by LS owners and managers.

8.9 Assessing the extent of positive management will identify sites where positive management is lacking. This will help to focus the efforts of Local Sites Partnership in ensuring Local Sites are managed and their biodiversity value is maintained or enhanced.

8.10 For the purposes of this indicator, LS include both Local Wildlife Sites (LWS) and geological sites (RIGS). However, it has not been possible to assess the condition of RIGS as part of this exercise and so they are not contributing to the figures relating to positive conservation management. It is anticipated that this will be corrected in time for the 2009/10 reporting.

33 Further information can be found at http://www.ukbap.org.uk/default.aspx

8.11 The findings of the 2008/2009 report for Milton Keynes show that 11 of the 23 Local Sites (47%) are in positive conservation management compared with Buckinghamshire & Milton Keynes figures of 118 sites of the 431 Local Sites (27%) in positive conservation management. Figures for Milton Keynes and those of other districts and the county are given in Table 8.3 'Sites in Positive Conservation Management'.

Table 8.3 Sites in Positive Conservation Management

Authority	No of LWSs	No. of RIGS (data deficient)	Total no. of Local Sites	Local Sites in Positive Conservation Management (excl. RIGS)	% of Local Sites in Positive Conservation Management
Milton Keynes	16	7	23	11	47%
Aylesbury Vale	162	14	176	54	30%
Chiltern	67	4	71	18	25%
South Bucks	21	3	24	8	33%
Wycombe	126	11	137	27	20%
Bucks	376	32	408	107	26%
Total: Bucks & MK	392	39	431	118	27%

Parks

8.12 Parks at Chepstow Drive, Eaglestone and New Bradwell in Milton Keynes were granted a Green Flag award in 2008/09. In 2007/08 only two parks achieved this status. The Green Flag award recognises the best green spaces in the country.

Water & Flooding

Core Output Indicator: Planning Applications Granted Contrary to Environment Agency Advice of Flooding and Water Quality Grounds

8.13 The Environment Agency objected to nine applications in the 08/09 monitoring year. However, seven of these objections were overcome and the applications permitted. The remaining two were withdrawn and refused. No applications were permitted with outstanding objections from the Environment Agency on flooding or water quality grounds.

Water Quality

8.14 Milton Keynes has 15 lakes within the city and a further 15 in rural areas, plus eleven miles of the Grand Union Canal. The main watercourses in the Borough are the Great Ouse and its tributaries: the Calverton and Loughton Brooks; the Tove; the Ouzel and its tributaries; and the Broughton Brook.

8.15 For 2008 there were 13 watercourse monitoring locations within the Borough for measuring biological and chemical water quality. Table 8.4 'Water Quality in Milton Keynes' shows that 100% of the monitoring locations within Milton Keynes met the Environment Agency targets for water quality in 2008. This is significantly higher than the surrounding regions and the nation as a whole.

Table 8.4 Water Quality in Milton Keynes

Area	Biological (% A or B)	Chemical (% A or B)
Milton Keynes	100%	100%
Southern Region	82.8%	68.6%
Thames Region	61.7%	72.6%
Anglian Region	82.%	58.6%
England	72.0%	78.5%

Air Quality

8.16 Milton Keynes has set objectives for air quality covering Nitrogen Dioxide, Sulphur Dioxide, Ozone and Particulate Matter (PM_{10}s). All of these objectives were met in the measuring locations throughout the Borough with the exception of two locations on Olney High Street. Here, the annual mean nitrogen dioxide figure exceeded the acceptable level of an annual mean concentration of 40 micrograms per m^3. As a result an Air Quality Management Area (AQMA) was declared in this location in December 2008. A report was produced in June 2009 to forecast nitrogen dioxide concentrations for future years and make recommendations to reduce concentrations below the target.[34] Overall air quality is good in Milton Keynes with the exception of the monitoring locations in Olney High Street, which is caused by heavy traffic.

Historic Environment

8.17 There are no listed buildings within Milton Keynes that have been designated by English Heritage as being at risk. Grade II listed buildings at risk status is not currently measured. There are 24 Grade I, 38 Grade II* and 737 Grade II listed buildings in Milton Keynes Borough. Currently there is a request being considered by the Secretary of State for the original section of the Centre:MK to be listed. This was submitted by the 20th Century Society and has been supported by English Heritage. If granted this would be first 'new town' building in Milton Keynes to be granted this status.

8.18 Two new Conservation Area Character Statements were produced in the last monitoring year (four are now complete). These were for the Calverton and Broughton Conservation Areas. However, this was a new process recently introduced. As such, learning will be gained from the process and it is anticipated that speed of production will improve. Conservation Area Character Statements are currently in an advanced stage of production for Woburn Sands and Newport Pagnell.

Natural and Historic Environment: Summary of Key Points

- A long term management plan has been put in place to improve the condition of Yardley Chase SSSI
- Milton Keynes has 6,699 sites of local biodiversity significance (including Wildlife Corridors)
- There have been 136 BAP Priority habitats recorded in Milton Keynes since 1980
- Three parks were granted a green flag award in 2008/09
- No applications were permitted with outstanding objections from the Environment Agency
- 100% of monitoring locations met the Environment Agency's water quality targets
- Overall air quality in Milton Keynes is good, with the exception of Olney High Street due to heavy traffic
- No listed buildings in Milton Keynes are considered to be at risk by English Heritage.

34 Further information is available at http://www.milton-keynes.gov.uk/environmental-health/DisplayArticle.asp?ID=17335.

9 Waste and Minerals

Minerals

Indicator M1 - Production of primary land-won aggregate by Mineral Planning Authority

9.1 Information regarding the amount of primary land-won aggregates cannot be provided for this monitoring period, as the small number of active quarries in the Borough means the information cannot be revealed for commercial confidentiality reasons.

Indicator M2 - Production of secondary and recycled aggregates by Mineral Planning Authority

9.2 Information regarding the amount of secondary and recycled aggregates cannot be provided for this monitoring period for commercial confidentiality reasons.

Waste

Indicator W1 - Capacity of new waste management facilities by waste planning authority

9.3 There have been no new waste management facilities which have become operational in this monitoring period with additional capacity. Table 9.1 'Capacity of new waste management facilities' shows details of an application incorrectly reported last year.

Table 9.1 Capacity of new waste management facilities

Application Details		Capacity	Proposal	Operational
07/00492/MIN	Land at Home Farm Hanslope Road Castlethorpe MK19 7HD	This was incorrectly reported as 10,000 tonnes last year. In actual fact, the application was not for an increase in capacity, so the figure is actually 0 tonnes of additional capacity.	Extension of area used for composting green waste	Yes

Indicator W2: Amount of municipal waste arising and managed by management type by waste planning authority

9.4 Table 9.2 'Amount of municipal waste arising in Milton Keynes' shows that the total amount of waste produced in the Borough in 2008/09 decreased by over 3000 tonnes compared to the last monitoring year. This decrease is particularly encouraging given that the overall amount of waste produced in the borough is expected to rise each year given the growing population. It is thought that the decrease in the amount of waste produced this monitoring period may be the result of reduced consumption caused by the recession, in conjunction with Council waste initiatives. The percentage of waste that was either sent to landfill or was incinerated decreased by just over 1%, meaning a bigger proportion of the Borough's waste was re-used, composted or recycled.

Table 9.2 Amount of municipal waste arising in Milton Keynes

Management Type	Quantity (tonnes)	% Waste Management
Recycled via MRF[35] / other recycling outlet	27,117	20.6
Windrow composted	14,910	11.3
IVC[36] composted	437	0.3
Incinerated with energy recovery	834	0.6
Landfill	78,999	60.1
Sent for hardcore	6,559	5.0
Sent for reuse	2,609	2.0
Total	**131,464**	**100**

Recycling, composting and reuse of waste in Milton Keynes

9.5 The recycling figure for 2008/09 was 38.2%. Due to the change from Best Value Performance Indicators (BVPIs) to National Indicators (NIs), the definition of the recycling rate changed this year to include reuse, in addition to recycling and composting. The recycling rate last year was 35.7% and did not include reuse, which is the likely to be the main reason why the figure is higher in 2008/09. The targets in the table below are in the process of being reviewed to take account of the changes in indicator definitions.

Table 9.3 Recycling and Composting Targets

Recycling, composting & reuse figure	2006/07	2007/08	2010	2015	2020	2025
Council target	32%	37%	-	-	-	-
Regional Spatial Strategy target	-	-	40%	50%	55%	60%

Mass of waste produced by household

9.6 In the monitoring period 2008/09 the average amount of waste produced per household per year was 757.05kg. The target figure was 791.00kg per household, showing the actual figure was actually better than the target. The figure is not comparable with the figure reported last year as the mass of waste produced was previously recorded per head of population and is now recorded by household.

Satisfaction with recycling facilities

9.7 The 2008/09 Place Survey reported that 81.8% of residents were satisfied with recycling services provided by the Council. This is an improvement on last year's figure of 75%.

35 MRF - Materials Recovery Facility
36 IVC - In Vessel Composting

Developments using recycled materials

9.8 No figure is available for the percentage of developments which have used recycled materials in construction. However, Milton Keynes Council does have a planning policy (Local Plan Policy D4 - Sustainable Construction) which requires all developments exceeding 5 dwellings, or 1,000 sq m, to use a minimum of 10% recycled or reused materials (by value).

Summary

9.9 The mass of municipal waste arising in the Borough decreased by 3,000 tonnes in 2008/09. 81.8% of residents are satisfied with recycling services in the Borough (an improvement from 75% in 2007/08) and 38.2% of waste was recycled. Outside of the monitoring period the Council has introduced an organic waste recycling scheme, the effects of this will reported in next year's AMR.

9.10 Figures for the extraction of primary aggregates and processing for secondary/recycled aggregates cannot be released for this monitoring period due to confidentiality and commercial sensitivity. Based on the current apportionment for sand and gravel extraction, Milton Keynes has a land bank of less than 7 years. The preparation of the Minerals DPDs, which will replace the existing Minerals Local Plan, has commenced, and the first stage of consultation is expected to take place in summer 2010.

10 Appendix 1: 5 year land supply sites

10.1 Table 10.1 'Five Year Land Supply' details the individual sites that constitute the Milton Keynes 5 year supply of deliverable and developable sites. Further details on each site are set out in Chapter 4 'Housing' and the Five Year Land Supply document available at http://www.milton-keynes.gov.uk/planning%2Dpolicy/DisplayArticle.asp?ID=68641.

Table 10.1 Five Year Land Supply

Site	2009/10	2010/11	2011/12	2012/13	2013/14
Ashlands	36	36	40	48	48
Bletchley College	22	25	25	25	0
Bletchley Park	24	2	30	34	0
Bletchley: Land Rear of Water Hall School	0	0	0	31	30
Bletchley Leisure Centre	0	25	45	70	80
Bletchley: Newton Leys	46	60	60	60	100
Blecthley: Reckitt & Coleman	49	40	0	60	61
Bow Brickhill	0	0	0	0	10
Broughton	320	347	356	208	23
Broughton: London Road	29	0	0	0	0
Broughton: Manor Business Park	0	0	0	0	72
Brooklands	0	0	95	145	200
Campbell Park	0	0	140	112	100
CMK: Res Quarter Phase 1	0	0	0	0	140
Fullers Slade: Adj Slade Lane	0	0	0	37	0
Grange Farm	3	0	4	3	0
Hanslope: Cuckoo Hill Farm	14	0	0	0	0
Kents Hill: Bedgebury Place	0	0	0	35	0
Kingsmead South	0	12	36	72	108
Middleton South	30	30	40	15	0
Monkston Park Selfbuild	4	3	4	3	0
Newport Pagnell: Pagnell Grange Extn	29	20	0	0	0
Northern Expansion Area	46	49	80	91	92
Oakgrove	0	0	0	200	200
Olney: Austen Avenue	0	0	0	26	0

Site	2009/10	2010/11	2011/12	2012/13	2013/14
Oxley Park	116	96	121	112	60
Shenley Brook End: Former School Site	0	0	0	32	0
Shenley Wood Retirement Village	0	0	100	0	0
Stantonbury Park Farm	13	60	100	115	137
Stantonbury: West of Redbridge	0	0	0	0	40
Stony Stratford: BMG Motor Site	0	0	0	45	0
Tattenhoe Park	0	30	35	93	142
Walnut Tree: Reserve Sites A & D	0	0	0	42	0
Walton Hall: Land South of Intervet Campus	0	0	30	40	50
Westcroft: Former School Site	0	0	36	31	0
Western Expansion Area	0	0	0	120	450
Willen Park: Gyosei Canalside	13	10	40	75	32
Woburn Sands: Nampak Site	36	36	40	40	50
Wolverton: Bong Site	16	0	0	0	0
Wolverton: Emeb Office	0	0	0	30	65
Wolverton Park	300	0	0	0	0
Wolverton: Post Office Depot	24	0	0	0	0
Wolverton West End	0	0	0	0	50
Sites Below 24 Units	126	126	84	63	21
Deliverable & Developable Sites from SHLAA	0	0	0	5	74
Total	**1,296**	**1,007**	**1,541**	**2,119**	**2,435**

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