

Strategic Housing Land Availability Assessment : 2012

December 2012



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

1	Executive Summary	3
2	Study Overview	7
	Introduction: purpose and context	7
	Planning policy context and housing requirements	8
	Existing commitments	10
	Specific SHLAA outcome requirements	10
3	Stage 1 – Planning the assessment	13
	Study area	13
	Partnership approach	13
	Project team	14
	Timescales	14
4	Stage 2 – Determining sources of supply	15
	Types of site excluded from the assessment	15
	Urban extensions	15
	Call for sites	16
	Rural settlements	16
	Site threshold	17
5	Stage 3 and 4 – Desktop review and determining which sites to be surveyed	19
	Desktop review	19
	Site surveys	19
6	Stage 5 – Carrying out the survey	21
7	Stage 6 – Estimating the housing potential of each site	23
8	Stage 7 – Assessing when and whether sites are likely to be developed	25
9	Stage 7a - Assessing the suitability for housing	27
10	Stage 7b – Assessing the availability for housing	31
	Sites in the planning system	31
	Sites outside the planning system	31
11	Stage 7c and 7d – Assessing achievability for housing and overcoming constraints	33
	Assessing achievability for housing	33
	Achievability of sites in the planning system	33
	Achievability of sites outside the planning system	34
	Overcoming constraints	35
12	Stage 8 - Review of the assessment	37
	Overall conclusions	37
	Risk assessment	38
13	Stage 9 – Windfall and broad areas	41
	Windfall analysis	41
	Broad areas	41
14	Land availability outside the Borough boundary	43
A	SHLAA Tables	A
B	Windfall Overview	C

Contents

C	Site Maps	E
D	Sites - year by year forecasts	G

1 Executive Summary

1.1 This Strategic Housing Land Availability Assessment (SHLAA) sets out the current position with regards to the availability of potential housing sites to deliver the Council's housing target. It has been prepared to satisfy the National Planning Policy Framework (NPPF) requirement for a SHLAA to be produced to '*establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period*' (paragraph 159).

1.2 It is not a land allocations document and the inclusion of any sites in the document should not be seen as confirmation that the Council believes housing development would be accepted on them.

1.3 The SHLAA contains information on potential housing sites in and around the urban area of the Borough and those rural settlements where the Revised proposed Submission Core Strategy (October 2010) sets out that new housing development will be acceptable. It shows that there is currently sufficient available land from which choices can be made to enable the Council to deliver its housing targets.

1.4 Sites have been identified from a number of sources, including a 'call for sites' consultation, where people had the opportunity to put their land forward for consideration.

1.5 The SHLAA has carried out a general assessment of the suitability, availability and the developability of each piece of land identified. In accordance with the Governments planning guidance the primary outcomes of the assessment are a list of potentially suitable housing sites from which future choices can be made about which sites should be bought forward for development to shape local areas and an overview of the constraints to development and what actions are needed to overcome them. The conclusion in the SHLAA that a site is suitable and available for development does not necessarily mean it will be allocated for development or that a planning application for residential development would be successful.

1.6 In each area (urban and rural) the assessment shows that there is more than enough potentially developable land available to deliver the housing target set out in the Council's emerging Core Strategy.

1.7 Milton Keynes Council has a very good record of supporting growth and development and already has a considerable amount of this land is already committed, with either a planning consent or an allocation in the Local Plan (2005) or the emerging Core Strategy (2010). However, there are also a range of other sites that have been identified as potentially being suitable and available for development, if required.

1.8 For these sites, a range of constraints have been identified that would need to be overcome before they could be considered developable. These constraints have been recorded in the study, along with a comment as to how and when they could be overcome.

1.9 The major constraint to a number of sites, particularly in the rural area, is their existing land use designation on the Council's Proposals Map. A number of sites lie outside of existing development boundaries on greenfield sites, where there is a presumption against development. This presumption remains and could only be overcome through consideration of the sites during a site allocations process.

1.10 It is currently envisaged that the Council will begin a site allocations⁽¹⁾ process during 2013, which would be the appropriate time for the planning status of all sites to be considered, and potentially amended.

1.11 In addition to a more detailed assessment of site suitability, the site allocations process will also be the point at which public consultation on sites will be undertaken and views on the appropriateness of sites taken into account. This is not part of the SHLAA process which simply looks at the initial availability of suitable land - it is not the time to rank sites or make choices about which sites should actually be bought forward for development.

1 This will be in the form of a new style Local Plan and potentially a separate Site Allocations DPD, coming forward before hand, if there is a pressing short-term need to bring additional deliverable land forward for development.

1 . Executive Summary

1.12 The site allocations process will also need to give consideration to the relationship between sites, both committed and with potential, which is not considered by the SHLAA. In addition, an analysis of the level of housing which would be appropriate to allocate in each specific rural settlement, giving existing land availability and other constraints, such as the availability of social infrastructure, will need to be undertaken. This is not covered by the SHLAA process.

1.13 The SHLAA includes an assessment of land available to potentially deliver further strategic growth of the city. There is currently no context for additional large scale growth areas to be considered as deliverable over the plan period and such sites therefore do not make a contribution to the potential level of land available up to 2026. However, it is important that the SHLAA records the availability of further potential growth areas in case the need for a change in policy arises in the future and the Council needs to undertake a process to bring more land forward for development.

1.14 The SHLAA only assesses sites within the Borough boundary. The emerging Core Strategy currently does not provide the context for the consideration of sites outside the authority boundary. However, the Council is aware of the availability of land being promoted for the future development of Milton Keynes outside the Borough boundary. In the future, if the policy framework necessitates consideration of land outside of the Borough boundary, the Council will work with its neighbouring authorities to up-date the assessment, or aggregate with other studies, as appropriate.

1.15 Based on the current Core Strategy housing targets there is a need to demonstrate land availability for:

- specific, deliverable⁽²⁾ sites for 8,425 homes in and around the urban area in the next five years, with a further need to demonstrate land availability for developable sites for 8,425 homes in the following five years. In addition, sites or broad areas for 6,740 homes, to cover the remaining four years of the plan period should also be identified.
- Specific deliverable sites for 550 homes in and around identified settlements in the rural area in the next five years, with a further need to demonstrate land availability for developable sites for 550 homes in the following five years. In addition, sites or broad areas for 440 homes, to cover the remaining four years of the plan period should also be identified.

1.16 The SHLAA shows that over the next five years there is deliverable land available to build:

- 9,026 homes in and around the urban area,
- 640 homes in and around identified rural settlements

1.17 Over the remainder of the Core Strategy Plan Period there is further developable land available, subject to constraints being overcome, to potentially deliver:

- 16,100 homes in and around the urban area
- 2,052 homes in and around identified rural settlements

1.18 This demonstrates that there is currently more than enough potential housing land available within the areas identified in the Council's Core Strategy, to deliver its housing targets. The main constraint to the delivery of the land is existing planning policy which precludes development outside settlement boundaries in the open

2 Definitions of deliverable and developable can be seen in 8 'Stage 7 – Assessing when and whether sites are likely to be developed' of this SHLAA report.

countryside. Therefore choices will need to be made by the Council in due course as to which of the sites identified in the SHLAA should be allocated and brought forward to meet housing targets. As mentioned earlier, this is due to happen over the next couple of years as the Council begins production of a Site Allocations Document and a review of the Core Strategy.

1.19 The Council is committed to an early review of the Core Strategy, which may lead to a revised housing target being set. The information in this SHLAA report will form part of the basis for the early review of the Core Strategy, but the report will also be updated as required over the next few years as part of the review process.

1 . Executive Summary

2 Study Overview

Introduction: purpose and context

2.1 The Strategic Housing Land Availability Assessment (SHLAA) is part of the evidence base supporting the production of the Milton Keynes Local Development Framework (LDF). Its primary function is to verify that there is sufficient land across Milton Keynes to meet the housing targets set out in the Milton Keynes Core Strategy.

2.2 A SHLAA was required as evidence under national Planning Policy Statement 3: Housing (PPS3) and this remains the case now the National Planning Policy Framework (NPPF) has been published.

2.3 The NPPF (paragraph 159) clarifies that Local Planning Authorities should prepare a SHLAA *‘to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period’*.

2.4 The SHLAA Practice Guidance issued by the Department for Communities and Local Government, July 2007 (referred to as the Practice Guidance from now on) lists the main requirements of a SHLAA as to:

- Identify sites with potential for housing
- Assess their housing potential
- Assess when they are likely to be developed

2.5 The Guidance clarifies that the main outputs of a SHLAA are to identify:

- the choices available to meet the need and demand for more housing and provide a basis for making decisions about how to shape places in the future; and
- whether action would need to be taken to ensure sites will become deliverable (including infrastructure investment) or whether plan policies need to be reviewed to enable identified sites to be developed for housing.

2.6 This report builds on the work that was undertaken in the 2009 SHLAA assessment and the 2010 update. A refresh of the SHLAA is being undertaken at this time to support work on the Site Allocations process that the Council is expecting to begin work on in 2013, and to clarify the general availability of land to deliver the Core Strategy Housing target to 2026, in line with the requirements of the NPPF.

2.7 Given the timing of the SHLAA report and the policy documents it is being prepared to support, the focus of the SHLAA report has only been on identifying potential housing sites that could support the delivery of the housing targets and strategy set out in the Revised Proposed Submission Core Strategy (October 2010).

2.8 **It should be noted that the inclusion of sites in this assessment does not mean that they will actually be allocated for development or permission granted for housing.**

2.9 **For a site to be considered suitable for housing development it will need to be considered through the normal planning process which includes the Site Allocation Document and/or the determination of planning applications. This SHLAA report is simply a technical piece of work that forms part of the plan making evidence base. Any sites identified should be seen as part of a list of land that could form part of the housing land supply for Milton Keynes over the next 14 years covered by the Core Strategy.**

2.10 Conversely, sites not seen as being suitable for housing development in the SHLAA could still be considered for allocation though the Site Allocations document or be granted planning consent for development if it was deemed suitable after more detailed consideration.

2. Study Overview

2.11 The SHLAA has been prepared in accordance with the Practice Guidance, which provides practical advice on the stages of carrying out an assessment. The Practice Guidance has been adapted where necessary to take into account local circumstances and the purpose of a SHLAA as set out in the NPPF. It has also built on the understanding of the process developed during the first study in 2009.

2.12 Other Guidance notes have also helped to inform the SHLAA, including the 'SHLAA and Development Plan Documents Preparation'⁽³⁾ and 'SHLAA- Frequently Asked Questions'⁽⁴⁾, both published in January 2008 by the Planning Officers Society (POS). Although these are not formal guidance notes, they provide important practical guidance for practitioners preparing a SHLAA.

2.13 The Practice Guidance states (page 5) that the SHLAA should aim to identify specific sites for at least the first 10 years of a plan from the anticipated date of its adoption (five years worth of deliverable sites plus a further five years considered developable⁽⁵⁾) and ideally sites, or in the absence of specific sites, broad locations for a further five years of the plan.

2.14 In the context of the NPPF requiring a SHLAA to cover the availability of land over the plan period, the SHLAA has covered the remaining 14 years of the Core Strategy Plan period taking April 2012 as its base date.

2.15 The details of the housing requirement that needs to be demonstrated for Milton Keynes are set out later in this section (see paragraph 2.35).

2.16 These figures take into account housing completions between April 2010 and March 2012, the first two years of the Core Strategy plan period. The outcomes of this assessment report on land availability to 2026, will give an up-to-date picture of land availability that will help inform future plan making decisions.

Planning policy context and housing requirements

2.17 National Policy

2.18 The now deleted PPS3: Housing, originally provided the national context for SHLAA preparation. The requirement to prepare a SHLAA is taken forward in the NPPF, with the purpose being set out as:

"to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period" (NPPF paragraph 159).

2.19 The original guidance in Annex C of PPS3 provided more detail of the role of a SHLAA and what it should cover:

- Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development.
- Assess land availability by identifying buildings or areas of land (including previously developed land and greenfield) that have development potential for housing, including within mixed use developments.
- Assess the potential level of housing that can be provided on identified land.
- Where appropriate, evaluate past trends in windfall land coming forward for development and estimate the likely future implementation rate.
- Identify constraints that might make a particular site unavailable and/or unviable for development.

3 [SHLAA and Development Plan Documents Preparation](#)

4 [SHLAA- Frequently Asked Questions](#)

5 See Stage 7 for definitions of deliverable and developable sites

- Identify sustainability issues and physical constraints that might make a site unsuitable for development.
- Identify what action could be taken to overcome constraints on particular sites.

2.20 These requirements are picked up in the Practice Guidance, as outlined in the previous section, and have formed the basis for this assessment.

Regional Policy

2.21 Since the 2009 SHLAA Report was published, the Government has announced its intention to revoke regional housing targets, placing the onus on local authorities to set their own housing targets. The housing targets in the South East Plan are currently in the process of being revoked.

2.22 As is set out in the next section, Milton Keynes Council has already taken the decision to alter its housing target from the specific figure set out in the SEP. This housing figure has been through the hearing sessions of the Core Strategy public examination and the initial feedback received from the Inspector is that the revised housing target is sound and legally compliant..

2.23 The SHLAA has therefore focused on assessing land availability across the Borough against the Core Strategy housing target, rather than the specific figure of the SEP.

2.24 This SHLAA has only considered land availability within the Borough of Milton Keynes. However, the findings are presented in such a way that they could be easily considered alongside information from neighbouring authorities under the duty to co-operate, set out in the draft NPPF.

Local Policy

2.25 Milton Keynes has an existing Local Plan which identified sites for development up to 2011, as well as additional capacity beyond this point. The Local Plan focused development on the urban area of Milton Keynes, allocating key brownfield sites for redevelopment, as well as large expansion sites on the edge of the city.

2.26 The Local Plan also identified Key Settlements and Selected Villages across the rural part of Milton Keynes, where small extensions to village boundaries and sensitive redevelopment of sites were planned.

2.27 The Council submitted its Revised Proposed Submission Core Strategy for examination in October 2010. This Core Strategy took forward the work of the Local Plan and plans for additional growth up to 2026. The document sets a housing target for the 16 year period from April 2010 to March 2026. The target is to deliver an average of 1,750 homes per year across the Borough (1,640 in and around the urban area and 110 in the rural rest of the Borough). This is a total of 28,000 over the plan period.

2.28 The Core Strategy sets out that land for an additional 2,500 homes needs to be identified to allow the housing target to be achieved. A strategic land allocation is made in the document to the south east of the urban area.

2.29 The Core Strategy sets out an approach to development in the rural area that is a continuation of the existing Key Settlements and Selected Villages policy, whereby development is focused on the largest, most sustainable settlements (Newport Pagnell, Olney and Woburn Sands) and areas where there is local support for additional housing (currently only Sherington).

2.30 It is in and around these settlements that this SHLAA report has looked to confirm land availability, providing backing to the deliverability of the Core Strategy approach and providing information to take forward the Site Allocations process. Brownfield sites within the boundaries of all rural settlements have also been assessed.

2 . Study Overview

Existing commitments

2.31 There have already been significant housing completions towards the Core Strategy target between April 2010 and March 2012. There are also a significant number of dwellings either already under construction, with planning permission or allocated for development. This is summarised in the table below.

Table 2.1 Planning permissions and allocations (at 1st April 2012)

Site Status	Number of homes
Full permissions	3,321
Outline Permissions	13,241
Allocated/briefed	7,737
Total	24,299

2.32 The sites which make up the totals can be considered suitable for housing development under the requirements of the NPPF. This SHLAA report assesses their availability and deliverability (see section 7) to give a true reflection of land availability across Milton Keynes.

2.33 It is important for the SHLAA not just to focus on these existing commitments but to assess which other sites could potentially come forward for development over the plan period. This is particularly important in the rural rest of the Borough where there is currently a shortfall of land formally identified to meet the Core Strategy housing requirements much beyond the first 5 years, which the Council will need to address through new land allocations.

2.34 The SHLAA considers the urban and rural elements of the housing requirement separately from this point forward.

Specific SHLAA outcome requirements

2.35 As set out in the Overview, the SHLAA requirements are to:

- Identify specific deliverable sites for the first five years of the plan which are ready for development;
- Identify specific developable sites for a further five years, to allow the five year land supply to be topped up, and
- Ideally identify specific sites for year 10-15, or if necessary, broad locations for future growth

2.36 As set out above, in light of the context provided by the NPPF, this SHLAA covers the remaining 14 years of the Core Strategy housing target. This means that the assessment is required to identify the following:

Urban Area⁽⁶⁾

- Specific deliverable sites for 8,425 homes in years 1 to 5
- Developable sites for 8,425 homes in years 6 to 10 (plus sites/locations for a further 6,740 homes to cover years 11-14); developable land for 15,165 homes in total.

⁶ Figures based on the requirement to deliver an average of 1,685 homes per year to fulfil the remaining Core Strategy Housing Target (2655 net urban completions in years 1 and 2 of the plan)

Rural Area⁽⁷⁾

- Specific deliverable sites for 550 homes in years 1 to 5
- Developable sites for 550 homes in years 6 to 10 (plus sites/locations for a further 440 homes in years 11 to 14); developable land for 990 homes in total

2.37 By assessing the outcomes of the assessment against these requirements (see Stages 8 and 9), a true reflection of the availability of land in Milton Keynes to continue to support the delivery of housing targets will be provided.

2.38 The 14 year period covered by the SHLAA does not cover the full 15 years expected to be addressed by the SHLAA Practice Guidance. However, in the context of the more recently published NPPF, which requires Local Planning Authorities to identify specific sites or broad locations for years 6-10 and only 'ideally' for years 10 to 15 (paragraph 47), covering a 14 year coverage is seen to be appropriate.

2.39 The SHLAA will be updated on a regular basis as land requirements dictate or when it needs to be updated to support the delivery of a specific planning document. As with this assessment, future SHLAA reports will be undertaken in a manner that supports work on any upcoming planning policy documents.

7 Figures based on the requirement to deliver an average of 110 homes per year to fulfil the remaining Core Strategy Rural Housing target (220 rural completions in the first 2 years of the plan)

3 Stage1 – Planning the assessment

Study area

3.1 As outlined previously, the SHLAA has been undertaken just for the Milton Keynes local authority area. The Practice Guidance advocates the preparation of SHLAAs for housing market areas where possible. The main purpose of this SHLAA is to support the Council in delivery of the housing targets set out in the emerging Core Strategy. This does not require consideration of cross boundary issues. However, the SHLAA report does acknowledge (chapters 8 and 14) the potential need for future growth. It therefore provides the context for a review, if necessary, in the future.

Partnership approach

3.2 Ideally a Housing Market Partnership would be used to take forward the SHLAA. A Housing Market Partnership was re-established in Milton Keynes during 2011. The SHLAA report was discussed with the HMP during the early stages of planning the document. The partnership decided it was appropriate for the existing Joint Housing Delivery Team (JHDT) to fulfil the role of supporting the SHLAA process.

3.3 The JHDT (now the Joint Housing Monitoring Team (JHMT)) was set up in 2007 to support housing delivery across the growth area. The JHMT has representatives from Milton Keynes Council and the Homes and Communities Agency (HCA), and receives regular intelligence on the housing market and site specific issues from the development industry. Officers on the team are in constant contact with developers and landowners to ensure the continued supply of housing land and the delivery of homes by identifying and tackling any blockages in the system. The team and its members have provided key support to the preparation of the SHLAA during the study. In particular, advice has been sought from Land Managers at the HCA who have extensive local knowledge of the local housing market and the potential deliverability of homes at the current time, as well as managing a number of the sites identified.

3.4 As part of the process the Council has sought direct input from the development industry to support the robustness of the study. In preparing the original SHLAA report in 2009 there was very limited interest in partaking in a developer forum and limited feedback obtained through a developer workshop held to support the process. On this basis, engagement with the development industry in this SHLAA process has been via a postal survey that was carried out during early 2012. At the same time as asking developers about progress on existing sites, developers were asked questions about the general state of the housing market and other issues that would affect housing delivery across Milton Keynes. This feedback has informed the conclusions drawn by Officers on individual sites later in the document.

3.5 The Council has also sought to involve local members and Parish Council's in the SHLAA process where possible. Each Parish Council was contacted to let them know about the SHLAA process and to give them an opportunity to identify sites they felt should be investigated through the SHLAA. It was felt important to involve Parish Councils in the process to minimise any misunderstanding of the purpose and impact of the assessment on local areas.

3 . Stage1 – Planning the assessment

Project team

3.6 The SHLAA has been prepared in-house by members of the Development Plans Team. Expert advice on housing issues has been sought from members of the JHMT and other stakeholders, including housing developers active in Milton Keynes.

3.7 The Council's existing housing monitoring team have also been involved in the preparation of the SHLAA. The Council, as a major growth area, has extensive arrangements in place to monitor housing delivery and land supply, meaning much of the base work for the SHLAA is readily available. The monitoring team have played an important role in ensuring figures are up-to-date and robust, as well as clarifying the outcomes of the study.

Timescales

3.8 A baseline of April 2012 has been used for the SHLAA. This will ensure the actual completions during the 2011/12 monitoring year are fully taken into account. This leaves 14 years of the Core Strategy plan period remaining. The SHLAA report only covers to March 2026 given its role in supporting the delivery of the Core Strategy and providing evidence for the Site Allocations document.

4 Stage 2 – Determining sources of supply

4.1 The Practice Guidance outlines a series of sources from which potential housing sites can be identified. These cover both sites already within the planning process (i.e. permissions and allocations) and sites outside of the planning process. Not all of these are relevant to Milton Keynes. Those which are relevant are listed in the table below. The reason for excluding certain sources listed in the practice guidance are discussed after the table.

Table 4.1 Sources of sites with potential for housing

Sites in the planning process
Land allocated (or with permission) for employment or other land uses which are no longer required for those uses
Existing housing allocations and development briefs
Unimplemented/outstanding planning permissions for housing
Planning permissions for housing that are under construction
Sites not currently in the planning process
Vacant and derelict land and buildings
Surplus public sector land
Land in non-residential use which maybe suitable for redevelopment for housing, such as commercial buildings or car parks, including part of mixed use developments
Additional housing opportunities in established residential areas, such as under-used garage blocks
Sites in rural settlements and rural exception sites
Urban extensions

Types of site excluded from the assessment

4.2 In addition to the sources of land listed in table 4.1, the Practice Guidance list includes several other sources of land. Of these, the investigation of large scale redevelopment of existing residential areas was not considered necessary for the SHLAA as there is no current context within which this would happen within the plan period. Some discussion has taken place regarding housing led renewal projects across the city, but it is likely this will be on a predominantly like for like basis, rather than creating significant volume that should be considered as part of the Council's potential housing land supply. This is discussed further in review section.

4.3 The majority of housing estates in the urban area, although in some case of low quality, are all currently still occupied and functional, unlike in some areas of the country. An early analysis of the figures of existing commitments also identified no pressing need to pursue options for delivering significant additional housing numbers in the urban area, which may have necessitated more thorough investigation of residential redevelopment.

4.4 The Practice Guidance states the need for new free standing settlements will normally have been identified in the Regional Spatial Strategy (RSS) (page 11). As this was not the case in the South East Plan (SEP), and it is not an approach the Council has included in the emerging Core Strategy, free standing settlements have not been looked at in the assessment. This includes smaller areas of land, with no relationship with any built up areas, speculatively put forward to the Council as potential housing sites.

Urban extensions

4.5 The Practice Guidance does also say that the need for urban extensions will have been identified in the Regional Spatial Strategy. Urban extensions of Milton Keynes were promoted in the South East Plan, and even after the review of the housing figures in the Core Strategy, an urban extension is still required to deliver housing growth.

4 . Stage 2 – Determining sources of supply

4.6 The SHLAA focuses on the deliverability of the land in the Strategic Land Allocation (SLA) in the Core Strategy. It will however also comment on the availability of land in other areas around the city which has been promoted through the Core Strategy and SHLAA process as alternatives to the SLA or for further growth in the future, if such growth is deemed necessary.

Call for sites

4.7 As part of the search for sites the Council issued a 'call for sites' to land owners and developers in early 2012. This is not a formal requirement of the SHLAA but is considered best practice in identifying land available for development. Sites received have all been taken into account in the assessment.

4.8 Sites were also put forward to the Council during consultation on the Core Strategy. All sites put forward at the various consultation stages on the Core Strategy have been included in the assessment where they have not been submitted again through the Call for Sites.

Rural settlements

4.9 The Practice Guidance states that particular areas may be excluded from the assessment, providing this is justified. In the last SHLAA, housing availability was sought across a range of rural settlements that were assessed to be broadly sustainable locations for development, based on the number of services and facilities which they contain. This work supported the Council's ongoing development of its approach to rural development in the Core Strategy.

4.10 The strategy for rural development has moved forward since 2009, with the Council's Core Strategy now having been through examination, containing a specific approach to development in the rural rest of the Borough.

4.11 As such, this SHLAA has focused on assessing the potential housing sites in and around the Key Settlements and Selected Village identified in the Core Strategy. This ensures that the SHLAA provides an appropriate basis to identify a range of sites that could be allocated through the Site Allocations process to take forward the strategy and deliver the housing targets.

4.12 The SHLAA also looks at potential sites within the boundaries of other settlements with a development boundary on the proposals map. It has excluded land outside the settlement boundaries of other settlements on the basis that there is currently no justification for looking at sites outside of the strategy prescribed in the Core Strategy. Any sites identified in these areas are unlikely to form part of the Council's housing land supply. Therefore, to include the sites would given an unrealistic interpretation of the Council's land availability position and would use up valuable resources for plan making.

4.13 This is consistent with the role of this SHLAA in demonstrating the deliverability of the Core Strategy and as evidence for the Site Allocations document, which will look to allocate sites in accordance with the Core Strategy.

4.14 This is also consistent with The POS Report (SHLAA and Development Plan Document Preparation- page 5, para 24) which suggests that:

"There is no expectation that every possible greenfield site should be assessed within the SHLAA. In many rural areas there will be large numbers of theoretically possible sites, many of which are patently unsuitable for housing because of their isolation from settlements or for other reasons. Rather, the assessment should concentrate on those sites which have the best potential as possible housing areas.(Our emphasis)"

4.15 The Practice Guidance also notes the requirement to not narrow down the assessment by applying existing policies designed to constrain development. In Milton Keynes, such a policy constraint could be the open countryside designation around settlements and the accompanying presumption against development. In those areas covered by the Assessment, existing policy constraints have been noted as a constraint, where relevant, but they have not been used as a reason to rule sites out. They will be acknowledged as a constraint to development which needs to be overcome through the formal plan making process if the site in question is to be brought forward for development.

Site threshold

4.16 The Practice Guidance (paragraph 25) advocates an approach to selecting sources of supply which reflects the nature of the housing challenge in the local area and the resources available for the assessment.

4.17 Given the significant number of new dwellings to be delivered in Milton Keynes, the focus has been on sites that could accommodate 10 or more dwellings. The majority of development, particularly in the urban area, will be on larger sites and given that land for over 25,000 dwellings needs to be found, the work that would be required to assess numerous potential smaller sites is not justified.

4.18 Small sites of under 10 dwellings, particularly in the rural area where much of the development is on small sites, will be assessed through a separate windfall study to see if there is justification for making a windfall allowance in the Council's land supply position. This is reported later in the document (chapter 13).

4.19 In terms of existing sites, the focus has been on the deliverability of sites for more than 20 units. Sites of less than 20 units in the urban area of the Borough make up a very small proportion of overall housing completions. For these sites, general conclusions about past take up of development have been used within the assessment, rather than the more detailed assessment of deliverability that larger sites have been subjected to.

4.20 When sites have been put forward to the Council for consideration through the call for sites, but they fall outside of the parameters set out above (i.e. the site is too small or lies in an area outside of the scope of the assessment) it has not been subjected to a full review. The site has been ruled out of the assessment and the reason recorded in the relevant table in Appendix A.

4 . Stage 2 – Determining sources of supply

5 Stage 3 and 4 – Desktop review and determining which sites to be surveyed

Desktop review

5.1 As a starting point existing information from the housing monitoring team was collected on sites within the planning system. This was supplemented by information from the JHMT, which provides quarterly updates from developers on the progress and expected completion rates on major sites across the city. Data as of 1st April 2012 has been used in line with the base date of the assessment.

5.2 At this stage other desk-based sources of information including the National Land Use Database (NLUD), aerial photography, and a review of the existing SHLAA were also used to identify potential housing sites for investigation.

5.3 Each of these sites was compiled in a database and their boundaries mapped on GIS. Mapped information can be seen in Appendix C. In some cases sites were picked up from two or more sources. At this stage, duplicate records were removed.

5.4 For each site, basic information on size, current use, site constraints (such as flood risk and conservation issues) and planning history, was compiled based on desktop information.

Site surveys

5.5 Undertaking a 'call for sites' period helped reduce the number of sites to be identified via site surveys. With a number of Parish Councils identifying sites in their areas and approximately 100 sites put forward to the Council through the 'call for sites', many sites that would have been identified via site surveys had already been brought to the Councils attention.

5.6 When carrying out individual site visits (see stage 5) Officers assessed areas they were visiting for other potential housing sites. This covered the whole of Milton Keynes and was primarily focused on identifying brownfield and underutilised sites worthy of further investigation.

5 . Stage 3 and 4 – Desktop review and determining which sites to be surveyed

6 Stage 5 – Carrying out the survey

6.1 All sites identified through the desktop study have been visited. In the case of sites in the planning system, sites are visited as a matter of course by monitoring staff as part of the ongoing housing monitoring arrangements. These visits note progress on site and assess any changes in site circumstances that may affect housing delivery.

6.2 For sites not in the planning system, sites visits were used to update information on sites that could not be ascertained through the desk-top review. This primarily involved looking at constraints that would affect the suitability of the site for housing development or would affect the rate and time at which it would be delivered.

6.3 Factors recorded on site visits included-

- The character of the surrounding area
- Neighbouring uses
- Topography- e.g. steep slopes, ground conditions
- On site constraints- e.g. pylons
- Existing onsite use
- Access arrangements

6.4 At this stage an initial view on whether there were specific factors that could limit the use of the site for housing was formed to help with Stage 7 (assessing when and whether sites are likely to be developed) of the assessment process. Specifically, when issues of access or conservation have been noted these have been raised with the Highways and Design and Conservation teams to get an expert view of the suitability of the land. Feedback from this consultation fed into Stage 7 of the assessment.

6.5 The character of the site in relation to its surrounding was also considered here. In some cases large sites on the edge of settlements could, in part, be realistic extensions to a settlement boundary, but as a whole would be inappropriate. Where a site is felt to only be partly suitable for housing, this has been noted and the change in site boundary considered prior to Stage 6 (estimating housing potential) of the process.

6.6 The findings of the site surveys have been combined with the desktop survey in a database which will be able to be updated on an annual basis, or as required, when land availability needs to be reviewed.

7 Stage 6 – Estimating the housing potential of each site

7.1 Stage 6 of the Assessment has been undertaken in parallel with Stage 7, as per advice in the Practice Guidance (page 15). Therefore, potential site capacities have only been calculated for sites deemed to be potentially suitable and available for development, not sites ruled out of the assessment.

7.2 For sites with planning permission, the housing figures agreed through the planning permission have been taken forward into the assessment. In the case of sites that are under construction, site visits in March 2012 established the remaining capacity of sites and this figure has been taken forward into the assessment of land availability.

7.3 The SHLAA has not carried out detailed design appraisals of each of the new sites to ascertain whether particular housing densities could be accommodated on individual sites. This was not felt necessary for the purpose of this assessment and would have been unrealistic due to both time and budgetary constraints.

7.4 However, where more detailed design work has been undertaken on individual sites as part of 'call for sites' submissions, and the work is felt to be realistic, this has been taken into account in the assessment. This is the case for a number of the larger sites put forward through the 'call for sites' and Core Strategy consultations.

7.5 In other cases, a density multiplier approach has been used to provide a practical and transparent assessment method that can be applied to all sites. This establishes a consistent approach that can be applied fairly across sites.

7.6 The existing Local Plan policy on average housing densities across different areas of Milton Keynes has been used as the basis for the estimates. These are summarised in the table below.

Table 7.1 Average housing densities across Milton Keynes from Local Plan policy H8

Zone	Settlements/areas	Density
1	CMK (including Campbell Park)	100 dph
2	Adjoining grid squares north and south of CMK, Bletchley, Kingston, Stony Stratford, Westcroft and Wolverton:	40dph
3	The rest of the City, City Expansion Areas, Newport Pagnell, Olney and Woburn Sands	35dph
4	The rest of the Borough	30dph

7.7 To give a realistic interpretation of the housing yield from individual sites, it has been assumed that in the case of the larger sites that not all of the available land could be developed for housing. On the largest sites only 50% of land has been assumed to be available for housing given the requirement to provide jobs, open space, schools and so on, as part of sustainable communities. This builds on the approach taken in the 2009 SHLAA. The table below summarises the assumptions about the proportion of individual sites that are assumed to be available for housing. The assumptions regarding the proportion of land available for housing by site area has been amended from the 2009 SHLAA based on feedback from the development industry in the postal survey.

Table 7.2 Housing yields by site size

Small up to 2 hectares)	100% available for housing
Medium (2- 10ha)	75% available for housing
Large (over 10ha)	50% available for housing

7.8 As was noted in the previous section, site visits have concluded that certain sites have only partial potential for housing, given their relationship with existing settlements. Where this is the case the reduced capacity of a site has been calculated at this stage to avoid an unrealistic housing projection being included in the assessment.

7 . Stage 6 – Estimating the housing potential of each site

7.9 The housing potential of each site that has been calculated at this stage is only indicative for the purpose of the SHLAA (unless a planning permission has already been granted). It should not be assumed that planning permission would be granted for the figures quoted in this report. The true potential of individual sites would have to be determined through a detailed site assessment which takes into account a number of more detailed factors than are considered in this assessment.

7.10 The estimated housing potentials can be seen in the tables in Appendix A.

8 Stage 7 – Assessing when and whether sites are likely to be developed

8.1 In terms of the overall assessment process, stages 7 (a to d) are integral to ensuring the outcomes of the SHLAA are as robust as possible. This stage of the process assesses the suitability, availability and achievability of a site. It needs to be considered whether a site is:

Deliverable- available now, offers a suitable location for housing development now and there is a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans; or

Developable- in a suitable location for housing development and there is a reasonable prospect that the site is available for and could be viably developed at a the point envisaged; or

Undevelopable- a significant constraint to development is currently felt affect the site, which cannot realistically be overcome (or it's not know when it could be overcome), would make development of a site for housing either unsuitable, unavailable or unachievable (or a combination of each).

8.2 When it is unknown when a site could be developed it has been classed as currently undevelopable. This could be either because a severe constraint has been identified and it is not known when it will be overcome or, as is the case in the current economic climate, a developer or land owner has clearly indicated that they have no intention of developing their site at the current time.

8.3 The approach taken in stages a-d is pragmatic and realistic, and takes into account assumptions on availability and achievability that have been established through a survey of the development industry.

8.4 In the 2009 SHLAA, the four parts of Stage 7 were carried out one after the other. After feedback from POS Enterprises⁽⁸⁾, this approach has been amended with the stages now carried out concurrently.

8.5 The conclusions for each site have been noted in the tables in Appendix A.

8 POS Enterprises, who helped to draft the Practice Guidance, reviewed the Council's first SHLAA report to ensure it fulfilled the purpose for which it was intended.

8 . Stage 7 – Assessing when and whether sites are likely to be developed

9 Stage 7a - Assessing the suitability for housing

9.1 The Practice Guidance states that a site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities.

9.2 It is assumed that all sites with planning permission are suitable for housing as their suitability has been assessed through the planning application process. These sites therefore do not have a specific commentary on suitability in the tables.

9.3 For other potential sites, the Practice Guidance requires a series of factors which affect suitability and constrain development to be considered. The Practice guidance list covers:

- **Policy restrictions-** such as designations, protected areas, existing planning policy and corporate, or community strategy policy that would need to be amended before a site could come forward for development
- **Physical problems or limitations-** such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination, which may prevent a site being developed or challenge the viability of development
- **Potential Impacts-** including effect upon landscape features and conservation, that may make a site unsuitable, and
- **The environmental conditions-** which would be experienced by prospective residents, which may make a site inappropriate for people to live or unmarketable for development.

9.4 In terms of sustainability, all sites that have been included in the assessment parameters are deemed to be sustainable. The focus of development is the Milton Keynes urban area and all sites within this area are deemed to have reasonable access to the required day-to-day services and public transport. In rural areas, only sites in and around settlements identified in the development strategy have been included in the assessment. These settlements were chosen as the most sustainable locations for development outside of the rural area. Therefore, there is no need to specifically assess sustainability as a separate 'suitability' characteristic.

9.5 Taking this into account, the criteria in table 9.1 have been used to assess site suitability. The information has been collected through proformas submitted during the call for sites, desktop reviews and site visits.

9 . Stage 7a - Assessing the suitability for housing

Table 9.1 Factors affecting site suitability

Environmental impacts	
Landscape character	Is the site within/contain designated important areas of landscape character, scenic quality or particular natural asset?
Nature conservation	Does the site contain areas designated for nature conservation value (LP Policy NE1), or important/protected species?
Heritage conservation	Would the development require loss of a listed building or impact on one? Is the site in a conservation area or would it have a detrimental impact on the setting of one?
Physical characteristics	
Flooding	Is the site within a floodplain? Is there standing water or unstable ground?
Topography	Does the site have steep slopes that would preclude development?
Access	Is there adequate road access to the site? Could it be achieved? Is the local highway network adequate? Is pedestrian access achievable?
Contamination	Is contamination a risk? Is it treatable?
Power cables etc...	Would they constrain development?
Existing use	
Nature of existing use	Is the site already in use? What is the nature of the use?
Amenity of neighbours surrounding uses	Are surrounding uses compatible with housing? Would they impact on the attractiveness of the site?
Loss of community facilities	Would development lead to loss of planned open space (sports pitches etc...) or other community facilities.

9.6 All sites within the parameters of the assessment (i.e. those above the size threshold and in appropriate locations) were reviewed against the criteria in the table above.

9.7 If a site clearly failed to positively satisfy any of the criteria it has been deemed as unsuitable for development and ruled out of the assessment (i.e. greenfield site wholly within floodplain, in an area of designated landscape quality or a severe slope on the site).

9.8 In some cases where there is a constraint but there is reasonable evidence of how it could be overcome, or the constraint does not completely rule out development, it has been left in the assessment but the constraint noted. This includes policy constraints which could either be overcome through the provision of additional evidence or through consideration of the site in the preparation/review of a relevant policy document.

9.9 This point is particularly relevant to areas where landscape character could be a constraint to the development of a site, but which are not formal landscape designations. In such areas it is not the role of the SHLAA to make a judgement as to whether such landscape character would ultimately rule out the development of a site, but to flag up the need for the constraint to be considered in more detail through the formal plan making process. The conclusions for each site can be seen in tables in Appendix A.

9.10 The SHLAA process has not included a detailed assessment of all issues that may affect a site and its ability to be developed successfully, therefore, the list of constraints should not be seen as exhaustive. If sites were to be considered for development, issues relating to assessing and mitigating the impact on protected species and habitats, for example, would need to be considered in much more detail to ascertain whether development would be suitable and what measures would need to be introduced to mitigate the impact of development. The scope of the SHLAA does not allow this level of detail to be assessed.

9 . Stage 7a - Assessing the suitability for housing

9.11 In the case of potential future expansion sites, general constraints to development have been assessed and noted, but if allocations and development were to actually be pursued, far more detailed transport, landscape and other assessments, which are outside the scope of the SHLAA, would need to be carried out to assess their suitability. Such studies may provide additional detail that would render a site(s) unsuitable for development. An example of this could be more detailed landscape character work in an area which is not formally designated for its landscape quality, but which is recognised locally as being of high landscape importance.

9.12 The SHLAA also does not compare the relative suitability of potential expansion sites. Therefore even though a site could be classed as being generally suitable for development, there could be several other more suitable sites that would be preferred before it is considered for development. It is not the role of the SHLAA to make these distinctions, but to comment on the availability of individual pieces of land. Such decisions would be made through the formal plan making process, at the appropriate time.

9.13 Sites with a positive assessment are individually deemed to be generally suitable for housing development, given their location and characteristics. However once looked at in more detail, there may be reasons why they should not be allocated or permitted for development.

9.14 It also does not mean that there is potential, or need, for all of these sites to be developed collectively, as there may well be constraints, such as highway capacity and service provision, that would preclude them being developed collectively. This is particularly the case in the rural rest of the borough, when the need to retain rural character, and ensure service provision is adequately provided, would need to be considered in more detail.

9.15 Ultimately for a site to progress through to development it will also need to be considered in far more detail through the formal planning process, either via consideration for allocation in a policy document or through consideration of a planning application.

9.16 This is also relevant for potential future expansion sites, when a full assessment on the capacity of Milton Keynes to absorb further growth would need significant investigation. This is outside of the scope of the SHLAA assessment.

9.17 It should be stressed that the conclusion that a site is suitable for housing does not mean that planning permission for housing development would be granted or that the site will be allocated for housing development at any point in the future, as set out in paragraph 2.8. This is still the role of the planning process and will be determined through the Local Development Framework and Development Control processes. The SHLAA is an evidence based piece of work which will help to inform the LDF process- not replicate or replace it.

9 . Stage 7a - Assessing the suitability for housing

10 Stage 7b – Assessing the availability for housing

10.1 The availability of each of the suitable sites needs to be established to check that there is a reasonable prospect of development occurring on site at a particular time. The Practice Guidance states that

'a site can be considered available for development when on best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners'. (Practice Guidance para 39) (Our emphasis).

10.2 A site should be controlled by a landowner who has expressed an intention to develop, or the land owner has expressed an intention to sell.

Sites in the planning system

10.3 For sites with planning permission or an existing housing allocation it has not simply been assumed that an active planning permission means that a site is definitely available for development, as the planning permission has not necessarily been made by the person who currently controls the land.

10.4 For each site with an active planning permission, the land owner (where known) or their agent was sent a proforma requesting up-to-date information on the future of the site. This asked:

- If there was an intention not to proceed with development;
- If there are any constraints to development; and
- What the current timescales for development are.

10.5 Where a written response has not been received from the developer/land owner/agent follow-up phone calls and emails have been made and information recorded. Recent intelligence on all bar two major housing sites has been obtained. Both of these sites are well under construction so have been considered to be available.

10.6 Intelligence from site monitoring visits has also fed into the assessment of availability, in particular helping to identify sites actively under construction

10.7 This information was supplemented by figures from the Joint Housing Monitoring Team who provide quarterly updates on projections for major sites direct from the developers.

10.8 At this stage only where a developer/land owner/agent has confirmed that there is no intention to pursue development of the site has the site been deemed undeliverable.

10.9 In Milton Keynes there are also a significant number of Homes and Communities Agency (HCA) owned sites which are allocated for development but are yet to come forward. These sites are monitored through JHMT and therefore the quarterly update has been used to establish the position regarding the availability of these sites.

Sites outside the planning system

10.10 Those sites submitted to the Council through the call for sites and Core Strategy consultations are generally assumed to be available for development as they have been promoted by the land owners or their agents. Where additional information is available, on issues such as ransom strips, this has also been used to supplement the assessment of availability.

10 . Stage 7b – Assessing the availability for housing

10.11 In certain cases, the site surveys have shown there to be activity on sites which could limit their immediate availability, such as continued employment use with potential tenancy issues. Where this is the case, further information has been sought from the developer/landowner/agent to clarify site availability.

10.12 For sites identified by Council Officers or Parish Councils, efforts have been made to establish land ownership and the availability of the land. This included reviewing any recent planning applications on sites to a) try and establish who the land owner of the site is and b) whether a different land use on the site is being pursued. Where establishing ownership has not been possible, or a site is clearly being pursued for an alternative use, the sites have been classed as being undevelopable.

10.13 Conclusions on the availability of potential housing land across the Borough can be seen in the tables Appendix A. The findings of the review of land availability have been considered alongside the review of the achievability of development (next stage) to assess when and whether a site could be bought forward for development.

11 . Stage 7c and 7d – Assessing achievability for housing and overcoming constraints

11 Stage 7c and 7d – Assessing achievability for housing and overcoming constraints

Assessing achievability for housing

11.1 A site is considered achievable for housing development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about economic viability of the site, and the capacity of the developer to complete and sell the housing over a certain period of time (Practice Guidance, page 16).

11.2 The assessment of achievability is affected by a number of issues including-

- Market factors- attractiveness of the location, market demand for the site, potential value of alternative use, projected rate of sales
- Cost factors- site preparation costs, physical constraints, planning standards/s106 requirements, potential to address identified constraints
- Delivery factors- build out rates and phasing, single or multiple developers and their capacity

11.3 In the current economic climate it is extremely difficult to assess the exact short term achievability of sites, given the reluctance of some developers to build homes that they potentially are not going to be able to sell within a specific timeframe. However, best efforts have been made to give a realistic interpretation of when housing is likely to be achieved on individual sites. Over the last two full monitoring years 102% of homes forecast to be completed have been built, suggesting the Council's approach to assessing the achievability of housing is accurate and realistic.

Achievability of sites in the planning system

11.4 As with site availability, each developer/landowner/agent has been contacted to see if there were any mitigating circumstances that would affect the achievability of housing on their sites and what the timescales for delivery on their sites are.

11.5 This information has been supplemented by work from the JHMT on the larger sites in Milton Keynes where the progress of sites under construction is monitored and developer aspirations for sites with planning permission are recorded and updated quarterly.

11.6 When considering achievability, the developer survey asked about the general factors that affect the achievability of development on site. Market factors were identified by some as the main constraint to achievability, with the main point being that completion rates are now slower than in the past due to the economic climate. It had previously been assumed that a developer would build out 50 homes per site per year. A figure of 40 was suggested as more realistic.

11.7 This change has been picked up in the conclusions about the achievability of sites, where an assumption about delivery needs to be made. The other assumptions are:

Assumptions of achievability for sites under construction

- Feedback from developers on site is integral to informing future projections.
- Information on past rates of completions and starts will be considered in setting future projections, with a recognition that delivery rates have slowed over the last couple of years.

11 . Stage 7c and 7d – Assessing achievability for housing and overcoming constraints

- **For proposed development sites or sites without developer feedback**
- Individual developers will build approximately 40 units per site per year. This figure will only vary upwards when there are clear and justifiable reasons for this, such as the specific type of home being constructed.
- Several developers will be active on larger development sites at any one time. Forecast completion rates on large sites will be guided by information available from recent development rates on such sites locally, or from developers of similar sites.
- Appropriate lead in times (up to 3 years for the largest sites) will be allowed for on larger sites proposed for development where there are significant infrastructure and planning requirements to be met before development can be realised.
- Development on any site with an existing use will not be assumed as achievable until sufficient information is provided by the owner (e.g. confirmation of tenancy agreements) to show the site is/will be available.
- Based on current knowledge, local planning requirements will not have an adverse affect on the achievability and timing of housing development.
- Based on ongoing patterns of development, there is market demand for housing in all areas of Milton Keynes. It is assumed that the market will not fundamentally constrain the development of any site.

Achievability of sites outside the planning system

11.8 Information provided by developers as part of call for sites submissions has helped to inform the assessment of achievability. The proforma required information on:

- Perceived marketability of the site/attractiveness of the locality
- The sensitivity of the site to changes in the housing market
- Alternative uses
- Relationship with surrounding sites
- Site preparation costs
- Potential phasing

11.9 This information was supplemented by information recorded in site visits, particularly relating to factors that could affect marketability (i.e. neighbouring uses) or site assembly (i.e. existing uses).

11.10 The following general principles have been applied to the achievability of sites outside of the planning system. These have been carried forward from the 2009 SHLAA report:

- Development of major sites without planning permission has not been assumed to be achievable inside the first 5 years, on the grounds of a slow housing market and lead in times, unless sites are owned by a house builder and are of a scale that can be delivered inside one or two years.
- No sites have been ruled out on the grounds of potential s106 or delivery costs, as this has not historically been a barrier to achievability in Milton Keynes, particularly given case by case viability assessments and flexibility in the application of standards.
- Sites in all areas of Milton Keynes are likely to be marketable. It is recognised that there may be some short term constraints to particular developments in certain areas, but the impact of this should be mitigated by not including significant new sites in the first 5 year period, giving time for the market to improve.
- It has been assumed that cost factors associated with site remediation are in all cases not so excessive to prevent development occurring, as this is not normally an issue in Milton Keynes.

11.11 From the information compiled, site by site, year by year, estimates of when development could be achieved on each site have been established (see Appendix D). These have been transferred into five year periods, as per the SHLAA Practice Guidance requirements, and recorded in the tables in Appendix A.

11 . Stage 7c and 7d – Assessing achievability for housing and overcoming constraints

Overcoming constraints

11.12 Where constraints have been identified, the assessment needs to consider what actions are needed to overcome them. Actions could include the need for investment in infrastructure, dealing with fragmented land ownerships, environmental improvements, more detailed assessments or in particular the need to amend planning policy which is currently constraining housing development.

11.13 In assessing the constraints identified throughout the assessment, there are no particular physical issues that appear to be constraining housing growth in the urban area of Milton Keynes. There are issues with individual sites that would need to be investigated and overcome on a site-by-site basis, but no major constraints to development overall, such as the need for significant infrastructure investment. The major infrastructure required to support growth already in the planning system is planned through the Local Investment Plan (LIP) and the Tariff, with a review of the LIP underway to incorporate the requirements of the Core Strategy.

11.14 A number of the major sites, such as Tattenhoe Park, already benefit from on-site infrastructure, making them 'shovel ready' for development when they are released to the market.

11.15 In the rural area, there is a general constraint relating to the capacity of water and sewage treatment, which was identified through the Local Plan process. Anglian Water advised that there may be a need to provide off-site reinforcements to the system to support new development. Whilst not precluding development, this is a general constraint to development that will need to be addressed with Anglian Water in establishing the viability of individual development proposals.

11.16 The constraints noted are not exhaustive. When sites are considered in more detail, there may be other factors which would limit their development. These could include a lack of local support, which would need to be taken account of during the planning process.

Planning policy

11.17 The major constraint limiting the development of a number of smaller sites, and the delivery of any further major expansion areas, is the current policy position. For smaller sites in the urban area, such constraints could be overcome through consideration of sites through a site allocations process. Work on considering site allocations is due to commence during 2013. Where the policy constraint to the delivery of a small site could be overcome through the site allocations process, it is noted in the tables in Appendix A.

11.18 However, highlighting that a policy constraint could be overcome through the Site Allocations process does not mean a site will definitely be allocated for development. It simply means that the site can be considered as available to potentially make up part of the Council's land supply position as there is a chance the constraint holding back development could be overcome at a specific point in time. **There are more sites identified in the SHLAA than are needed to make up the Council's land supply, therefore choices will need to be made regarding which sites will have their policy designations amended.**

11.19 There is currently no context for the consideration of any further major expansion of Milton Keynes, beyond the Strategic Land Allocation in the Core Strategy. This means that any such areas put forward through the Call for Sites process cannot be classed as part of the potential deliverable supply as there is not a 'reasonable prospect' they will be developable in the plan period.

11.20 However, the Council is committed to an early review of the Core Strategy, with work due to commence on revisiting the housing target for Milton Keynes to cover the period to 2031. The availability of land for further potential growth is covered in the SHLAA and will be able to help with this work. It is expected that a revised SHLAA, prepared in the context of supporting the review of the Core Strategy and any emerging housing target, will be prepared in due course, which will use the information in this report as a starting point.

11 . Stage 7c and 7d – Assessing achievability for housing and overcoming constraints

11.21 In the rural area, the policy context is established in the Core Strategy for further land allocations to be made in and around the three Key Settlements and the Selected Village. As with small sites in the urban area, new site allocations will be considered through the Site Allocations process. This process will consider the level of land allocations needed, the relative merits of the sites identified in the SHLAA, and any other sites put forward through the site allocations process, to determine which, if any, should be allocated for development. Consideration will also need to be given to the existing level of permissions in each settlement and the scope for each to deal with any additional development.

Landscape constraints

11.22 A number of the sites identified in the SHLAA are greenfield in nature and lie on the edge of existing settlements. Their development could therefore have an impact on landscape character. In Milton Keynes there are very limited national landscape designations that warrant classing sites as unsuitable for development.

11.23 However, it is acknowledged that there are areas seen as locally important. This constraint will need to be looked at in more detail through the site allocations process. Therefore, where a site is in an area seen as having local landscape importance, such as along the Shenley Ridge, this is acknowledged in the tables in Appendix A as a constraint, with the need for more detailed assessment through the Site Allocations process noted. However, until this more detailed work has been undertaken, and a comparison undertaken of the balance between the need for more housing land and local landscape considerations, there can be no clarification as to whether sites are unsuitable for development.

12 Stage 8 - Review of the assessment

12.1 As was acknowledged in paragraph 4.11 the SHLAA has been prepared to assess the availability of land within the strategy identified in the Core Strategy. These are:

- The urban area, including a Strategic Land Allocation to the south east of the city
- Key Settlements of Newport Pagnell, Olney and Woburn Sands; the Selected Village of Sherington, and land within the settlement boundaries of other villages

12.2 The assessment has not looked at land availability outside of these areas. However, in the light of the continued growth of Milton Keynes and the number of alternative site put forward for the growth of the city, it has summarised the availability of other land on the edge of the city for potential future growth. **This land has not been assumed to make up part of the land currently available to meet the Core Strategy housing targets.**

12.3 Availability of land within the urban area, the rural area as well as a summary of future land for growth within the Borough are shown in the tables in Appendix A.

Overall conclusions

Table 12.1 Summary of assessment outcomes against housing requirements over next 15 years

Area		0-5 years	6-10	11-14	Total
Urban	Requirement	8,425	8,425	6,740	23,590
	Supply	9,026		16,100	25,126
Rest of the Borough	Requirement	550	550	440	1,540
	Supply	640		2,052	2,692

12.4 It can be seen from table 12.1 that there is enough land identified through the assessment to enable the housing requirements set out in the Core Strategy to be met. These sites have been mapped in Appendix C.

12.5 In the case of the urban area, there is both sufficient deliverable land over the next five years to meet the housing target, plus sufficient potentially developable land to meet the requirements over the following nine years.

12.6 In the case of the rural rest of the Borough, it can be seen that there is also sufficient deliverable land in the first five years and more than sufficient developable land in the following nine years from which housing the Core Strategy housing requirements could be achieved.

12.7 Both totals include an allowance for the delivery of windfall sites across the Borough over the plan period. The justification for the allowances is included in the next section.

12.8 The assessment concludes that there is potentially developable land for 2,052 homes across the rural area in years 6 to 14 of the Core Strategy Plan period. This is well in excess of the 990 homes that will need to be built in the plan period. Much of the land identified as being deliverable is subject to planning policy restrictions preventing development being lifted. This will be undertaken through a site allocations process due to commence in 2013, during which the Council will make decisions regarding which of the sites identified (or any other alternatives that may be subsequently identified) should be bought forward to meet the housing target.

12.9 In addition to the potential sites identified that could deliver the Core Strategy requirements, the study has also identified land for around 15,353 homes on potential sites outside the city boundary. These sites currently lie outside the development strategy to 2026 set out in the Core Strategy, and do not make up part of the Council's potential land supply position. However, they could be considered for development earlier if the need for more land was identified and the Council needed to make choices about where growth should occur.

12 . Stage 8 - Review of the assessment

12.10 The additional potential sites are mainly large strategic sites, but there are also some smaller areas. These smaller areas could potentially come forward as discrete allocations prior to 2026, if the need for more non-strategic land was identified and sites could not be found inside the existing settlement boundary.

Risk assessment

12.11 The SHLAA Practice Guidance requires a risk assessment to be undertaken as to whether the sites will come forward as expected. The following paragraphs cover some of the factors that may affect the delivery of the number of homes set out in table 12.1.

12.12 The assumptions about the availability of land are all felt to be realistic and overall provide a realistic view of land availability over the next 14 years. These forecasts have taken into account any potential risks to delivery, on a site by site basis. These main risks are summarised below. However, there are other general risks around the forecasts that need to be acknowledged.

Required rates of development

12.13 The rate at which house building is being achieved on individual sites has visibly been affected by the economic down turn. This is clearly going to have an impact on the number of homes that can be built each year across the Borough, as there is now less realisable demand for homes than three to four years ago.

12.14 The projected rates of completions in the SHLAA have taken into account the slow down in build rates and are felt to be realistic in the current economic climate. It has not simply been assumed that sites with planning permission will be built out after a particular time or at a certain rate. Each site has been considered individually with feedback from developers and landowners informing forecasts, along with intelligence from recent rates of completion on similar sites. In line with the requirements of the NPPF, this has included careful consideration of the longer term phasing of a number of large sites across the Borough. The forecast year by year phasing of sites can be seen in Appendix D.

12.15 The fact that over the last two years housing delivery has achieved 102% of the Council's original forecasts shows that the approach taken to forecasting the rate of delivery is accurate and realistic.

The capacity of sites

12.16 The capacity of sites has, where possible, been based on the existing planning permissions. Where permission has not been granted, the capacity is an estimate based on potential density (as assumed in Local Plan Policy H8) and the proportion of each site likely to be available for housing development. The second approach clearly is not as accurate as the first given that the form and nature of development on particular sites has yet to be established. This could lead to variations in the capacity of sites. There is also potential for the form of unimplemented planning permissions to change before they are implemented.

12.17 The prime example of where the capacity of sites is a risk is Central Milton Keynes. The future development of Central Milton Keynes has historically assumed to be high density, with Local Plan policy H8 setting an average density requirement of 100 dph. This density has been used to estimate the capacity of sites without planning permission. However, there are two major sites in CMK/Campbell Park with outline permission for development. There is a risk that these permissions will not be implemented in their current form, given market changes since the permissions were granted.

12.18 This has been taken into account in the SHLAA. The capacity of the Sustainable Residential Quarter (916 in total) has been reduced significantly from the 2,000 homes originally granted outline consent on the site. This reflects the revised nature of development emerging on the site.

12.19 The capacity of Campbell Park has been kept as originally permitted. There is one active parcel on the site, which had stalled. However, the re-plan of the site, which the developer believes will ensure the properties are more attractive to the market, loses less than 10 units from the number originally permitted, retaining the high density nature of the development. It is on this basis, supported by the fact that new Government policy is seeking to support the rental market, that Milton Keynes Council is committed to pushing forward development in Campbell Park⁽⁹⁾ and increased development activity in CMK (such as the Network Rail offices) generating local demand, that the capacity has been retained.

12.20 A revised Development Framework and Business Neighbourhood Plan are also currently under production for Central Milton Keynes. These plans aim to stimulate development in the area and may have consequences for the future of housing sites identified in the SHLAA. However, until the outcome of this work is known the consequences for the SHLAA cannot be factored in accurately. Any future SHLAA work will incorporate the implications of these new policy documents, once they are completed.

Cumulative impact of sites

12.21 As has been noted previously, the ability of, and need for, all non-allocated sites to be developed is currently unclear. Each has been assessed for its suitability and developability, but this does not take into account the potential cumulative impact of developing sites and the level of development that would be suitable for individual settlements. This would need to be considered in more detail through the LDF process, which may result in some of the capacity identified as not being developable, particularly in the rural settlements.

12.22 As an example, in Woburn Sands, land for approximately 722 homes has been identified through the SHLAA process. Of this land, 152 homes already have planning consent and are committed for development. Along with other recent development, these 152 homes will have led to the housing stock of the town doubling since 2008 when the Nampak development began construction, having an impact on the character of the town and local services. It will be through the plan making process to determine whether it is appropriate to allocate any additional land, when wider constraints and alternatives are considered and compared.

12.23 A full review of the ability of settlements to accommodate development will need to be undertaken as part of the site allocations process. This will look at issues such as the capacity of schools, doctors etc... and assess their ability to cope with increased users or their ability to expand to cope with extra demand.

9 As part of the proposed Transfer of Assets from the HCA, MKC will become land owner of Campbell Park and in the strategic business case for transfer, it sets out a commitment to improving delivery of land in Central Milton Keynes/ Campbell Park <http://cmis.milton-keynes.gov.uk/CmisWebPublic/Binary.ashx?Document=35535> (See page 14).

12 . Stage 8 - Review of the assessment

13 Stage 9 – Windfall and broad areas

Windfall analysis

13.1 As was noted in the last section, a windfall development allowance has been added to the available land supply from specific sites.

13.2 The SHLAA Guidance allows windfall allowances or broad areas to be included in the overall supply for the 11-15 year period, where necessary. The National Planning Policy Framework (NPPF), published since the guidance on preparing a SHLAA, sets out that an allowance can be made for windfall in the five-year land supply figure, providing it can be justified. As there appears to be a shortfall in supply for the rural area in the early years of the plan, the contribution of windfall completions has been assessed to see if adding a windfall allowance is justified.

13.3 A full analysis of windfall development across the Borough can be seen in Appendix B. Historic trends show that 41% of housing completions in the rural area over the last 10 years have been windfall development. These have primarily been smaller developments (mainly developments under five dwellings, but some of five to nine dwellings) consisting of small infill developments, conversion of old industrial buildings and farm redevelopments.

13.4 It is difficult to categorically assess whether windfall completion rates will continue at the same rate as they have done in the past, as by their very nature, windfall development is on sites that cannot be identified. However, there still appear to be opportunities emerging within rural settlements for small scale infill development (under 10 units, particularly under 5 units) and trends suggest windfall development has consistently increased over the last 10 years.

13.5 The assessment shows that it is fair to assume that around 35 homes per year will continue to be developed on small sites across the rural area. Given that sites of this scale have not been specifically identified or looked at through the assessment, (hence there is no double counting), a 35 homes per year windfall allowance has been added to the figure from specific sites already identified. Over the remaining 14 years of the Core Strategy Plan Period, this is a total of 490 homes.

13.6 There is no specific shortfall in urban land supply. However, as part of the windfall analysis urban sites have also been looked at. The assessment in Appendix B suggests it would be appropriate to assume that 60 homes per year from small sites and conversions will be developed across the urban area. This allowance has been included in the land supply position for the urban area, equating to 840 homes over the remaining 14 years of the plan period.

Broad areas

13.7 It has not been deemed necessary to identify any additional broad areas for development. The only broad area included in the study is Central Milton Keynes where, despite several specific potential development parcels being identified through the Call for Sites, it is felt to be more appropriate to consider the sites together as a broad area.

13.8 This reflects that development in CMK, as with other city centres, is very market driven, with numerous different uses being potentially suitable and deliverable on available sites. Despite the fact that specific opportunities have been identified, and that there are several as yet undeveloped parcels across the areas, there may be other opportunities that cannot be identified (i.e. redevelopment of existing buildings) and those identified may not come forward at all, or be developed for other non-residential uses. Therefore the SHLAA simply recognises CMK as a broad area where there is considered to be housing potential, in line with page 18 of the Practice Guidance.

13 . Stage 9 – Windfall and broad areas

14 Land availability outside the Borough boundary

14.1 The SHLAA for Milton Keynes has been prepared in the context of supporting and delivering the development strategy set out in the Council's Core Strategy. This has not required the consideration of land outside of the Borough boundary.

14.2 The same is the case in neighbouring authority areas where any previous SHLAA work, or ongoing studies, have focused on individual authority areas.

14.3 The Council is aware of sites that have been promoted for the future development of Milton Keynes outside of our Borough boundary. These sites have not been considered in this report, nor the SHLAAs of neighbouring authorities, as the Core Strategy (or related documents of neighbouring authorities) do not provide the context for their consideration.

14.4 However, the Council is committed to an early review of the Core Strategy in the form of Plan MK. As part of this process it is likely that the Council will need to consider supplementing, updating or replacing this SHLAA report. If this is the case, as required by the National Planning Policy Framework, the Council will work with neighbouring authorities to assess the availability of land that could potentially contribute to the development of the urban area. This will ensure that due consideration can be given to the availability of suitable development land irrespective of Borough boundaries.

14 . Land availability outside the Borough boundary

Appendix A SHLAA Tables

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U1	Brooklands Remainder	Brooklands		Permission	Site has outline planning consent and some parcels (see below) are already under construction.	Site is in the control of a house builder who is servicing the site and bringing land to the market. No availability constraints.	Development continues to be achieved on site. Site will need to be built out over a number of years due to size. Large part of the site already serviced and ready for development. Homes on initial parcels selling well.	Part of site still to be serviced. Due to begin at end of 2012. No other physical constraints to development.	Part of site is deliverable within the next 5 years. Deliverable land based on developers phasing plan and moderation against recent rate of development in the local area.	522	1615
U2	Brooklands Phase 1	Brooklands		Permission	Site is under construction	Site is being built out by a house builder at a good rate.	Development is ongoing and is expected to be completed within 12 months.	No physical or policy constraints	Site is expected to be built out in the next 12 months.	89	0
U3	Brooklands Phase 1b	Brooklands		Permission	Site has reserved matters permission and is considered suitable for development.	Site is in control of a house builder who has serviced the site and is bringing the wider site forward for development.	Site is serviced and development is due to commence imminently. Can be built out within three/four years at 40 home per year. Other homes in the area selling well.	No physical or policy constraints	Deliverable- expected to start imminently and be fully built out within the next 5 years.	150	0
U4	Land adj to Tollgate Cottage	Brooklands		Permission	Site has recently started construction	Site has recently started being built out by a house builder.	Development is a smaller site within a larger area of development. Homes in adjacent site are selling well. No physical or policy constraints to development being achieved.	No physical or policy constraints	Deliverable- small site in popular development area. Expected to be fully built out within the next two/three years.	74	0
U5	Broughton Gate site d	Broughton		Permission	Site is under construction	Site is being built out by a house builder at a good rate.	Development ongoing and is expected to be built out within the next two years	No physical or policy constraints	Deliverable- site is expected to be built out in the next two years	52	0
U6	Broughton Gate site F	Broughton		Permission	Site is under construction	Site is being built out by a house builder at a good rate.	Development ongoing and is expected to be built out within the next year	No physical or policy constraints	Deliverable- site is expected to be built out in the next year	14	0
U7	Broughton Gate Site I1 and I2	Broughton		Permission	Site is under construction	Site is being built out by a house builder at a good rate.	Development ongoing and is expected to be built out within the next three/four years	No physical or policy constraints	Deliverable- site is expected to be built out in the next three/four years	141	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U8	Broughton Gate site K	Broughton		Permission	Site is under construction	Site is being built out by a house builder at a good rate.	Development ongoing and is expected to be built out within the next two years	No physical or policy constraints	Deliverable- site is expected to be built out in the next two years	49	0
U9	Broughton Gate site M	Broughton		Permission	Site has outline planning consent as part of wider development area and is considered suitable for development.	The site is a compensation site for Gallagher to pass to Places for People in compensation for providing the majority of local services for the wider area. Available for development once certain trigger points are achieved, including school and open space provision. Developer has expressed a desire to bring the site forward sooner if possible.	Development is part of a wider development area which is starting to become completed. Development expected to follow on from completion of ongoing parcels. Could be built out inside three years a c.40 homes per year.	Timing of development constrained by the triggers relating to wider service provision in Brooklands development. No other physical or policy constraints, but the site will need detailed planning consent.	Deliverable- expected to be built out towards the end of the first 5 year period as the remainder of Broughton Gate completes and after triggers are met.	112	0
U10	Broughton Manor Business Park	Broughton		Permission	Site has permission for development of 62 homes and has been assessed as suitable for development as part of a wider development area	Site is in the ownership of a housebuilder who is in discussions with the Development Control team about bringing the site forward for development.	The site is part of a wider development area currently being bought forward for development. Development considered viable in current form but developer seeking to revised the quantum of development on site, to bring forward larger units. Either scheme could be built out inside 2 years.	No physical or policy constraints, but currently uncertain when the site will be bought to the market and what the final quantum of development will be given ongoing discussions around the existing consent.	Deliverable- given active discussion around the site, the fact it is within an area of ongoing development and is in the ownership of a house builder, it is realistic to suggest the site will be delivered within the first 5 year period. Reduced quantum of development from that currently permitted also assumed but this is subject to more detailed discussions.	25	0
U11	Kingsmead South	Kingsmead		Permission	Site has outline planning consent. Site is fully serviced and ready for development. Lies adjacent to northern area of Kingsmead which has already been built out. Part of site subject to current REM application by controlling house builder.	Site is owned by the HCA (small parcel in control of a house builder). Part of their disposal strategy for 2012. Considered to be imminently available to a house builder.	Site is already serviced and ready for development. In an attractive edge of city location which is likely to be very marketable. Relatively large site which will be built out over a number of years in a number of phases. Only partly deliverable inside the next 5 years given lead in time and level of development on the site.	Site is not in the ownership of a housing developer but disposal expected during 2012/13 meaning development could commence during 2013/14, subject to planning consents. No physical or policy constraints to development.	Deliverable- in part. Site expected to begin development within the next 5 years but not be fully completed until years 5-10.	256	194

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U12	Tattenhoe Park remainder	Tattenhoe Park		Permission	Site has outline planning consent. Site is fully serviced and ready for development. Primary school built pre-economic down turn in the centre of the site is open and ready to take new students.	Site is owned by the HCA . Phase 2 is part of their disposal strategy for 2012/13. Future parcels considered to be imminently available to a housebuilder but will be built out over a long time frame.	Site is already serviced and ready for development. In an attractive edge of city location which is likely to be very marketable. Site will only be part developed within the next 5 years given the size of the site.	Site is not in the ownership of a housing developer but further part disposal expected during 2012/13 meaning development of future phases could commence during 2013/14, subject to planning consents. No physical or policy constraints to development.	Deliverable- in part. Future phases expected to begin development within the next 5 years but not fully completed until years 5-10.	562	602
U13	Tattenhoe Park- Phase 1	Tattenhoe Park		Permission	Part of wider site above. REM application currently under consideration.	Site in the control of a house builder who is currently progressing a planning application to bring forward development of the site.	Site is already serviced and ready for development. In an attractive edge of city location which is likely to be very marketable. Size of site will allow it to be built out within first 5 year period.	No physical or policy constraints. Requires detailed planning consent, currently under consideration.	Deliverable- subject to planning consent, development expected to commence during 2012/13, with first completions in mid 2013.	146	0
U14	WEA- 10.1-10.3	Western Expansion Area		Permission	Site has outline planning consent. Has been considered suitable for development.	Site is in the control of a master developer who is actively discharging pre commencement conditions to enable development parcels to be serviced and bought to the market imminently.	The site is required to be serviced by strategic infrastructure before development can be achieved. Required works have detailed consent and are expected to begin in early 2013. The site is considered to be in a marketable location, in an attractive edge of city location, with good links to CMK, A5 and nearby Stony Stratford. Viability of development supported by mix of uses on site, including retail store which will help release value to fund required infrastructure work. Site also covered by the MK tariff, which has supported the successful implementation of the EEA to date. Infrastructure planning will enable the phased release of parcels to the market from 2013. Several developers expected on site at any one time.	No policy constraints to development. Site still needs to be serviced to allow release of development parcels, but works have permission and pre-commencement conditions being discharged to allow work to begin. Work expected to start on infrastructure in 2013 with first housing starts during 2013/14. Site only part developable in first 5 year period.	Deliverable- in part. Reasonable prospect of development starting on site in late 2012/13, to allow first housing completions during 2013/14. Site unlikely to be completed by end of 2026*.	810	3520

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U15	WEA area 11	Western Expansion Area		Permission	Site has outline planning consent. Has been considered suitable for development.	Site is in the control of a master developer who is actively discharging pre commencement conditions to enable development parcels to be serviced and bought to the market imminently.	The site is required to be serviced by strategic infrastructure before development can be achieved. Required works have detailed consent and are expected to begin in early 2013. The site is considered to be in a marketable location, in an attractive edge of city location, with good links to CMK, A5 and nearby Stony Stratford. Viability of development supported by mix of uses on site, including retail store which will help release value to fund required infrastructure work. Site also covered by the MK tariff, which has supported the successful implementation of the EEA to date. Infrastructure planning will enable the phased release of parcels to the market from 2013. Several developers expected on site at any one time.	No policy constraints to development. Site still needs to be serviced to allow release of development parcels, but works have permission and pre-commencement conditions being discharged to allow work to begin. Work expected to start on infrastructure in late 2013 with first housing starts during 2014. Site only part developable in first 5 year period.	Deliverable- in part. Reasonable prospect of housing development starting on site in 2013/14 to allow first housing completions during early 2014/15.	813	1407
U16	Strategic Land Allocation	South East MK		CS Allocation	Site has been assessed as generally suitable for housing development through the Core Strategy site assessment process. It is a proposed allocation in the Submission Version of the Core Strategy.	Site is in the ownership of several different land owners who have promoted the site for development and are currently engaged in the development of a Development Framework document for the area, which will help to shape development. No known constraints to availability.	The site is partly covered by the MK Tariff and it is expected all landowners will sign up to the agreement. No known site specific requirements that would make the development unviable. Adjacent to an area of recent infrastructure development and in a general area where rate of recent house building has been strong, suggesting site will be marketable. Site will need to be serviced before land parcels will be available for development, which will mean a lead in time to housing development starting.	There are no identified policy constraints to development. Access to and around the site will need to be created before development can commence. Will need to be subject to a completed Development Framework document and successful planning permission.	Deliverable- in part. Given progress on Development Framework and engagement of developers in bringing the site forward, it is considered reasonable to assume development could start on site towards the end of the first 5 year period with limited completions within the period.	200	2700
U17	Ashland, Phase 2 F	Ashland		Permission	Site is under construction	Site is being built out by a house builder.	Development is ongoing and is expected to be completed within 12 months with no constraints	No physical or policy constraints	Deliverable- small number of units remaining. Site is expected to be built out in the next 12 months.	27	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U18	Ashland, Phase 2 area A to E	Ashland		Permission	Site is under construction	Site begun construction in 2012. 54 units under construction as of 1st April 2012.	Development ongoing and is expected to be built out within the next five years	No physical or policy constraints. Market in the area has not been as strong as in other areas of the city, so precautionary rate of delivery assumed.	Deliverable- site is expected to be completely built out within 5 years even accounting for a relatively slow rate of development.	154	0
U19	Campbell Park Remainder	Campbell Park	28.3	Permission	Site has outline planning consent. First parcel of site has REM permission and has begun construction.	The site is owned by the HCA but is expected to transfer ownership to the Council as part of the transfer of assets deal currently under consideration. Council have committed to promote development of Campbell Park area to attempt to supplement existing ongoing release of other HCA land on city estates around MK (see <i>Platform for Growth Paper**</i>).	Site has primary infrastructure in place and is 'oven ready' for development. Attractive development location close to the city centre and the landscape setting of Campbell Park. Also good access to M1 junction 14. Concerns about the form of development currently proposed on site, given assumption development would be higher density. These issues are being worked through on phase 1 and the issues, primarily around the size of homes and design, are capable of being overcome through detailed design work. Development will be built out over a long period with the expectation that demands will fluctuate over time, but this is not expected to prevent development being achieved. Transfer to the Council may help achievability of development due to more proactive approach to marketing and release of land.	There are no policy constraints to development. The outline permission may not be deliverable in it's current form which may necessitate a replan of the area. There are no physical barriers to the development of the site. The site also needs to be passed in to the hands of a house builder. The Council commitment to deliver Campbell Park should speed up this process, subject to market demand.	Deliverable- in part. The site is expected to begin phased release within the first 5 year period. It is felt to be reasonable to expect the release and development of one phase of development in the next 5 years given the Council commitment to bringing forward the site after the transfer of assets from the HCA. Average density of the remaining 28.3 ha of residential land permitted equivalent to 70 dph. The site also contains c.5ha of employment land which could potentially come forward as residential	275	1725
U20	Campbell Park Phase 1 - replan	Campbell Park		Permission	Site is under construction. Part of existing permission built out. Remainder being re-planned to improve marketability of the offer.	Site is owned by a house builder who is negotiating a replan of development with the Development Control team. Will slightly reduce capacity, which has been taken into account in these figures.	The original development has had problems of marketability due to the type and range of units on offer. A revised offer is being planned to overcome these issues. The location of the site should make the site attractive to a range of house buyers and potentially investors. Once replan is agreed, there are no constraints to development being achieved.	No policy constraints to development. Major concern is the marketability of the permitted offer, which is being revised at the current time. Should allow development to restart on site during 2012/13.	Deliverable- reasonable to assume that the replan will be agreed and development restarted and completed on site inside the 5 year period.	168	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U21	Residential Quarter	Central Milton Keynes		Permission	Site has outline planning consent. Site is fully serviced and ready for development. First parcel has been disposed (see below)	Site is owned by the HCA, but is part of the ongoing transfer of assets to the Council. The Council is committed to bringing forward development in CMK as part of the added value of the transfer of assets.	The first phase of development (see below) will begin development of the site. Development of the remainder expected to continue on completion of this and be built out over a number of years. Future development potential of the site could be affected by ongoing work on the CMK Development Framework Review.	There are no physical or policy constraints to development. Main concern would be the ongoing market concern about higher density development but progression on initial phases suggests this is improving. CMK Development Framework Review may affect future of the site.	Developable- first phase (see below) is seen as being deliverable, given that it is moving through the planning system. The remainder of development is expected to follow on from the initial phase after the first 5 year period. Any loss of land through changes to the Development Framework likely to be compensated for by gains in Campbell Park.	0	516
U22	Block B4.4 Resi Quarter	Central Milton Keynes		Permission	Site has outline planning consent. Site is fully serviced and ready for development. Work has begun on detailed planning consent for the parcel.	Site is in the control of a house builder who is progressing development and is actively seeking to bring development forward.	The house builder is confident there is a market for the type of development proposed on site- higher density city living. Their development programme shows a phased, block by block build out over a number of years, which will help cash flow and achievability	No policy or physical constraints to development. Market for higher density development will need to be present, but house builder progressing the development suggests that they are confident about the market for homes.	Deliverable- in part. Developer programme suggests that several blocks will be constructed in the first 5 years, but build out will not all be completed inside the first 5 years.	267	133
U23	Cmk Other Sites - Broad Area	Central Milton Keynes		Various (inc call for sites, expired permissions and Development Framework process)	There are a range of smaller land parcels and redevelopment opportunities dotted around the broad area of CMK which are considered potentially suitable for housing development, either in isolation or as part of mixed use developments. These are mainly parcels left over after the build out of CMK but also include selective redevelopment opportunities, mainly put forward through the Call for Sites process. The sites have been grouped together given their similar characteristics and circumstances. The development of CMK is very market driven, with a number of different potential uses for each site. However, given the location of the sites, each is considered suitable for housing, either on it's own or as part of a mixed use development.	Availability of the sites is mixed. The three largest land parcels (around the shopping centre) have been identified as available through the call for sites. These sites were (in part) covered by a now lapsed planning consent for mixed use development which included residential development. Others are a mix of publically owned land, passing into the ownership of the Council, the release of which expected to be controlled by a new Development Company set up by the Council, and privately owned land. The availability of these site are uncertain, but more information may become available through work on the update to the Development Framework, which is currently ongoing.	Development of these sites is unlikely in the short term. There is uncertainty about the viability of city centre, higher density development, which is expected to improve over time given market changes and Government policy intervention. There are a number of investments which may improve the scope of town centre development, including new office developments (such as Network Rail) and ongoing investments in leisure uses in the centre, which are likely to improve the marketability of development. The developments are not constrained by the need for any investment in big pieces of infrastructure. Likely to be in block developments, which once started would be built out over a number of years (depending on the size of the development) as is the case with block B4.4 (see above) and as part of mixed use developments.	There are no physical or policy constraints to development of any of the land parcels, but each will need planning consent and specific proposals will need to be considered on their individual merits. The main constraint is the market for higher density development in the area. Ongoing work towards bringing block B4.4 to the market suggest that there is a market and in the medium to long term the identified sites will follow on from the development of this site.	Developable- the sites are all considered generally suitable for housing development. Given the lack of physical constraints to the development of the sites and apparent improvements in the market, seen with Block B4.4, it is reasonable to assume the sites within the broad area will be developed in the medium/long term.	0	1400

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U24	Fullers Slade Cavendish Site	Fullers Slade		Permission	The site has been granted outline planning consent for development in the past. This permission is likely to expire, however, the site is still considered suitable for development.	The site is in the ownership of the HCA (part of asset transfer) and is considered as a key site in the regeneration of the area. Site is considered available, but would need to be bought forward with the support of the community.	The site lies within an area in need of regeneration. As site is in public ownership, concerns over viability could be overcome as part of wider support for the regeneration benefits development of the site could bring. Small site, could be built out within a year. No particular delivery factors that are considered to affect achievability, other than the need for community support.	No policy or physical constraints, however the site is in a regeneration area and development of the site will need to fit into community aspirations and wider plans for the area.	Deliverable- considered reasonable to assume that the site will be bought forward for development within the first 5 year period, particularly given Council commitment to regeneration.	37	0
U25	Grange Farm Ashford Crescent	Grange Farm		Permission	Small area within the estate retained for self build disposals. Area partly built out.	Sites are owned by the HCA and sold off via auction. Six remaining parcels are in developer ownership.	Sites usually built out with large detached properties and sell well. Neighbouring parcels are all occupied. Homes can be built out within several months.	No physical or policy constraints. Three units require detailed planning consent, but this should not prevent short term development.	Deliverable- development expected within the next 2 years.	6	0
U26	Bedgebury Place	Kents Hill		HCA brownfield	Site is in a residential area. Former student accommodation cleared and site ready for redevelopment. Good access to the site and it is located within a mainly residential area.	Site is owned by the HCA who are bringing the site to the market during 2012. Site is already briefed and ready for disposal.	Site is cleared and ready for development. There are no apparent abnormal delivery factors and the site already benefits from an access. Site is considered to be in a marketable location.	No physical or policy constraints to development. The developer that purchases the site would need to obtain planning permission.	Deliverable- progress on site disposal and the size of the site makes it reasonable to assume that it will be built out within the first 5 years.	35	0
U27	Monkston Park Selfbuild Plots	Monkston Park		Permission	Site under construction	Site is being built out by a house builder.	Small development which is well under construction. Expected to be completed over the next two years.	No physical or policy constraints.	Deliverable- development expected to be completed over the next two years.	12	0
U28	Nea - Rocla Site 1	Redhouse Park		Permission	Site is under construction.	Site is being built out at a good rate by a house builder.	Development ongoing and is expected to be built out within the next two/three years	No physical or policy constraints.	Deliverable- development is expected to be completed over the next two/three years.	119	0
U29	Nea - Rocla Site 2B	Redhouse Park		Permission	Site is under construction.	House builder is bringing forward development and all remaining units are under construction.	Development is ongoing and is expected to be completed within 12 months.	No physical or policy constraints.	Deliverable- development is expected to be completed within the next 12 months.	22	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U30	Nea - Rocla Site 4	Redhouse Park		Permission	The site has reserved matters permission for 79 homes. Development has yet to start and the housebuilder is currently in negotiations to significantly increase the number of units on the site.	Site is in control of a house builder who has serviced the area and is actively bringing the site forward for development.	The site is part of a wider development area which is largely built out or under construction. Range of house types has proved popular. Ongoing discussions may delay start of site, but this is unlikely to be beyond 2013/14 as currently forecast.	No physical or policy constraints. Ongoing discussions regarding density of development may constrain the start date, but no reason to believe existing permitted scheme would not be deliverable even if negotiations on revision are unsuccessful.	Deliverable- reasonable prospect that the site will start in 2013/14 and be built out over the next three years. If quantum of development increases, the extra capacity is likely to fall outside of the first 5 years.	79	0
U31	Oakgrove Remainder	Oakgrove		Permission	The site has outline permission. First parcel has reserved matters consent and further phase under consideration.	The site is under the control of a developer who are bringing the site forward. They have started on site with road and drainage infrastructure.	The site lies near to the popular Broughton Gate development, which suggests the site is in a marketable location. Homes are to be built to high sustainability standards which will attract buyers and the same developers have recently completed a popular development nearby. Site infrastructure under construction with no particular abnormal costs.	No physical or policy constraints.	Deliverable- in part. Site will be built out over a number of years. First units expected on site during this year (see below) with remainder following on.	609	267
U32	Oakgrove Phase 1	Oakgrove		Permission	The site has reserved matters permission and development of the infrastructure to service homes has begun.	The site is under the control of a developer who are bringing the site forward. They have started on site with road and drainage infrastructure.	The site lies near to the popular Broughton Gate development, which suggests the site is in a marketable location. Homes are to be built to high sustainability standards which will attract buyers and the same developers have completed a popular development nearby recently. Site infrastructure under construction with no particular abnormal costs.	No physical or policy constraints.	Deliverable- reasonable prospect that the site will be built out within the first five years given development on site has started this year.	231	0
U33	Oxley Park East Sites 2 And 3	Oxley Park		Permission	Site is under construction	Site is being built out by a house builder at a good rate.	Development is ongoing and is expected to be completed within three years.	No physical or policy constraints.	Deliverable- is expected to be built out in the next three years.	103	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U34	Oxley Park Site 4	Oxley Park		Permission	Site has outline planning permission as part of a wider development area. It is therefore considered suitable for housing.	The site is owned by the HCA. It is currently not programmed for disposal but is likely to be released in the next couple of years as other development sites begin completion.	The site is within a popular area of the city where there is a strong level of ongoing development. The site is small and could be built out in around a year once it is released to a house builder.	No physical or policy constraints, but the site needs to be disposed to a house builder and detailed permission granted.	Deliverable- forecasts from the HCA suggest there is a reasonable prospect that the site will be disposed and developed within the first 5 year period. This is realistic given the timing of other development sites in the area and the rate at which they have been/are being built out.	59	0
U35	Oxley Park Site 5	Oxley Park		Permission	Site has outline planning permission as part of a wider development area. It is therefore considered suitable for housing.	The site is owned by the HCA. It is currently not programmed for disposal but is likely to be released in the next couple of years as other development sites begin completion.	The site is within a popular area of the city where there is a strong level of ongoing development. The site is small and could be built out in around a year once it is released to a house builder.	No physical or policy constraints, but the site needs to be disposed to a house builder and detailed permission granted.	Deliverable- forecasts from the HCA suggest there is a reasonable prospect that the site will be disposed and developed within the first 5 year period. This is realistic given the timing of other development sites in the area and the rate at which that have been/are being built out.	86	0
U36	Oxley Park Site 6	Oxley Park		Permission	Site is under construction.	The site is in the ownership of a house builder who has been bringing homes forward over the last few years. Last small phase of the parcel is being considered for a replan due to issues with the ongoing demand for the eco style homes being built on site. Issues currently being worked through.	The site is within a popular area of the city where there is a strong level of ongoing development. The remaining part of the site is small and could be built out in around a year once issues with the design of the replan can be resolved.	No physical or policy constraints to development. However, replan requires the resolution of design issues related to the relationship of the area under replan to the neighbouring dwellings.	Deliverable- development is still ongoing on site and house builder is working to resolve design issues associated with the replan. Reasonable to assume the development will still be completed within the first 5 years.	25	0
U37	Oxley Park West Phase 2	Oxley Park		Permission	Site is under construction	The site is being built out at a good rate by a house builder. Only 2 homes remain unfinished.	Development on site is ongoing and expected to be completed imminently.	No physical or policy constraints.	Deliverable- site expected to be completed imminently.	2	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U38	Oxley Park West Phase 4 And 10	Oxley Park		Permission	Site is under construction.	Development of large detached homes are being built out at a good rate by the house builder.	Development is ongoing and is expected to be built out within the next 2 years. Rate of completions will be slower than normal sites due to the size of the dwellings and demand for such expensive homes.	No physical or policy constraints.	Deliverable- site is expected to be completed in the next 2 years.	20	0
U39	Oxley Park West Phase 7 And 8	Oxley Park		Permission	Site is under construction	Site is being built out at a good rate by a house builder.	Development is ongoing and is expected to be built out in the next 2 years at current rates, with 80 homes under construction as of 1st April 2012.	No physical or policy constraints.	Deliverable- site is expected to be completed in the next 2 years.	145	0
U40	Sbe Former First School Site	Shenley Brook End		Allocation	The site is identified on the Local Plan proposals map for housing. It is a greenfield site in an attractive residential area. Site has good access and is close to a range of day to day amenities. Considered suitable for housing.	Site is owned by the HCA who have briefed the site and are in early discussions with interested developers. Site is expected to be marketed in Summer 2012.	The site is in an attractive residential area and is likely to be very desirable. No reason to consider development would be unviable. No site specific delivery factors to be addressed. As a small site, it could be built out within a year.	No physical or policy constraints. The site would require planning consent.	Deliverable- given progress to bringing the site to market, the attractiveness of the site and it's size, it's considered reasonable to assume it will be completed within the first 5 years.	25	0
U41	Extracare Retirement Village	Shenley Wood		Permission	Site is under construction	Site is being built out at a good rate by a house builder and all units are under construction.	Development is ongoing and is expected to be built out in the next year, given progress on development.	No physical or policy constraints.	Deliverable- all units under construction and development is expected to be completed within the next year.	118	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U42	Former Nursing Home Site	Tattenhoe		Permission	Site is under construction	Site is being built out at a good rate by a house builder and nearly all units are under construction or complete.	Development is ongoing and is expected to be built out in the next year, given progress on development.	No physical or policy constraints.	Deliverable- nearly all units under construction and development is expected to be completed within the next year.	13	0
U43	Former First School Site Westcroft	Westcroft		Permission	The site has outline planning consent. It is a greenfield site in an attractive residential area where there have been good levels of recent development. Good access to the site. Considered suitable for housing development.	The site has been disposed to a house builder by the HCA who have recently submitted an application for residential development, which is under consideration. Not considered to be any issues with availability of the site. Could be built out within one to two years.	Development in the area appears to be viable given other recent completions and the fact there are no abnormal development factors. Attractive area near to local facilities should be marketable.	No physical or policy constraints, but the site will need detailed planning permission.	Deliverable- given progress on bringing the site forward for development and the scale of the site, it is reasonable to assume it will be completed in the first 5 years.	57	0
U44	Site 1 Gyosei Canalside	Willen Park		Permission	Site is under construction	Site is being built out at a good rate by a house builder.	Development is ongoing and is expected to be completed in the next two years.	No physical or policy constraints	Deliverable- given the number of units under construction and the current rate of development, the site is expected to be built out in the next 2 years.	56	0
U45	Reserve Sites A & D Hindhead Knoll	Walnut Tree		Permission	The site has outline planning consent. It is a greenfield site close to local amenities with good access. It is considered suitable for housing development.	The site is owned by the HCA. There are no current plans for disposal and the site is part of the HCA asset transfer to the Council.	There are no abnormal costs to development. Development would be in a well established residential area, and is likely to be marketable. Site is not in the hands of a house builder, delaying when development could be achieved.	No physical or policy constraints to development, but the site will need detailed planning consent.	Deliverable- despite not being in the hands of a developer, the transfer of assets to the Council should see the release of small parcels such as this as part of a revised disposal strategy.	42	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U46	Bletchley College, Sherwood Drive	Bletchley		Permission	Site under construction.	Site is being built out at a good rate by a house builder and nearly all units are under construction or complete.	Development is ongoing and is expected to be completed in the next year.	No physical or policy constraints.	Deliverable- development is expected to be completed within the next 12 months.	18	0
U47	Bletchley Park, apartments, phase 2	Bletchley		Permission	Site under construction.	All units in one block which is under construction	Development is ongoing and all units are expected to be completed in the next year.	No physical or policy constraints.	Deliverable- development is expected to be completed within the next 12 months.	32	0
U48	Bletchley Park, Allford Close	Bletchley		Permission	Site under construction.	All units in one block which is under construction	Development is ongoing and all units are expected to be completed in the next year.	No physical or policy constraints.	Deliverable- development is expected to be completed within the next 12 months.	34	0
U49	Former Reckitt and Coleman site	Bletchley		Permission	Site under construction.	All remaining units are under construction.	Large area of development ongoing. Expected to be completed within the next 12-18 months.	No physical or policy constraints.	Deliverable- development is expected to be completed within the next 12-18 months.	63	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U50	Leisure Centre- phase 2	Bletchley		Permission	Site has outline planning consent as part of wider leisure centre redevelopment. First phase now complete. Site close to town centre and other residential properties. Access to the site established. Considered suitable for residential development.	The site is in the hands of a house builder who is actively bringing forward the development.	Development requires reserved matters consent, which was recently refused on design grounds. An appeal is currently in progress and issues currently being addressed. No abnormal costs to overcome. Recent development of phase 1 by the same developer was sold successfully, suggesting development should be viable and marketable.	No physical or policy constraints, but the development does need detailed planning consent.	Deliverable- given development on site is actively being pursued and phase 1 was successfully delivered, it is considered reasonable to conclude that the development could be built out in the first 5 years, once design issues have been addressed.	230	0
U51	Land to the rear of Waterhall School	Bletchley		Permission	The site has outline planning consent and is considered suitable for residential development. Access to the site is available. Close to other residential properties.	Site is owned by the Council. It is expected to form part of the wider regeneration proposals for the Lakes estate currently under consideration.	The development is largely reliant on being bought forward as part of the regeneration of the Lakes Estate as it is in a very low value area. There has been some development in the nearby area but this commenced pre-recession. There are no abnormal development costs but home values are likely to be lower than the MK average.	There are no physical or policy constraints to development, however site will need detailed planning consent. It is also constrained by the involvement of the Lakes Estate regeneration scheme, which is under development.	Deliverable- given progress on bringing forward regeneration scheme, and the relatively small size of the site, it is felt reasonable to assume that the site could be built out towards the end of the first 5 year period.	61	0
U52	Land off Penn Road	Bletchley		Allocation	The site is allocated for residential development in the Local Plan. It is in an area of residential development with an existing access to the site. Waterside setting adds to attractiveness of site for housing.	Site is in private ownership. An application for development was refused in the last year, putting back development proposals. Land owner intends to gain permission for development before selling to a house builder.	There are no abnormal costs that would prevent development occurring. There is some site clearance required due to past use as a dredging site. Site is in an area where recent development appears to have sold well and is ongoing. Water side setting should also enhance marketability.	There are no physical or policy constraints to development , however the site will need to be granted planning consent. The site also needs to be acquired by a house builder to bring forward the site.	Deliverable- given that the land owner is pursuing development of the site, and the size of the site, it is considered that it is reasonable to assume that the site could be built out towards the end of the first 5 year period.	48	0
U53	Latham's Buildbase site	Bletchley		Allocation	The site is currently in use as a builders yard. There are a few structures on site that would need to be removed before development could proceed. The site offers a suitable location for residential development, close to a town centre, train station and other residential properties. Access easily available.	The site is owned by a building company. They have indicated that they will seek redevelopment of the site once the housing market improves.	Some structures on site would need to be removed before development could be achieved, but these are not significant. Recent redevelopment of similar industrial site has proved successful. Site is relatively small and could be built out over two/three years.	No policy constraints. Some physical constraint in terms of existing structures on site and ongoing business but indication that the business would be relocated to release the site for redevelopment. Any structures could be removed prior to any redevelopment without significant cost.	Developable - Given expected improvement in the housing market, it is reasonable to assume that the site could become available towards the end of the first 5 year period. However, it is uncertain whether this will be in the next 5 years.	0	75
U54	Newton Leys- remainder	Bletchley		Permission	The site has outline planning consent and the first parcels are either completed or under construction (see below)	The site is in the process of being bought forward in parcels by the land owner, a national house builder.	Development of the site is ongoing. It is progressing relatively slowly, which has been taken into account it assessing the timing of when development could be achieved. A large part of the site is already serviced enabling build out of the site.	No physical or policy constraints to development. The remaining parcels would need to achieve detailed planning consent. The market in the area does not seem to be as strong as in other areas, but the site has remained under construction.	Deliverable- in part. The remainder of the site is expected to follow on from completion of the ongoing phases (see below). Forecast are for this to start towards the end of the first 5 year period.	110	844

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U55	Newton Leys- Phase 1	Bletchley		Permission	Site is under construction	Site is being built out at a good rate by a house builder. Most units are under construction or completed.	Build out of the site is ongoing. Development expected to be completed within the next 12 months.	No physical or policy constraints.	Deliverable- remaining units expected to be built out within the next 12 months.	22	0
U56	Newton Leys- Phase 2	Bletchley		Permission	Site is under construction	Site is being built out at a good rate by a house builder. Most units are under construction or completed.	Build out of the site is ongoing. Development expected to be completed over the next six/seven years.	No physical or policy constraints.	Deliverable- in part. A relatively large development parcel. Built out at a rate of around 50 homes per year, the parcels will be completed just after the end of the first 5 year period.	232	89
U57	Newton Leys- Phase 3	Bletchley		Permission	Site under construction	Site is being built out at a good rate by a house builder.	Build out of the site is ongoing. The site is a relatively small parcel and is anticipated as being completed over a 2-3 year period given other parcels under development.	No physical or policy constraints.	Deliverable- remaining units expected to be built out over next 2-3 years.	75	0
U58	Oakridge Park- H8	Oakridge Park		Allocation	Site has outline planning consent. Has been considered suitable for development.	Development of adjacent parcels is ongoing on a phased basis by several house builders. Development of the remaining parcel likely to follow on toward the end of this development.	As part of a wider site with all primary infrastructure already in place, development could be achieved quickly. Development of the site has taken place quicker than originally forecast suggesting good demand for the homes on offer. A relatively small parcel of development could be built out within a year.	No physical or policy constraints.	Deliverable- given progress on other parcels in the development, it is reasonable to assume the site will be built out inside the first five years.	33	0
U59	Oakridge Park- H3	Oakridge Park		Permission	Site under construction	All remaining units are currently under construction.	Build out on site is ongoing. Development expected to be complete in the next 12 months.	No physical or policy constraints.	Deliverable- remaining units expected to be built out within the next 12 months.	16	0
U60	Oakridge Park- H4	Oakridge Park		Permission	Site under construction	All remaining units are currently under construction.	Build out on site is ongoing. Development expected to be complete in the next 12 months.	No physical or policy constraints.	Deliverable- remaining units expected to be built out within the next 12-18 months.	5	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U61	Oakridge Park- H5	Oakridge Park		Permission	Site under construction	Site is being built out at a good rate by a house builder. 18 units under construction on 1st April.	Build out on site is ongoing. Development expected to be complete in the next 12 months with only two units left to start.	No physical or policy constraints.	Deliverable- remaining units expected to be built out within the next 12 months.	20	0
U62	Oakridge Park- H6	Oakridge Park		Permission	Site under construction	Site is being built out at a good rate by a house builder.	Build out on site is ongoing. Development expected to be complete in the next 12-18 months.	No physical or policy constraints.	Deliverable- remaining units expected to be built out within the next 12-18 months.	62	0
U63	Oakridge Park- H7	Oakridge Park		Permission	Site under construction	Most recent Oakridge Park phase to begin construction, but is being built out at a good rate by a house builder.	Build out on site ongoing, with development expected to last 2 years.	No physical or policy constraints.	Deliverable- all units expected to be built out over a two year period.	61	0
U64	Intervet site	Walton		Permission	Site is under construction	Site is being built out at a good rate by a house builder. 52 units under construction at 1st April. Around half of site has already been completed.	Build out on site is ongoing with development expected to be completed within the next two years.	No physical or policy constraints.	Deliverable- all units expected to be built out over a two year period.	95	0
U65	Former EMEB site	Wolverton		Permission	Site is under construction	Site is largely built out, with only 15 units remaining uncompleted.	Build out on site is ongoing with development expected to be completed in the next 12 months.	No physical or policy constraints.	Deliverable- all units expected to be completed in the next 12 months.	15	0
U66	Radcliffe School, phase 1	Wolverton		Permission	Site is under construction	Site is being built out at a good rate by a house builder. 79 units under construction at 1st April.	Build out on site is ongoing with all units expected to be completed in the next three years.	No physical or policy constraints.	Deliverable- all units expected to be completed in the next three years	124	0
U67	Radcliffe School, phase 2a	Wolverton		Permission	Site is under construction	Site is being built out at a good rate by a house builder. 41 units under construction at 1st April.	Build out on site is ongoing with all units expected to be completed in the next four years.	No physical or policy constraints.	Deliverable- all units expected to be completed in the next four years	132	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U68	Radcliffe School, phase 2b	Wolverton		Permission	Site is under construction	Site is being built out at a good rate by a house builder. 25 units under construction at 1st April.	Build out on site is ongoing with all units expected to be completed in the next three years.		Deliverable- all units expected to be completed in the next three years	118	0
U69	Land at Bletchley Park	Bletchley	2.35	Permission	Site lies within the Bletchley Park conservation area where there has been significant recent housing development as part of the regeneration of the site. The specific parcel benefits from an existing access road. There are several large trees on the site and two groups of TPOs and several individual TOPS which would limit the form and area of development that could be realised. There are several areas of hard standing relating to previous uses on the site, but previous structures have all been demolished. Other constraints to the form of development are the relationship with the motor pool area to the east and the relationship with the main entrance to Bletchley Park, which are important areas of the wider Bletchley Park area. In policy terms, this part of Bletchley Park was identified for employment use as part of the Masterplan for the area.	The site is in the control of a housing developer and they have expressed an interest in developing the site for residential, and have submitted a request for EIA screening opinion.	There has been, and continues to be, housing development in Bletchley Park suggesting a market for new homes in the area. There appear to be no significant additional costs associated with the redevelopment that would limit viability. The site could be developed over a 1 to 2 year period. However, any development could only be achieved after issues with employment land have been resolved.	No policy constraints. Site does have a number of trees on site and is in the vicinity of an important heritage asset but these constraints have been taken into account in granting planning permission.	Deliverable- area of recent development shows marketability of development in the area. Development should take around 18 months to complete. Reasonable to assume it will be completed inside 5 years.	56	0
Urban sub total- sites in the planning system										8469	15087

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U70	Windmill Hill- 1	Bletchley	2.36	Call for sites	Application recently refused for planning permission and appeal rejected on the grounds that the application was contrary to policy L2 of the Local Plan (applicant hadn't considered alternative uses to housing in light of the loss of designated open space). c.3% of the site covers an area designated as open space, but the majority of the site is the existing golf club car park and club house. Application demonstrated how existing golf course would be enhanced by the development of the site, despite the land take. Traffic and flooding concerns raised in local area but felt to be acceptable by Planning Inspector. Site surrounded by other residential development. Part of development would have views over open space.	Site owners have expressed an intention to seek development of the site.	Some site clearance would need to take place but highway links already in place. No site major site specific costs that would lead to viability concerns. Site likely to take 2 years to build out if concerns can be addressed and permission granted.	Constraints primarily established through recent planning appeal. Policy constraint- loss of open space and the need to demonstrate that other community uses have been considered for the site prior to housing development being pursued as the only viable option. Could be overcome via consideration through Site Allocations DPD (2015), or via an application process where the viability of other leisure and community uses are considered. Local concerns regarding flood mitigation and impact on highway safety would need to be addressed, but appeal decision suggests there are no technical reason to suggest that this could not be achieved.	Developable- site would be a suitable location for development but policy and physical constraints would need to be addressed. Development may be achievable after site has had an opportunity to be considered through the Site Allocations DPD, where issues can be investigated in more detail.	0	76
U71	Windmill Hill- 2	Bletchley	2.09	Call for sites	Currently designated as open space and part of operational golf course but site is bordered by existing residential development. Policy protection for open space. Would need to demonstrate that golf course could still operate effectively without this site and land proposed in other sites. Nature of site in relation to golf course suggests this would be difficult.	Site owner has promoted the site for development.	Appropriateness of development would need to be considered through the Site Allocations process. Access would be easy from existing residential street. Greenfield site would have little physical constraint to development. Could be built out in 1.5-2 years.	Policy constraint- loss of open space. Could be overcome via consideration through Site Allocations DPD (2015), however site forms part of operational golf course area and development likely to compromise continued 18 hole provision.	Undevelopable- site is in a physically suitable location for development but it appears that development of the site could compromise wider golf course provision.	0	0
U72	Windmill Hill- 3	Bletchley	0.53	Call for sites	Currently designated as open space and part of operational golf course but site is bordered by existing residential development. Policy protection for open space. Would need to demonstrate that golf course could still operate effectively without this site, and land proposed in other sites. The majority of the site appears not to cover actual golf holes meaning the course could continue to operate even if site were allocated and developed for housing.	Site owner has promoted the site for development.	Appropriateness of development would need to be considered through the Site Allocations process. Access would be easy from existing residential street. Greenfield site would have little physical constraint to development. Could be built out within a year.	Policy constraint- loss of open space. Could be overcome via consideration through Site Allocations DPD (2015). Site does not appear to form part of the operational area of the golf course, although it would involve the loss of a considerable number of trees and vegetation associated with the course. The suitability of this would need to be considered through the Site Allocations process.	Developable- site is in a physically suitable location for development but policy constraints would need to be addressed before site could be deliverable.	0	18

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U73	Former MFI store site	Bletchley	0.7	Call for sites	Site currently in retail use and allocated for such a use on the proposals map, but in out of centre location. Part of mixed use area of Bletchley with retail, industry and residential development in surrounding area. Close to local amenities of Fenny Stratford High Street and Fenny Stratford Rail Station. Good road links. Some noise form rail line which runs adjacent to the site. Unattractive retail area to the north of site which would have to be addressed through appropriate design.	Site owner has expressed a desire to explore future uses when current tenancy expires.	Store is leased until 2017 so currently unavailable for development, but could be developed after this point. Existing building would need to be removed. Site already benefits from good access and services. Could be built out within a year. Some recent and ongoing housing development has taken place suggesting demand in the location.	Policy- Designated for retail purposes but out of centre. Change of use could be considered through Site Allocations DPD. Unavailable until 2017. Some noise from railway line and relationship with neighbouring uses would need to be considered in design of site.	Developable- only available after 2017 once lease on site has ended and consideration has been given to reallocation of the site through the site allocations process.	0	28
U74	Bramley Grange	Bletchley	0.45	Previous SHLAA	Cleared site of former carehome in residential area. Surrounded by residential development, close to local amenities.	Site owner expects the site to form part of a regeneration scheme for the wider area.	Site in an area of low viability. However development likely to occur as part of a wider renewal package. Development unlikely until wider plans for the area have been established over next 2 years. Site could be built out within a year.	No policy constraints. Wider regeneration plans to be established. Reliant on regeneration scheme due to limited viability of development in the area. No physical constraints to development.	Deliverable- site is likely to form part of the ongoing regeneration of the Lakes Estate, which is likely to progress over the next 5 years.	18	0
U75	Land next to the Inn on the Lake Public House	Bletchley	5.05	Call for sites	The site is designated as open space on the proposals map, which is protected from development. Open space currently appears to fulfil little formal recreational function, but provides an attractive open space. Site is in an attractive lakeside location. However, site is isolated from any other residential development and facilities. Also adjacent to an industrial estate which limits the attractiveness of the location.	The land owner has expressed a desire to explore alternative uses for the site due to it's limited value as open space.	The appropriateness of redevelopment of the site would need to be considered through the Site Allocation process (2015). Some residential could be appropriate as part of a mixed use development. Site could be developed over 3 years, however there are concerns as to whether the location of the site would lead to a marketable development, given isolation from other residential areas.	Policy- allocated for open space. Appropriateness of development would need to be considered through the Site Allocations DPD process. Location- site is isolated from any other residential development or related facilities.	Undevelopable- site does not appear to represent an appropriate housing site given isolation from other homes and facilities.	0	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U76	Arbrook Avenue and Hampstead Gate (RES 2)	Bradwell Common	0.4	HCA asset review	Reserve site left over from build out of new town estate. Housing listed as one possible use. Surrounded by residential properties, easy access.	Landowner sees the site as a commercial development opportunity. Therefore not currently being considered for housing, but part of the HCA transfer of assets to MKC so this may change.	No physical or policy constraints to development of the site. Site would need to be passed into the hands of a house builder. Could be built out within an year.	Site would need to be marketed for development if it is not in the control of a house builder. No physical or policy constraints to development.	Developable- site is in a suitable location for development, however development inside the next 5 years is unlikely given the site would also need to be passed into the ownership of a house builder and an appropriate development planned.	0	16
U77	The Countryman Public House	Bradwell Common	0.13	Call for sites	Site is allocated for commercial uses on the proposals map and is in use as a pub. Site is within an existing, established residential area. It is close to local amenities. Size and shape of the site limits the type of development that could be achieved on site.	Landowner has expressed a desire to recognise the potential availability of the site for redevelopment at some point in the future given concerns over the continued viability of local pubs.	Currently outside policy so would need to be considered through the Site Allocations DPD or under Local Plan policy H7 or equivalent replacement. Pub is leased but landowner has indicated that this would not preclude redevelopment if it were deemed necessary and appropriate. Existing building on site unsuitable for conversion so would need demolition, which could impact on viability. However limited cost of accessing and servicing the site. Could be built within a year.	Policy- Currently identified for commercial use on the proposals map. Could be considered through the Site Allocations process or against Local Plan policy H7, or equivalent replacement. Lease on building is not felt to constrain availability. Shape of site would limit nature of development on site, but wouldn't preclude development.	Developable- site is in a suitable location for residential development and development could be realised. However, any development unlikely inside the next 5 years given ongoing use on site.	0	5
U78	Land at Atterbury	Broughton	4.5	Emp Land Review	Site is currently allocated for employment use on the proposals map. However the size and shape of the site, along with neighbouring uses and access arrangements, limit potential employment uses. Surrounded by residential development. Good access to site and good access from the site to local facilities. Former landfill site so may be some issues with foundations to be addressed, but this has not prevented the development of similar sites locally.	The landowner has indicated that given constraints to development they would be open to the consideration of alternative uses for the site.	Change of designation would need to be considered through the Site Allocations DPD process (2015). Former landfill site could impact on viability of development but as a known constraint this should be reflected in the land value. Good housing location with strong recent rate of sales in expansion area. Could be developed over a 3 year period.	Policy- allocated for employment use. Would need to be considered through the Site Allocations process. Nature of site limits the type of development that could be accommodated, but this would not prevent development.	Developable- site is in a suitable location for development but policy constraints would need to be addressed before site could be deliverable.	0	118

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U81	Reserve site at Hendrix Drive	Crownhill	0.31	HCA asset review	Reserve site left over from build out of new town estate. Housing listed as one possible use. Surrounded by residential properties, easy access.	No constraints to the availability for development. Land owner considers the site as a residential opportunity but site is not currently being marketed.	No physical or policy constraints to development of the site. Site would need to be passed into the hands of a house builder. Could be built out within an year.	Site would need to be marketed for development if it is not in the control of a house builder. No physical or policy constraints to development.	Developable- site is in a suitable location for development, however development inside the next 5 years is unlikely given the site would also need to be passed into the ownership of a house builder and an appropriate development planned.	0	12
U82	Blacksmiths Public House	Downs Barn	0.2	Call for sites	Site is washed over by a residential notation on the proposals map. Site is currently in use as a pub. Site is within an existing, established residential area with good existing access. Only physical constraint would be the need to remove or convert the existing pub building.	Landowner has expressed a desire to recognise the potential availability of the site for redevelopment at some point in the future given concerns over the continued viability of local pubs.	Currently outside policy so would need to be considered through the Site Allocations DPD or under Local Plan policy H7 or equivalent replacement. Pub is leased but landowner has indicated that this would not preclude redevelopment if it were deemed necessary and appropriate. Existing building on site unsuitable for conversion so would need demolition, which could impact on viability. However limited cost of accessing and servicing the site. Could be built within a year.	Policy- would need to demonstrate that the pub is no longer needed as a pub or any other community facility. No physical constraints to development Lease on building is not felt to constrain availability, however site is unlikely to be available for development in the short to medium term.	Developable- site is in a suitable location for residential development and development could be realised. However, any development unlikely inside the next 5 years given ongoing use on site.	0	8
U83	Land between A5 and V4	Elfield Park	0.47	Call for sites	Land is allocated as highway corridor on the proposals map. It is currently scrubland surrounded by thick hedge with no real use. The site is adjacent to a small residential development associated with a commercial property. The site suffers from noise from the A5 to the north. Access could be available via an existing junction from the V5 but additional traffic movements at this point would be likely to be unacceptable, given conflict with existing access and Favell Drive junction opposite. On balance, it is not felt that the site forms a suitable location for residential development.				Undevelopable- site has too many uncertainties regarding suitability and deliverability to be classed as a realistic option for a housing site.	0	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U86	The Clocktower Public House	Emerson Valley	0.15	Call for sites	Allocated for commercial use as part of a bigger local centre, currently in use as a pub. Site is within an existing, established residential area. Site lies on the edge of the local centre meaning it could be redeveloped without compromising the wider centre. Pub building would need to be removed prior to any new development. Some noise from grid road would need to be taken into account in the design of any new development.	Landowner has expressed a desire to recognise the potential availability of the site for redevelopment at some point in the future given concerns over the continued viability of local pubs.	Currently outside policy so would need to be considered through the Site Allocations DPD or under Local Plan policy H7 or equivalent replacement. Pub is leased but landowner has indicated that this would not preclude redevelopment if it were deemed necessary and appropriate. Existing building on site unsuitable for conversion so would need demolition, which could impact on viability. However limited cost of accessing and servicing the site. Could be built within a year.	Policy- Currently identified for commercial use on the proposals map. Could be considered through the Site Allocations process or against Local Plan policy H7, or equivalent replacement. Lease on building is not felt to constrain availability, however site is unlikely to be available for development in the short to medium term.	Developable- site is in a suitable location for residential development and development could be realised. However, any development unlikely inside the next 5 years given ongoing use on site.	0	5
U87	Belvedere Farm-1	Fenny Stratford	0.54	Call for sites	Greenfield site within an area identified as functional floodplain. Unsuitable for development				Undeliverable- site unsuitable due to flood risk	0	0
U88	Belvedere Farm-2	Fenny Stratford	3.75	Call for sites	Greenfield site within an area identified as functional floodplain. Unsuitable for development				Undeliverable- site unsuitable due to flood risk	0	0
U89	Adjacent to Pavilion, Furzton lake	Furzton	0.38	Call for sites	Attractive lakeside location on the edge of a residential development. Site is currently allocated as open space but land is not part of the main play area or sports pitch provision. Appears to serve little functional purpose. Access available via existing car park entrance but would require remodelling of parking and play area on adjacent site to accommodate a proper highway access. This could be achieved within the space available.	The land owner has expressed a desire to explore alternative uses for the site due to it's limited value as open space.	The appropriateness of redevelopment of the site would need to be considered through the Site Allocations process (2015). Attractive development site likely to be very marketable. Could be completed within a year.	Policy- currently allocated as open space. Would need to be considered through the Site Allocations process. Some highway remodelling work to be taken into account in bringing forward any proposal.	Developable- site is in a suitable location for development but policy constraints would need to be addressed before site could be deliverable. Nature of development in the area could lead to a lower housing yield than standard yield calculation.	0	13
U90	Paddock by Giffard Park	Giffard Park	1.22	Call for sites	Land is allocated as open space and in use as a paddock. Adjacent to an area of ongoing housing development (NEA). Close to amenities of Newport Pagnell and job opportunities in Tongwell. Would require a new access to be created which would require the demolition of a house on the Wolverton Road loop. No indication that this is currently possible.	The land owner has expressed a desire to explore alternative uses for the site due to it's limited value as open space.	The appropriateness of redevelopment of the site would need to be considered through the Site Allocation process (2015) at which point the access issue which affects suitability for development could be addressed. Other ongoing development in the area selling well. Cost, and ability to, achieve an access point could affect development viability. Could be completed within a year.	Policy- currently allocated for as open space. Highways- access currently not achievable to the site and no indication that this could be achieved. Would need to be considered through the Site Allocations process.	Undevelopable- site is in a suitable location for development but policy constraints would need to be addressed before site could be deliverable. Currently access the site is unachievable with no realistic prospect of it being addressed. Therefore site has to be currently considered undevelopable.	0	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U91	Land off Singleton Drive (res 110)	Grange Farm	0.55	HCA asset review	Reserve site left over from build out of new town estate. Housing listed as one possible use. Surrounded by residential properties, easy access.	Land owner sees the site as a commercial development opportunity. Currently not being considered as a housing site.	Development unlikely to be achieved in the short term as the site is not being promoted for residential development. However, viability, marketability and deliverability of housing on the site could be achieved without a problem.	No physical or policy constraints to development. Land owner is not currently actively pursuing residential development on the site. Opportunity to consider in more detail whether this should be reviewed through the Site Allocations DPD.	Developable- site is in a suitable location for development but not currently being pursued for residential development. This may change in the medium term once continued need for commercial development in the areas has been considered.	0	19
U92	Land at Former Milton Keynes Rugby Club	Greenleys	1.42	Call for sites	Site is allocated as open space on the Proposals Map. Forms part of the wider former Milton Keynes Rugby Club site. Identified area does not form part of the main pitch provision. Land currently appears to be used for extra training land. Submission acknowledges the need to reconfigure the existing facilities and parking to gain access, but this would be part of the wider redevelopment proposals.	The land owner has expressed a desire to explore alternative uses for the site due to it's limited value as open space.	The appropriateness of redevelopment of the site would need to be considered through the Site Allocations process (2015). Other ongoing development in the area selling well. Could be completed within a year and a half.	Policy- currently allocated as open space. Would need to be considered through the Site Allocations process. Access would require reconfiguration of existing access and facilities, which would add to development costs. Uncertain if this would adversely affect development viability.	Developable- site is in a suitable location for development but policy constraints would need to be addressed before site could be deliverable. Any development would need to ensure that the existing sports provision remained and the existing facilities enhanced.	0	57
U93	The Suffolk Punch Public House	Heelands	0.47	Call for sites	Site is allocated for commercial uses on the proposals map and is in use as a pub. Site is within an existing, established residential area. It is close to local amenities. Good access is available to the site.	Landowner has expressed a desire to recognise the potential availability of the site for redevelopment at some point in the future given concerns over the continued viability of local pubs.	Currently outside policy so would need to be considered through the Site Allocations DPD or under Local Plan policy H7 or equivalent replacement. Pub is leased but landowner has indicated that this would not preclude redevelopment if it is deemed necessary and appropriate. Existing building on site unsuitable for conversion so would need demolition, which could impact on viability. However limited cost of accessing and servicing the site. Could be built within a year.	Policy- would need to demonstrate that the pub is no longer needed as a pub or any other community facility. No physical constraints to development. Lease on building is not felt to constrain availability, however site is unlikely to be available for development in the short to medium term.	Developable- site is in a suitable location for residential development and development could be realised. However, any development unlikely inside the next 5 years given ongoing use on site.	0	16

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U94	Woodlands, Breckland	Linford Wood	0.6	Call for sites	The site forms part of a wider site which has permission for office development. The land is designated for employment use on the proposals map, and is one of only two parcels of land in the immediate area undeveloped for employment purposes. There are no residential amenities in the immediate area, although facilities at Stantonbury would be within walking distance. Given the predominantly office based uses in the vicinity, it is not felt that residential development would be appropriate in this location.				Undeliverable- location of site is considered unsuitable for residential development given isolation of site.	0	0
U96	Land between A5 and Bradwell Road	Loughton Lodge	2.11	Call for sites/current application	Site is allocated as open space on the proposals map. It is laid to grass with slight slope towards the front of the site. There is a significant landscape buffer to the A5 mitigating some noise impact. The site has attractive views over Lodge Lakes to the front. It is bounded on one side by the National Badminton Centre where redevelopment is currently being considered.	The land owner has expressed a desire to explore alternative uses for the site due to it's limited value as open space.	Appropriateness of development would need to be considered through the Site Allocations process or a planning application. If policy constraint is addressed development site would be in an attractive, marketable setting. Site could be built out within 18 months. Could form part of a wider development site with the adjacent badminton centre.	Policy- site is allocated as open space on the proposals map. Would need to be considered for alternative uses through the Site Allocations process or a planning application.	Deliverable- site is in a suitable location for development but policy constraints would need to be addressed before site could be considered deliverable. This is currently being consider through an application process.	55	0
U97	Land south of Vernier Crescent	Medbourne	0.51	HCA asset review	Site allocated for housing on the proposals map. In a predominantly residential area, with playing fields to the south. Good access to local facilities in Grange Farm and a bus stop.	Landowner has indicated that the site is seen as a residential development opportunity, but it is not currently being marketed.	No physical or policy constraints to development of the site. Site would need to be passed into the hands of a house builder. Could be built out within a year.	Site would need to be marketed for development is it is not in the control of a house builder. No physical or policy constraints to development.	Developable- site is in a suitable location for development, however development inside the next 5 years is unlikely given the site would also need to be passed into the ownership of a house builder and an appropriate development planned.	0	18
U98	Land north of Vernier Crescent	Medbourne	0.4	HCA asset review	Allocated for commercial use on the proposals map. Site is in a predominantly residential area. Good links to local facilities and a bus stop.	Landowner has indicated that they continue to see the site as a commercial development opportunity (pub).	Continued appropriateness of proposed development would need to be considered through the Site Allocations process. No physical constraints to development.	No physical constraints. Land owner does not currently see the site as a residential development opportunity, however, appears to be a limited market for new pubs, given a number of existing pubs closing and concerns regarding viability. Current policy designation would need to be reviewed through the Site Allocations DPD process.	Developable- post 2017 given uncertainty over the market for new pubs, the site could be considered for alternative uses. Policy position needs to be reviewed through the Site Allocations DPD process.	0	14

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U99	Former BP Garage	New Bradwell	0.72	Previous SHLAA	Brownfield site in predominantly residential area. Residential notation on the proposals map. Countryside views to the rear. Site lies in an area of flood risk - part in zone 2 part in zone 3b. Development could provide an opportunity to mitigate flood risk by introducing increased permeable surfaces, but flood risk could limit developable area and would affect the nature of any development on site. Access easily available on to the Wolverton Road.	Site is actively being marketed as a development opportunity.	Limited buildings to clear. Could be contamination from previous use as a garage to address. Other homes built in the area recently suggest a market for new homes. Achievability of development highly dependent on the ability to adequately address flooding issues on the site.	No policy constraints. Flooding would need to be mitigated through design and would be subject to the appropriate assessments. Could limit site capacity. Need to consider potential for contamination. Both would be addressed in more detail at application stage or through consideration during the Site Allocations process.	Developable- site is vacant and could come forward within the next five years if it is sold to a housing developer. However, more realistic to expect development to be completed post 2017, particularly given the need for flood risk to be investigated in more detail.	0	25
U100	Pheonix Lodge site	Middleton	0.99	HCA asset review	Site is allocated for residential development on the proposals map. It is in a predominantly residential area, neighbouring open space with good access to the grid road system. Site is currently flat, scrub land. Access point is already created on to Worrelle Avenue. No policy or physical constraints to development.	Landowner has indicated that the site would be released for residential development but is not currently being marketed. Could be part of HCA accelerated land disposal scheme.	Site is in an area of recent housing development and likely to be marketable. No constraints to limit development, but site is currently not in the hands of a house builder nor has planning consent.	No physical or policy constraints. Site not in the hands of a developer	Developable- site is vacant and constraint free so could come forward within the next five years if it is sold to a housing developer. However, more realistic to expect development to be completed post 2017	0	35
U101	Land near Fire Station	Middleton	0.51	Call for sites	The site is allocated as open space on the proposals map. It appears to be part of a larger area of amenity open space with little formal recreational purpose. It lies adjacent to Middleton Fire station and a predominantly residential area. Access would be available from Noon Layer Drive. The shape of the site could limit the capacity of any residential development.	The land owner has expressed a desire to explore alternative uses for the site due to it's limited value as open space.	The appropriateness of development would need to be considered through the Site Allocations process. The site is in a popular residential area and is likely to form an attractive housing site. There appear to be no particular constraints to limiting developability of the site, but the site is not in the ownership of a house builder.	Policy- currently allocated for as open space. Would need to be considered through the Site Allocations process. The shape of the site could limit the form of development on site, but not prevent development.	Developable- site is in a suitable location for development but policy constraints would need to be addressed before site could be deliverable.	0	18
U102	Land off Lillishall Avenue	Monkston	0.69	HCA asset review	Reserve site left over from build out of new town estate. Housing listed as one possible use. Surrounded by residential properties, easy access.	No constraints to the availability of development. Landowner has indicated that the site is expected to be marketed for development during 2012.	Site is within an attractive residential area where development is likely to be viable. Site should be in the hands of a house builder within a year and could be built out within a further 12 months.	No physical or policy constraints to development.	Deliverable- site is in a suitable location for development and is expected to be marketed for development within the year making it realistic to assume development could be completed on site within the next 5 years, subject to planning consent being granted.	24	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U103	Land off Ladbroke Grove	Monkston Park	0.71	HCA asset review	Site is allocated for commercial use on the proposals map. In an area of recent residential development. Area is currently flat scrubland.	Landowner has indicated that they see the site as a residential development opportunity.	Appropriateness of development would need to be considered through the Site Allocations process. No physical constraints to development. Potential for commercial development likely to be limited given there is already an existing commercial area in Monkston Park, serving a relatively small local population.	No physical constraints. Current policy designation would need to be reviewed through the Site Allocations DPD process.	Developable- site is in a suitable location for development but policy constraints would need to be addressed before site could be deliverable.	0	25
U104	Galleon Wharf	Old Wolverton	0.59	Call for sites	Site is currently in use as an employment site. It is designated on the proposals map as a site reserved for canal freight interchange under policy T8 of the Local Plan. The site is long and thin in nature which would make residential development difficult. Access to the site is limited between an existing dwelling and pub and there is a current objection to a retrospective application for the change of use/conversion of a building on the site on access grounds. On balance it is felt that the site is not suitable for residential development.				Undevelopable- site is not considered suitable for residential development given limited access and the form of the site.	0	0
U105	National Badminton Centre	Loughton Lodge	1.3	Current application	The site is currently home to the National Badminton Centre and associated buildings, including an old farm house which is not listed but may have some heritage value. There are already two established access points into the site. There is a residential development on the other side of Bradwell Road. The site is shielded from the A5 by a significant tree bank, but there is still some traffic noise.	The landowner has expressed an intention to seek redevelopment of the site to support a move to an improved badminton centre elsewhere in the city.	The site will need to be cleared to allow development but is generally flat and easily developable. The site is in an attractive location, despite proximity to the A5, and is likely to be marketable. The redevelopment would be dependent on the Badminton Centre being relocated, which may delay the potential delivery of any redevelopment.	The need to clear the site for development should not constrain development. There are policy constraints to overcome, primarily in the form of the replacement of the Badminton Centre, but the land owners have initiated this process and it will be integral to any application. There appear to be no major physical constraint to development.	Deliverable- the site is in a suitable location for housing development and could come forward for development subject to policy constraints being adequately addressed through an application. The site is currently subject of a planning application and is part of a wider programme to deliver an enhanced badminton centre. Reasonable to assume that this will progress in the first five years given support for the scheme. Site capacity may increase if adjoining land is included in the site (currently open space- U 96). Could increase capacity to c.110 homes.	53	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U106	Waterside House	Peartree Bridge	0.53	Previous application	The site is covered by a residential notation on the proposals map. Site contains a burnt down office block which has been derelict for a number of years. Site is in an attractive canal side setting and is in a predominantly residential area. Existing access available.	Site is currently subject to a new application for a hotel and serviced apartments. Therefore seems unlikely that the owners would pursue residential development and the site should be assumed as being unavailable for development.			Undeliverable due to alternative development proposals.	0	0
U107	Independent School Site	Shenley Church End	2.6	HCA asset review	The site is covered by an education notation on the proposals map and is identified as a site for an Independent school. The site is currently an open space or rough grass land with little or no recreational value. The site is in a residential area near a good range of local facilities. Easy access to the site would be possible.	The site owner still sees the area as a potential school site. Site not expected to be marketed for residential development.	The appropriateness of development would need to be addressed through the Site Allocations DPD (2015) with the continued need for educational purposes to be reviewed. Site is in an attractive area with a range of house types and sizes nearby and would be very marketable. Development could be delivered over a 2 year period	Policy constraint- change of use from a school site would need to be overcome through consideration thorough the Site Allocations DPD. No physical constraints to development. Site is not seen as a residential development site by the land owner.	Undevelopable- Site would be a suitable location for development but constraints may not be addressed within 5 year period. Development may be achievable after site has had an opportunity to be considered through the Site Allocations DPD, where issues can be investigated. However, given current pressure for school places, it is not felt appropriate to assume the site could come forward for residential development in the plan period.	0	0
U108	Paddock adjacent to H6	Shenley Church End	0.2	Call for sites	Site is washed over by a residential notation on the proposals map, but is still classed as open space under policy L2 of the Local Plan. It is currently in use as a paddock. Access available via existing lane. Surrounded by large detached family dwellings.	The land owner has expressed a desire to explore alternative uses for the site due to it's limited value as open space.	The appropriateness of redevelopment would need to be considered through the Site Allocations process. Site likely to be an attractive development site given neighbouring properties. No physical constraints to development, including access.	Policy constraint- loss of open space. Could be overcome through consideration through Site Allocations DPD (2015).	Developable- site is in a suitable location for development but policy constraints would need to be addressed before site could be deliverable.	0	7
U109	The Springfield Public House	Springfield	0.19	Call for sites	Site is in use as a pub. Washed over by a residential notation on the proposals map. Site is within an existing, established residential area. It is close to local amenities. Good access is available to the site. Pub building would need to be removed.	Landowner has expressed a desire to recognise the potential availability of the site for redevelopment at some point in the future given concerns over the continued viability of local pubs.	Currently outside policy so would need to be considered through the Site Allocations DPD or under Local Plan policy H7 or equivalent replacement. Pub is leased but landowner has indicated that this would not preclude redevelopment if it is deemed necessary and appropriate. Existing building on site unsuitable for conversion so would need demolition, which could impact on viability. However limited cost of accessing and servicing the site. Could be built within a year.	Policy- would need to demonstrate that the pub is no longer needed as a pub or any other community facility. No physical constraints to development Lease on building is not felt to constrain availability, however site is unlikely to be available for development in the short to medium term.	Developable- site is in a suitable location for residential development and development could be realised. However, any development unlikely inside the next 5 years given ongoing use on site.	0	7

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U110	Briar Lodge	Stacey Bushes	0.5	Previous SHLAA	Site was previously part of a wider redevelopment proposal with neighbouring site. Site is washed over by a residential notation on the proposals map. Former facility on main site has now been removed and site is rough open space. Site is surrounded by residential development with local shop, community centre and bus stop all adjacent. Neighbouring facility may affect viability of private residential development.	Site owner is exploring option for redeveloping the site.	Potential issues with viability of redevelopment. Options for future of the site need to be fully explored	No physical constraints to development. Viability of the site needs to be fully tested along with all options for redevelopment.	Developable- site likely to be redeveloped at some point in the near future but given constraints this is not likely to be within the next 5 years.	0	20
U111	Former gas works site	Stony Stratford	0.17	Parish	The site is currently washed over by a residential notation on the proposals map. It is vacant and over grown. No obvious constraints to development. Site is located in a High Street location in a popular town with residential development in the area along with all local amenities in walking distance.	The site was promoted for development in the original SHLAA however, it has not been possible to clarify whether the site is still available for development.	Site is in an attractive location and has no obvious physical constraints to redevelopment. Achievability largely dependent on the approach on the landowner to site release.	No physical or policy constraints to redevelopment. Dependent on the release of the site by the landowner.	Developable- could come forward inside 5 years if released for development. However given uncertain availability it is unreasonable to assume this.	0	7
U112	Land rear of Citroen Garage	Stony Stratford	0.35	Parish	Site is washed over by a residential notation on the proposals map. It is at the rear of a popular, recently completed development site. Only realistic highway access is via the recently completed housing development, where a potential access point has been left.	Access likely to be subject to a ransom strip. Land is in private ownership and there has been no expression of interest in developing the site from the land owner.	Given lack of site promotion, it is uncertain when development could be achieved. Also uncertain if ransom strip would prevent development. Site would be in an attractive setting and homes likely to sell well if developed.	Uncertain land owner intentions, potential ransom strip, lack of site promotion.	Undevelopable- could physically come forward for development but currently unlikely given uncertainties around ownership intentions and ransom strip.	0	0
U113	Land North Of Howe Rock Place, Tattenhoe	Tattenhoe	0.48	HCA asset review	Site is allocated for community use on the proposals map. In an attractive setting on the edge of an established residential area. Good access available.	Landowner has clarified that the site is in the process of being transferred to the control of the MK Community Foundation. Site is therefore unavailable for residential development.			Undevelopable- site to be in the control of the MK Community Foundation and likely to be developed for community use.	0	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U114	Land At Winfold Lane (Res 108)	Tattenhoe	0.68	HCA asset review	Site is allocated as a reserve site on the proposals map. Housing is listed as one possible use. In an attractive setting on the edge of an established residential area. Good access available.	Landowner has clarified that the site is in the process of being transferred to the control of the MK Community Foundation. Site is therefore unavailable for residential development.			Undevelopable- site to be in the control of the MK Community Foundation and likely to be developed for community use.	0	0
U115	Land at Holburn Crescent (Res 128)	Tattenhoe	0.34	HCA asset review	Site is allocated as a reserve site on the proposals map. Housing is listed as one possible use. In an attractive setting on the edge of an established residential area. Good access available.	Landowner has clarified that the site is in the process of being transferred to the control of the MK Community Foundation. Site is therefore unavailable for residential development.			Undevelopable- site to be in the control of the MK Community Foundation and likely to be developed for community use.	0	0
U116	Land off Portishead Drive	Tattenhoe	0.9	HCA asset review	Site is currently designated for commercial (retail) use on the proposals map. It is in a predominantly residential area and within easy reach of other retail and community facilities in Westcroft. Site is currently very rough grass land. Access point to the site is already available.	Land owner has clarified that the site has been transferred to a pub operator and will be developed for that use, subject to planning consent.			Undevelopable- site in the control of a pub operator and therefore not available for housing development.	0	0
U117	Chase Avenue (RES 76)	Walton Park	0.65	HCA asset review	Reserve site left over from build out of new town estate. Housing listed as one possible use. Surrounded by residential properties, easy access.	The land owner has indicated that the site will be marketed in the near future. Likely to be a site for self build properties. Site is listed for disposal in HCA Land Development and Disposal Plan 2012/13.	No physical or policy constraints to development. In an established and attractive residential area. Land for self build properties in MK is at a premium so development is likely to be viable. Self build, could however affect the build out rate of the site so likely to take several years to be fully completed. May also affect plot size, limiting the overall capacity of the site.	No physical or policy constraints.	Deliverable- site is in a suitable location for development and is likely to be made available for development within the short-term, allowing its development.	9	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U118	Reserve site 3, East of Snellshall Street	Westcroft	0.54	HCA asset review	Reserve site left over from build out of new town estate. Housing listed as one possible use. Surrounded by residential properties, easy access. Currently flat scrubland.	Land owner considers the site to be a commercial development site. Not currently being considered for housing.	Continued appropriateness of proposed development would need to be considered through the Site Allocations process. No physical constraints to development. Uncertainty over the transfer of HCA assets to MKC could delay the timing of development.	No physical constraints. Land owner does not currently see the site as a residential development opportunity, however, the continued need for the site to be retained for commercial use needs to be investigated.	Developable- post 2017. Site is suitable for residential development but the use is not currently being pursued. Given uncertainty over continued need for commercial development in the area, the site could be considered for alternative uses.	0	22
U119	Land to the rear of Morrisons	Westcroft	0.63	Aerial photo	Site is currently allocated for retail use on the proposal map. The site sits to the rear of the existing Morrisons store, separate from the main retail area. To the south of the site is residential development. An existing access point is available from Barnsdale Drive. Access could also potentially be created from Wimborne Crescent, but there is a slight level difference that would need to be addressed. Homes in the area likely to be slightly compromised by the view of the back of Morrisons.	Uncertain land availability. Site has not been promoted for development and intentions of the land owner are unknown.	Currently outside policy so would need to be considered through the Site Allocations DPD. No major physical constraints to development, but the viability of development could be slightly compromised due to relationship with Morrisons store. This could be mitigated through design and layout.	Policy- currently allocated for commercial facilities. Would need to be considered through the Site Allocations DPD. Locational issues to be addressed through design on the site.	Developable- site is in a suitable location for development but policy constraints would need to be addressed before site could be deliverable. Unreasonable to assume site will come forward sooner given uncertain intentions of the land owner.	0	25
U120	Res 121, Land at Powis Lane	Westcroft	0.94	Aerial photo	Site is allocated as a reserve site on the proposals map. Listed with a range of potential uses. Currently flat scrubland. Access point already created from Powis Lane. No physical constraints to development.	Landowner has clarified that the site is in the process of being transferred to the control of the MK Community Foundation. Site is therefore unavailable for residential development.			Undevelopable- site to be in the control of the MK Community Foundation and likely to be developed for community use.	0	0
U121	Police Station	Wolverton	0.13	Previous SHLAA		Police have confirmed that there are currently no plans to seek redevelopment of the site. Therefore considered unavailable for development			Undevelopable- site is unavailable for development at the current time.	0	0

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
U122	Alstom Works	Wolverton	14.3	Call for sites	Site within town of Wolverton close to town centre and other residential properties. Part of works have already been redeveloped for housing. Site of heritage value as part or railway town. Large sheds characterise the site which may need to be incorporated into any redevelopment. Recent examples of this on the adjoining site. Any redevelopment likely to be mixed use. Development could open up canal side, making it an attractive setting.	Landowner, a major development company, has expressed a desire to consider redevelopment of the site once current tenancy ends in 2017.	Only possible post 2017 once existing lease has expired. Residential development likely to need extensive planning and site preparation work. Viability could be constrained due to any redevelopment needing to respect heritage of the site. Would be a long term development project.	Under lease until 2017. Allocated as an employment site. Alternative uses will need to be reviewed through Site Allocations process. Heritage assets need to be reviewed which would be through preparation of a development brief for the site.	Developable- outside 5 year period. Site is a suitable location for residential development but several physical constraints would need to be overcome through the planning process.	0	286
U123	Warren Hill Farm	Wolverton Mill	2.94	Pre-app/CS submission	Part of mixed use area with new housing adjacent. Currently an employment site but evidence provided of lack of demand for accommodation and alternative uses being considered. Attractive edge of city location, close to amenities of Stony Stratford and Wolverton. Units on site already have the appearance of dwellings and potentially could be converted as such. Recent residential development immediately adjoining the site.	Landowner has expressed a desire to seek alternative uses for the site. Limited tenancies to be addressed.	Housing developed recently on adjacent site, suggesting development would be marketable. Limited external work to redevelop offices into homes. Site could be redeveloped over a 2 year period. Owners however also considering suitability for other uses as well as housing	Allocated employment site. Evidence to clarify lack of demand for units needed inline with policy E1 of Local Plan, or site to be considered through Site Allocations process. Redevelopment for non-residential uses could also be pursued.	Developable- currently uncertainty as to the intentions of the owners and what final use would be most appropriate for the site. Site is suitable subject to adequate conformation of lack of demand for employment space. Reasonable to assume site could come forward for residential development at some point in the future if it is deemed to be the most appropriate use on the site.	0	78
U124	Wolverton Mill site G	Wolverton Mill	4	Emp Land Review	Currently allocated for employment use but feedback that flood attenuation scheme near/crossing the site heavily limits developability for employment purposes due to size of developable plots in relation to the location of the site. Many vacant office units on adjacent site. Currently an open greenfield site used for grazing. Well located in relation to local amenities. Some noise from A5 nearby. Flood attenuation issues and need for access to dam facility will limit the nature of development on site. Access available directly from Wolverton Road and also Harnett Drive. Therefore access available to both sides of drainage channel. Site covered by a TPO group that would need to be taken into account in any development of the site.	Landowner has expressed a desire to explore alternative uses for the site.	Development in attractive location near to Stony Stratford, a higher value area. Flooding issues will affect developable area but this is a known constraint and would be reflected in sale value. Could be developed over a 2/3 year period.	Policy- currently allocated for employment use. Would need to be considered through the Site Allocations DPD. No evidence of lack of demand but assessment that site is not suitable for employment purposes. Need for further investigation to see if site could be suitable for any employment purposes and if residential development could be feasible given the constraints.	Developable- outside 5 year period, once policy constraints and achievability of development on the site can be further investigated.	0	105

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)	
U125	Former EMEB site- phase 2	Wolverton		Current application***	The site forms part of a wider development granted permission for homes and offices space (see site U65 above). The proposal would see houses built in the area originally permitted for offices. The site would be bounded on one side by the recently built residential development and an existing industrial site. Suitable access would be available via the existing residential development. Site is in an area of other residential development but there are concerns over the impact of allowing housing on the site given the immediate relationship with the industrial estate and the fact new offices would have provided a buffer between the recently built homes and the industrial estate.	The site is owned by a house builder who is seeking to bring the site forward for residential development.	Development of the site would form a continuation of the ongoing development on phase 1, which has sold well. There appear to be no concerns with the viability of the development, but there could be some concern as to whether the site being immediately adjacent to the industrial estate would affect marketability.	The principle of development would need to be accepted through a planning application, setting out why there is a lack of demand for the proposed employment development. There are several concerns regarding the relationship between the homes and the industrial estate, but these could realistically be over come through appropriate design measures.	Deliverable- physical constraints can be overcome through appropriate design on site. The developer pursuing development indicates that they are comfortable with the marketability of the site and have ongoing experience based on the adjacent development.	33	0	
U126	Broughton Gate Reserve Site	Broughton		Current application***	The site forms part of the Broughton Gate area of the Eastern Expansion Area. A proposal is under consideration for a mixed use development including 18 flats above shops and office space on a site reserved for community use. The site is surrounded by residential development and such a proposal is in keeping with other local centres across Milton Keynes.	The site is owned by a developer who is looking to bring the development forward.	The site is within a wider development area which is nearing completion. The development would provide key services to local residents and is likely to be popular as with other local centres around the city. There are no physical factors limiting the deliverability of the site. The development would probably take around a year to complete.	There are no physical or policy constraints to development.	Deliverable - subject to planning consent being granted it is reasonable to assume the development will be complete in the next 5 years given the lack of constraints and the likely local demand for small scale retail in the locality.	18	0	
Sub total- new SHLAA sites										210	1083	1293

Total large urban sites	8679	16170	24849
Small urban windfall sites****	347	540	887
Total urban land availability *	9026	16710	25736

Table 1- Potential Urban Sites

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable capacity (yrs 1-5)	Estimated Developable capacity (yrs 6-14)
-----------	------	------	------	--------	-------------	--------------	---------------	-------------	----------------------------	--	---

NB- the rural total, and to a lesser degree the urban total, includes a range of sites outside current policy from which future land allocations will be made. There is no expectation that all will need to be allocated or that it would be appropriate for all to be developed. These decisions will need to be made through the plan making process- not the SHLAA.

Completions in 2010-2012 were 2,875, which were in addition to the identified potential supply over the plan period

Figures include no allowance for future urban windfall development- average 200 per year previously.

* Figure includes approximately 610 homes not expected to be completed until after 2026 in the WEA.
** Platform for Growth Paper can be seen here: <http://cmis.milton-keynes.gov.uk/CmisWebPublic/Binary.ashx?Document=35535>
*** Site granted planning permission since time of writing.
**** Based on 60 dwellings per year. First year includes an additional 65 dwellings for the current year based on up-to-date monitoring.

Table 2 - Potential Rural Sites

NB- the rural total includes a range of sites from which future land allocations will be made. There is no expectation that all will need to be allocated or that it would be appropriate all for development. These decisions will need to be made through the plan making process- not the SHLAA.

SHLAA Ref	Name	Area	Size	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated Deliverable Capacity (yrs 0-5)	Estimated Developable Capacity (yrs 6-14)
R1	Land at Silver Trees	Astwood	0.66	CS Submission	Outside scope of the study.				Outside scope of this assessment		
R2	Blind Pond Farm	Bow Brickhill	1.03	Allocation	Allocated for development in the Local Plan. Partly in use for employment purposes but accommodation is not modern or of a good standard. Suitability for residential use was assessed during the Local Plan process, and nothing has changed to alter this conclusion. Development would improve the appearance of a key site on the entrance to the village.	Site is under the control of a housebuilders who is progressing pre-app discussions with the Council.	The site is under the control of a house builder who is actively pursuing development. Some site clearance will be needed but standard of the buildings would mean costs would be limited. Site is in an attractive edge of village location, with good links to MK so is likely to be very marketable.	No policy constraints as an allocated site. Viability concerns related to ongoing value of uses on site. Existing buildings on site would need to be removed.	Developable- subject to gaining planning permission, the developer envisages being on site within the 12-18 months, with development completed by 2014.	25	0
R3	Rectory Farm	Bow Brickhill	0.26	Call for sites	Site is outside the scope of the assessment. Only a very small area within the Bow Brickhill village boundary.				Outside the scope of this assessment		
R4	Former station goods yard	Castlethorpe	0.25	Current application	Currently subject to a planning application 11/01593/FUL. Site lies in an area designated as housing on the proposals map. As a former railway goods yard the site is close to the railway line which has a visual and noise impact on the site. The site also adjoins the conservation area, which will have a constraint on the nature of development that can be accommodated. Site also sits below the level of the surrounding area. Existing access is available off South Street and could be incorporated in to any development.	The land owner has expressed a desire to seek development of the site through progressing a planning application.	The development would need to be subject to the submission of a planning application that adequately deals with the various constraints on site. The site has no apparent alternative value that would preclude development happening. Despite the constraints of noise and proximity of the railway line, development is likely to be marketable due to general attractiveness of a village setting.	Various physical and locational constraints. These could reasonably be overcome through an appropriate approach to design on the site.	Deliverable. Subject to approval of a planning application which addresses the various concerns on site, the development could come forward within the next 5 years.	8	0
R5	Land at Chicheley	Chicheley	0.44	Call for sites	Outside the scope of the assessment.				Outside the scope of this assessment		
R6	Land off Newport Road	Hanslope	0.81	Call for sites	Outside the scope of the assessment.				Outside the scope of this assessment		
R7	Land at Eastfield Drive	Hanslope	0.78	Call for sites	Outside the scope of the assessment.				Outside the scope of this assessment		
R8	Land at Haversham	Haversham	9.25	Call for sites	Outside the scope of the assessment.				Outside the scope of this assessment		

Table 2 - Potential Rural Sites

R9	Rectory Farm-site 1	Lavendon	2.76	Call for sites	Outside the scope of the assessment.				Outside the scope of this assessment		
R10	Rectory Farm-sites 2 and 3	Lavendon	6.1	Call for sites	Outside the scope of the assessment.				Outside the scope of this assessment		
R11	Old Garage site	Lavendon	0.14	Previous SHLAA	The site lies in an area allocated on the proposal map for housing. It sits adjacent to the boundary of the conservation area. The area is covered by zone 3b flood plain. The site is currently in use as a car sales and repair garage.	The site was subject to a planning application in 2007 which was refused due to lack of supporting information on flooding. Land owner has previously expressed an interest in continuing to pursue redevelopment of the site, but the site is now back in use as a car sales and repair garage.	The site is in an attractive village centre location. However there are several issues that would need to be addressed to progress a suitable application, most notably flooding. Costs of preparing a suitable application and supporting information could limit scope for development to occur given limited number of units that could be achieved on site.	Flooding, conservation and viability are all issues that would need to be addressed through an application. The site is also in use for commercial purposes and appears to be unavailable for redevelopment.	Undevelopable. Constraints and size of development make it unlikely a proposal will be progressed at this time.		
R12	Former chicken farm	Little Brickhill	0.61	Call for sites	Outside the scope of the assessment.				Outside the scope of this assessment		
R13	Former Garage site	Little Brickhill	0.63	Previous SHLAA	Site is within a residential area on the proposals map. It is in an attractive edge of village location. Former petrol filling station site is flat with no obvious physical constraints. Maybe some limited contamination to address on site from former use. Easy access to the site is available.	The availability of the site is uncertain but there have been recent pre-application enquiries.	There appear to be no significant physical constraints to prevent development but the site is not in the hands of a developer and development proposals do not currently appear to be being progressed. Likely to change as the housing market improves.	No policy constraints. Maybe limited contamination to address. Main constraint appears to be site ownership and availability.	Developable- likely to come forward for redevelopment in 5-10 years time as the housing market improves.	0	22
R14	Network House, North Crawley Road	Newport Pagnell	1.94	Pre-app	Site is currently allocated for employment use on the Proposals Map. On site there are several out-dated office and light industrial units. Most units are vacant. Some units leased but unoccupied, with leases coming to an end. To the south of the site is some recent housing development. To the east is a Council waste recycling facility. The facility forms a wider part of the Strategic Reserve site also promoted for development (R21/R22). There is scope to link into R21 through the north of this site.	The site owners has engaged a house builder development partner who have expressed a desire to seek immediate redevelopment of the site.	Appropriateness of development would need to be considered through the Site Allocations process or via an application. Tenancies not thought to restrict redevelopment. Recent housing development to the south of the area on a similar site suggests the development would be viable and marketable. Developer and landowner in pre-app discussions with the Council.	Policy- allocated for employment use. Appropriateness of development would need to be considered through the Site Allocations DPD process or via an application, with continued demand for employment use being a key issue. If recycling facility remains to the east, some mitigation through design is likely to be needed. Clearance of existing structures not felt to overly affect the viability of development.	Deliverable- site is in a suitable location for development but policy constraints would need to be addressed before site could be deliverable. This is likely to be through the submission of information in an application. The developer is seeking to progress an application with the intention of redeveloping the site immediately meaning there is a reasonable prospect of homes being delivered inside the next 5 years.	80	0

Table 2 - Potential Rural Sites

R15	Rear of Motorway service station hotel	Newport Pagnell	1.1	Call for sites	The site is currently designated for commercial facilities on the proposals map, part of a wider designation covering the motorway service station hotel. Access to the site is available via Little Linford Lane, however there are concerns regarding the capacity of a nearby road junction, which is already operating over capacity. There is also potential for the site to be accessed via the ongoing development of the Northern Expansion Area to the south. There is a significant, ongoing housing development to the south of the site. The M1 is in close vicinity to the site but the site is separated by the service station and a change in level which mitigates some of the noise and visual impact. Part of site seems to be within the 200m buffer from the M1 established for residential development for the wider NEA. Access to the site is available to the north and south of the site, but access to the north is currently restricted to buses only due to capacity issues with nearby junction.	Site owner has expressed a desire to seek development of the site.	Appropriateness of development would need to be considered through the Site Allocations process or against relevant local plan policies. Site could be seen as a continuation of development of the NEA to the south. Ongoing development suggests a market for homes in the area and no obvious viability issues.	Policy- allocated for commercial use. Appropriateness of development would need to be considered through the Site Allocations DPD process or against relevant Local Plan policies. Some noise from M1, which would need to be mitigated through design, particularly if development is within 200m of the motorway. Access to the site would need further investigation. Access via NEA to the south would be possible if access via Little Linford Lane was not considered to be achievable due to junction capacity.	Developable- site is in a suitable location for development but policy constraints would need to be addressed before site could be deliverable. Site could also be considered as urban growth but included in rural supply given links to Newport Pagnell.	30	0
R16	Tickford Fileds Farm- south	Newport Pagnell	10	LP allocation- Council owned area	Site is part of an area allocated as a Strategic Reserve in the Local Plan (2005). The suitability for housing was assessed through this process and nothing has changed to affect this decision. Site is currently used as grazing farm land. Access to the site would be achievable from North Crawley Road to the south, with improvements to the local road network likely to be required. There appear to be no physical constraints to development.	Site owner has expressed a desire to seek development of the site.	The site is currently only allocated as a reserve site on the proposals map. Appropriateness for a full allocation and comparison to alternatives would first need to take place through the Site Allocations process. An attractive rural setting is likely to make the development marketable. Not felt to be any physical issues which may affect the viability of development on the site.	Policy- allocated for employment use. Appropriateness of development would need to be considered through the Site Allocations DPD process. An appropriate response to local highway network would need to be achieved.	Developable- site is in a suitable location for development but policy constraints would need to be addressed before site could be deliverable. Site should be considered alongside R17 to the north.	0	175
R17	Tickford Fields Farm- north	Newport Pagnell	12.56	LP allocation/CS submission- RPS promoted area	Site is part of an area allocated as a Strategic Reserve in the Local Plan (2005). The suitability for housing was assessed through this process and nothing has changed to affect this decision. The site is only accessible via the south part of the site (R16) so cannot be classed as suitable for development in isolation. Site is currently used as grazing farm land. Part of the site is in floodplain, adding to the need for the site to be considered comprehensively with land to the south where both can be mutually beneficial.	Site owner has expressed a desire to seek development of the site.	The site is currently only allocated as a reserve site on the proposals map. Appropriateness for a full allocation and comparison to alternatives would first need to take place through the Site Allocations process. An attractive rural setting is likely to make the development marketable. Not felt to be any physical issues which may affect the viability of development on the site.	Policy- Appropriateness of development would need to be considered through the Site Allocations DPD process. Only accessible via R16 so could not be considered in isolation. Part of the site is in flood plain which would need to be taken into account in the design of any future development on R16/R17.	Developable- site is in a suitable location for development but policy constraints would need to be addressed before site could be deliverable. Site would only be deliverable as part of a wider land allocation with R16 to the south.	0	220
R18	Police Station Houses	Newport Pagnell	0.6	Allocation	Site is allocated for housing in the 2005 Local Plan. Site has been deemed suitable for housing redevelopment providing conservation issues are adequately addressed. Ongoing discussions around bringing the site forward for development with scheme likely to retain existing police station with the rest of the site sympathetically redeveloped.	Site owner has expressed a desire to seek development of the site.	No policy constraints to development. Attractive town centre setting likely to make development viable. The delivery of the site may be somewhat constrained by conservation issues and the need to retain the police station, but these should be able to be overcome through appropriate design.	No policy constraints to development. Conservation issues will need to be addressed, but it is reasonable to assume that these could be overcome through the design process. The retention of the police station will affect the capacity of the site and this has been taken into account.	Deliverable- the land owners are looking to bring forward development of the site and are in preliminary discussions with the Council. Given the scale of the site it is reasonable to assume the site could be developed in the next 5 years.	15	0

Table 2 - Potential Rural Sites

R19	Portfield Farm	Newport Pagnell	7.5	Previous SHLAA	The site is located on the edge of Newport Pagnell adjacent to an established residential area. The site is in two distinct parts with a spinney area separating land to the south, adjacent to the motorway. Access to the southern part of the site appears difficult without cutting through the established spinney, although access could potentially be established via Newbolt Close, but this would require more detailed investigation. This part of the site would also be affected by noise given relationship with the motorway. Access to the main part of site would need to be via Lakes Lane. This road is currently unsuitable for access as it is largely single carriageway and unsuitable for motor vehicles towards the top end. Whilst not making the site unsuitable, the issue of access will need more through consideration as part of a Site Allocations process. The site is also in the AAL and is home to two notable bird species and, in part, is part of the Ouse Wet Corridor.	Site owner has expressed a desire to seek development of the site.	Appropriateness of development would need to be considered through the Site Allocations process. The need to improve access to the site will be the main physical constraint on achieving development of the site. Lakes Lane would need significant upgrading, the costs of which have not been looked at and are therefore uncertain. The northern part of the site would be an attractive setting on the edge of a popular town, making it marketable.	Policy- allocated as open countryside and part of a wildlife corridor. Appropriateness of development would need to be considered through the Site Allocations DPD process. Highways- suitable highways access would need to be provided which may a) not be possible and b) may affect the viability of development. This would need to be considered in more detail through the site allocations process. Mitigation for impact on local nature issues would also need to be considered through design.	Developable- site could provide a suitable site for development subject to policy constraints being overcome and issues affecting the achievability of development being overcome.	0	197
R20	Former Aston Martin works	Newport Pagnell	2.2	NLUD	Vacant brownfield site near to town centre. Site surrounded on three sides by residential properties. Granted outline consent for residential development in 2008, therefore considered to be generally suitable for housing development.	Unavailable for residential development. Permission granted for retail development which is being progressed by landowners.	Residential development unlikely to be achieved.	Permission granted for retail use. Unlikely to be developed for residential.	Site is undeliverable as an alternative use is being pursued.		
R21	Land north of Lavendon Road	Olney	0.8	Call for sites	The site is allocated as open countryside on the proposals map and forms part of the local landscape designation AAL. It is currently in use as agricultural grazing land. Immediately to the north of the site is a Scheduled Ancient Monument. Access is available directly from Lavendon Road to the south. The road would need to be upgraded with footpaths to the development site and consideration given to dealing with other highway safety issues given the current nature of the road. No physical constraints to development. Principle of development north of Lavendon Road established by granting of permission for a petrol station on land adjacent to the site.	Site owner has expressed a desire to seek development of the site.	Appropriateness of development would need to be considered through the Site Allocations process. Site would be in an attractive setting on the edge of a popular village and could be very marketable. Highway safety issues are not felt to preclude the development of the site.	Policy- allocated as open countryside. Appropriateness of development would need to be considered through the Site Allocations DPD process. No physical constraints to development.	Developable- but policy constraints would need to be addressed before site could be deliverable.	0	28
R22	Land south of Lavendon Road	Olney	1.3	Call for sites	The site is allocated as open countryside on the proposals map and forms part of the local landscape designation AAL. It is currently in use as agricultural grazing land. Access is available directly from Lavendon Road to the north. The road would need to be upgraded with footpaths to the development site and consideration given to dealing with other highway safety issues given the current nature of the road. The south part of the site is subject to flood risk, but this has been excluded from the developable area of the site. No other physical constraints to development.	Site owner has expressed a desire to seek development of the site.	Appropriateness of development would need to be considered through the Site Allocations process. Site would be in an attractive setting on the edge of a popular village and could be very marketable. Highway safety issues are not felt to preclude the development of the site.	Policy- allocated as open countryside. Appropriateness of development would need to be considered through the Site Allocations DPD process. Flood risk area to the south of the site has been excluded from the assessment.	Developable- but policy constraints would need to be addressed before site could be deliverable.	0	46
R23	Land off Warrington Road	Olney	4.44	Call for sites	The site is currently allocated on the proposals map as open countryside. It is in use for agriculture. There appears to be no physical constraints to development of the site, although it is in a prominent location on the edge of the settlement, on a key approach road. Some highway concerns over the appropriateness of a new entrance road being created from the A509 due to increase in instances of stopping and turning. Could be overcome through investment in the A509 to create a right turn box. Site is adjacent to local sewage treatment works, which on site visits has not smelt.	Site owner has expressed a desire to seek development of the site.	Appropriateness of development would need to be considered through the Site Allocations process. Site would be in an attractive setting on the edge of a popular village and could be very marketable. Highway safety issues are not felt to preclude the development of the site, but limit suitability and could impact on viability.	Policy- allocated as open countryside. Appropriateness of development would need to be considered through the Site Allocations DPD process. Highways- any development would be subject to the appropriate highway improvement measures being undertaken.	Developable- but policy constraints would need to be addressed before site could be deliverable.		117

Table 2 - Potential Rural Sites

R24	Land off Yardley Road	Olney	2.26	Call for sites	The site is currently allocated as open countryside on the proposals map. It also forms part of the wildlife corridor associated with the old railway embankment. The site sits to the north of the old railway embankment which divides the site from an industrial estate. To the north of the site is the local sewage treatment works, which on sites visits has not smelt. The site is seperated from the A509 via a half built out employment site also submitted for consideration in the SHLAA (R26), <i>which was allocated for development in the Local Plan</i> . Access to the site could be achieved via the entrance to the employment land which could be extended into the site. Access from Yardley Road would be inappropriate. The site is long and thin in nature which could limit the form of development that could be created on site and would also necessitate the inclusion of an emergency access route. Site would be reliant on development of R26 to be able to be considered suitable. Site does feel isolated from the main area of Olney due to the seperation of the railway embankment.	Site owner has expressed a desire to seek development of the site.	Appropriateness of development would need to be considered through the Site Allocations process. Development only achievable if site R26 is fully developed either for employment or residential purposes. No particular physical constraints, other than access, that would limit development, although the location of the site adjacent to an industrial estate and a sewage works, could limit attractiveness to buyers.	Policy- allocated as open countryside and part of a wildlife corridor. Appropriateness of development would need to be considered through the Site Allocations DPD process. Highways- access would need to be via R26 which remains part developed. Location- some concerns regarding the attractiveness of the location for residential development	Developable- but policy constraints would need to be addressed before site could be deliverable.	0	59
R25	Land off Aspreys	Olney	9.59	Call for sites	The site is currently allocated on the proposals map as part of a wider land allocation for a secondary school. The school has now been completed and the remaining land is in agricultural use. The site is adjacent to a relatively recent expansion of Olney to the east. Access could be easily created off Aspreys. The development would protrude into the open countryside from an established edge of Olney, but this line has already been broken by the development of the secondary school. The far west of the site appears to be approaching a subtle landscape ridge, which may be best to avoid. The site could be suitable in part or as a whole.	Site owner has expressed a desire to seek development of the site.	Appropriateness of development would need to be considered through the Site Allocations process. Access to the site could be easily created and the site is likely to be attractive to developers due to it's attractive location on the edge of the town.	Policy- allocated for a secondary school site and is effectively open countryside. Appropriateness of development would need to be considered through the Site Allocations DPD process. Landscape impacts of developing the whole site would need to be considered as would the general appropriateness of residential development to the west of Aspreys.	Developable- site is in a suitable location for development but policy constraints would need to be addressed before site could be deliverable.	0	252
R26	Employment land at Olney	Olney	1.56	Pre-app	The site is allocated on the proposals map for employment use. Part of the site has been developed for office accommodation and an access road has been built through the site to the remaining land. The site is separated from the main area of Olney by a former railway embankment. To the north is the sewage works, which is screened by trees and on the site visit did not smell. Development is somewhat isolated from other residential properties by the railway embankment and industrial premises.	The land owner has expressed a desire to seek an alternative use for the site.	Appropriateness of development would need to be considered through the Site Allocations process or against relevant planning policy on loss of employment land. Access to and within the site is already available which would increase the viability and deliverability of development. Some concern that isolated nature of site and location near to a sewage works may put off potential housing developers.	Policy- allocated for employment use. Appropriateness of development would need to be considered through the Site Allocations DPD process or considered against relevant planning policy on loss of employment land. Some concern over attractiveness of the site for housing would need to be considered in more detail. Could potentially be mitigated in part through appropriate design.	Deliverable- site is in a suitable location for development and is being pursued for development in light of lack of demand for employment offer. Site is in the hands of a house builder making it reasonable to assume development could be completed within the first 5 years subject to an acceptable planning application being approved.	35	0
R27	Land at Crofts End	Sherington	1.6	Call for sites	The site is allocated as open countryside on the proposals map. It is also part of the local landscape designation AAL. There is a Scheduled Ancient Monument to the north east of the site which would severely limit the form of development in the immediate vicinity. Access would be able to be created off Crofts End. Development would form a logical rounding off of the south edge of the village, but would also block views out of the village.	The land owner has expressed a desire to seek an alternative use for the site.	Appropriateness of development would need to be considered through the Site Allocations process. Access could easily be created into the site. Other than consideration of the SAM, there would be no physical constraints limiting the achievability of development and homes would be in a very desirable location. Estimated capacity reduced to take into account potential impact of the SAM on available land-take.	Policy- allocated as open countryside. No physical constraints limiting the delivery of the site. Appropriateness of development would need to be considered through the Site Allocations DPD process.	Developable- but policy constraints would need to be addressed before site could be deliverable.		32

Table 2 - Potential Rural Sites

R28	Land rear of School Lane	Sherington	1.5	Call for sites	The site is allocated as open countryside on the proposals map and forms part of the local landscape designation AAL. The site is surrounded on three sides by development, with access through the school site being suggested as an option. The school have indicated that they would potentially consider enabling access if it was considered to be for the benefit of the school and the village. However, previous consultation with the Parish Council indicated that they did not think it was a viable option.	The landowner has expressed a desire to seek development of the site.	Appropriateness of development would need to be considered through the Site Allocations process. There are concerns as to how development of the site would be viable, given the need for investment in the school and a new access to the site. However, the site would be in a marketable location on the edge of the village. Subject to the delivery of changes to the school and access, it would be likely that the site could be built out in 12-18 months.	Policy- allocated as open countryside. Appropriateness of development would need to be considered through the Site Allocations DPD process. There are clear constraints to the delivery of the site that would need to be investigated and considered in more detail through the Site Allocations process, particularly the feasibility of gaining access via the school site, and whether this is something the school wishes to consider further..	Developable- the site would be an attractive site for development. However, development of the site is limited by the need to gain access through the site. Clarification from the school that they would consider discussing facilitating access makes it reasonable to assume that the site would be developable, however there remains concern that the viability of housing development would be adversely affected by the enabling works that would be required as this appears to be the only realistic access point	0	45
R29	Land at High Street	Sherington	1	Call for sites	The site is currently allocated as open countryside on the proposals map and is part of the local landscape designation AAL. It is a large, unconstrained field on the edge of the village. Development of whole field would be inappropriate, but consideration could be given to the 1ha identified in the submission. Consideration would need to be given to the conservation area immediately to the south of the site and the fact that the site lies on a key entrance to the village.	The landowner has expressed a desire to seek development of the site.	Appropriateness of development would need to be considered through the Site Allocations process. Access to the site could easily be created and there are no physical constraints to development other than important design considerations relating to the importance of the site on the entrance to the village and the conservation area to the south.	Policy- allocated as open countryside. No physical constraints limiting the delivery of the site. Appropriateness of development would need to be considered through the Site Allocations DPD process.	Developable- but policy constraints would need to be addressed before site could be deliverable.	0	35
R30	Smiths Yard	Sherington	1.1	Call for sites	The site is currently allocated as open countryside on the proposals map and is part of the local landscape designation AAL. It is separated from the village boundary by a series of residential properties along Water Lane. The site itself is in use as an industrial yard with several small business' operating from old shed style buildings. Part of the site stores old cars and appears largely unkempt. Access to the site would be via Water Lane which has been upgraded but is very narrow in places with further potential for improvement limited. Development of the site would improve the appearance of the site. There are highway concerns that any redevelopment of the site should not lead to an increase in traffic movements along Water Lane. This would be likely to limit the potential capacity of the site.	The landowner has expressed a desire to seek development of the site.	Appropriateness of development would need to be considered through the Site Allocations process. Access to the site is already available via Water Lane although there are concerns regarding the suitability of the road to accommodate additional traffic. Details of tenancies not available but these could affect the timing of any potential redevelopment. The quiet, edge of village development would be in a highly desirable location and would probably be very attractive to buyers.	Policy- allocated as open countryside. No physical constraints limiting the delivery of the site. Appropriateness of development would need to be considered through the Site Allocations DPD process. Would also need to give consideration to amending the existing village boundary of Sherington to incorporate homes between the site and the existing village boundary.	Developable- site is in a suitable location for development, although scope for development will be limited by the existing highway. Policy constraints would need to be overcome through the Site Allocations process.	0	39
R31	East of Vandyke Close	Woburn Sands	2.42	Call for sites	Site is designated as open countryside on the proposals map. It is currently scrub land. Access would be available from the end of Vandyke Close, an existing residential street. There is some noise from the railway line to the south which would need to be mitigated through any design on site. Site is screened on three sides by mature trees which provide a clear boundary to the site. There appear to be no physical constraints to development.	The landowner has expressed a desire to seek development of the site.	Appropriateness of development would need to be considered through the Site Allocations process. The landowner has received enquiries from developers for the land. Edge of town site is likely to be very marketable. As with all sites in Woburn Sands in particular, achievability of development would need to consider the impact of recent and planned growth on local services and facilities.	Policy- allocated as open countryside. No physical constraints. Appropriateness of development would need to be considered through the Site Allocations DPD process. The layout of any development would need to consider the mitigation of noise from the railway. The cumulative impact of recent and permitted development in Woburn Sands on services and facilities would need to be a key consideration in assessing the suitability of development. No support for further growth outside Nampak site from the Town Council.	Developable- but policy constraints would need to be addressed before site could be deliverable. Would also be subject to a wider review of services and facilities to establish the scope for any additional growth in the town.	0	64

Table 2 - Potential Rural Sites

R32	Land north of Woburn Sands	Woburn Sands	13.1	Call for sites	Site is designated as open countryside on the proposals map. Part of site (6.42 ha for 102 dwellings) was subject to a refused planning application in 2011 (11/00936/OUT) which highlighted a number of issues with the site, several of which could potentially be mitigated through improved design or submission of additional detail. Aside from the fact that the proposal was for development in the open countryside, of particular concern was the impact of the development on the public highway at the Cranfield Road/Newport Road junction. This reason for refusal has been overcome through a further recent application but the application was still refused as the site is in the open countryside. Other concerns, aside from the need for, and principle of, development, could mainly be mitigated through design or additional assessment. Access points to the site would need to be created off Cranfield Road. The relationship with the existing settlement boundary would need to be carefully considered. There is general concern over the impact of development in Woburn Sands on local facilities and services which have been stretched by rapid re	The landowner has expressed a desire to seek development of the site.	Appropriateness of development would need to be considered through the Site Allocations process. The land is owned by a housing developer and could be brought forward if the policy is addressed and highway concerns could be overcome. Site would be in an attractive market town setting and is likely to be very marketable. As with all sites in Woburn Sands in particular, achievability of development would need to consider the impact of recent and planned growth on local services and facilities.	Policy- allocated as open countryside. Appropriateness of development would need to be considered through the Site Allocations DPD process. The cumulative impact of recent and permitted development in Woburn Sands on services and facilities would need to be a key consideration assessing the suitability of development. No support for further growth outside Nampak site from the Town Council. The junction of Cranfield Road with Newport Road would need to be improved to mitigate the impact of the development on the local highway network.	Developable- but policy constraints would need to be addressed before site could be deliverable. Would also be subject to a wider review of services and facilities to establish the scope for any additional growth in the town.		196
R33	Nampak- phase 4 and 5	Woburn Sands	3.57	Appeal decision	Part of larger brownfield site already partly redeveloped for housing. Expected to be employment land but principle of further residential development (in part) established through appeal decision APP/Y0435/A/10/2125532.	Land in developer control. Expressed intention to develop the site through submitted application. Refused due to assumed capacity of the site but principle of development established. Developer now engaged in pre-application discussions with the Council and local community.	Subject to planning consent being granted, likely to be a continuation of the existing redevelopment, forecast for completion by March 2015. As with all sites in Woburn Sands in particular, achievability of development would need to consider the impact of recent and planned growth on local services and facilities	1.3 ha for employment land taken into account when estimating capacity. Reliant on successful planning application addressing character of development and density as design was the major constraint identified in the previous planning appeal.	Deliverable- given a slight overlap with phase 3 and a build out rate similar to that seen in recent years on the site, it is reasonable to assume the site will be built out in the last three years of the first five year period.	115	0
R34	Nursery site	Woburn Sands	3.88	Call for sites	Site is designated as open countryside on the proposals map. However there is an established use on the site as a garden centre. There are numerous buildings on the site, particularly green house style constructions, with the remaining area of the site being covered by hard standing for car parking. Good access to the site is available via the existing car park entrance from Newport Road, but a footpath would need to be provided. Residential development could present an opportunity to soften development on the edge of the town by introducing more open space than at present. Although the site lies adjacent to the edge of Woburn Sands on the proposals map, it is actually in the Parish of Wavendon.	The landowner has expressed a desire to seek redevelopment of the site.	Appropriateness of development would need to be considered through the Site Allocations process. Some existing short term tenancies on site would need to be resolved before site could be made available. Site is in an attractive edge of town location and is likely to be very marketable. As with all sites in Woburn Sands in particular, achievability of development would need to consider the impact of recent and planned growth on local services and facilities	Policy- allocated as open countryside. Appropriateness of development would need to be considered through the Site Allocations DPD process. The cumulative impact of recent and permitted development in Woburn Sands on services and facilities would need to be a key consideration assessing the suitability of development. No support for further growth outside Nampak site from the Town Council. Short term tenancies to be resolved before the site would be available. Existing developed nature of the site could also add to development costs but such costs are not expected to be prohibitive to redevelopment.	Developable- but policy constraints would need to be addressed before site could be deliverable. Would also be subject to a wider review of services and facilities to establish the scope for any additional growth in the town.		102

Table 2 - Potential Rural Sites

R35	Land west of Newport Road	Woburn Sands	4.1	Call for sites	Site is designated as open countryside on the proposals map. It is bordered by Frosts Garden Centre to the north and the railway line to the south, which is set beyond a series of lakes. Access would be available directly from Newport Road. Site is currently used for grazing. Good access to the railway station to the south. Site also put forward for consideration as part of a wider area for the growth of Milton Keynes.	Land in control of a developer. They have expressed an interest in bringing the site forward for development.	Appropriateness of development would need to be considered through the Site Allocations process. The land is owned by a housing developer and could be brought forward if the policy position were amended accordingly. As with all sites in Woburn Sands in particular, achievability of development would need to consider the impact of recent and planned growth on local services and facilities. Site would be in an attractive market town setting and is likely to be very marketable.	Policy- allocated as open countryside. No physical constraints. Appropriateness of development would need to be considered through the Site Allocations DPD process. The cumulative impact of recent and permitted development in Woburn Sands on services and facilities would need to be a key consideration assessing the suitability of development. No support for further growth outside Nampak site from the Town Council.	Developable- but policy constraints would need to be addressed before site could be deliverable. Would also be subject to a wider review of services and facilities to establish the scope for any additional growth in the town.	0	108		
R36	Nampak- phase 1 and 2	Woburn Sands		Permission	Site is under construction	Development is largely complete with only the last of the 268 permitted units to be finished.	Build out on site ongoing with all units expected to be completed within 12 months.	No physical or policy constraints.	Deliverable- remaining units expected to be completed within 12 months.	12	0		
R37	Nampak- - phase 3	Woburn Sands		Permission	Site is under construction	Site is being built out by a house builder. 24 units under construction at 1st April.	Build out on site is ongoing with all units expected to be completed within 3 years.	No physical or policy constraints.	Deliverable- all units expected to be completed within 3 years.	104	0		
R38	Greens Hotel site	Woburn Sands		Permission	The site has planning permission for 36 specialist units as part of a mixed use development. Development has yet to start and the housebuilders has recently negotiated an extension of time to implement the application	The landowner has expressed an intention to seek development of the site. Site is however, not in the hands of a developer.	The development is part of a wider proposal including a 50 bed nursing home. The development is restricted to over 55, limiting the market, but there have been a number of similar developments delivered recently, given the aging population. Development could be built out within a couple of years once it commences.	No policy constraints. There are pre-commencement conditions to replace existing facilities, including re-locating the existing bowling green, which will need to be satisfied before redevelopment can happen.	Deliverable- reasonable to assume that development will commence and be completed within the first five year period given the scale of the development and the timings set out in the recently agreed planning extension.	36	0		
R39	Land at Sherington Hill Farm	None	19.9	Call for sites	Outside scope of the study. Isolated development in the countryside.				Unsuitable for development- outside the scope of the study.	0	0		
R40	Maltings Farm	Castlethorpe		Permission	Site is under construction	Site is being built out by a house builder at a good rate.	Build out on site ongoing with all units expected to be completed within 12 months.		Deliverable - small site, under construction Completion expected during 2013	14	0		
										Total	474	1737	2211
										Small site windfall allowance*	166	315	481
										Total rural land availability	640	2052	2692

* Figure based on 35 homes per year. 9 homes deducted due to one site of 9 dwellings being listed in the schedule- avoids double counting.

Table 3 - Potential Sites for Future Growth

The land identified in this table does not form part of the potential land supply identified in the report up to 2026. The sites have been put forward to the Council as being available for the future expansion of the city. They currently sit outside of the growth strategy for the city and would only be able to be brought forward for development through a review of the city development boundary, if this is deemed necessary in the future. This may be through the emerging PlanMk, or a separate Site Allocations process.

SHLAA Ref	Name	Area	Size (ha)	Source	Suitability	Availability	Achievability	Constraints	Deliverability conclusions	Estimated capacity- all post 2026
G1	Kestral view stables	Urban edge	3.5	Call for sites	Covered by G23 as part of potential wider development area	Landowner has confirmed site would be available for development.	Would only be achievable as part of any wider development proposals to expand the WEA which is not proposed prior to 2026.	Policy- outside CS spatial strategy to 2026. Impact on landscape ridge and wider countryside would need further detailed assessment. Uncertain land availability in the surrounding area.	Covered by G22	
G2	Wavendon Wood	Urban edge	65	Call for sites	Allocated as open countryside on the proposals map. Outside strategy for growth to 2026 set out in the CS. Part of site borders Wavendon and Woburn Sands where coalescence would need to be addressed. Access to the site could be made via proposed Church Farm development. Some noise from railway line to the south of the site, which could be mitigated through design. Impact on local highway network would need more detailed consideration.	Landowner has confirmed site would be available for immediate development.	Outside policy so would only be available for development post 2026 after future consideration of the need for growth and the most appropriate locations for this to occur.	Policy- outside CS spatial strategy to 2026. Issues of coalescence with Woburn Sands and Wavendon would need to be addressed. Some noise from railway line to the south of the site.	Undeliverable in plan period. Could be considered for growth post 2026, subject to constraints being addressed, if more land needs to be identified.	1138
G3	Lower End Road	Urban edge	2.63	Call for sites	Allocated as open countryside on the proposals map. Outside strategy for growth to 2026 set out in the CS. Lies on the edge of the CS Strategic Land Allocation. Impact of development on existing neighbouring properties would need to be considered. Access would be available from Lower End Road. Would be best considered as part of any future wider growth proposals in the area with adjoining land.	Landowner has confirmed site would be available for development in 5-10 years time.	Outside policy so would only be available for development post 2026 after future consideration of the need for growth and the most appropriate locations for this to occur.	Policy- outside CS spatial strategy to 2026. Separated from the urban area by proposed Strategic Land Allocation due for completion by 2026. Impact on neighbouring properties would need to be considered.	Undeliverable in plan period. Could be considered for growth post 2026, subject to constraints being addressed, if more land needs to be identified.	46
G4	Land off Cranfield Road	Urban edge		Call for sites	Covered by G18 as part of potential wider development area				Covered by G18	

Table 3 - Potential Sites for Future Growth

G5	Land at Lower End Road	Urban edge	1	Call for sites	Allocated as open countryside on the proposals map. Outside strategy for growth to 2026 set out in the CS. Lies on the edge of the CS Strategic Land Allocation. Access would be available from Lower End Road. Would be best considered as part of any future wider growth proposals in the area with adjoining land.	Landowner has confirmed site would be available for development.	Outside policy so would only be available for development post 2026 after future consideration of the need for growth and the most appropriate locations for this to occur.	Policy- outside CS spatial strategy to 2026. Separated from the urban area by proposed Strategic Land Allocation due for completion by 2026.	Undeliverable in plan period. Could be considered for growth post 2026, subject to constraints being addressed, if more land needs to be identified.	18
G6	Land north of Lower End Road	Urban edge		Call for sites	No covered by U16				Covered by U16	
G7	Land north of Bedford to Bletchley railway line	Urban edge	18.3 (excluding land covered by other sites and land in Beds)	Call for sites	Allocated as open countryside on the proposals map. Outside strategy for growth to 2026 set out in the CS. Site is separated from the urban area and CS Strategic Land allocation by Wavendon Golf course and other sites in the SHLAA. Only likely to be a suitable development site as part of any wider growth considered in the area. Large are of additional land lies across the boundary with Central Beds	Site is under option to a developer.	Outside policy so would only be available for development post 2026 after future consideration of the need for growth and the most appropriate locations for this to occur.	Policy- outside CS spatial strategy to 2026. Separated from the urban area and proposed Strategic Land Allocation by other sites and the golf course, only making it deliverable as part of a wider development scheme.	Undeliverable in plan period. Could be considered for growth post 2026 alongside other sites, subject to constraints being addressed, if more land needs to be identified.	320
G8	Land to the north west and south east of Salford Road	Urban edge	175.5	Call for sites	Allocated as open countryside on the proposals map. Outside the strategy for growth to 2026 set out in the CS. Site is separated from the urban area of MK by the M1 motorway. Limited existing crossing opportunities available to site from urban area. The suitability of these to be upgraded to cope with additional traffic would need to be investigated. Further land available in Beds, which could provide enhanced crossing opportunities. This would need to be investigated further in the future with the neighbouring authority, if necessary. Development would break long term established boundary to the rural area of MK.	Landowner has confirmed site would be available for development in 5-10 years and enquiries have been received from developers.	Outside policy so would only be available for development post 2026 after future consideration of the need for growth and the most appropriate locations for this to occur.	Policy- outside CS spatial strategy to 2026. Separated from the urban area by the M1 motorway. Further assessment needed to establish if adequate transport links could be established. Further work on landscape impact and potential mitigation would also need to be considered.	Undeliverable in plan period. Could be considered for growth post 2026, subject to constraints being addressed, if more land needs to be identified.	3071

Table 3 - Potential Sites for Future Growth

G9	Land east of Brickhill Street	Urban edge	34.5	Call for sites	Allocated as open countryside on the proposals map. Outside the strategy for growth to 2026 set out in the CS. Part of site in flood zone 2, which would need to be addressed. Some noise from A5 to the west and railway line to the north, which would need to be mitigated through design. Access would need to be via Brickhill Street. Further detailed work would need to be undertaken to assess the capability of the A5 roundabout and Brickhill Street to cope with additional traffic movements. Impact of any development on the Brickhills AAL would need to be looked at in more detail.	Landowner has confirmed site would be available for development in 5 years time and enquiries have been received from developers.	Outside policy so would only be available for development post 2026 after future consideration of the need for growth and the most appropriate locations for this to occur.	Policy- outside CS spatial strategy to 2026. Flooding and noise issues would need to be mitigated through design. Further landscape and highways work would need to be carried out prior to consideration of an allocation.	Undeliverable in plan period. Could be considered for growth post 2026, subject to constraints being addressed, if more land needs to be identified.	604
G10	Land at Eaton Leys	Urban edge	40.5	Call for sites	Allocated as open countryside on the proposals map. Outside strategy for growth to 2026 set out in the CS. Part of site covered by a SAM, the impact on which would need to be subject to more detailed consideration. West of site also partly covered by floodplain which would need to be taken into account in any site design. Access available from Watling Street and/or A4146, subject to more detailed assessment. Additional area of 70ha lies in Aylesbury Vale area.	Landowner has confirmed site would be available for development inside 5 years.	Outside policy so would only be available for development post 2026 after future consideration of the need for growth and the most appropriate locations for this to occur.	Policy- outside CS spatial strategy to 2026. The impact of increased traffic movements on Watling Street would need to be considered in more detail before an allocation is considered. Design of site would need to consider SAM and flooding issues. Wider site would need to be discussed in detail with AVDC.	Undeliverable in plan period. Could be considered for growth post 2026, subject to constraints being addressed, if more land needs to be identified.	709
G13	Land at Bow Brickhill	Urban edge	101.8	Core Strategy submissions	Outside strategy set out to 2026 in CS. Development would extend beyond railway line which largely defines the southern edge of the city. Issues of coalescence with Bow Brickhill would need to be carefully addressed. Access could be provided from the Bow Brickhill Road. Largely separated from the urban area by the railway line. Would need additional crossing(s) of the railway line to be provided, if possible, increasing development costs. Some noise from railway line would need to be mitigated.	Site is being promoted on behalf of a range of landowners	Outside policy so would only be available for development post 2026 after future consideration of the need for growth and the most appropriate locations for this to occur. Need for new rail crossings could have an impact on development viability.	Policy- outside CS spatial strategy to 2026. Issues of coalescence with Bow Brickhill would need to be addressed. Some noise from railway line to the north of the site. Highway issues, including potential for rail crossings and impact on surrounding villages would need further investigation as part of considering future growth options.	Undeliverable in plan period. Could be considered for growth post 2026, subject to constraints being addressed, if more land needs to be identified.	1782

Table 3 - Potential Sites for Future Growth

G14	Land east of the M1, south of Newport Pagnell	Urban edge	268.4	Core Strategy submissions	Allocated as open countryside on the proposals map. Outside strategy set out to 2026 in CS. Development would break barrier of M1 between urban MK and the rural area and expand development into open countryside. Impact on existing road crossings over M1 to MK would need detailed consideration to avoid creating further congestion. Part of site in flood zone 3, which would need to be mitigated through design.	Landowner has confirmed the site would be available for development. Also being promoted for employment uses.	Outside policy so would only be available for development post 2026 after future consideration of the need for growth and the most appropriate locations for this to occur. Potential need for improved crossings over the M1 could affect viability and deliverability.	Policy- outside CS spatial strategy to 2026. Further consideration of the highway implications of developing east of the M1 would need to be investigated further when considering any allocation.	Undeliverable in plan period. Could be considered for growth post 2026, subject to constraints being addressed, if more land needs to be identified.	4697
G15	Land at Wavendon Lodge	Urban edge		CS Submission	Allocated as open countryside on the proposals map. Site houses an existing block of residential apartments. Surrounding land appears to provide open aspect to this development, but could be considered as grazing land. Access would be available from the A5130. There is some significant mature planting to the rear of the land.	Landowner has confirmed site would be available for development.	Outside policy so would only be available for development post 2026 after future consideration of the need for growth and the most appropriate locations for this to occur.	Policy- outside CS spatial strategy to 2026.	Undeliverable in plan period. Could be considered for growth post 2026, subject to constraints being addressed, if more land needs to be identified.	107
G16	Shenley Dens Farm	Urban edge	22.4	Call for sites	Allocated as open countryside on the proposals map. Outside strategy set out to 2026 set out in CS. Over the Shenley Landscape Ridge, so has potential to have an adverse impact on landscape character in the area. This was recognised in the Local Plan Inspectors Report (2005), in relation to the wider 10.4 area, which said that development would be visible from a large part of the Whaddon Valley. The location of this smaller site, tucked behind Oakhill Wood, may partly mitigate this issue. This would need further investigation if the site were to be considered for allocation. Access available via existing grid road reserve through Oakhill.	Landowner has confirmed site would be available for development. In the control of a house builder	Outside policy so would only be available for development post 2026 after future consideration of the need for growth and the most appropriate locations for this to occur.	Policy- outside CS spatial strategy to 2026. Impact on landscape character would need much more detailed consideration prior to any allocation, along with the availability of access via the grid road reserve, which is in separate ownership.	Undeliverable in plan period. Could be considered for growth post 2026, subject to constraints being addressed, if more land needs to be identified. Could potentially be considered as a small extension to the city boundary on its own through a site allocations process if a limited amount of urban land needed to be identified.	392
G17	Linford Lakes	Urban edge	11	Call for sites	Outside strategy set out to 2026 in CS. Part of site lies in flood zone 3. This would need to be mitigated through the design and layout of the development. Very attractive lakeside setting would be created. Access already available from Wolverton Road, may need some enhancement, particularly in terms of footpath links. In highway terms the isolation of the site from other residential areas is seen as being unsustainable.	The site is under option to a developer.	Outside policy so would need to be considered through a site allocations process after future consideration of the need for growth. Waterside location likely to make development attractive and marketable.	Policy- outside CS spatial strategy to 2026. Design of any development would need to take into account flood risk which covers part of the site and the surrounding area. Need to improve highway and footpath access would need to be considered but not felt to render site unviable.	Undeliverable in plan period. Could be considered for growth post 2026, subject to constraints being addressed, if more land needs to be identified. Could potentially be considered as a small extension to the city boundary on its own through a site allocations process if a limited amount of urban land needed to be identified.	193

Table 3 - Potential Sites for Future Growth

G18	Land north of Woburn Sands	urban edge	45.3	Call for sites	Outside strategy for growth to 2026 set out in the CS. Development site is separated from the urban edge of MK and any proposed growth areas. Part of site promoted as growth of Woburn Sands. Development of site for growth of MK would cause coalescence issues with Woburn Sands	Landowner has indicated the site would be available for development.	Would only be achievable as part of any wider future growth plans considered in the area. This would be post 2026.	Policy- outside CS Spatial Strategy to 2026. Likely to be issues of coalescence with Woburn Sands to address. Would only be suitable for growth alongside other adjacent land parcels.	Undeliverable in plan period. Could be considered for growth post 2026 alongside other sites, subject to constraints being addressed, if more land needs to be identified.	793
G19	Land at Little Linford Lane	Newport Pagnell/urban edge	19.68	Call for sites	The site is currently allocated as open countryside and linear park extension on the proposals map. It lies outside the current city boundary. The M1 runs along the eastern edge of the site, generating significant noise that would need to be attenuated and separating the site from Newport Pagnell. The River Ouse and Linford Lakes provide an attractive setting to the west. Part of the site (mainly the northern tip) is in flood zone 3b which would limit the development area. Access could be physically provided from Little Linford Lane and access could also be created via the NEA to the south of the site. However, there is an existing issue with the highway capacity of a nearby junction (Little Linford Lane and Wolverton Road) which cannot currently be resolved and which development of the site would make worse. Site feels isolated from existing residential areas due to separation of M1 and the existing hotel site to the south.	Site owner has expressed a desire to seek development of the site and is exploring marketing opportunities.	Outside policy so would only be available for development post 2026 after future consideration of the need for growth and the most appropriate locations for this to occur. Site would be in an attractive riverside setting and could be very marketable, but noise from the M1 would need to be attenuated, which could affect development viability and developable site area.	Policy- allocated as open countryside and linear park extension. The nearby road junction is at capacity and development of the site would worsen the existing problem. Mitigation to date has not solved the problem. Appropriateness of development would need to be considered through the Site Allocations DPD process to see if the issue could be overcome.	Undeliverable - the site would provide an attractive setting for development. However, it is in an isolated location and there are ongoing highway constraints which potential solutions have so far failed to address. Could potentially be considered as a small extension to the city boundary on its own through a site allocations process if a limited amount of urban land needed to be identified and the highways constraints can be overcome.	344
G20	Land off Calverton Road	Stony Stratford	1.7	Call for sites	Site is designated as linear park on the proposals map and lies outside the development boundary of the city. It is currently paddock land. Site is surrounded by residential development and fronts onto an attractive riverside setting. Edge of site lies within zone 2 flood plain, with the main flood plain being on the other side of the river. Public footpath runs along the river edge. Access would need to be created off Calverton Road which is seen as being achievable 40m south of the Milford Road junction. Slight slope on the site would need to be built into any development.	Site owner has expressed an intention to seek development of the site.	Currently outside policy so would need to be considered through a site allocations process after future consideration of the need for growth. The site is in a very attractive riverside setting in a popular area. A new access would need to be built to the site which would add to the development costs but would not be likely to make the development unviable.	Policy- currently allocated as open space and outside the city development boundary. An element of flood risk would need to be incorporated into any development proposals.	Undeliverable- site would provide an attractive site for development but policy constraints would need to be addressed before site could be deliverable. Could potentially be considered as a small extension to the city boundary on its own through a site allocations process if a limited amount of urban land needed to be identified.	68

Table 3 - Potential Sites for Future Growth

G21	Windmill Field (east)	Stony Stratford	7.9	Call for sites	Site is currently designated as open countryside and lies outside the city development boundary. To the north east is an attractive residential development and to the south east is the edge of the Western Expansion Area, which has yet to commence development. To the south west is the village of Calverton and the edge of the Calverton Conservation Area. Development of the site would bring development closer to the edge of the conservation area. A precedent for development in this area has already been set through the allocation of the WEA. However the plan for the WEA is for a substantial landscape buffer to Calverton which would mitigate some of the impact on the conservation area. A buffer area may also be appropriate for this site. Access is available via a grid road reserve corridor, which is in different ownership.	The site owner has expressed a desire to seek development of the site.	Currently outside policy so would need to be considered through a site allocations process after future consideration of the need for growth. The site is in a very attractive setting on the edge of a popular town and likely to be very marketable. However, the cost of delivering the required access would need to be investigated, including the desire of the owner of the grid road corridor to release it for development, as would the need for a significant landscape buffer to the Calverton Conservation Area.	Policy- currently allocated as open countryside and outside the city development boundary. Access to the site is available but deliverability of the route is uncertain. Impact of any development on the Calverton Conservation Area due to proximity of any development would need to be considered.	Undeliverable- site is in a potentially suitable location for development but policy constraints would need to be addressed before site could be deliverable. Other wider physical constraints, including landscape impact and impact on the Calverton Conservation Area would also need to be considered more closely, along with clarification that a suitable access could be provided, before the site could be confirmed as being suitable for development. Could potentially be considered as a small extension to the city boundary on its own through a site allocations process if a limited amount of urban land needed to be identified. Capacity of site reduced to reflect the fact that, if the site were deemed to be suitable for development, a significant landscape buffer would need to be included on the site.	158
G23	WEA Expansion	Urban Edge	52.3	CS Submission	Site is currently designated as open countryside on the proposals map and lies outside the city development boundary. The area is mainly used as farm land for grazing. The site adjoins the area of the existing Western Expansion Area on it's western edge- an edge that has been planned as a 'soft edge' to the city to mitigate it's impact on the surrounding landscape. Any development of the site would therefore potentially need to be open space, associated with 'pushing out' the existing planned boundary of the WEA. The site would bring the development of the WEA to the edge of existing villages in the area, meaning potential issues with coalescence would need to be addressed. The site would also mean development being brought closer to the Shenley Landscape Ridge, which could mean wider landscape impacts.	The site owner has expressed a desire to seek development of the site.	Outside policy so would only be available for development post 2026 after future consideration of the need for growth and the most appropriate locations for this to occur. The achievability of development would be further constrained by the relationship with the existing WEA, which is not programmed for completion until 2028 at the earliest, given that it is yet to start on site.	Policy- outside CS Spatial Strategy to 2026. Impact on wider landscape would need to be considered. Issues of coalescence would need to be given serious consideration as several small villages would potentially be affected by the development. The relationship with the WEA and the impact on the existing planning established for this area would need to be considered.	Undeliverable- site would provide an attractive setting for development but policy constraints would need to be addressed before the site could be considered deliverable. Timing of any potential development would probably be delayed by the continued build out of the WEA beyond 2026.	915

Appendix B Windfall Overview

Windfall Analysis, October 2012

1. Introduction

- 1.1 Windfall development was defined in Annex 2 of the National Planning Policy Framework (NPPF) as:

“Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available”.

- 1.2 The now deleted Planning Policy Statement 3: Housing, gave examples of potential sources of windfall sites including closed factories or small sites such as a residential conversion or a new flat over a shop.
- 1.3 This report has been prepared to assess the contribution of windfall development to the housing growth of Milton Keynes. It takes a historic look at windfall completions over the last 10 years, using the findings of this work to identify trends in provision and assess the potential level of windfall development that could be expected to occur in Milton Keynes in the future.
- 1.4 The report covers a period from 1st April 2002 up to the end of the most recently completed full monitoring period, 31st March 2012, drawing on data collected in the Council’s housing database.

2. What does the monitoring information show us?

- 2.1 Housing monitoring shows that over the period between 2002 and 2012 there were 14,378 (net), housing completions in Milton Keynes, an average of 1,438 per annum. 1,273 (9%) were in the rural area and 13,105 (91%) were in the designated urban area.
- 2.2 There were 2,577 windfall homes built in this period. This is an average of 258 per year across the whole Borough. 2,061(80%) of these were within the designated urban area of Milton Keynes. 516 (20%) were in rural settlements outside the urban area.
- 2.3 This means that over the last 10 years on average there have been 206 homes per annum in the urban area and 52 homes per annum in the rural area completed on previously unidentified sites.
- 2.4 Windfall development accounted for 18% of all completions in the Borough between 2002 and 2012. In terms of rural development, windfall accounted for 41% of all housing completions. In the urban area windfall development accounted for 16% of all completions. This information is summarised in Table 1 below.

Table 1 - summary of housing completions information

	Completions	Windfall completions	Annual average windfall	% windfall of total completions
Urban	13,105	2,061	206	16%
Rural	1,273	516	52	41%
Overall	14,378	2,577	258	18%

3. Completions by settlement

- 3.1 This section looks more closely at the location of the windfall developments, considering where the 'hot spots' for windfall sites are.
- 3.2 In the urban area, a significant number of the windfall developments have been found in the older parts of the city with 31% (640) of urban windfall homes being developed in Bletchley and 22% (452) in Wolverton/Wolverton Mill. Together these two settlements account for 53% of the urban windfall completions over the last 10 years. This suggests a correlation between the age of an area and the prevalence of windfall development.
- 3.3 There were still 930 (93 per year on average) windfall completions within city estates, showing that despite being newer, opportunities for their (re)development still exist.
- 3.4 In the rural area, Newport Pagnell (223 windfall completions / 43% of total rural windfall completions) was the hot spot for windfall development. Olney (85 / 16%) also had a significant amount of windfall development over the 2002-2012 period.
- 3.5 However, 41% of rural windfall completions were also spread across the smaller rural settlements. In total there were windfall completions in 26 of the 28 rural settlements, showing the wide availability of windfall opportunities. This information is summarised in Table 2 overleaf.

Table 2 - windfall completions by settlement

Rural area	
Newport Pagnell	223
Olney	85
Woburn Sands	10
Other settlements	198
Urban area	
City Estates	930
Bletchley	640
Wolverton	452
Stony Stratford	39

4. Completions by size of site

- 4.1 Across the Borough, windfall development sites range in size from one dwelling to 300. However, the vast majority of sites (87%) are for five dwellings or less. This extends to 92% including sites up to ten dwellings in capacity. In total, windfall development on sites of 5 dwellings or less accounted for 26% of windfall development (units on sites of 10 dwellings or less accounted for 34% of all windfall completions). This is an average of 67 dwellings per year over the last 10 years on sites of five or less dwellings across the Borough, and 86 per year on sites of 10 dwellings or less.

Rural area

Table 3 - Completions in the rural area by size of site

	COMPLETED		
	Units	Sites	% of completions
5 and under	307	204	59%
6 to 10	77	10	14%
11 to 20	54	4	12%
21 to 30	29	1	6%
31 to 50	49	1	9%
51 to 100	0	0	0
100 +	0	0	0
	516	220	

- 4.2 In the rural area it can be seen that 59% of rural windfall completions are part of developments of five or less dwellings. These sites average 31 homes per year over the last 10 years. 73% of homes have been completed on sites of 10 dwellings or less – on average 38 homes per year.

- 4.3 When considered against overall completion rates in the rural area over the same period (1,273) it can be seen that 24% of all completions in the rural area are windfall completions from sites of fewer than five units. This extends to 30% for windfall completions of sites of 10 or less.
- 4.4 There have been very few larger rural windfall sites over the last 10 years. This is likely to be as a result of a fairly up-to-date Local Plan (adopted in 2005) being in place which had identified a number of the major brownfield rural housing sites, such as Nampak in Woburn Sands, Renny Lodge in Newport Pagnell and the Cowper Works in Olney.
- 4.5 Given that the current Local Plan is now several years old and the majority of allocated sites have been developed, it is likely that there may be an increase in large scale windfall development ahead of a replacement plan being adopted.
- 4.6 More recently (during 2011/12), 49 specialist dwellings for the elderly were completed in Newport Pagnell, as an extension to an existing scheme. This type of development has become more prevalent across the whole of Milton Keynes as the population ages, with a similar scheme permitted in Woburn Sands.

Urban area

Table 4 - Completions in the urban area by size of site

	COMPLETED		
	Units	Sites	% of completions
5 and under	360	207	17%
6 to 10	125	16	6%
11 to 20	205	13	10%
21 to 30	182	6	9%
31 to 50	75	2	4%
51 to 100	309	4	15%
100 +	805	6	39%
	2061	254	

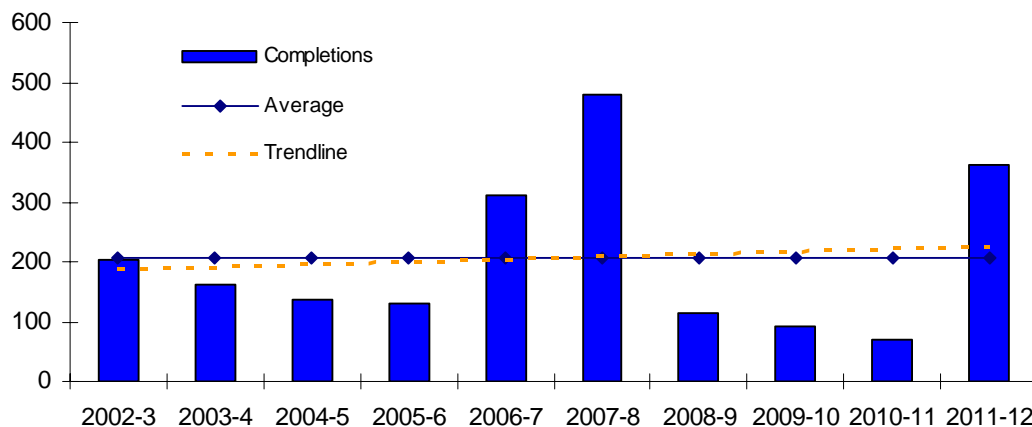
- 4.7 The profile of urban windfall sites is distinctly different to that of the rural area. As in the rural area a significant number of homes have still being delivered from windfall sites of five or less dwellings (an average of 36 per year/17% of total windfall completions) and sites of 10 dwellings or less (49 per year/24%). However, there have also been a greater number of larger windfall sites developed in the urban area than in the rural area. This is likely to be due to the wider scope for redevelopment opportunities in urban locations.
- 4.8 The 485 dwellings which come from sites five or less dwellings is still a significant number, despite it contributing just 4% of total urban completions (13,105) over the last 10 years. This is significantly different to the contribution made in the rural area from small sites (30%).

- 4.9 Of the larger sites (31+ dwellings), 8 of the 12 sites are in either Bletchley or Wolverton, reflecting the contribution made by sites in the older parts of the city. The sites predominantly involve the redevelopment of former industrial buildings, old schools sites and office blocks. However, the sites also include developments which make more efficient use of land elsewhere in the city, such as at the hospital where 109 new homes for nurses were built in 2007 on an underused greenspace.
- 4.10 Increasingly over the last couple of years, the development of land allocated for other purposes, particularly employment, has seen windfall development. Two schemes at Shenley Wood and Walton are on land allocated for employment use on the Proposals Map, but which has not been developed since the designation of Milton Keynes. This type of development could become more prevalent in the future as pressure to develop un-used greenfield sites within the city increases, and assessments show that land is no longer needed for its proposed use.

5. Timing of completions

- 5.1 The nature of windfall development means that sites can come forward at any time. The following section charts how annual windfall completion rates have changed over the last ten years.

Figure 1 - Urban windfall completions

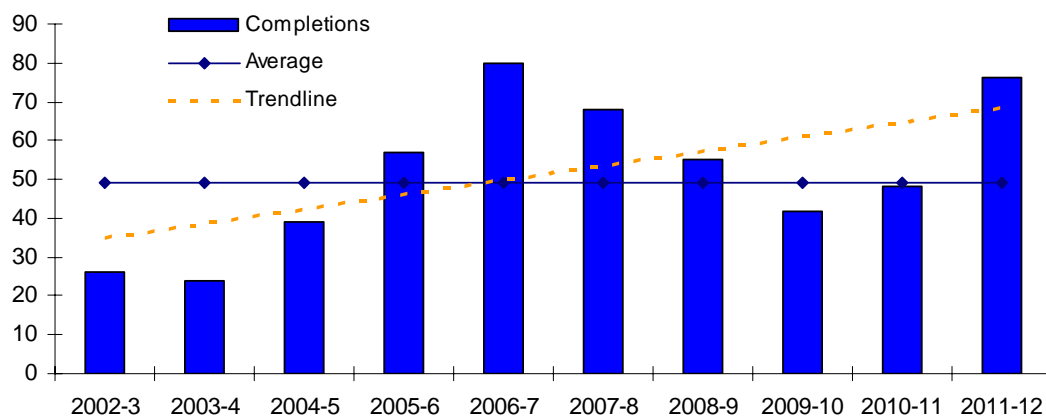


- 5.2 It can be seen from figure 1 that urban windfall completions have generally become slightly more prevalent over the last ten years (hashed trendline). This would suggest there is a trend towards increasing rates of windfall development in the urban area. However, it can be seen that in the years 2008-2011, there was a 'lull' in windfall completions. This is likely to have been as a direct result of the economic downturn, which had an impact on the housing market in general, with less risks to development being taken. The peak in completions between 2006-2008, along with

this lull, suggests that there is a direct correlation between the state of the economy and the level of windfall development.

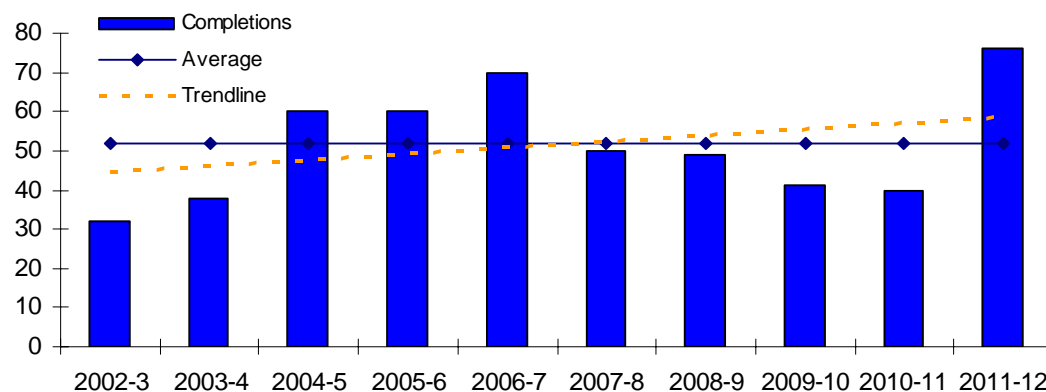
- 5.3 Completions in the last year suggest that the lull accompanying the recession is over and windfall development is strong again, which is further supported by the figures for the units under construction, as is discussed later in this report.

Figure 2 - Urban Completions Under 10 units



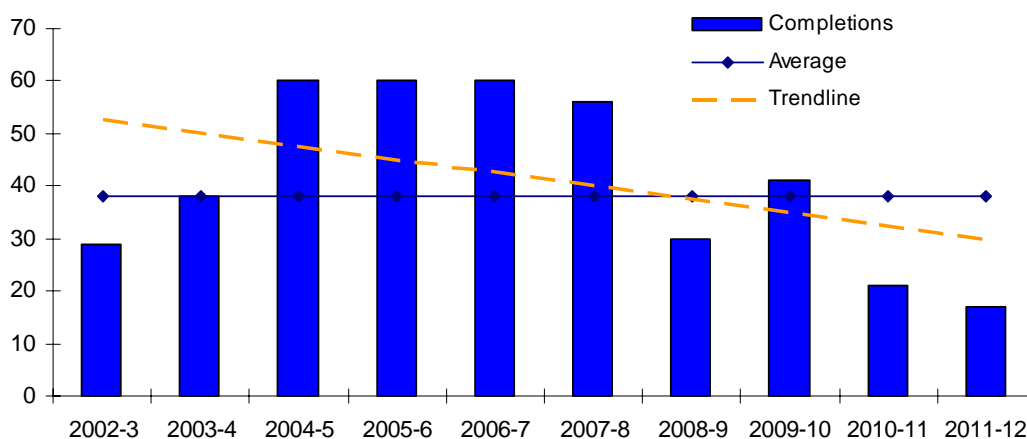
- 5.4 When looking at sites for ten or less dwellings across the urban area, which are the most common source of windfall completions, there appears to be a more consistent level of completions, particularly since 2005. Over the 10 year period, there have been an average of 49 homes per year on small sites of 10 or less units. The trendline suggests that over the last ten years there has been a trend towards increasing completions from small sites in the urban area. The high level of completions in the last year, and during the economic down turn from 2008 to 2011, shows the ongoing supply of small sites.

Figure 3 - Rural Windfall Completions



- 5.5 The overall trend in rural completions is similar to that in the urban area, with an increasing trend in increasing windfall completions. Over the 10 year period there have been an average of 52 windfall completions each year in the rural area.
- 5.6 From figure 4 below, it can be seen that when windfall sites of 10 or less dwellings are considered on their own, there appears to be a trend towards decreasing completions from small sites (the average rate of completions is 38 homes per year). However, pre-economic downturn there was a period where there were consistently 60 homes per year developed from small windfall sites, which heavily influences this trendline.
- 5.7 Current monitoring shows that on sites for 10 homes or less in the rural area there are already 33 units either completed or under construction at the halfway point of 2012/13, meaning small site completions are likely to return to around the average level this year.
- 5.8 There are also a further 114 units with full planning permission on sites of 10 or less units in the rural area which have yet to being construction. Making an assumption that 85% of permissions on small sites are implemented before they expire indicates that within the next 3 year, a minimum of 98 units (c.33 a year) are already likely to come forward before any new permissions granted and implemented in the period are considered.

Figure 4 - Rural completions- sites under 10 units



6. Ongoing windfall development

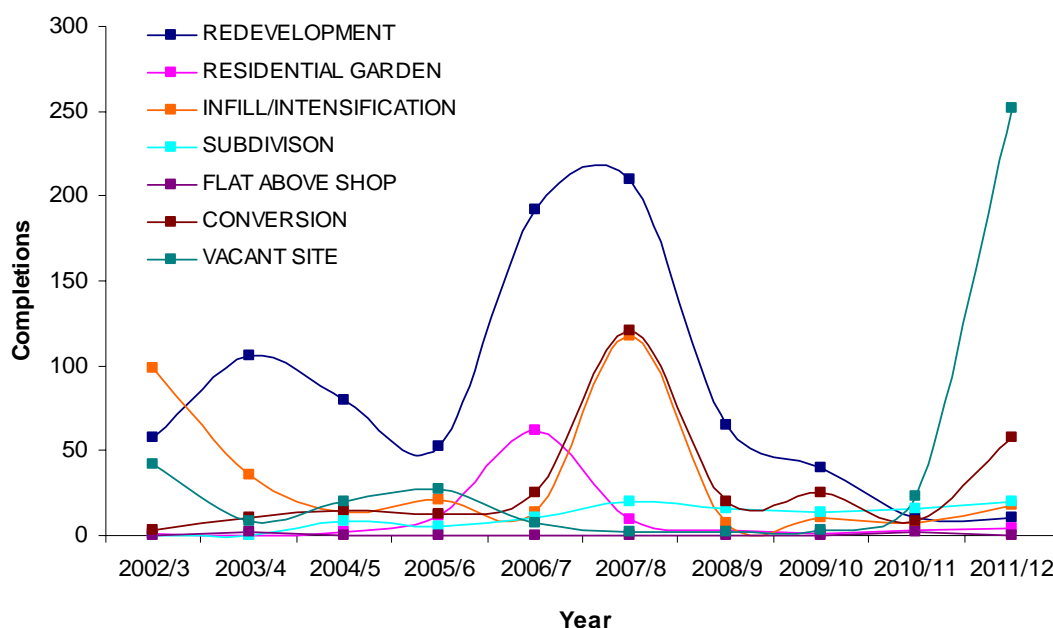
- 6.1 As of 1st April 2012, there were sites either permitted or briefed for 966 units on windfall sites across the Borough. Of these, 78 have already been completed in this monitoring year, 54 of which are on small sites of 10 or less units. There are currently a further 252 units under construction (108 on small sites).

- 6.2 Of the sites either completed already in this monitoring year or under construction, 47 are on sites in the rural area. There are a further 114 units which have permission but which are yet to begin construction.
- 6.3 This indicates strong ongoing demand for windfall sites across the Borough.
- 6.4 Of these sites, Bletchley (sites for 114 units), Newport Pagnell (54), Wolverton (44) and Olney (21) continue to be the hot-spots for small scale windfall development, as identified earlier in the report, although the village of Hanslope also has permission granted for 35 units. The other major sites that make up windfall supply include land previously identified, but undeveloped for employment use on the proposals map, and redundant employment sites.

7. Type of site being developed

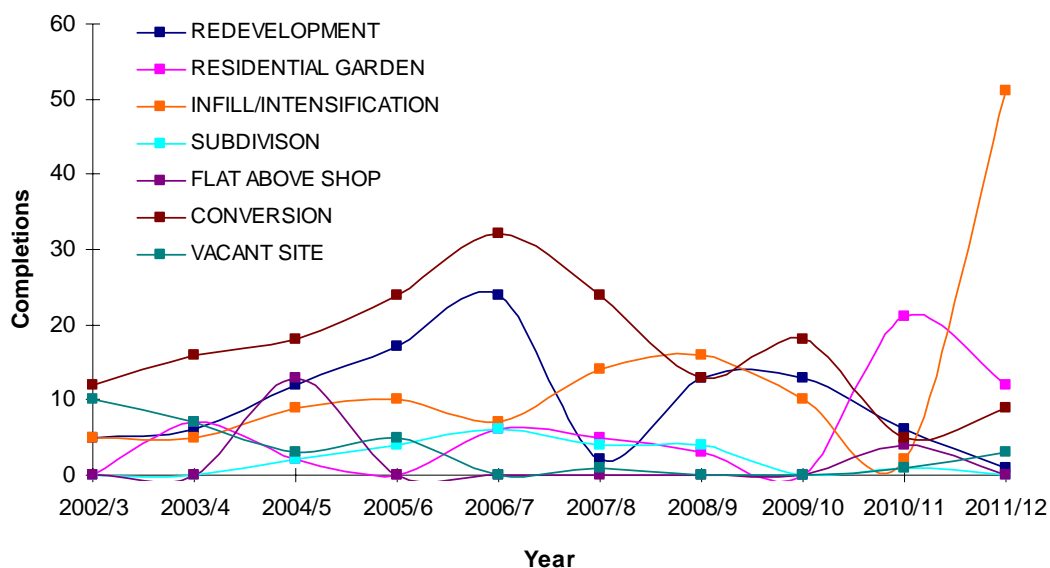
- 7.1 Figures 5 and 6 below sets out the nature of windfall development since 2002. The description of each development has been analysed to determine the type of site that has been developed for housing, with each completion logged against one typology. The typologies are:
- Redevelopment – demolition of an existing building (of any type) and replacement with housing
 - Residential garden – development clearly in the back gardens of existing residential properties. May involve the loss of one property to access a site.
 - Intensification/infill – the development of housing on sites where there is already housing or an ongoing use which is retained but intensified. Includes sites such as farms, town centre sites and sites associated with existing houses (excluding land that is clearly part of the garden)
 - Sub division – the splitting of existing houses into flats or separate dwellings. Includes dwellings created in extensions to existing buildings as part of a conversion
 - Flat above shop – the creation of flats as part of new build shops (excludes conversions above existing shops)
 - Conversion – the conversion of existing buildings (excluding those already in residential use) to dwellings or flats. Includes large office blocks, small retail/offices uses and disused outbuildings and barns.

Figure 5 - Nature of windfall sites in the urban area



- 7.2 The main observation from the urban graph is that there has been no clear pattern to the level of windfall development that can be expected from each type of site. The redevelopment of sites is clearly the stand out source of supply, with an average of 82 completions per year over the 10 year period. There have also been 34 homes per year from infill and intensification and 30 homes per year from conversions over the period. Together, these sources of windfall development have contributed an average of 146 homes per year over the last 10 years, out of a total average of just over 200 homes per year.
- 7.3 In terms of development of residential gardens, which the NPPF should be specifically excluded from any windfall allowance in the 5 year land supply, there has been an average of 10 completions per year on garden sites. These have mainly been in the older areas of the city, where homes have larger gardens that can be exploited for development. They have also mainly been single dwellings rather than large scale developments. This may link to the fact that, as a new town, with less older properties with large garden, obvious opportunities for larger scale garden development are limited.

Figure 6 - Nature of windfall sites in the rural area



7.4 The graph for completions in the rural area shows a more consistent level of completions from a number of sources. Conversions are the most prevalent source of supply over the last 10 years with an average of 17 per year. These are mainly on small sites, including barns and other farm buildings, but also in town centres where there are disused outbuildings and changes from retail/office type uses. The other main two sources of supply are infill/intensification (13 per year) and redevelopment (10), although the intensification/infill figure is slightly skewed by one significant development in 2011/12.

7.5 In terms of garden developments, there have been an average of 6 per year over the 10 year period. This average reduces to around 3 when just small sites are looked at. An element of the infill/intensification may also be classed as 'garden' land where the description of the development did not make it clear whether the development site was garden land or not.

8. Trends and observations for future windfall development

8.1 The key trends are:

- Proportionately, windfall development made more of a contribution to rural housing growth than urban housing growth between April 2002 and March 2012.
- The contribution of windfall development in the rural area (41%) is a significant contribution to the overall supply of housing in the area.
- The 206 units from urban windfall sites is a significant number despite not being proportionately significant as in the rural area.

- The completion of homes on small (under 10 units) sites has been fairly consistent over the last 10 years in both the rural and urban areas, with a trend towards increasing completions on such sites in the urban area.
- In the rural area, the majority (73%) of windfall development is on small sites for 10 or less units.
- Windfall development on small sites of 10 or less units has contributed 30% of all rural completions over the last 10 years.
- In the urban area, there is a greater spread in the size of windfall sites.
- There has been a recent increase in the number of windfall completions from within the urban area.
- Hotspots for windfall development are the older parts of the urban area (Bletchley and Wolverton) and the two largest rural towns (Newport Pagnell and Olney). This has been consistent over the 10 year period.

9. Conclusions

- 9.1 This section concludes whether it is justified and necessary to include a windfall allowance in Milton Keynes Council's land supply position.
- 9.2 The NPPF sets out that an allowance for windfall can be made by Local Authorities if:
- They have compelling evidence that such sites have consistently become available
 - Such sites will continue to be a reliable source of supply
- 9.3 Any allowance should be realistic and have regard to:
- The Strategic Housing Land Availability Assessment (SHLAA)
 - Historic windfall delivery rates
 - Expected future trends
 - Should not include residential gardens
- 10.4 This part of the statement looks at the degree to which these requirements can be satisfied and the Council can justify a windfall allowance for the future.

Have sites consistently become available?

- 10.5 Yes - over the last 10 years it can be seen that windfall development has consistently provided a significant number of homes across the Borough. At 41% of all completions, windfall development has been integral to delivery of new homes in the rural "rest of the Borough". At 206 dwellings per year, although not as significant proportionately as in the rural area, windfall development has consistently contributed a considerable number of homes in the urban area.

- 10.6 The rate of development from small sites of 10 dwellings or less has been particularly consistent across both the rural (an average of 38 homes per year) and urban (49 homes per year) areas.

Will such sites continue to be a reliable source of supply?

- 10.7 From an analysis of all windfall completions it can be seen that a large number of homes come from the ad hoc redevelopment of previously developed sites, particularly in the urban area. These sites range in size and use from large scale former employment areas to smaller sites, such as pubs or small workshop style buildings. There is no sign that this form of development has slowed down over the last 10 years. Indeed, the SHLAA has identified a number of potentially developable sites that could come forward at some point in the future.
- 10.8 Conversions have also made a significant contribution over the last 10 years – both large scale conversions of former office blocks and small scale redevelopment of barns or outbuildings. This is likely to continue in the future, particularly given the Government's intention to support the change of use from B class uses to residential and the challenge presented to landowners by the economic climate.
- 10.9 Small sites of 10 dwellings or less have generally shown a consistency in delivery, and continue to do so through ongoing monitoring. The source of this type of supply is mainly through redevelopment/ conversion/ intensification of existing built up areas. There is no sign that opportunities from this source of development are likely to stop in the future given the continued evolution of the older centres.
- 10.10 Windfall development in the rural "rest of the Borough" has been seen in 26 of the 28 rural settlements, showing a spread of opportunities. There has also been a continual supply of new homes coming from small sites in the main hotspots of Newport Pagnell and Olney, the largest rural settlements, where it is expected that opportunities will continue to emerge as the towns evolve and develop.
- 10.11 In the urban area, small sites also show no sign of slowing down. In the main windfall hotspot area, Bletchley, the trend has been from rapidly increasing supply of homes from sites of fewer than 10 dwellings, indicating that supply could rise in the future. This has partly stemmed from the subdivision of larger homes in the area into flats. The redevelopment of small, informal employment areas has also boosted supply as older sites, likely in the face of competition from newer sites across Milton Keynes, come forward for redevelopment.

Can a windfall allowance be justified?

Rural area

- 10.12 Windfall development has clearly made a significant contribution to development in the rural area. Given that the rural housing requirement is largely based on

continuing past rates of development to meet local need, it is felt appropriate to include a windfall allowance for the area.

- 10.13 The SHLAA has identified a number of larger, deliverable brownfield sites. Therefore, if these are to specifically to be included in the 5 year land supply report, although large scale sites are likely to make a contribution in the future, a windfall allowance should not be made in the 5 year land supply position, to avoid duplication with these sites.
- 10.14 Looking specifically at small sites in the rural area, there is no indication that the rate of development will be significantly above or below that seen previously (an average of 38 homes per year). There has been a bit of a lull in completions in recent years, but current monitoring of permissions and construction shows that completions are likely to return to pre-recession levels over the upcoming years.
- 10.15 A small proportion of small scale windfall completions have been on garden sites (around 3 homes per year). Under the terms of the NPPF, these sites should not be included in any windfall allowance.
- 10.16 Therefore, under the requirements of the NPPF, the Council can justify an allowance of **35 dwellings per year** from small scale rural windfall sites.

Urban area

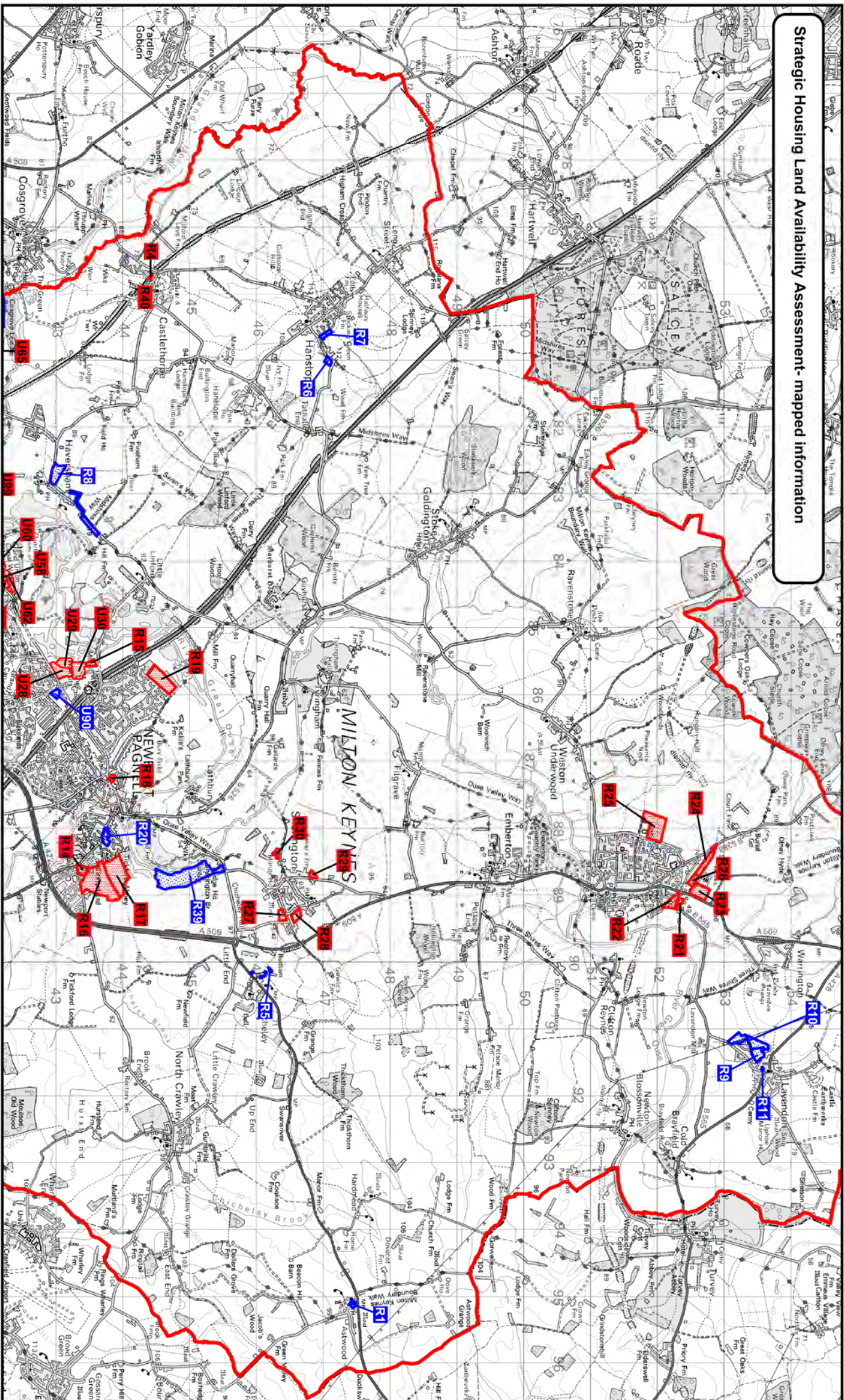
- 10.17 Over the last 10 years, windfall completions have made a large contribution to total urban completions. Although not as significant proportionately as in the rural area, the number still warrants consideration in land supply terms.
- 10.18 As with sites in the rural area, the SHLAA has identified a number of deliverable brownfield sites. Therefore, these should not be taken into account in a windfall allowance unless they are not specifically included in the 5 year land supply assessment.
- 10.19 Looking specifically at small sites in the urban area, there has been an average delivery of 49 homes per year. These have shown a trend towards increasing over the last 10 years.
- 10.20 Of these completions, a higher proportion have been from small garden development than in the rural area. Over the last period an average of 5 completions have been on small garden sites (out of an average of around 10 per year), leaving an average of 44 units per year from other small sites.
- 10.21 In addition to small sites, there have also been a number of completions from large scale (over 10 dwellings) conversions over the last 10 years (an average of 17 per year). This trend is likely to at least be maintained in future years given a) the proportion of vacant office units across the city b) the aging of this office stock and c) the Government's intention to support change of use from B1 to C3.

10.22 As conversions are not specifically addressed in the SHLAA, they can be considered as part of the windfall allowance. Therefore, combined with the allowance from small scale sites (excluding garden development), the Council can justify an urban windfall allowance of **60 dwellings per year**¹.


¹ Rounded from 61 for simplicity.

Appendix C Site Maps

Strategic Housing Land Availability Assessment- mapped information




This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Milton Keynes Council - 100019593 - 2012




MILTON KEYNES COUNCIL


SEPT 2012



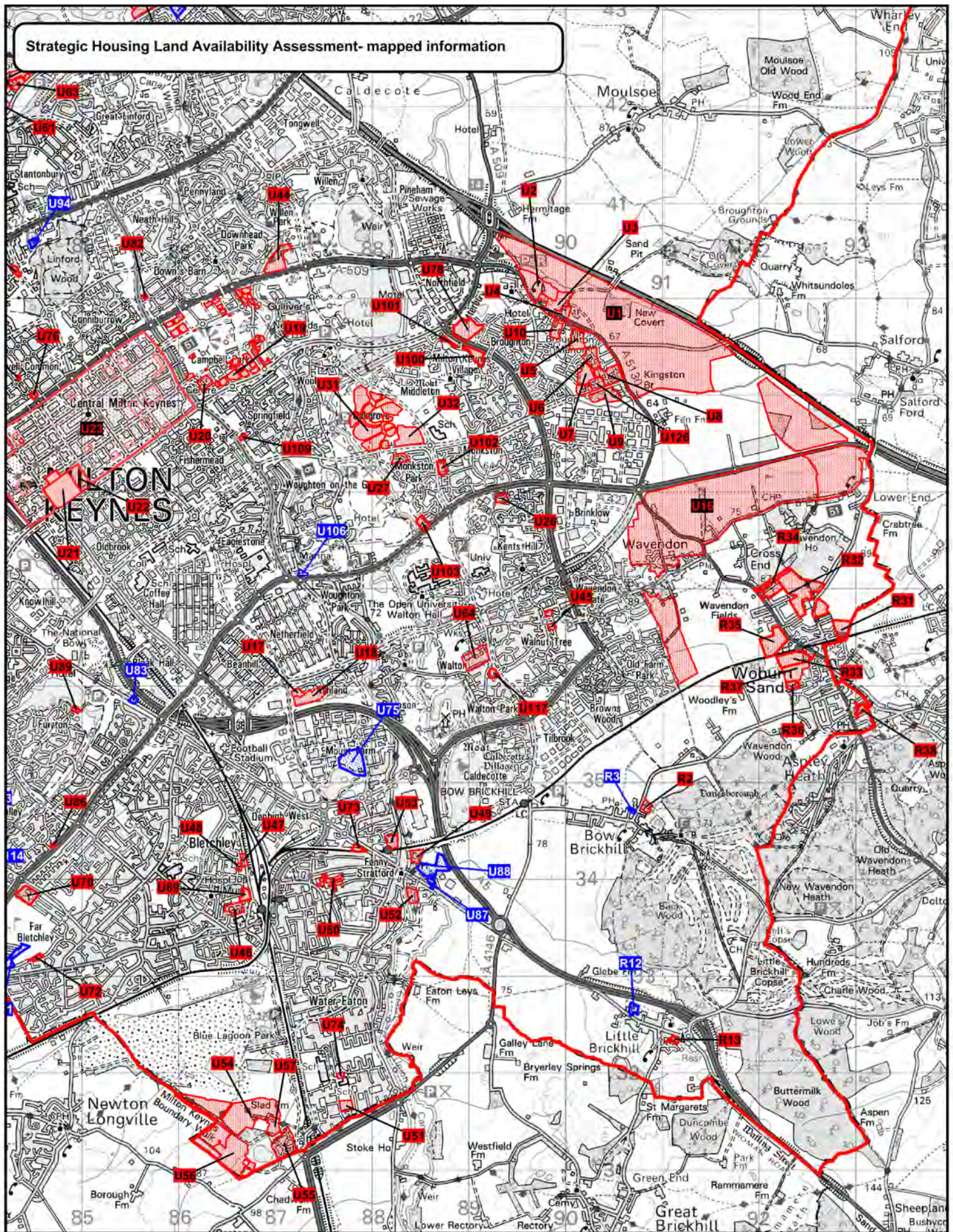
Sites Considered Potentially Deliverable and Developable



Sites Considered Unsuitable or Undevelopable



Strategic Housing Land Availability Assessment- mapped information



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Milton Keynes Council - 100019593 - 2012



Sites Considered Potentially Deliverable and Developable

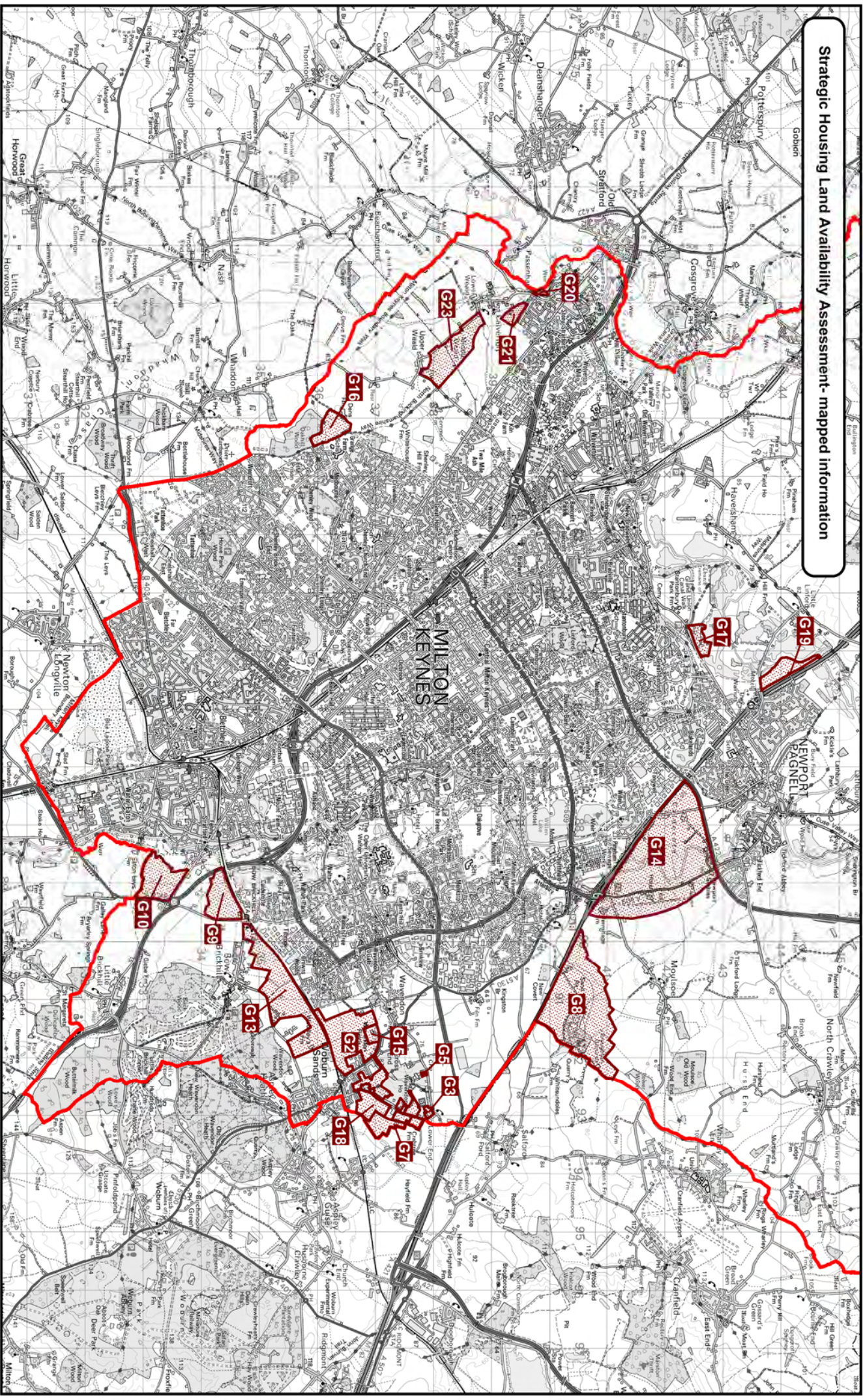


Sites Considered Unsuitable or Undevelopable



SEPT 2012

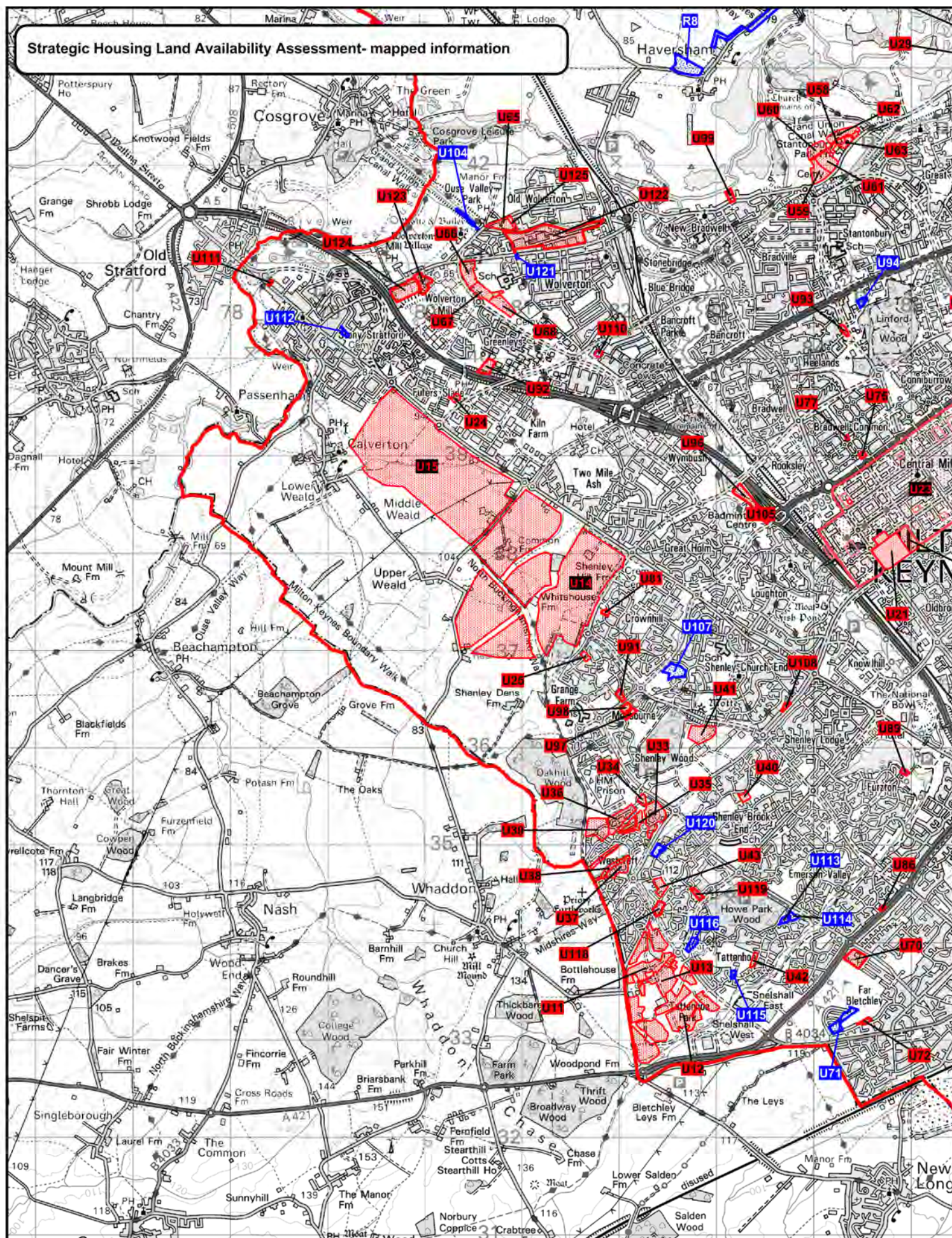
Strategic Housing Land Availability Assessment- mapped information



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Milton Keynes Council - 100019593 - 2012



Strategic Housing Land Availability Assessment- mapped information



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Milton Keynes Council - 100019593 - 2012



Sites Considered Potentially Deliverable and Developable



Sites Considered Unsuitable or Undevelopable



SEPT 2012

Appendix D Sites - year by year forecasts

Appendix D . Sites - year by year forecasts

Schedule of Housing Sites and Forecast Rates of Completion

SETTLEMENT	SCHEME NAME	2012/13		2013/14		2014/15		2015/16		2016/17		2017/18		2018/19		2019/2020		2020/21		2021/22		2022/23		2023/24		2024/25		2025/26		SHLAA - YEARS 6-14		Future Years		Totals																		
		Starts Committed	Physical Completions	Starts Committed	Physical Completions	Starts Committed	Physical Completions	Starts Committed	Physical Completions	Starts Committed	Physical Completions	Starts Committed	Physical Completions	Starts Committed	Physical Completions	Starts Committed	Physical Completions	Starts Committed	Physical Completions	Starts Committed	Physical Completions	Starts Committed	Physical Completions	Starts Committed	Physical Completions	Starts Committed	Physical Completions	Starts Committed	Physical Completions	Starts Committed	Physical Completions	Starts Committed	Physical Completions																			
TARIFF PROJECTS																																																				
BROOKLANDS	LAND AT BROOKLANDS 2501 UNITS OUTLINE	281	82	0	201	62	54	244	149	100	228	229	182	253	302	186	522	0	315	302	298	166	315	0	128	166	349	183	128	283	172	183	0	236	172	0	113	236	0	0	113	0	0	0	1615	0	0	0	1856	2055	2137	
BROOKLANDS	BROOKLANDS PHASE 1	0	15	89	0	0	0	0	0	0	0	0	0	0	0	0	89	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	0	89	0	0	0	89			
BROOKLANDS	BROOKLANDS PHASE 1B	0	50	30	0	50	50	0	50	50	0	0	0	0	0	0	150	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	100	150	0	0	100				
BROOKLANDS	TOLLGATE COTTAGE	0	20	20	0	20	20	0	20	20	0	14	14	0	0	0	74	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	54	74	0	0	54				
BROUGHTON	BROUGHTON GATE PARCEL D	0	29	35	0	0	17	0	0	0	0	0	0	0	0	0	52	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	0	52	0	0	0	52			
BROUGHTON	BROUGHTON GATE PARCEL F	0	3	14	0	0	0	0	0	0	0	0	0	0	0	0	14	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	0	14	0	0	0	14			
BROUGHTON	BROUGHTON GATE PARCEL I1 AND I2	0	50	50	0	50	50	0	25	41	0	0	0	0	0	0	141	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	75	141	0	0	75				
BROUGHTON	BROUGHTON GATE SITE K	0	27	28	0	0	21	0	0	0	0	0	0	0	0	0	49	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	0	49	0	0	0	49			
BROUGHTON	BROUGHTON GATE PARCEL M1 AND M2 REMAINDER	0	0	0	0	0	0	112	0	0	0	112	0	0	0	0	112	112	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	0	112	112	0	0	112		
BROUGHTON	BROUGHTON MANOR BUSINESS PARK	0	0	0	25	25	0	0	0	25	0	0	0	0	0	0	25	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	0	25	25	0	0	25			
KINGSMEAD	KINGSMEAD SOUTH	16	0	0	16	16	200	60	40	234	100	100	0	100	100	256	0	100	100	0	74	94	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	434	450	450	0	0	434			
TATTENHOE PARK	TATTENHOE PARK EP APP	180	0	0	456	165	0	336	167	166	192	154	204	0	206	192	562	0	210	206	0	154	197	0	108	154	0	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	984	1164	1164	0	0	984	
TATTENHOE PARK	TATTENHOE PARK PHASE 1	146	40	0	0	53	50	0	53	50	0	46	0	0	0	0	146	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	106	146	0	0	106				
WESTERN EXPANSION AREA	WEA AREA 10.1 -10.3	0	0	0	298	298	25	300	300	187	300	300	298	320	320	300	810	320	320	300	320	320	360	360	320	360	360	320	340	360	320	340	360	290	330	320	290	216	320	345	216	290	2910	187	310	610	4330	4330	4330			
WESTERN EXPANSION AREA	WEA AREA 11	0	0	0	216	100	0	297	297	216	300	300	297	280	280	300	813	280	280	280	210	210	280	210	210	180	180	210	173	192	180	74	100	174	0	71	73	0	0	0	0	0	0	0	2220	2220	2220	0	0	2220		
TOTALS FOR TARIFF PROJECTS		623	316	266	1196	839	303	1489	1121	895	1254	1209	1161	853	1208	1190	3815	600	1225	1188	828	924	1206	570	806	850	889	723	703	776	704	723	394	676	706	290	514	629	290	216	433	345	216	290	6728	187	310	610	9961	10691	11153	
FUTURE TARIFF PROJECTS																																																				
STRATEGIC RESERVE	SE SRA TARIFF SITES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	200	0	0	400	0	0	400	0	0	400	0	0	400	0	0	400	0	0	400	0	0	200	0	0	100	0	0	0	0	0	0	2900	0	0	0	2900
TOTALS FOR FUTURE TARIFF PROJECTS		0	0	0	0	0	0	0	0	0	0	0	0	0	0	200	200	0	0	400	0	0	400	0	0	400	0	0	400	0	0	400	0	0	400	0	0	200	0	0	100	0	0	0	0	0	0	2900	0	0	0	2900
NON TARIFF PROJECTS																																																				
ASHLAND	ASHLAND PHASE 2 AREA F	0	12	27	0	0	0	0	0	0	0	0	0	0	0	0	27	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	0	27	0	0	0	27			
ASHLAND	ASHLAND PHASE 2 AREAS A TO E	0	54	5	0	49	40	0	40	40	0	11	40	0	0	29	154	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	10	154	0	0	10				
CAMPBELL PARK	CAMPBELL PARK REMAINDER	0	0	0	0	0	0	250	50	25	100	200	50	100	150	200	275	200	100	125	200	200	100	200	200	300	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	2000	2000	2000		
CAMPBELL PARK	CAMPBELL PARK PHASE 1-REPLAN	0	168	0	0	60	0	60	0	60	0	48	0	0	0	0	168	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	0	0	168	0	0	168			
CENTRAL MILTON KEYNES	RESIDENTIAL QUARTER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	516	0	0	0	50	0	0	100	100	0	100	100	0	100	100	83	108	0	83	108	0	0	0	0	0	0	516	516	516	0	0	516			
CENTRAL MILTON KEYNES	BLOCK B4.4 RESI QUARTER	400	59	0	0	100	59	0	24	100	0	84	24	0	80	84	267	0	53	90	0	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	341	400	0	0	341			
CENTRAL MILTON KEYNES	CMK OTHER SITES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	300	300	0	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	1280	1280	1280		
FULLERS SLADE	FULLERS SLADE CAVENDISH SITE	0	0	0	37	0	0	0	37	20	0	0	17	0	0	0	37	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	0	37	37	37	0	0	37		
KENTS HILL	BEDGEURRY PLACE	35	0	0	35	35	0	35	0	0	0	0	0	0																																						

blank page

Milton Keynes Council
Planning, Economy and Development Group

Civic Offices
1 Saxon Gate East
Central Milton Keynes
MK9 3EJ

T 01908 252358

F 01908 252330

E development.plans@milton-keynes.gov.uk

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

