

# Strategic Housing Land Availability Assessment : 2010 Update

November 2010



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## SHLAA 2010 Update

### Introduction

- 1** The first Strategic Housing Land Availability Assessment (SHLAA) for Milton Keynes was undertaken in 2009. This document provides a factual update to the original report. For clarity, the two documents should be read alongside each other<sup>(1)</sup>.
- 2** The original 2009 report sets out the scope, purpose and methodology for a SHLAA. This has not been amended by this review<sup>(2)</sup>.
- 3** The report covers the points set out in paragraph 17 of the Communities and Local Government SHLAA Guidance note (July 2007), which sets out what is required to keep a SHLAA up-to-date (see paragraph 6 below).
- 4** The update is not intended to be a replacement for the 2009 SHLAA. As such, it has not considered any new sites (apart from including new sites which have been granted planning permission since the original assessment), but simply updates the information we hold on sites in the existing SHLAA. A full review of the SHLAA is due to take place in 2011 at which time the scope and methodology will be reviewed and wider stakeholder engagement in the process undertaken.
- 5** The SHLAA is required by PPS3: Housing. Its purpose is to demonstrate that land supply is not a constraint to delivering housing targets over the next 15 years. It is part of a more responsive approach to land supply at a local level.

### What is included in this report?

- 6** This report should be read with the existing SHLAA of 2009. The general updating process has not replicated the full assessment process which was followed in 2009, but has:
  - Removed from the original schedule sites that were complete by July 2010
  - Updated the position of sites under construction
  - Updated the status of sites, and added new sites, where planning permission has been granted since the original assessment
  - Where necessary, reviewed the forecast completion rates in light of new information, identification of constraints, reviewing progress over the last year and monitoring visits
  - Removed sites where a change in emerging strategy makes them undeliverable
  - Reviewed conclusions in light of revised housing targets
  - Provided additional justification for a windfall allowance in the rural area
  - Added/removed/amended sites on the mapped information, as appropriate
- 7** As already noted, a full review of the SHLAA will be undertaken in due course as part of the preparation of a Site Allocations DPD, which is due to commence in 2011. This will consider additional sites, including those that have been submitted to the Council for consideration since the last assessment was prepared.

### What are the housing requirements?

- 8** In July 2010 the Government announced their intention to revoke regional housing requirements, set out in the South East Plan (SEP). The SEP figures formed the housing target for Milton Keynes against which land supply was measured in the 2009 SHLAA.

<sup>1</sup> The original SHLAA report from 2009 can be found at <http://www.milton-keynes.gov.uk/planning-policy>

<sup>2</sup> The SHLAA Practice Guidance can be found at <http://www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment>

**9** The initial Government announcement was successfully challenged in the High Court by Cala Homes, along with a subsequent announcement that the initial court decision made little difference to the Government's intention to revoke the housing targets. At the time of writing a temporary injunction is in place preventing the Government's intention to revoke the housing targets being a material consideration in decision making. This means there is now considerable uncertainty regarding the future of regional housing targets. Whilst they remain part of the development plan, it is clear that it is the Government's intention to revoke them at the earliest possible opportunity, using the correct procedures.

**10** In light of the July announcement, Milton Keynes Council set out a revised target of 1,750 new homes per year across the Borough until 2026. This is split 1,640 per year in/around the city and 110 per year in other rural settlements. It is these figures which are being pursued through the Council's Core Strategy, which at the time of writing has just concluded a period of Pre-Submission Publication.

**11** This report therefore outlines the land supply position against this revised Council target, whilst also commenting on the land supply against the SEP target, where necessary.

**12** The PPS3 and the SHLAA Guidance requires the Council to show it has sufficient specific sites to deliver 10 years of the housing requirement, and sites or broad areas for a further 5 years. The start date for this reporting period is April 2011, the start date of the next full monitoring year.

**13** There are 1,129 forecast completions this year, which means over the next 15 years (2011 to 2026), to meet the Council's revised target, the following needs to be demonstrated:

- 2011-2016- deliverable sites of 8,957<sup>(3)</sup> homes (540 rural/8,417 urban)
- 2016-2021- developable sites for 8,957 homes (540 rural/8,417 urban)
- 2021-2026- ideally sites for 8,957 homes (540 rural/8,417 urban)

## What do we already know?

**14** There are already a significant number of housing commitments in Milton Keynes. These are summarised in Table 1 'Existing Housing Commitments (at July 2010)' below.

**Table 1 Existing Housing Commitments (at July 2010)**

<b>Forecast completions 2010/11</b>		1,129
<b>Permissions (inc. Under construction)</b>	<b>Full/REM</b>	4,277
	<b>Outline</b>	12,536
<b>Outstanding Allocations</b>		9,510

**15** Table 1 shows that there is already land committed for 26,323 homes across Milton Keynes. If the forecast completion rate is accurate for this monitoring year, this will mean there is land identified for 25,546<sup>(4)</sup> homes from 2011. This land is all considered suitable for development under the requirements of PPS3. Before considering its availability and deliverability, this equates to 14.1 years supply of land against the requirements set out above.

<sup>3</sup> This is based on delivering the residual 26,871 (28,000-1129) homes by 2026, at an annualised rate of 1791 homes.

<sup>4</sup> The figure of 25,546 is based on removing the total forecast completions for 2010/11 from the available land. A figure of 777 has been taken from the 26,323 total as 1st quarter completions of 352 for 2010/11 have already been taken into account in the remaining permissions/allocations.

**16** From the SHLAA in 2009 we also know that there is a significant amount of additional potential housing land available across the borough. This land is both within identified strategy areas (in and adjoining the urban area, the three Key Settlements of Newport Pagnell, Olney and Woburn Sands and the Selected Village of Sherington) but also in/around other settlements not currently identified as locations for new housing development.

**17** The 2009 SHLAA report (see tables in the appendix) lists all of the sites identified as potential development sites across the borough. Whilst not all of this land lies within areas identified by the Council as part of its future development strategy, it highlights that there are significant options available to the Council in determining where new development could take place. All of these sites are mapped and can be seen in appendix 2 of this document.

## How has this changed from the last report?

**18** The existing housing commitments have changed since the last SHLAA report. This is based on :

- Completions in 2009/10 (1,413 Homes) and those forecast in 2010/11 (1,129)
- Reduction in the assumed capacity of sites in Central Milton Keynes, based on reduced feasibility of/demand for high density apartment developments.
- Sites making progress through the planning system.
- Addition of new planning permissions on previously unidentified sites.

**19** In addition, the South East Strategic Development Area has been removed from the list of deliverable sites. This is on the basis of the policy position supporting the site being changed. This reduces the overall number of deliverable homes by 4,800 <sup>(5)</sup>.

**20** A list of the amendments to the sites identified in the original SHLAA document can be seen in appendix 4.

## Updated conclusions: the position from April 2011

**21** All housing sites which make up the Milton Keynes Land supply are listed in Appendix 1. Those sites of over 24 units are mapped and can be seen in Appendix 2.

**22** The availability and deliverability of all housing sites has been reviewed this year, and revised forecasts can be seen in Appendix 1. The revised figures are based on:

- Direct feedback from landowners and developers where available <sup>(6)</sup>
- Monthly reviews by the Joint Housing Delivery Team <sup>(7)</sup>
- Site visits to all sites with an active planning permission
- Reviewing the accuracy of forecasts made in 2009

**23** In some cases no new developer/landowner feedback is available. Where it is felt the advice given in 2009 is still appropriate, this has continued to inform the assessment of deliverability. For all sites, the assessment has included reviewing the performance over the last year to see how it compares to the forecasts made in the 2009 assessment, and checking that future delivery rates have not been set at unrealistically high levels <sup>(8)</sup>.

5 The South East SDA was never actually a housing commitment but was identified as a deliverable site in the SHLAA due to its status in a previous version of the Core Strategy.

6 Direct feedback from developers since 2009 covers 70% homes in the schedule of sites.

7 The Joint Housing Delivery Team is made up from representatives from the Council, HCA, Milton Keynes Partnership and the Government Office of the South East. It meets monthly to feedback progress on development sites, identify blockages to development and update housing forecasts, primarily to help with infrastructure planning.

8 The generally accepted rule of thumb is that house builders will build a maximum of around 1 home per site per week, meaning 52 homes per year is the approximate maximum number of homes that should be expected in any given year (Sources: Calcutt Review, page 41, CLG Housing Market and Planning Analysis Expert Panel Report, 2008, pages 7 and 8). This may increase where a development includes flats/apartments.



**24** Also listed in Appendix 1 are the other potential sites that were identified/submitted through the SHLAA process in 2009.

**25** The schedule of sites in Appendix 1 shows that:

- There are specific deliverable sites for 10,087 units between 2011 and 2016 from existing commitments.
- From 2016-2021 there are specific sites for a further 9,816 units from existing commitments.
- From 2021 to 2026 there are specific deliverable sites for 5,409 units from existing commitments.
- Other suitable sites could potentially deliver 1,448 homes from 2011 to 2026 in broad strategy areas <sup>(9)</sup>.

**26** There are a total of 25,312 homes which are deliverable and developable between 2011 and 2026 (excluding the other suitable sites). This is 1,559 homes short of the requirement set out in the emerging Core Strategy.

**27** This shortfall can be split between the urban area (323 units) and the rural area (1,236 units).

## Review of the Assessment

**28** The shortfall of already committed housing land can largely be attributed to the need to identify and allocate additional development sites in the rural area. The emerging Core Strategy already acknowledges that there is a need to identify additional land to deliver approximately 1,200 new homes in the rural area, if the 110 homes per year figure is to be maintained to 2026.

**29** When the Borough is taken as a whole, the shortfall of sites can be seen to be in the period post 2021, with more than sufficient land available to deliver the housing requirements up to this date. The fact that the shortfall is later in the plan period provides plenty of opportunity for it to be addressed. It also means that, as things stand, the Council should have no problem in demonstrating a 5 year supply of deliverable housing sites across the Borough for at least the next 8 years or so. This, however, disguises a short term shortfall in land for rural housing.

**30** The SHLAA identifies additional potential land for 1,448 homes over the plan period (345 homes in the urban area, 1,103 in the rural area) in broad strategy areas. The urban sites are all small scale brownfield redevelopment opportunities which are deemed broadly suitable for development. These additional sites would cover the 323 home shortfall in urban completions forecast over the plan period.

**31** In addition to this, as noted in the 2009 report, there are potentially other suitable sites across the urban areas that cannot be identified at the current time. These include sites in estates being considered for regeneration and community reserve sites, which can be developed for specialist housing. One site for 30 units (East Side of Reserve Site 84 in Emerson Valley) came forward from this source during 2010.

**32** The additional land for 1,103 homes in the rural area is mainly potential greenfield allocations on the edge of the Key Settlements and the Selected Village identified in the Core Strategy. These sites are deemed to be broadly suitable for development, but would need to be considered in much more detail through the plan making process. **There is no presumption they will actually be allocated for development or that planning permission would be granted for their development.**

**33** The likelihood is that not all of this land will be allocated for development, and until it is considered through the Site Allocations DPD, it cannot be considered as deliverable housing land, as it is constrained by existing planning policy. In any case, the capacity of identified land still leaves a shortfall of just over 100 units against the rural requirement.

9 The 2009 SHLAA identified potentially suitable site within the urban area of Milton Keynes, the 3 key settlements (Newport Pagnell, Olney and Woburn Sands) and the selected village of Sherington, as these are the broad areas where development is supported in the emerging Core Strategy.

## The Potential of Windfall Development

**34** Where there is still a shortfall after reviewing the assessment, the Practice Guidance (para 45) says it is necessary to investigate how the shortfall could be planned for. This can include the use of a windfall allowance, where it can be justified.

**35** The 2009 SHLAA referred to the impact of windfall development on the rate of completions in the rural area. Given the current shortfall in rural housing land, this update looks again at the windfall position to see if it can justifiably be used to meet the shortfall in land supply.

**36** Whilst it is difficult to predict the level of windfall development that is likely to occur across the Borough, research of historic trends can give an indication of the level of windfall that could be expected. The Practice Guidance (page 19) sets out that:

*One way to determine a realistic windfall allowance is to estimate the housing potential from each likely source of land for housing, as the rate will be different between them. One method to estimate potential from each source is by calculating the average annual completion rate from the source, taking care to avoid double counting sites (or broad locations, where these have been identified) which are already included in the Assessment, and coming to an informed view as to:*

- *whether the annual rate is likely to increase or decrease;*
- *whether the pattern of redevelopment is likely to remain the same, grow or decline; and*
- *whether current market conditions are likely to stay the same, worsen or improve in the future.*

**37** Our research shows that windfall completions have historically made a significant contribution to housing supply in the rural area of Milton Keynes. 45% of rural completions have been from windfall development (1999/00 to 2008/09 - see Appendix 3). This is approximately 59 units per year, which in the context of the required level of development in the rural area, is a significant number of homes.

**38** In addition to the summary in Appendix 3, which was also in the 2009 SHLAA Report, this years research has looked at the specific sources of windfall completions in the rural area and sought to give a more comprehensive justification for the allowance, based on the questions in the SHLAA Guidance (set out above).

**39** The completions have been grouped into six categories which best summarise the type of development that has taken place. This is based on the description in the planning application<sup>(10)</sup>.

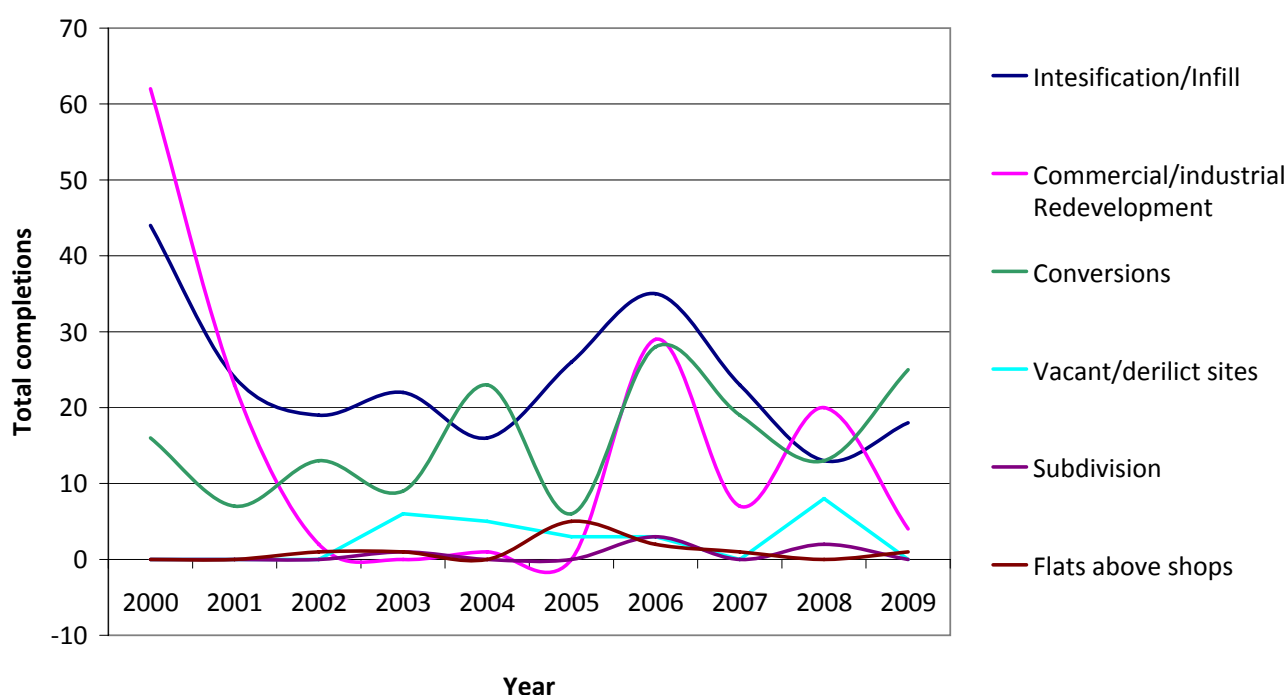
**40** The sources of windfall completions have been recorded and can be seen in Table 2 'Rural Windfall Completions (2000-2009)' and Figure 1 'Rural Windfall Completions by Source (2000-2009)' below. This shows that since 2002, despite some peaks and troughs, the level of windfall completions in rural settlements has been fairly consistent at between 35 and 56 homes per year. However, the level of completions shows a marked increase when the number of homes developed on former commercial/industrial land increases.

<sup>10</sup> The category within which each development sits has involved an element of judgement as not all fit directly into the categories established.

**Table 2 Rural Windfall Completions (2000-2009)**

Source of windfall	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	TOTAL
Intensification/infill	44	24	19	22	16	26	35	23	13	18	<b>240</b>
Commercial/Industrial redevelopment	62	23	2	0	1	0	29	7	2	4	<b>148</b>
Conversions	16	7	13	9	23	6	28	19	13	25	<b>159</b>
Vacant/derelict sites	0	0	0	6	5	3	3	0	8	0	<b>25</b>
Subdivision	0	0	0	1	0	0	3	0	2	0	<b>6</b>
Flats above shops	0	0	1	1	0	5	2	1	0	1	<b>11</b>
<b>TOTAL</b>	<b>122</b>	<b>54</b>	<b>35</b>	<b>39</b>	<b>45</b>	<b>40</b>	<b>100</b>	<b>50</b>	<b>56</b>	<b>48</b>	<b>589</b>

**Figure 1 Rural Windfall Completions by Source (2000-2009)**



**41** There are several reasons why these trends could be expected to continue or increase in future years:

- The rural area of Milton Keynes remains an attractive area to live with high demand for houses in the rural towns and settlements.
- The major contributions to total completions are consistently intensification /infill and conversions. This type of development is still supported by national and local policy and can be expected to be a source of homes across the borough. These type of developments would not normally be picked up by an allocations document because they are too small.



- The SHLAA has only identified one significant commercial redevelopment site in the rural area. Given there is a history of ad hoc completions from this source of land and the fact that the economy is changing, more redevelopment opportunities could come forward in the future as windfall from this source.
- There has only been a very limited number of homes delivered on exception sites in Milton Keynes. Given the move towards localism and the likely pressure for affordable homes in small rural settlements, it could be expected that the number of homes delivered through this route could increase.
- The demographics of the local population are changing. In recent years an increase in the elderly population has led to applications for an increased level of specialist housing facilities, which has seen the extension of existing facilities and conversion/extension of existing buildings, which have come forward as windfall development. This is likely to continue in the future.
- Likewise, an increase in single person households is forecast in the future. This could lead to an increase in subdivision of existing homes.
- The economic downturn could lead to an increase in owners of potential infill and/or conversion sites seeking to cash in on land assets as a way of making money.
- The majority of sites are for under 5 units. Therefore there are likely to be numerous opportunities for sites to still come forward across the borough, from infill, conversion and small scale redevelopment which have not been specifically identified in the SHLAA.

**42** There are also however reasons why the level of windfall development in the rural area may decrease in the future:

- There may be a reduction in opportunities for infill development once all of the best opportunities have been taken. This will be exacerbated by the need to protect the character of rural settlements meaning in the future some applications could be refused if they would have a negative impact on listed buildings or conservation areas.
- The amount of commercial/industrial land that could potentially be redeveloped is limited in the main rural settlements. The majority of major Victorian industrial sites have been redeveloped meaning any future development opportunities would be dependent on the redevelopment of relatively new employment sites.
- There is increased pressure from other uses, such as retail, for redevelopment sites.
- The general economic downturn and drop in demand for housing could deter landowners from developing land due to the costs and risk involved. The downturn could also mean that landowners hold on to their assets in the hope of them gaining value over time.
- The plan making process could identify commercial redevelopment opportunities, which had previously led to higher than average windfall completion rates.

## Conclusion

**43** It is clear that there has been a steady rate of delivery of windfall development across the rural part of the Borough, primarily from infill/intensification and conversions. There has also been a significant contribution from the redevelopment of commercial premises, although this contribution is more unpredictable.

**44** The average rate of completion from all sources of windfall over the 10 year period is 59 dwellings per annum (dpa). However, this includes the ad hoc completions from the redevelopment of commercial sites, which are not guaranteed. If these completions are removed from the calculations, the annual rate of windfall completions falls to 44 dpa. This still represents over a third of the average annual completion rate in the rural area.

**45** Given that there is reason to believe that the rate of completions from infill, intensification and conversion will continue into the future, it is fair to assume that an average of up to 44 dpa in the rural area will supplement completions from known supply over the next 15 years.

**46** However, given there are also some uncertainties, particularly the housing market, which could constrain the continued delivery of this rate of completion, it would be logical to make an allowance for this rate to drop in the future, to ensure the case for windfall is not 'over played'.

**47** A reduction of 20% would mean an allowance for 35 dpa would be being made from windfall development. It is felt this is a sensible allowance to include in the SHLAA forecasts.

**48** A figure of 35 dpa would lead to 525 completions from windfall development over the plan period. If windfall is only taken into account in the final 5 year period, it would contribute 175 additional dwellings. This 175 dwellings would be sufficient to meet the shortfall (133 homes) identified through the update of the SHLAA data.

**49** The impact of this allowance on annual completion rates can be seen towards the end of the table in Appendix 1. This windfall allowance has only been used for the purpose of the SHLAA and has not been include in the 5 year land supply report prepared separately. However, windfall completions will be kept under review annually and any previously unidentified sites that do come forward will be included in future versions of the SHLAA.

### Overall Conclusions

- There is a small shortfall of land from existing housing commitments to meet all housing requirements up to 2026.
- The majority of the shortfall in commitments is in the rural area.
- The shortfall of housing land in the urban area is likely to be met by the contribution of other identified sites through the SHLAA process.
- There is a significant amount of potentially suitable housing land across broad strategy areas in the rural area which could help to meet the shortfall in rural housing commitments.
- This land needs to be considered in more detail through the plan making system, but would make a significant contribution to meeting the requirement to find additional rural housing sites.
- Any remaining shortfall in land in the rural area could be covered by an allowance for windfall development from small scale infill/intensification sites and conversions.

**50** A full review of the SHLAA is due to take place when work is undertaken on a new Site Allocations Development Plan Document. Work on this is due to commence in 2011. When this takes place the SHLAA will consider any new sites that have been identified, review the scope and continued suitability of the methodology and invite additional stakeholder involvement where appropriate.

**51** If you have any questions regarding this report, please contact the Development Plans team using the details on the back of the document.

Appendix 1: Schedule of Sites



SHLAA Ref	AREA	SCHEME NAME	PLANNING REF (WHERE APPLICABLE)	HOW DELIVERABILITY HAS BEEN ASSESSED @ 10/2010	TOTAL CAPACITY	COMPLETIONS	UNDER CONSTRUCTION	NOT YET STARTED	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Post 2026	TOTAL	NOTES/CONSTRAINTS/ CONCLUSIONS ON DELIVERABILITY AND AVAILABILITY
MAJOR SITES- 24 UNITS +																											
MK170	WESTERN EXPANSION AREA	WEA AREA 10.1 -10.3	05/00291/MKPCO	MASTERDEVELOPER ('10)	4330	0	0	4330	0	0	224	266	308	319	363	344	264	222	227	259	294	279	320	321	320	4330	Start on site anticipated in 2012 with phased release of sites. Infrastructure application under consideration.
MK171	WESTERN EXPANSION AREA	WEA AREA 11	06/00123/MKPCO	MASTERDEVELOPER ('10)	2220	0	0	2220	0	0	0	210	238	248	255	304	310	281	214	143	17	0	0	0	0	2220	Start to follow on from start of area 10 above.
MK140	BROUGHTON	BROUGHTON GATE PARCEL A	06/01636/MKPCR	JHDT	40	38	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	Site almost complete
MK140	BROUGHTON	BROUGHTON GATE PARCEL A RE-PLAN	08/01078/MKPCR	JHDT	80	48	16	16	33	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	Site 80% completed/under construction. Last years forecasts exceeded.
MK141	BROUGHTON	BROUGHTON GATE PARCEL B	07/00862/MKPCR	DEVELOPER ('10)	88	43	26	19	40	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52	Site 80% completed/under construction. Last years forecasts were accurate.
MK142	BROUGHTON	BROUGHTON GATE PARCEL C	07/01429/MKPCR	DEVELOPER ('10)	86	57	15	14	16	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	Site 85% completed/under construction. Last years forecasts exceeded. Developer confirmed in May that there were only 20 units remaining to sell.
MK143	BROUGHTON	BROUGHTON GATE PARCEL D	07/00855/MKPCR	DEVELOPER ('09)	116	0	0	116	0	86	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	116	Reserve matters consent in place. Awaiting start on site.
MK144	BROUGHTON	BROUGHTON GATE PARCEL E	07/01871/MKPCR	DEVELOPER ('10)	77	68	8	1	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Site almost complete
MK145	BROUGHTON	BROUGHTON GATE PARCEL F	07/00729/MKPCR	DEVELOPER ('09)	137	70	47	20	30	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	89	Site 85% completed/under construction. Last years forecasts were accurate.
MK146	BROUGHTON	BROUGHTON GATE G1 AND G2	07/00935/MKPCR	DEVELOPER ('09)	107	86	13	8	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	Site 92% completed/under construction. Last years forecasts were accurate.
MK147	BROUGHTON	BROUGHTON GATE PARCEL H	07/00744/MKPCR	DEVELOPER ('09)	105	66	18	14	44	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	Site 80% completed/under construction. Last years forecasts were slightly optimistic. Development period extended to 2011/12.
MK148	BROUGHTON	BROUGHTON GATE PARCEL I1 AND I2	08/00879/MKPCR	JHDT	191	0	0	191	0	60	131	0	0	0	0	0	0	0	0	0	0	0	0	0	0	191	Reserve matters consent in place. Awaiting start on site.
MK149	BROUGHTON	BROUGHTON GATE PARCEL J	07/00386/MKPCR	JHDT	94	63	22	9	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	Site 90% completed/under construction. Last years forecasts were accurate.
MK150	BROUGHTON	BROUGHTON GATE SITE K	07/01029/MKPCR	DEVELOPER ('09)	215	89	43	83	47	47	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	132	Site 60% completed/under construction. Last years forecasts exceeded and development period shortened by 1 year.
MK151	BROUGHTON	BROUGHTON GATE PARCEL L	07/02006/MKPCR	DEVELOPER ('09)	73	0	58	15	30	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73	Site 80% under construction. On track to meet 2009 forecasts.
MK152	BROUGHTON	BROUGHTON GATE PARCEL M1 AND M2 REMAINDER	04/01069/MKPCO	DEVELOPER ('10)	112	0	0	112	0	0	0	0	0	0	112	0	0	0	0	0	0	0	0	0	0	112	Last phase of Broughton Gate. Not assessed as deliverable inside 5 years. Anticipated start date still felt to be accurate.
MK101	TATTENHOE PARK	TATTENHOE PARK EP APP	06/00856/MKPCO	LANDOWNER ('10)	1310	0	0	1310	0	32	72	136	185	165	184	194	188	107	47	0	0	0	0	0	0	1310	Start date delayed by 1 year due to economy. Infrastructure in place to allow development to commence once reserved matters consent is granted.
MK116-118	KINGSMEAD	KINGSMEAD SOUTH	06/00602/MKPCO	LANDOWNER ('10)	450	0	0	450	0	24	60	109	135	103	19	0	0	0	0	0	0	0	0	0	0	450	As above.
MK234	BROOKLANDS	PHASE 1 BROOKLANDS	09/00860/MKPCR	DEVELOPER ('10)	214	0	74	140	0	50	50	50	64	0	0	0	0	0	0	0	0	0	0	0	0	214	First phase of wider site added to schedule. Developed ahead of previous forecasts. Started on site and homes being marketed.
MK81	BROOKLANDS	LAND AT BROOKLANDS 2501 UNITS OUTLINE	06/00220/MKPCO	MASTERDEVELOPER ('10)	2287	0	0	2287	0	0	0	90	240	340	317	300	400	300	250	50	0	0	0	0	0	2287	As above. Site started earlier than previously forecast. Primary infrastructure in place. Forecast end date as in 2009 inline with Developer forecast.
MK233	BROOKLANDS	TOLLGATE COTTAGE DEV BRIEF	09/01185/MKPCR	JHDT	74	0	0	74	0	0	20	20	20	14	0	0	0	0	0	0	0	0	0	0	0	74	Capacity adjusted inline with new REM permission. Start date delayed by 1 year to reflect lack of progress on site.
MK127	BROUGHTON	BROUGHTON MANOR BUSINESS PARK	06/00416/MKPCO	LANDOWNER ('10)	60	0	0	60	0	0	0	60	0	0	0	0	0	0	0	0	0	0	0	0	0	60	No change. Forecasts as per 2009 landowner feedback.
MK190	STRATEGIC RESERVE	LOCAL PLAN STRATEGIC RESERVE		JHDT	2500	0	0	2500	0	0	0	0	0	0	200	400	400	410	400	400	290	0	0	0	0	2500	Start date put back to reflect the delay in bringing forward a planning framework for the site and the current economic climate. Not classed as being deliverable inside the next 5 years.
MK17	ASHLAND	ASHLAND PHASE 2 AREA F	08/01811/REM	DEVELOPER ('09)	36	8	6	22	14	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	2009/10 completions slightly below what was forecast. Site currently being built out at a slower rate than expected so development period has been extended by a year. Still deliverable within the next 5 years.
MK17	ASHLAND	ASHLAND PHASE 2 AREAS A TO E	08/02023/REM	DEVELOPER ('09)	154	0	0	154	10	18	48	51	27	0	0	0	0	0	0	0	0	0	0	0	0	154	
MK17	ASHLAND	ASHLAND PHASE 2 AREAS G H AND I	06/01352/REM	DEVELOPER ('09)	94	94	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	

MK236	CENTRAL MILTON KEYNES	CBX 3		JHDT	137	0	0	137	0	0	60	77	0	0	0	0	0	0	0	0	0	0	0	0	137	Pre-application discussions have taken place. Application expected by the end of 2010. Expected to be the only active housing site in central Milton Keynes in the short term.
MK173	BROUGHTON	BROUGHTON INFILL LAND AT LONDON ROAD APPEAL	05/00129/FUL	JHDT	24	20	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Site almost complete.
MK25	BROUGHTON	LAND AT LONDON ROAD APPEAL	04/00475/FUL	DEVELOPER ('09)	38	31	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	Site almost complete
MK237	CENTRAL MILTON KEYNES	CENTRAL MILTON KEYNES SITE C4.2/3/4		JHDT	100	0	0	100	0	0	0	0	0	0	25	50	25	0	0	0	0	0	0	0	100	Site not assessed as being deliverable in the short term. Constrained by lack of demand for higher density apartments. Capacity reduced to reflect likely change in the type of housing on site.
MK27	CAMPBELL PARK	CAMPBELL PARK PHASE 1	06/02039/REM	DEVELOPER ('10)	280	66	43	171	32	22	80	80	0	0	0	0	0	0	0	0	0	0	0	0	214	End date remains as per developer feedback in 2009. Site visits have shown starts to be ahead of previous forecasts so rate of completions re-profiled.
MK58	CAMPBELL PARK	CAMPBELL PARK REMAINDER		JHDT	2040	0	0	2040	0	0	0	0	50	50	200	100	100	200	200	200	300	200	200	240	2040	Start date put back by 1 year to reflect the economic slowdown. Anticipated that annual rate of completions will be lower than expected given the current housing market. Therefore end date put back by 5 years.
MK237	CENTRAL MILTON KEYNES	CENTRAL MILTON KEYNES SITE D4 WYVALE SITE		LANDOWNER ('10)	100	0	0	100	0	0	0	0	0	0	0	0	0	100	0	0	0	0	0	0	100	Development of site put back to reflect economic downturn.
MK122	WESTCROFT	FORMER FIRST SCH SITE	07/00671/REM	JHDT	67	0	0	67	0	32	35	0	0	0	0	0	0	0	0	0	0	0	0	0	67	Site now in developer ownership. Forecast to start on site in 2011
MK189	FULLERS SLADE	LAND ADJ. SLADE LANE SHEARMANS	02/01477/OUT	LANDOWNER ('10)	37	0	0	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	Small site within an area earmarked for regeneration. Low value area. Anticipated start date pushed back 3 years to reflect lack of progress on regeneration and likely demand for home sin the locality.
MK43-45, 174	GRANGE FARM	GRANGE FARM SITE 8		LANDOWNER ('10)	6	0	0	6	0	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	6	Remaining individual self build plots. Released on a phased basis. No change from 2009 forecast as site have been released as expected.
MK186	KENTS HILL	BEDGEBURY PLACE		LANDOWNER ('10)	35	0	0	35	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	35	Site now cleared and ready for redevelopment. Still on course to meet 2009 forecast.
MK34	MIDDLETON	MIDDLETON SOUTH LAND AT CLARIDGE DRIVE	06/02036/FUL	DEVELOPER ('10)	121	79	17	25	30	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67	Site 80% completed/under construction. Rate of completion has significantly exceeded 2009 forecasts. Date for site completion therefore bought forward by 1 year.
MK176	MONKSTON PARK	MONKSTON PARK SELF BUILD PLOTS		JHDT	10	0	0	10	3	4	3	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Remaining individual self build plots. Released on a phased basis. No change from 2009 forecast as site have been released as expected.
MK176	MONKSTON PARK	PLOTS 1 3 5 7 QUEENSBURY LANE	08/02101/FUL	JHDT	4	0	4	0	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Self build plots under construction. Almost complete.
MK160	NORTHERN EXPANSION ARE	NEA ROCLA SITE 1	04/01174/MKPCO	JHDT	132	0	0	132	0	20	50	66	0	0	0	0	0	0	0	0	0	0	0	0	136	REM application received earlier than expected (under consideration) so start date of site bought forward by a year. Anticipated rate of completion left as per 2009.
MK162	NORTHERN EXPANSION ARE	FORMER ROCLA PIPES AREA 2	07/00496/MKPCR	JHDT	24	8	16	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	All site under construction. Almost completed.
MK161	NORTHERN EXPANSION ARE	ROCLA PIPES AREA 2B	09/00430/MKPCR	JHDT	99	0	37	62	30	50	19	0	0	0	0	0	0	0	0	0	0	0	0	0	99	35% of development under construction. In line with 2009 forecasts. No change.
MK163	NORTHERN EXPANSION ARE	NEA ROCLA SITE 4	04/01174/MKPCO	JHDT	46	0	0	46	0	0	0	22	24	0	0	0	0	0	0	0	0	0	0	0	46	Start date pushed back 1 year to reflect economic downturn.
MK164	NORTHERN EXPANSION ARE	ROCLA PIPES DEVELOPMENT AREA 5	07/00073/MKPCR	JHDT	96	39	40	17	19	30	22	0	0	0	0	0	0	0	0	0	0	0	0	0	71	82% of site completed/under construction. 2009/10 completions ahead of 2009 forecast but not enough to require re-profiling of the rate of completions.
MK178	OAKGROVE	OAKGROVE	09/00618/OUTEIS	JHDT	1105	0	0	1105	0	0	0	200	200	200	200	200	105	0	0	0	0	0	0	0	1105	Outline permission granted in 2010. Numbers reduced due to issues with education and retail provision. Start date pushed back to reflect delay in granting planning permission and economic climate.
MK129	OXLEY PARK	OXLEY PARK SITE 1	06/00073/MKPCR	DEVELOPER ('09)	167	167	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Site completed in early 2010.



MK130	OXLEY PARK	OXLEY PARK EAST SITES 2 AND 3	07/00200/MKPCR	DEVELOPER ('09)	240	46	22	172	16	40	40	40	45	28	0	0	0	0	0	0	0	0	0	0	209	30% of site completed or under construction. 2009/10 completions inline with previous forecasts. Rate of completion forecast in 2009 retained.		
MK131	OXLEY PARK	OXLEY PARK SITE 4		JHDT	56	0	0	56	0	0	0	0	36	20	0	0	0	0	0	0	0	0	0	0	56	No change from 2009 forecasts. Release of site dependent on completion of other parcels, which are on track.		
MK132	OXLEY PARK	OXLEY PARK SITE 5		JHDT	112	0	0	112	0	0	0	20	57	35	0	0	0	0	0	0	0	0	0	0	112	As above.		
MK133	OXLEY PARK	OXLEY PARK SITE 6 SALE	06/00070/MKPCR	DEVELOPER ('09)	145	104	14	27	30	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56	80% of site completed or under construction. Completion rate in 2009/2010 slightly below 2009 forecast, meaning completion on site pushed back by one year.		
MK134	OXLEY PARK	OXLEY PARK WEST 4	09/00617/MKPCR	JHDT	12	0	0	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	REM permission now in place for executive homes. Still forecast to commence development in 2011/12 as per 2009 forecast.		
MK135	OXLEY PARK	OXLEY PARK WEST PHASE 2	05/00647/MKPCR	DEVELOPER ('09)	87	85	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	Site almost complete.		
MK137	OXLEY PARK	OXLEY PARK WEST PHASE 7 AND 8	06/02032/MKPC	DEVELOPER ('09)	162	0	0	162	40	50	72	0	0	0	0	0	0	0	0	0	0	0	0	0	162	Start on site anticipated imminently. No change from 2009 forecasts.		
MK139	OXLEY PARK	OXLEY PARK WEST SITE 10	09/00617/MKPCR	JHDT	12	0	0	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	REM permission now in place for executive homes. Still forecast to commence development in 2011/12 as per 2009 forecast.		
MK136	OXLEY PARK	OXLEY PARK WEST SITE 6	05/01970/MKPCR	JHDT	82	82	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	Site almost complete		
MK237	CENTRAL MILTON KEYNES	CMK OTHER SITES		JHDT	1412	0	0	1412	0	0	0	0	0	132	0	0	0	0	0	0	300	300	300	300	80	0	1412	A range of sites across Central Milton Keynes. Limited number assessed as being deliverable in the short term due to fall in the market for higher density living and current risks to development. Specific schemes where more delivery is more certain listed separately in the schedule.
MK182-185	CENTRAL MILTON KEYNES	RESIDENTIAL QUARTER AND YMCA SITES		LANDOWNER ('10)	916	0	0	916	0	0	0	0	100	100	100	100	0	0	0	100	100	100	100	116	0	916	Numbers significantly reduced form 2009 SHLAA to reflect the revised capacity in light of the downturn in demand for higher density living. Development of site expected to be viable in short/medium term as part of more mixed use development.	
MK66	SHENLEY BROOK END	FORMER SCHOOL SITE SBE		JHDT	32	0	0	32	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	No change from 2009 forecasts.	
MK188	SHENLEY WOOD	EXTRACARE RETIREMENT VILLAGE	08/01939/FUL	JHDT	300	0	0	300	0	100	0	0	100	100	0	0	0	0	0	0	0	0	0	0	0	300	Development onsite and on track to meet 2011/12 forecasts. Other completions may come forward sooner than forecast depending on progress.	
MK37	TATTENHOE	FORMER NURSING HOME SITE	06/00087/FUL	JHDT	21	0	0	21	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	21	Start date put back 2 years as no progress made towards meeting developers previous estimates. Still a viable site in an attractive part of Milton Keynes.	
MK110	WALNUT TREE	RESERVE SITES A & D HINDHEAD KNOLL	05/01386/OUT	DEVELOPER ('09)	42	0	0	42	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	No change from 2009 forecasts.	
MK128	WILLEN PARK	SITE 1 GYOSEI CANALSIDE	07/00964/REM	DEVELOPER ('09)	172	38	46	88	28	42	40	33	0	0	0	0	0	0	0	0	0	0	0	0	0	143	50% of development completed/under construction. 2009/10 completions ahead of 2009 forecast. Rate of completions re-profiled but end date on site remains the same.	
MK20	BLETCHLEY	64 APTS BLETCHLEY PK PHASE 2	07/02001/FUL	JHDT	64	0	32	32	20	20	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64	Units started early than 2009 forecast so first completions bought forward by one year.	
MK19	BLETCHLEY	BLETCHLEY COLLEGE SHERWOOD DRIVE	02/01507/REM	JHDT	136	53	58	25	20	30	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83	80% of site completed/under construction. 2009/10 completions slightly below 2009 forecasts but still realistic to expect development to be completed by 2012/13.	
MK180	BLETCHLEY	NEWTON LEYS	02/01337/OUT	JHDT	1029	0	0	1029	0	0	0	0	0	0	185	200	200	200	244	0	0	0	0	0	0	0	1029	No change from 2009 forecast. Deliverable parcels included separately in the schedule. Rate of completions on other parcels means start date for remainder is still realistic.
MK180	BLETCHLEY	NEWTON LEYS 22 DWELLS PHASE 2	09/01964/REM	JHDT	22	11	0	11	2	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	Some completions over 2 years earlier than forecast in 2009 but site progressing slowly. Therefore completion on site bought forward by one year to 2015/16.	
MK180	BLETCHLEY	NEWTON LEYS PHASE 2	08/00233/REM	JHDT	372	0	0	372	0	0	29	100	100	143	0	0	0	0	0	0	0	0	0	0	0	372	80% of site completed/under construction. 2009 completions slightly ahead of 2009 forecast but completion on site still expected on site in 2012/13.	
MK153	BLETCHLEY	NEWTON LEYS PHASE 1 GEORGE WIMPEY	07/01333/REM	DEVELOPER ('09)	227	124	53	50	60	60	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	130		

MK120	BLETCHLEY	LEISURE CENTRE PRINCES WAY BLOCK A AND B P1	07/01255/REM	JHDT	15	0	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	No change from 2009 forecasts. Development just started on site.
MK121	BLETCHLEY	LEISURE CENTRE PRINCES WAY PHASE 1	08/00245/REM	JHDT	55	0	0	55	0	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	55	Development expected to follow on from 15 units in block A above.
MK119	BLETCHLEY	LEISURE CENTRE PRINCES WAY PHASE 2	06/00489/MKCOD3	JHDT	230	0	0	230	0	0	70	80	80	0	0	0	0	0	0	0	0	0	0	0	230	Pre-application discussions taking place on REM. Expected to follow on from phase 1 above.
MK181	BLETCHLEY	LAND TO REAR OF WATER HALL SCH	07/00075/MKCOD3	LANDOWNER ('10)	61	0	0	61	0	0	0	0	31	30	0	0	0	0	0	0	0	0	0	0	61	Site in low value area. Progress affected by economic downturn, therefore start on site put back. Could progress as part of a wider regeneration initiative under discussion on the Lakes Estate.
MK35	BLETCHLEY	LATHAMS BUILDBASE		LANDOWNER ('10)	75	0	0	75	0	0	0	0	0	0	25	50	0	0	0	0	0	0	0	0	75	Medium/long term proposal. Business still on site but looking to relocate. No change from 2009 forecast.
BB7	BOW BRICKHILL	BLIND POND FARM, WOBURN SANDS ROAD		LANDOWNER AGENT ('10)	25	0	0	25	0	0	0	0	10	15	0	0	0	0	0	0	0	0	0	0	25	Small site in an attractive rural setting. Some initial pre-application discussions have taken place. Several vacant workshop units on site. Anticipated start date pushed back from 2009 forecast in light of lack of progress on site.
MK237	CENTRAL MILTON KEYNES	EXTENSION TO HOTEL AND NEW APARTMENTS B1.1	06/00270/FUL	LANDOWNER ('09)	24	0	0	24	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	24	Some recent discussions regarding site have taken place. Start date moved forward from 2009 forecast.
MK238	EMERSON VALLEY	EAST SIDE OF RESERVE SITE 84	09/02209/FUL	DEVELOPER ('10)	30	0	0	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	New planning consent for specialist housing provision from RSL. Site infrastructure already commenced.
MK158	FENNY STRATFORD	FORMER RECKITT AND COLEMAN SITE PHASE 1-2	06/00488/FUL	JHDT	162	135	27	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	All site under construction or completed. Site nearly finished.
MK158	FENNY STRATFORD	FORMER RECKITT AND COLEMAN SITE PHASE 3	06/00488/FUL	JHDT	121	0	121	0	0	30	30	30	31	0	0	0	0	0	0	0	0	0	0	0	121	Whole of flatted development under construction. First completions expected in early 2011 with phased completions thereafter.
MK36	FENNY STRATFORD	OFF PENN ROAD		LANDOWNER ('09)	48	0	0	48	0	0	10	20	18	0	0	0	0	0	0	0	0	0	0	0	48	Planning application currently under consideration. Start date bought forward in light of progress. Capacity increased in light of current application.
NP30	NEWPORT PAGNELL	PAGNELL GRANGE EXTENSION	08/01355/FUL	DEVELOPER ('10)	49	0	49	0	30	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	49	All units under construction. First units nearly completed.
NP24	NEWPORT PAGNELL	LAND REAR 72 - 84 WOLVERTON ROAD	08/01276/REM	JHDT	29	0	21	8	6	20	3	0	0	0	0	0	0	0	0	0	0	0	0	0	29	Site well under construction. Capacity adjusted to reflect implemented permission. Start date bought forward significantly from 2009 forecast to reflect progress on site.
NP22	NEWPORT PAGNELL	GREEN END FARM GREEN END RD	06/01683/REM	DEVELOPER ('10)	22	0	16	6	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	First units nearing completion. Remainder ready to start. All completions expected by March 2011.
OL17	OLNEY	EAST STREET SITE 1		JHDT	42	0	0	42	0	0	16	26	0	0	0	0	0	0	0	0	0	0	0	0	42	Some pre-app discussions have taken place but no progress to date.
OL16	OLNEY	AUSTEN AVENUE		LANDOWNER AGENT ('10)	26	0	0	26	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	26	Forecast completion date bought forward on advice on land agent.
MK157	STANTONBURY PARK	STANTONBURY PARK FARM	05/01429/OUT	DEVELOPER ('09)	233	0	0	233	0	10	25	80	80	38	0	0	0	0	0	0	0	0	0	0	233	REM application for 70 units (site H6) received. Application for H7 expected soon. On track to meet 2009 forecasts.
MK157	STANTONBURY PARK	STANTONBURY PARK FARM SITE H1	08/01460/REM	DEVELOPER ('09)	55	53	1	1	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Site almost complete.
MK157	STANTONBURY PARK	STANTONBURY PARK FARM SITE H2	08/00734/REM	DEVELOPER ('09)	58	14	19	25	20	20	10	0	0	0	0	0	0	0	0	0	0	0	0	0	50	Site on track to meet 2009 forecast. No changes made.
MK157	STANTONBURY PARK	STANTONBURY PARK FARM SITE H3	08/00792/REM	DEVELOPER ('09)	114	35	22	57	30	30	30	8	0	0	0	0	0	0	0	0	0	0	0	0	98	Rate of completion slightly ahead of 2009 forecasts but estimated end date on site unchanged. Annual completion rates re-profiled.
MK157	STANTONBURY PARK	STANTONBURY PARK FARM SITE H4	08/00755/REM	DEVELOPER ('09)	70	32	30	8	20	20	15	0	0	0	0	0	0	0	0	0	0	0	0	0	55	Rate of completion has significantly exceeded 2009 forecasts. Estimated end date on site bough forward by 1 year to reflect progress.
MK115	STONY STRATFORD	BMG MOTOR SITE	04/00655/FUL	JHDT	45	0	0	45	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	Site cleared and ready to start. On track to meet 2009 forecasts.
MK179	WALTON HALL	LAND SOUTH OF INTERVET CAMPUS OFF BRICKHILL	08/00126/REM	JHDT	176	0	39	137	20	30	40	50	36	0	0	0	0	0	0	0	0	0	0	0	176	Site started earlier than forecast in 2009 with first completions expected in late 2010. Rate of development indicates completion on site still to be expected in 2014/15 as per 2009 forecast.

SHLAA Ref	AREA	SCHEME NAME	PLANNING REF (WHERE APPLICABLE)	TOTAL CAPACITY	COMPLETIONS	UNDER CONSTRUCTION	NOT YET STARTED	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Post 2026	TOTAL (2011/12 to 2025/26)
SMALL SITES- UNDER 24 UNITS																									
	BLETCHLEY	126 WHADDON WAY	09/01532/FUL	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	BLETCHLEY	15 CALLUNA DRIVE	08/00357/FUL	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BLETCHLEY	156 CHURCH GREEN ROAD	08/00267/FUL	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BLETCHLEY	15A GEORGE STREET (2)	04/01630/FUL	2	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BLETCHLEY	2 HUNTER DRIVE AMEND	07/02244/FUL	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BLETCHLEY	22 BEDFORD STREET	09/01932/FUL	2	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	BLETCHLEY	220 QUEENSWAY	08/00088/FUL	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BLETCHLEY	25 THE ELMS AMEND	08/00053/FUL	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BLETCHLEY	29 CHESHIRE RISE	07/01893/FUL	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BLETCHLEY	35 STOKE ROAD	09/01036/FUL	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BLETCHLEY	35 WATER EATON RD	09/01017/FUL	5	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BLETCHLEY	43 AND 45 MANOR ROAD	10/00245/FUL	2	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	BLETCHLEY	5 NORTH GATE	08/00490/FUL	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	BLETCHLEY	56 AYLESBURY STREET	09/01778/FUL	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	BLETCHLEY	62 TO 66 QUEENSWAY	07/00963/FUL	2	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BLETCHLEY	72 WESTERN ROAD	08/00261/FUL	2	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BLETCHLEY	9 ST DAVIDS ROAD	08/01118/FUL	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	BLETCHLEY	98 WESTMINSTER DR	09/01787/FUL	2	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	BLETCHLEY	CARWASH VALETING SERVICE CENTRE	10/00471/FUL	4	0	0	4	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	BLETCHLEY	LAND ADJ TO 130 BUCKINGHAM RD AMENDED	10/00365/FUL	2	0	1	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	BLETCHLEY	LAND AT THREE TREES PUB	07/01981/FUL	2	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BLETCHLEY	LAND OFF CUMBRIA CLOSE	09/01200/OUT	3	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
	BLETCHLEY	MILL FARM MILL ROAD	06/01283/FUL	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BLETCHLEY	REAR OF 19 STOKE ROAD	07/01556/FUL	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BLETCHLEY	REAR OF 31 STOKE ROAD	09/00706/REM	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	BRADVILLE	41 STANTON AVENUE AMEND	07/02263/FUL	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BRADVILLE	LAND ADJ 64 BRADWELL RD	08/01128/FUL	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	BROUGHTON	1 TO 3 BROOKLANDS FM COTTAGES	09/01548/FUL	3	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
	CENTRAL MILTON KEYNES	208 A AND B NORTH ROW	08/01283/FUL	2	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CENTRAL MILTON KEYNES	SITE B3.2 NORTH MIDSUMMER BOULEVARD	06/01665/FUL	3	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	FISHERMEAD	133 FISHERMEAD BOULEVARD	05/01111/FUL	4	0	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GIFFARD PARK	4 BROADWAY AVE	08/02074/FUL	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GREAT HOLM	ADJ 7 ANGLESEY COURT	09/00558/FUL	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	GREAT HOLM	LAND TO LEFT OF 7 ANGLESEY COURT	10/00271/FUL	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	GREAT LINFORD	1 THE CRESCENT	07/01965/FUL	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GREAT LINFORD	28 GIBBWIN	09/00673/FUL	2	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	GREAT LINFORD	9 GIBBWIN	08/00344/FUL	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	GREAT LINFORD	SPRING COTTAGE	08/02102/FUL	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	KINGSMEAD	LAND AT TATTENHOE BARE FARM	08/01552/FUL	4	0	0	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	LOUGHTON	9 PITCHER LANE	07/00400/FUL	2	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	LOUGHTON	ELM HOUSE	09/01253/FUL	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	LOUGHTON	PLOT 1 LINCESLADE GROVE REVISED	09/00277/FUL	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	LOUGHTON	PLOT 2 LINCESLADE GROVE AMEND	09/00936/FUL	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	LOUGHTON	PLOT 3 LINCESLADE GROVE REVISED	09/00302/FUL	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	LOUGHTON	THE PADDOCKS BRADWELL RD	07/01372/FUL	3	3	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	MIDDLETON	MIDDLETON 1 PHEONIX LODGE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

[illegible]

[illegible]

**NOTES/CONSTRAINTS/  
CONCLUSIONS ON DELIVERABILITY  
AND AVAILABILITY**

[illegible][illegible]



MK235	BLETCHLEY	FORMER WHITE HART PUB	DERELICT PUB SITE WITHIN RESIDENTIAL AREA. RECENTLY REFUSED APPLICATION BUT PRINCIPLE OF REDEVELOPMENT ACCEPTED.	11	0	0	11	0	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	11
MK156	BLETCHLEY	FORMER BRAMLEY GRANGE CAREHOME	COUNCIL OWNED CLEARED BROWNFIELD SITE WITHIN RESIDENTIAL AREA. REDEVELOPMENT BEING DISCUSSED AS PART OF WIDER REGENERATION SCHEME. LIKELY TO BE REDEVELOPED INSIDE THE NEXT 5 YEARS	9	0	0	9	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	9
LV1	LAVENDON	LAVENDON GARAGE, OLNEY ROAD	SMALL GARAGE SITE WITHIN VILLAGE BOUNDARY. PRINCIPLE OF REDEVELOPMENT ACCEPTED BUT PREVIOUS APPLICATION REFUSED DUE TO LACK OF INFORMATION. LANDOWNER ANTICIPATES SEEKING REDEVELOPMENT WITHIN THE NEXT 5 YEARS.	5	0	0	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	
LB7	LITTLE BRICKHILL	GARAGE, WATLING STREET, LITTLE BRICKHILL	FORMER PETROL STATION SITE WITHIN VILLAGE BOUNDARY. SMALL WORKSHOP ON SITE. POTENTIAL CONTAMINATION FROM PREVIOUS USE TO BE TAKEN INTO ACCOUNT. UNCERTAIN LAND OWNERSHIP	13	0	0	13	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	0	13	
S1	SHERINGTON	CHURCH FARM	LAND OUTSIDE VILLAGE BOUNDARY SO CURRENTLY CONSTRAINED BY PLANNING POLICY. ACCESS POSSIBLE BUT ARCHAEOLOGICAL CONSTRAINTS TO BE CONSIDERED.	7	0	0	7	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	7	
S2	SHERINGTON	LAND AT CROFTS END	LAND OUTSIDE VILLAGE BOUNDARY SO CURRENTLY CONSTRAINED BY PLANNING POLICY. SIGNIFICANT IMPLICATIONS OF ANCIENT MONUMENT LIKELY TO LIMIT POTENTIAL CAPACITY. VIEWS FROM THE VILLAGE WOULD BE AFFECTED. SUITABILITY SUBJECT TO A CONSERVATION AREA REVIEW.	32	0	0	32	0	0	0	0	0	0	15	17	0	0	0	0	0	0	0	0	0	32	
S4	SHERINGTON	LAND OFF SHERINGTON HIGH STREET	LAND OUTSIDE VILLAGE BOUNDARY SO CURRENTLY CONSTRAINED BY PLANNING POLICY. LARGE UNCONSTRAINED FIELD ON THE EDGE OF THE VILLAGE. ONLY PART OF THE SITE ASSUMED TO BE SUITABLE. SUBJECT TO A CONSERVATION AREA REVIEW.	19	0	0	19	0	0	0	0	0	0	10	9	0	0	0	0	0	0	0	0	0	19	
S5	SHERINGTON	LAND AT WATER LANE	LAND OUTSIDE VILLAGE BOUNDARY SO CURRENTLY CONSTRAINED BY PLANNING POLICY. EXISTING EMPLOYMENT ON SITE. ALSO EXISTING DWELLING WITHIN THE SITE BOUNDARY. DEVELOPMENT OF UNKEMPT YARD WOULD IMPROVE THE APPEARANCE OF THE AREA. SITE IS HOWEVER AWAY FROM THE MAIN CORE OF THE VILLAGE.	20	0	0	20	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	20	
OL1	OLNEY	LAND OFF ASPREYS	LAND OUTSIDE VILLAGE BOUNDARY SO CURRENTLY CONSTRAINED BY PLANNING POLICY. SITE WOULD BREAK THE LOGICAL BOUNDARY OF OLNEY, HOWEVER THE SCHOOL HAS ALREADY DONE THIS IN PART.	169	0	0	169	0	0	0	0	0	0	20	20	20	20	20	25	25	19	0	0	0	169	
OL2	OLNEY	LAND OFF WHIRLEY PIT ROUNDABOUT	LAND OUTSIDE VILLAGE BOUNDARY SO CURRENTLY CONSTRAINED BY PLANNING POLICY. SITE IS SEPARATED FROM THE RESIDENTIAL AREA OF OLNEY BY AN INDUSTRIAL PARK AND SEWAGE WORKS. SOME CONCERN OVER ACCESS DUE TO IMPACT ON A PRIMARY DISTRIBUTOR ROAD.	117	0	0	117	0	0	0	0	0	0	20	20	20	20	20	17	0	0	0	0	0	117	
OL5	OLNEY	LAND SOUTH OF LAVENDON ROAD	LAND OUTSIDE VILLAGE BOUNDARY SO CURRENTLY CONSTRAINED BY PLANNING POLICY. PART OF SITE REMOVED DUE TO FLOOD RISK. IN AAL AND SAND A GRAVEL DEPOSITS PRESENT. ACCESS AVAILABLE.	30	0	0	30	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	30	
OL6	OLNEY	LAND NORTH OF LAVENDON ROAD	LAND OUTSIDE VILLAGE BOUNDARY SO CURRENTLY CONSTRAINED BY PLANNING POLICY. WOULD NEED TO BE CONSIDERED ALONGSIDE OL5. NO MAJOR PHYSICAL CONSTRAINTS TO DEVELOPMENT BUT ACCESS A POTENTIAL ISSUE DUE TO PROXIMITY OF BEND ON LAVENDON ROAD.	15	0	0	15	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	15	
NP6	NEWPORT PAGNELL	LAND AT TICKFORD FIELDS FARM	LAND OUTSIDE VILLAGE BOUNDARY SO CURRENTLY CONSTRAINED BY PLANNING POLICY. CURRENTLY A LOCAL PLAN STRATEGIC RESERVE AREA SO PRINCIPLE OF DEVELOPMENT HAS BEEN PREVIOUSLY ACCEPTED. NO MAJOR PHYSICAL CONSTRAINTS. ACCESS AVAILABLE FROM TICKFOED STREET.	385	0	0	385	0	0	0	0	0	0	40	40	40	40	40	40	40	40	40	25	385		

NP7	NEWPORT PAGNELL	CITY HOUSE, NORTH CRAWLEY ROAD	LAND WITHIN THE EXISTING SETTLEMENT BOUNDARY. INDUSTRIAL LAND AND OFFICE STILL IN USE BUT LOW QUALITY. PARTLY WITHIN EXISTING STRATEGIC RESERVE AREA. COULD BE DEVELOPED INDIVIDUALLY OR AS PART OF ANY WIDER TICKFORD FIELDS FARM PROPOSAL.	69	0	0	69	0	0	0	0	0	0	0	0	0	40	29	0	0	0	0	69				
NP11	NEWPORT PAGNELL	PORTFIELDS FARM	LAND OUTSIDE VILLAGE BOUNDARY SO CURRENTLY CONSTRAINED BY PLANNING POLICY. NOISE FROM M1 COULD CONSTRAIN SITE. ACCESS AVAILABLE BUT WOULD LIKELY TO HAVE AN IMPACT ON EXISTING NETWORK AND WOULD NEED UPGRADING. NOTABLE SPECIES ON SITE AND WITHIN THE AAL.	222	0	0	222	0	0	0	0	0	22	25	25	25	25	50	50	0	0	0	222				
TOTAL POTENTIAL ADDITIONAL SUPPLY				1448	0	0	1448	0	0	0	5	0	74	391	196	132	105	105	172	144	59	40	25	0	1448		
TOTAL URBAN ADDITIONAL SUPPLY				345	0	0	345	0	0	0	0	0	74	204	40	27	0	0	0	0	0	0	0	0	345		
TOTAL RURAL ADDITIONAL SUPPLY				1103	0	0	1103	0	0	0	5	0	0	187	156	105	105	105	172	144	59	40	25	0	1103		
RURAL WINDFALL ALLOWANCE				525	0	0	525	0	35	35	35	35	35	35	35	35	35	35	35	35	35	35	0	525			
TOTAL SUPPLY (INC POTENTIAL SITES AND RURAL WINDFALL ALLOWANCE)								1129	1704	1878	2100	2359	2301	2686	2493	2159	1860	1722	1759	1480	973	995	817	320	27285		
TOTAL URBAN SUPPLY (INC POTENTIAL SITES)								989	1545	1709	1994	2280	2251	2464	2302	2019	1720	1582	1552	1301	879	920	757	320	25275		
TOTAL RURAL SUPPLY (INC POTENTIAL SITES AND WINDFALL ALLOWANCE)								140	159	169	106	79	50	222	191	140	140	140	207	179	94	75	60	0	2011		
5 YEAR PERIOD TOTALS											T:10341 U: 9779 R: 563						T: 10920 U: 10087 R: 833						T: 6024 U: 5409 R: 615				

NOTES

All sites over 24 units can be seen on the accompanying map.

The shaded yellow columns are those completions which represent the next 5 year land supply period.

There are 79 units from the potential additional site which have been included in the 5 year land supply. These are brownfield sites in the existing urban area of Milton Keynes where the land owner has indicated they are likely to come forward for development in the short term. No other potential sites are included in the 5 year land supply as there can be no certainty they could be delivered by 2016- particularly greenfield sites outside settlement boundaries, which would need to be subject to an allocation in the Site Allocations DPD.

A 20% reduction has been added to small sites (1-5 units) to reflect the un-implementation of a number of small planning permissions of this type. This reduction is taken into account in the reported 5 year land supply figure.

Small sites (under 24 units) do not have SHLAA reference numbers and are not mapped. The assessment assumes that 80% of all small applications (5 units and under) will be implemented before they expire. As there is no history of unimplemented planning permissions, it is assumed all other small permissions (5-24 units) will be implemented before they expire. In total, these sites equate to approximately 1% of the homes that make up the 5 years land supply.

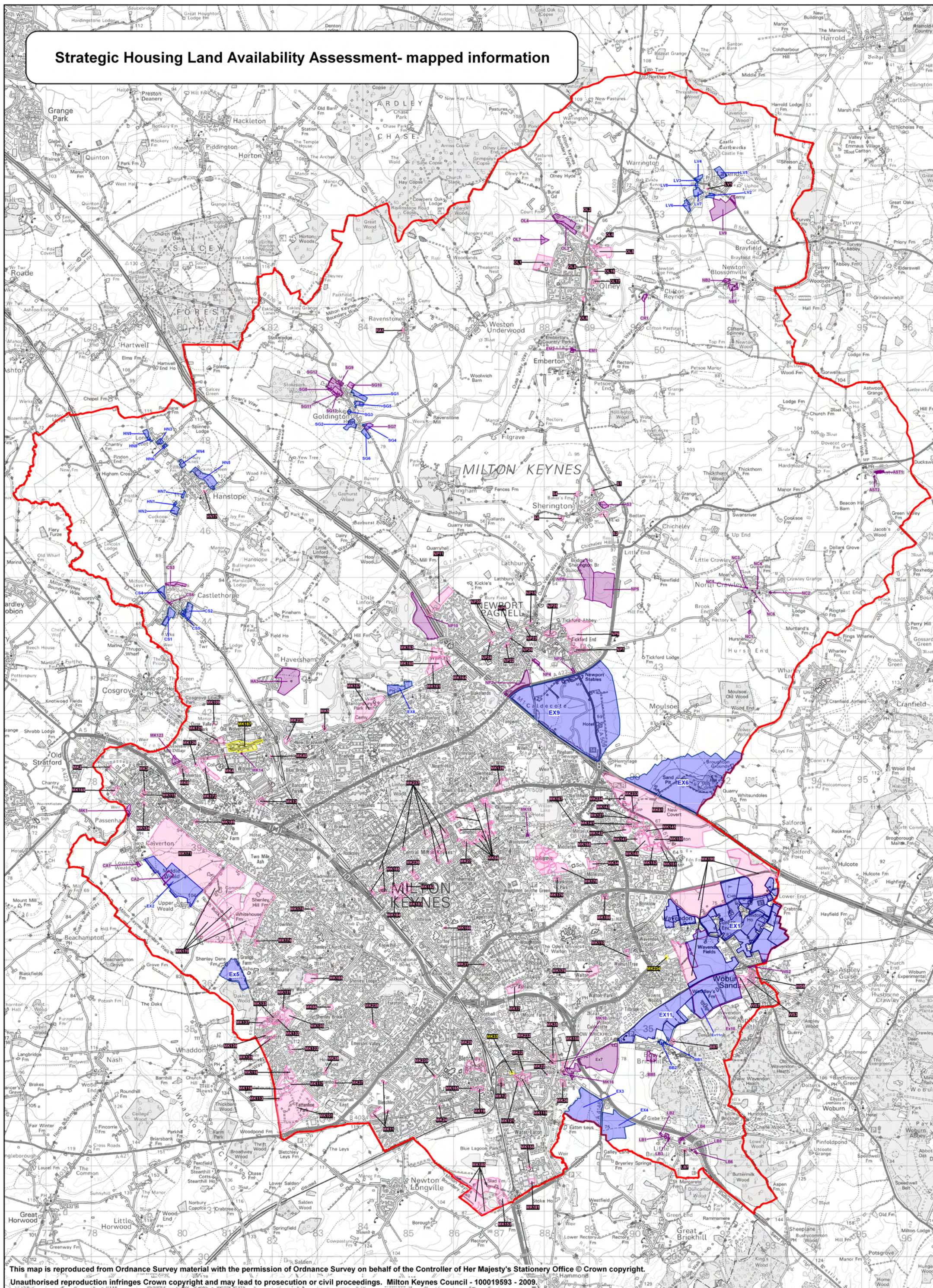
The windfall allowance has **not** been taken into account in the 5 year land supply position. Justification for including a windfall allowance in the SHLAA is set out in section 4 of the accompanying report.

Appendix 2: Mapped Information

Appendix 2: Mapped Information



## Strategic Housing Land Availability Assessment- mapped information



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## Appendix 3: Rural Windfall Completions 2000-2009

### Appendix 3- Completions Outside the Designated Area

Settlement	99/00	%age	00/01	%age	01/02	%age	02/03	%age	03/04	%age	04/05	%age	05/06	%age	06/07	%age	07/08	%age	08/09	%age	Total	Proportion of Rural Completions	Windfall	Windfall %
Newport Pagnell	59	42.1%	46	32.6%	10	22.2%	3	6.0%	32	29.9%	77	67.5%	35	27.1%	23	12.8%	39	15.4%	77	57.0%	401	31.0%	155	100.0%
Olney	33	23.6%	61	43.3%	18	40.0%	16	32.0%	9	8.4%	14	12.3%	52	40.3%	76	42.2%	78	30.7%	2	1.5%	359	27.7%	169	100.0%
Woburn Sands		0.0%		0.0%	2	4.4%	1	2.0%	29	27.1%		0.0%	1	0.8%	37	20.6%	116	45.7%	22	16.3%	208	16.1%	11	100.0%
Hanslope and Long Street	5	3.6%	14	9.9%	2	4.4%	5	10.0%	3	2.8%		0.0%	3	2.3%	8	4.4%	5	2.0%	23	17.0%	68	5.3%	44	100.0%
Castlethorpe	17	12.1%	1	0.7%	1	2.2%		0.0%	16	15.0%	5	4.4%	10	7.8%	7	3.9%		0.0%		0.0%	57	4.4%	35	100.0%
Lavendon	9	6.4%	1	0.7%	1	2.2%	2	4.0%	7	6.5%	4	3.5%	3	2.3%	5	2.8%	2	0.8%	1	0.7%	35	2.7%	22	100.0%
Tyringham and Filgrave		0.0%	1	0.7%		0.0%	3	6.0%	2	1.9%	2	1.8%	13	10.1%	2	1.1%		0.0%		0.0%	23	1.8%	18	100.0%
Astwood		0.0%		0.0%	1	2.2%	14	28.0%		0.0%	3	2.6%	1	0.8%		0.0%	2	0.8%		0.0%	21	1.6%	7	100.0%
Haversham/Little Linford	1	0.7%	8	5.7%	1	2.2%		0.0%	1	0.9%		0.0%	4	3.1%	2	1.1%	1	0.4%		0.0%	18	1.4%	18	100.0%
Stoke Goldington		0.0%	3	2.1%	3	6.7%	1	2.0%		0.0%		0.0%	5	3.9%	1	0.6%		0.0%	2	1.5%	15	1.2%	15	100.0%
Sherington	2	1.4%	2	1.4%	1	2.2%		0.0%	2	1.9%		0.0%		0.0%	1	0.6%	3	1.2%		0.0%	11	0.8%	11	100.0%
Clifton Reynes		0.0%	1	0.7%	1	2.2%		0.0%		0.0%		0.0%		0.0%	6	3.3%	2	0.8%		0.0%	10	0.8%	9	100.0%
Newton Blossomville	2	1.4%		0.0%	1	2.2%		0.0%		0.0%	5	4.4%		0.0%	2	1.1%		0.0%		0.0%	10	0.8%	10	100.0%
North Crawley	4	2.9%	1	0.7%		0.0%	1	2.0%		0.0%		0.0%		0.0%	2	1.1%	2	0.8%		0.0%	10	0.8%	10	100.0%
Bow Brickhill	1	0.7%		0.0%		0.0%		0.0%		0.0%		0.0%	1	0.8%	2	1.1%		0.0%	3	2.2%	7	0.5%	7	100.0%
Emberton/Petsoe End	4	2.9%	1	0.7%		0.0%		0.0%	1	0.9%		0.0%		0.0%	1	0.6%		0.0%		0.0%	7	0.5%	7	100.0%
Gayhurst		0.0%		0.0%		0.0%	1	2.0%	3	2.8%	1	0.9%		0.0%	2	1.1%		0.0%		0.0%	7	0.5%	7	100.0%
Cold Brayfield		0.0%		0.0%	2	4.4%	2	4.0%		0.0%	1	0.9%	1	0.8%		0.0%		0.0%		0.0%	6	0.5%	5	100.0%
Wavendon/Cross End + Lower End	1	0.7%	1	0.7%	1	2.2%	1	2.0%		0.0%	1	0.9%		0.0%		0.0%		0.0%	1	0.7%	6	0.5%	6	100.0%
Weston Underwood		0.0%		0.0%		0.0%		0.0%	1	0.9%		0.0%		0.0%		0.0%	1	0.4%	3	2.2%	5	0.4%	5	100.0%
Little Brickhill	1	0.7%		0.0%		0.0%		0.0%	1	0.9%		0.0%		0.0%	1	0.6%		0.0%		0.0%	3	0.2%	3	100.0%
Ravenstone		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%	2	1.1%	1	0.4%		0.0%	3	0.2%	3	100.0%
Calverton		0.0%		0.0%		0.0%		0.0%		0.0%	1	0.9%		0.0%		0.0%		0.0%	1	0.7%	2	0.2%	2	100.0%
Chicheley		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%	1	0.4%		0.0%	1	0.1%	1	100.0%
Lathbury		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%	1	0.4%		0.0%	1	0.1%	1	100.0%
Moulsoe	1	0.7%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%	1	0.1%	1	100.0%
Hardmead		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%	0	0.0%	0	0.0%
Warrington		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%	0	0.0%	0	0.0%
<b>Total</b>	<b>140</b>	<b>100.0%</b>	<b>141</b>	<b>100%</b>	<b>45</b>	<b>100%</b>	<b>50</b>	<b>100%</b>	<b>107</b>	<b>100%</b>	<b>114</b>	<b>100%</b>	<b>129</b>	<b>100%</b>	<b>180</b>	<b>1</b>	<b>254</b>	<b>1</b>	<b>135</b>	<b>100.0%</b>	<b>1295</b>	<b>100.0%</b>	<b>582</b>	
<b>Planned Sites</b>	<b>56</b>	<b>40.0%</b>	<b>32</b>	<b>22.7%</b>	<b>18</b>	<b>40.0%</b>	<b>18</b>	<b>36.0%</b>	<b>71</b>	<b>66.4%</b>	<b>55</b>	<b>48.2%</b>	<b>69</b>	<b>53.5%</b>	<b>104</b>	<b>57.8%</b>	<b>204</b>	<b>80.3%</b>	<b>86</b>	<b>63.7%</b>	<b>0</b>		<b>44.94%</b>	
<b>Windfall</b>	<b>84</b>	<b>60.0%</b>	<b>109</b>	<b>77.3%</b>	<b>27</b>	<b>60.0%</b>	<b>32</b>	<b>64.0%</b>	<b>36</b>	<b>33.6%</b>	<b>59</b>	<b>51.8%</b>	<b>60</b>	<b>46.5%</b>	<b>76</b>	<b>42.2%</b>	<b>50</b>	<b>19.7%</b>	<b>49</b>	<b>36.3%</b>	<b>582</b>			

### Appendix 4: Changes made to the Site Schedule from 2009 Assessment

#### Removed sites

There are four sites/parcels within larger sites which are not listed in the 2010 site schedule (appendix 1) but which did appear in the list of deliverable and developable sites in the 2009 SHLAA. These sites have been fully completed.

In addition to the four sites/parcels listed below, there are a further 11 sites/parcels across Milton Keynes which are due for completion by the end of March 2011. If these sites progress to completion as forecast, they will be removed in the next review of the SHLAA.

Wolverton Park Sports Ground (MK30)	Complete
Oxley Park West Phase 9 (MK138)	Complete
Former post office depot, Wolverton (MK39)	Complete
West of Redbridge, Stantonbury (MK67)	Landowner confirmed site no longer available for development

#### Amended sites

There are 11 sites which appeared in the lists of deliverable and developable sites in the 2009 SHLAA but which have been amended to reflect increase/decrease in capacity due to changing circumstances. This is either due to a planning permission being granted on a site where a capacity had previously been estimated or where market knowledge, particularly regarding the reduction in demand of higher density flatted developments, has led to a reduction in estimated capacity.

As part of the general update the remaining capacity of all sites has been reviewed to take into account completions over the last year.

Central Milton Keynes (MK 7, 8, 9, 61, 62, 64, 65, 112)	Sites combined into (MK237). Total capacity reduced by 246 to 1,412 to reflect decreases in the viability of high density development.
Residential Quarter, CMK (MK 182-185)	Capacity reduced by 1,018 to reflect decrease in viability of higher density development
C4.2/3/4, CMK (MK237)	Capacity reduced by 40 to 100 to reflect reduction in demand for higher density development
Wolverton West End (MK172)	Capacity reduced by 66 to 400 to reflect current scheme for the site.
Oakgrove (MK178)	Capacity reduced by 195 to 1,105 to reflect approved permission for the site.
Brooklands (MK81)	Capacity reduced by 214 to reflect commencement of first parcel (see new site MK234)
Tollgate Cottage, Brooklands (MK233)	Capacity reduced by 16 to 74 to reflect approved proposal

## Appendix 4: Changes made to the Site Schedule from 2009 Assessment

Broughton Manor Business Park (MK127)	Capacity reduced by 12 to 60 to reflect approved scheme.
Land Rear of 72-84 Wolverton Road (NP24)	Capacity increased to from 12 to 29 to reflect implemented scheme.
Nampak, Phase 3 (WS7)	Capacity reduced by 7 to 114 to reflect permitted scheme.
South East SDA (EX1)	Site no longer classed as being within strategy.

### New sites

These are the major housing sites which were not identified in the 2009 SHLAA but now appear as sites in the 2010 site schedule.

In addition to these major sites, permission was granted for residential development on over 30 small, previously unidentified sites since the last review.

CBXIII (MK236)	Specific proposal identified for 137 units
Brooklands, Phase 1 (MK 234)	First parcel of wider development site (214 units) disaggregated from the wider site.
East side of reserve site 84, Emerson Valley (MK238)	Specific proposal for 30 homes



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