

Site Allocations Plan Emerging Preferred Options Consultation

October 2015



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

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1 Introduction

1.1 All Local Planning Authorities have a duty to allocate sufficient land to enable homes to be built to satisfy local housing need. Milton Keynes Council established in its Core Strategy a target of delivering 28,000 homes in the period from 2010 to 2026; an average of 1,750 homes per year. This target is split 26,240 in the urban area and 1,760 across the rural rest of the Borough.

1.2 There is a need to ensure that there is choice and flexibility in land supply across the Borough. This will help maintain completion rates and enable the Council to demonstrate it has a five year supply of land, which is a strict government requirement. Problems with this can arise because, despite there being enough land available, it is not being built out quickly enough to meet the Core Strategy's annual housing targets. Therefore, the Council needs to consider 'topping up' the supply of deliverable sites.

1.3 These issues were raised by the Inspector at the Core Strategy hearing sessions in July 2012. The Council made a commitment in the Core Strategy to address them through the preparation of a Site Allocations Plan, in advance of a full review of the housing target and development strategy in a new Local Plan (Plan:MK).

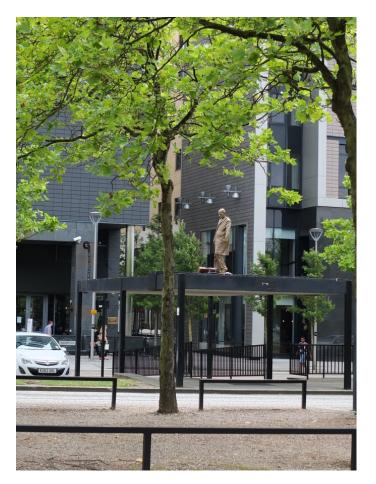


2 What is the purpose of this consultation?

2.1 This emerging preferred options consultation is an important stage of the plan-making process. The Council has assessed all the options available and is seeking feedback on how this has been done and what this may mean for the final plan. There are 61 sites in the urban area that have been put through 3 stages of assessment covering 37 criteria. This is a lot of information to interpret but is necessary to ensure the most sustainable options are selected. Therefore the consultation will run for 12 weeks rather than the usual 8. We welcome any response to the questions set out in this consultation paper. You can respond via the following methods:

- Online through our consultation portal at http://miltonkeyne
 <u>s-consult.objective.co.uk/portal/dev_plans/sap</u>
- By email, to siteallocations@milton-keynes.gov.uk
- Or, by post to Development Plans team, Milton Keynes Council, Civic Offices, 1 Saxon Gate East, Central Milton Keynes, MK9 3EJ

2.2 Please note, comments cannot be kept confidential and may be reproduced in summary documents. All responses should be received by the Council no later than 5pm on Wednesday 20th January 2016.



3 Site Allocations Plan so far

3.1 An Issues & Options consultation ran from September to November 2014 and covered various aspects relating to the Site Allocations Plan. It contained details of 50 sites that were already known to the Council through its Strategic Housing Land Availability Assessment and invited landowners, developers and the general public to submit other potential sites for us to look at.

3.2 The response to this 'call for sites' was unprecedented with details of over 100 'new' sites received. Once sites that did not follow the settlement hierarchy were discounted⁽¹⁾these additional sites were reduced to 69, with 55 of these being within the urban area.

3.3 In order to gather high-level feedback about these additional sites it was considered that they should be subject to the same public exposure as the original 50 sites. An 'additional sites' consultation was therefore programmed for February 2015.

3.4 Subsequently, after public representations and consideration by Council, certain council owned sites were withdrawn from the Site Allocations Plan and it was agreed by a cross-party Cabinet Advisory Group (CAG) that the Site Allocations Plan should instead proceed directly to a Preferred Options consultation. There is still opportunity though to make general comments regarding additional sites.

Question 1

Do you have any general comments to make about the additional sites in Appendix A irrespective of the assessment outcomes?

¹ Some sites were not located within or adjoining the urban area or the rural settlements of Newport Pagnell, Olney, Woburn Sands or Sherington. These sites are not applicable as the Site Allocations Plan will follow the settlement hierarchy established in the Core Strategy. They will, however, be carried forward to the next iteration of the SHLAA and Plan:MK.

4 Land supply requirement

4.1 The majority of the Council's current housing land supply is available in large strategic sites (acknowledged in Policy CS2 of the Core Strategy). Due to the relative complexity of larger sites, much of this land is not expected to be developed until later in the plan period. This means that in the short term maintaining a 5-year land supply is an issue. The Site Allocations Plan is therefore important in order to progress additional smaller sites that will 'top-up' land supply.

4.2 The amount of development likely to be required in order to provide this 'top-up' will be confirmed in a forthcoming interim 5-year land supply assessment. This will be based on up-to-date forecasts and reflect the latest advice and best-practice. Most significantly, the Council intends to discount its forecasts to allow for potential slippage. A standard 10% "optimism bias" across all forecast years will be added to reflect the possibility that the delivery of large sites will slip in the first 5 years. Applied retrospectively to the June 2015 assessment ⁽²⁾, this would see a deficit of 810 dwellings needing to be addressed through the Site Allocations Plan. This figure will change when forecasts are amended in the interim assessment and potentially again at the time of the plan's submission.

4.3 In light of recent guidance and to ensure land supply calculations are as robust as possible in future, the 20% buffer required by the NPPF will also be applied to the existing shortfall as well as the basic requirement. The June 2015 assessment forecast the shortfall to be 2396 in April 2016; applying a 20% buffer to this would nominally have meant an additional deficit of 479 dwellings.

4.4 The Council does not intend to change its general methodology in relation to shortfall and proposes to continue to spread this over the plan period (the 'Liverpool method'). This is a matter of planning judgement and reflects Milton Keynes' circumstances whereby development is concentrated in large expansion areas that have long build-out times.

4.5 Based on previous forecasts, the total deficit in the Council's land supply is therefore in the region of 1300 dwellings (810 to account for slippage and 479 from additional buffer). This will be updated in the interim assessment after consideration of latest completion rates and other factors; notably there are several Neighbourhood Plans in the Borough that are in the process of making land available yet have not been counted towards current supply (see section 5.4).

4.6 In terms of other factors affecting land supply and the Site Allocations Plan, it should be noted that some sites identified as likely preferred options in Appendix E are already included in the Council's housing trajectory. These are either reserve sites or areas that have approved development briefs. There is still value in allocating these sites as it lends further certainty to their delivery. However, they cannot be counted twice against any deficit. These sites account for 227 dwellings in the current supply.

Question 2

Do you agree that the Site Allocations Plan should allocate enough land to allow for both a 10% slippage in forecasts and for a 20% buffer on outstanding shortfall? Applied to previous forecasts this would mean land for around 1300 dwellings although this is likely to change.

Question 3

Are there any other factors affecting land supply that we should take account of when determining the overall level of development in the Site Allocations Plan?



5 The sites

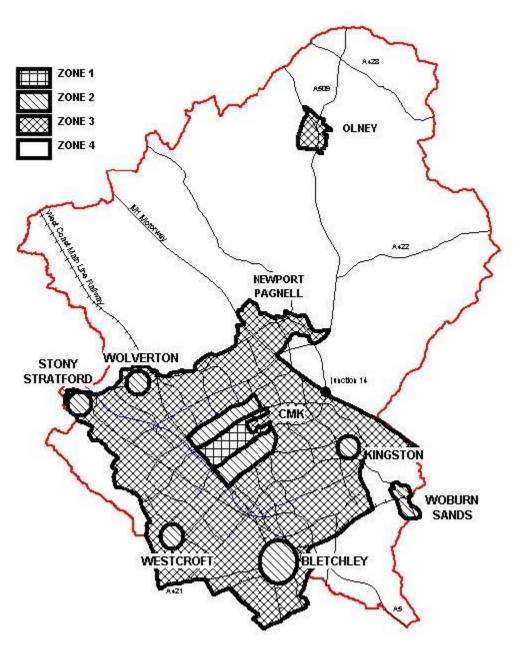
5.1 The full list of sites that have been considered along with maps showing their exact location is available in Appendix A. Not all of these sites are likely or possible preferred options. Some sites may appear to be outside the urban area but will adjoin the settlement boundary when expansion areas are complete, they have therefore been considered for completeness.

Capacities

5.2 The capacities shown for each site are indicative only and are based on a standard formula used in the Strategic Housing Land Availability Assessment (SHLAA). Assumed density is based on Zones defined in Policy H8 of the Local Plan (see Fig. 1 below) with Zone 1 being 100 dwellings per hectare (dph), Zone 2; 40dph, Zone 3; 35dph, and Zone 4; 30dph . Net developable area is assumed to be 100% on sites less than 2Ha, 75% on sites between 2Ha and 5Ha and 50% on sites over 10Ha. This reflects the expected provision of typical non-residential uses on larger sites such as employment, schools and open space. The detailed specification of each site will vary, particularly where parcels adjoin one another, so this formula may not always be accurate. Capacities are therefore indicative only.



5 The sites





Question 4

Are there any reasons that capacities should be significantly higher or lower than those listed? Does this alter any particular aspect of the assessment process or the preferred options that have been identified?

Rural sites

5.3 In the period since the Issues & Options consultation, several Neighbourhood Plans in the rural area have made excellent progress. Most significantly Newport Pagnell Neighbourhood Plan has been submitted whilst Olney and Sherington are progressing towards draft versions.

5.4 There was strong support from respondents to the Issues & Options consultation for the Site Allocations Plan to recognise the primacy of Neighbourhood Plans. The Council has continued to support Neighbourhood Groups by sharing information on effective site assessment to assist those plans in making allocations. Some areas have developed their own robust assessment processes whilst others have used a similar framework to that in Appendix B, tailored to their specific circumstances and the more local scale of Neighbourhood Plans.

5.5 There was also very strong support at the Issues & Options stage for focusing rural allocations in Newport Pagnell, Olney and Sherington rather than Woburn Sands, which already has an adopted Neighbourhood Plan. This plan precludes additional development in the town until the settlement boundary is reviewed in Plan:MK.

5.6 Therefore, to avoid prejudicing Neighbourhood Plans, the Emerging Preferred Options are focused only on urban sites. Details of rural sites that have been promoted are included in Appendix A. However, with the land supply requirement in the rural area likely to be met by the Newport Pagnell Neighbourhood Plan⁽³⁾ and groups in Olney⁽⁴⁾ and Sherington⁽⁵⁾ actively working on their own plans , site selection in the rural area can be determined by these groups. Milton Keynes Council will continue to provide advice and input into this process, with the feedback from this consultation shared with Neighbourhood Groups accordingly.

5.7 All sites (both urban and rural) that are not allocated in the Site Allocations Plan or Neighbourhood Plans will be included in the next iteration of the Strategic Housing Land Availability Assessment (SHLAA). These will be considered again as Plan:MK reviews both settlement hierarchy and settlement boundaries.

Question 5

Do you have any comments about the rural sites or how Neighbourhood Plans should make rural allocations? Comments will be passed on to the relevant parish council.

4 <u>http://olneyplan.com/</u>

5 http://www.sherington.org.uk/nplan.htm

6 The assessment process

6.1 The site assessment process was consulted at the Issues & Options stage. It consists of 3 main stages that are considered collectively to determine a site's suitability. The framework was altered based on feedback received. The changes made can be seen in Appendix B.

6.2 The individual framework for each site is robust and 5 pages in length. Given the number of sites it is impractical to include a copy of each full assessment within this consultation document. They are available separately on the Development Plans website⁽⁶⁾ or alternatively please contact the team to obtain hard copies for particular sites. The most significant outcomes of the findings are summarised in Appendix E with accompanying commentary restricted to the full assessments.

6.3 In all cases the basis for assessment is simply the principle of residential development and not any specific scheme that may have been promoted through application or otherwise. It is recognised that to a varying extent the majority of sites are in conflict with existing policy. The Site Allocations Plan will look closely at these conflicts and identify development opportunities that minimise harm and justify a departure in new policy. Where sites are allocated a planning application will still need to be submitted and approved before development can commence.

Question 6

Do you agree with how the sites have been assessed? Are the assessments consistent across all the sites? Please specify reference numbers when referring to particular issues.

6.4 The majority of the assessment is based on objective evidence or expert advice. However, certain sections required a more interpretive analysis:

Employment

6.5 Many sites promoted to the Site Allocations Plan are already used or allocated for non-residential purposes, most commonly employment. To assess the value of employment allocations and whether they could be changed to residential in the Site Allocations Plan the findings of a separate Employment Land Study have been used. This can be seen in Appendix C. The ELS concluded that the existing stock of employment land in Milton Keynes is outstanding in quality with few exceptions. However, given the level of surplus employment land the study recommended that consideration be given to disposing some stock for other uses. The ELS is a distinct piece of evidence produced to inform policy.

6.6 Where sites considered in the Site Allocations Plan are already allocated for employment their relative value has been assessed in the 'existing use' section of Stage 2. If a site is ranked in the top 50% of employment sites as established by the ELS, it is assumed that residential use is not appropriate and a red rating is given accordingly. Where a site is ranked in the bottom 50% of employment sites, it is assumed that residential may

be appropriate. An amber rating is given in this instance as it is recognised that the ELS ranking list is not a definitive judgement of a site's value. Green ratings are only given where the site does not have any existing use or designation.

6.7 Using this methodology results in around 17Ha of employment land across the Borough being found potentially 'suitable' for re-designation as residential. This is set against a total stock of employment land of around 1200Ha and therefore represents a 1.4% loss. This is not expected to have any serious implications for economic growth, particularly as higher-value employment land is retained and Plan:MK will allocate new employment sites.

Question 7

Do you agree with the way the findings of the Employment Land Study have been applied to the assessment process?

Health

6.8 With ongoing changes to how NHS England and Clinical Commissioning Groups operate, the impact of health facilities on a site's sustainability is particularly difficult to assess.

6.9 Appendix D shows data provided by NHS England regarding the capacity of surgeries across Milton Keynes. Generally speaking health is not a major constraint across the Borough. However, with regards to the Site Allocations Plan only 7 out of the 13 surgeries with capacity have potential sites near them. From the perspective of the sites; only 15 out of the 61 have a surgery with capacity as their nearest. Originally the Site Assessment Framework only considered the capacity of nearest surgery. This resulted in several sites scoring green or amber despite the fact that their nearest surgery was a substantial distance away. Conversely, some sites were assessed as red based on their nearest surgery despite the fact there was another with capacity within reasonable proximity.

6.10 Therefore, in the case of health, Stage 2 and Stage 3 assessments have been carried out in tandem. In Stage 2 the site is only given a green or amber rating where its nearest surgery (as scored in Stage 3) or another with capacity is within 1km. If there are no surgeries within 1km or none with capacity, a red rating is given.

6.11 This means some sites that otherwise score quite highly have been 'let down' by the availability of primary healthcare. Confirmation will be sought from NHS England on a case by case basis that the impact on the health service generated by sites towards the top of Appendix E can indeed be mitigated.

6.12 This issue is exemplified by Walnut Tree Health Centre. Notably several sites identified as possible preferred options are closest to this centre yet still have healthcare as a constraint as it is over 1km away. According to the data provided by NHS England, the surgery is currently 'amber' rated. However, it is understood that funding for an expansion of the premises has been agreed in principle with a decision awaited on whether this will be extended into 2015/16. Therefore this may improve the sustainability of sites in the vicinity in due course.

Question 8

Do you agree with how data on surgery capacity has been applied to the assessment process?

Schools

6.13 Similarly a site-by-site assessment of impact is required in respect of education provision. Generally speaking, school places are a constraint across the Borough. A preliminary review of the sufficiency of education places to serve sites has been carried out by the Sufficiency and Access Service at the Council under the 'schools' section of the assessment. Projections indicate that, with a few exceptions, the statutory requirements for education places could be met in respect of most sites, either through existing facilities or through exploring opportunities that developer funding presents. However, further technical work is ongoing to confirm that sites allocated in the plan can definitely be delivered in a way that meets the education aspirations of parents and the local community as well as legislation. The results of this consultation will be used to inform this.

Question 9

Do you agree with the way school capacity has been rated for each site? Are there any particular threats or opportunities for education that should be reflected in this part of the assessment?

Scoring

6.14 Some of the proximity scores in Stage 3 of the assessment were generated by automated mapping tools and may suffer from inaccuracies. All distances should be based on logical pedestrian or motorised routes and are not straight-line ('as the crow flies') measurements.

Question 10

Are the stage 3 scores accurate or should alternative points/routes be used that generate different scores?

7 Determining preferred options

7.1 Each site has been assessed on its own merits with relevant planning history and adjoining uses considered for context. In order to identify which sites should be our preferred options there is a need to establish a rough 'ranking' of sites or at least sift out those sites that are inappropriate for allocation. This will help determine their relative sustainability.

7.2 Appendix E shows how sites have been sifted into various categories depending on their assessment outcomes. At the top are sites with relatively few or minor issues in terms of Stage 2 assessments. Following this is a range of sites that have scored one red rating on any given criteria indicating issues that might make them unsuitable for allocation. However, if a site is included in this category, it may be possible to overcome issues with appropriate mitigation. Alternatively the issue affecting the site may be uncertain (e.g. the implications of healthcare; discussed in section 6). The results of this consultation and further technical work will be considered before the final decision on site selection is made.

7.3 At the bottom are sites that have have not passed Stage 1 assessment, have scored 2 or more red ratings, or have scored a red rating that is considered fundamentally unresolvable (e.g. an unwilling landowner). It is not expected that these sites will be appropriate for allocation unless these significant obstacles are overcome in the future.

Question 11

Irrespective of individual site findings do you agree with the principle of sifting sites based on the number and severity of red ratings?

7.4 Once sites have been sifted they are then ranked according to their Stage 3 score. This provides a rough indication of a site's relative sustainability. A site in the 'possible' category could advance up the ranking list if the issues identified in the stage 2 sifting were resolved in due course.

7.5 The logical way of selecting which sites should form the plan's preferred options is to allocate the sites in order of ranking until the land supply requirement is satisfied (see section 4). This method would, however, be blind to the severity and cumulative impact of red and amber issues. There is therefore likely to be some discretion in balancing the Stage 2 findings against Stage 3 scores to find the most sustainable options.

Question 12

Irrespective of individual site findings do you agree with the principle of a 'ranking' list being used to determine preferred options? How can the findings of the Stage 2 assessment be balanced with Stage 3 scores to find the most sustainable sites?

7.6 Another way of reflecting red and amber ratings is to develop site-specific policies to support allocations. No site has been rated green on every assessment criteria. Therefore mitigation or more evidence may be required before sites can be brought forward

7 Determining preferred options

appropriately. For example, the 2005 Local Plan allocated various smaller sites with policies specifying things like access arrangements, design standards, tenure types or retention of existing features. An example of this is shown in Fig. 2 below.

Figure 2 - Example Local Plan allocation with additional policy requirements

Land off Example Street

U501

Site area: 0.74Ha, developable area: 0.6Ha

Capacity: 21 dwellings (at 35dph)

Key principles for development:

(i) Proposals should allow for access to adjoining land, to avoid 'land locking' of other land suitable for development.

(ii) Proposals should include on-site public open space.

(iii) Road access to the site should be taken from Example Street and not from Sample Way.

(iv) Dwellings should be orientated to present a front aspect to the public open space and footpath links, to provide surveillance of public spaces and routes.

(v) Financial contributions will be required towards the provision of on-site open space and off-site education facilities.

(vi) The mature hedgerow to the south of the site should be retained.

Question 13

What additional policy requirements should we provide, if any, for particular sites if they are taken forward as allocations?

8 Sustainability Appraisal and other evidence

8.1 The Council intends to use the assessment process summarised in Appendix E and the results of this consultation to inform its final selection of sites in the plan. There is also a requirement to prepare a Sustainability Appraisal report to inform preferred options. Fig. 3 below highlights the stages of Sustainability Appraisal. In August 2013 the Council consulted on its Scoping Report (Stage A) whilst this consultation describes how Stage B has been carried out so far. It will be completed along with Stage C and D following this consultation as final preferred options are established and the plan itself is drafted.

Figure 3 - Stages of SA preparation

Stage A - Setting the context and (sustainability) objectives, establishing the baseline and deciding on the scope

Stage B - Developing and refining the options and assessing effects

Stage C - Preparing the Sustainability Appraisal Report

Stage D - Consulting on the Preferred Options of the Plan and the SA Report

Stage E - Monitoring the significant effects of implementing the Plan

8.2 There could also be other evidence that is a not a requirement but would benefit the plan and support final site selection. This might relate to particular sites or to the plan in general.

Question 14

Is there any additional site-specific or general evidence we should prepare ahead of finalising the plan?

Appendix A - List of sites and maps

Appendix A – List of sites and maps

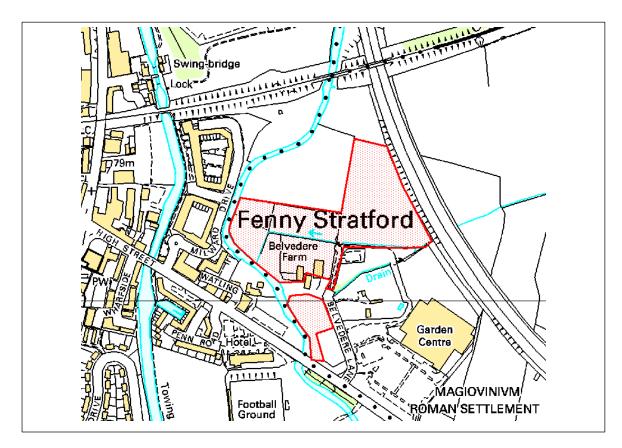
Urban sites

Ref	Name	Location	Size (Ha)	Capacity
Origina	al sites			
U1	Belvedere Farm	Bletchley/Fenny	4.29	129
U2	Former MFI Unit	Bletchley/Fenny	0.7	28
U3	Land off Hampstead Gate	Bradwell Common	0.4	16
U4	Land at Broughton Atterbury	Broughton	4.5	118
U5	Gurnards Avenue	Fishermead	0.36	14
U6	Land off Singleton Drive	Grange Farm	0.55	22
U7	Woodlands off Breckland	Linford Wood	0.6	21
U8	Land North of Vernier Crescent	Medbourne	0.4	14
U9	Land off Ladbroke Grove	Monkston	0.71	25
U10	Land off Lillishall Avenue	Monkston	0.69	24
U11	Galleon Wharf	Old Wolverton	0.59	21
U12	Res site 62 off Manifold Lane	Shenley Brook End	0.52	18
U13	Independent School site off Daubeney Gate	Shenley Church End	2.6	68
U14	Former gas works site	Stony Stratford	0.17	7
U15	Land to the rear of Hayes	Stony Stratford	0.35	13
U16	Land off Calverton Road	Stony Stratford	1.7	68
U17	Land at Towergate	Wavendon Gate (Expansion)	5.6	147
U18	Land to the rear of Morrisons Super market	Westcroft	0.63	25
U19	Reserve Site 3 East of Snellshall Street	Westcroft	0.54	22
U20	Wolverton Railway Works	Wolverton	14.3	286
U21	Wolverton Mill Site G	Wolverton Mill	4	120
U22	Land West of Brickhill Street	Caldecotte (Expansion)	35.4	604
U23	Land at Eaton Leys	Fenny Stratford (Expansion)	40.5	709
U24	Land at Linford Lakes	Great Linford (Expansion)	11	193
U25	Land South of Lower End Road (a)	SLA - Expansion	1	18
U26	Land South of Lower End Road (b)	SLA - Expansion	2.63	46
U27	Land West of Bow Brickhill	Caldecotte (Expansion)	7	184
U28	Land at Little Linford Lane	Redhouse Park (Expansion)	19.68	344
U29	Shenley Dens Farm	Oakhill - Expansion	22.4	392
U30	Land off Ridgeway	Stony Stratford - (Expansion)	7.9	158
Additi	onal sites		1	1
U31	Wellington Place car park	Bletchley	0.27	11
U38	Land off Phelps Road	Bletchley/Fenny	0.32	13
U39	Builders merchants, Fenny Stratford	Bletchley/Fenny	1.98	79
U40	Land off Harrowden	Bradville	0.77	27
U42	Caldecotte Site C	Caldecotte	1.86	49
U45	Station Square	Central MK	0.97	97
U46	Land East of John Lewis car park	Central MK	0.76	76

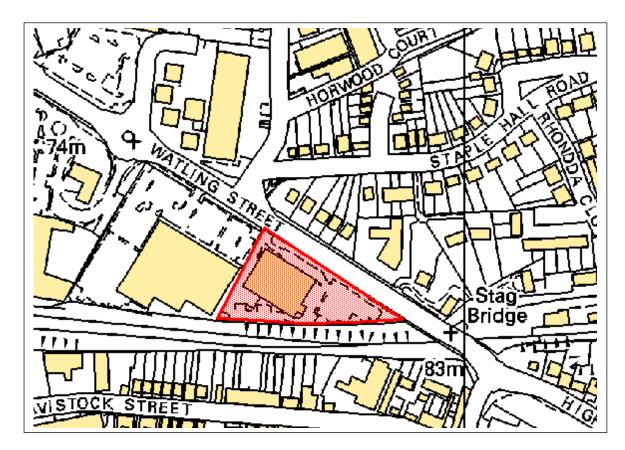
U48	Our Lady of Lourdes Church	Coffee Hall	0.3	11
U54	Land at Dropshort Farm	Fenny Stratford (Expansion)	8.13	244
U55	Cross Roads Farm	Fenny Stratford (Expansion)	7.52	132
U56	Land East of A5	Fenny Stratford (Expansion)	10.6	186
U57	Land at Middle Weald	Middle Weald (Expansion)	8.29	218
U58	Kestrel view Stables, Middle Weald	Middle Weald (Expansion)	3.41	90
U59	Land South of Lower End Road (c)	SLA (Expansion)	3.94	103
U60	Land at corner of Lower End Road & Cranfield Road	SLA (Expansion)	1.48	52
U65	Kents Hill Site A	Kents Hill	1.14	40
U66	Kents Hill Site C	Kents Hill	5.11	134
U67	Kents Hill Site D1	Kents Hill	2.05	54
U68	Kents Hill Site B	Kents Hill	1.39	49
U69	Kents Hill Site E	Kents Hill	4.2	110
U70	Land at Oakgrove school	Middleton	1.76	62
U71	Land at the Walnuts	Redhouse Park	1.91	67
U72	Shenley Wood Site E	Shenley Wood	1.18	41
U73	Shenley Wood Site D	Shenley Wood	2.77	73
U80	Land at Bergamot Gardens	Walnut Tree	0.53	19
U81	Land at Walton Manor	Walton Manor	5.14	135
U82	Hewlett Packard West site	Wavendon Gate	2.87	75
U83	Hewlett Packard East site	Expansion	0.94	33
U84	1 Glyn Square, Wolverton	Wolverton	0.1	4
U86	Garages West of Rowle Close	Stantonbury	0.57	20
U87	Garages East of Rowle Close	Stantonbury	0.53	19

NB. reference numbers are sequential but gaps reflect sites that have been withdrawn from the process by their owners.

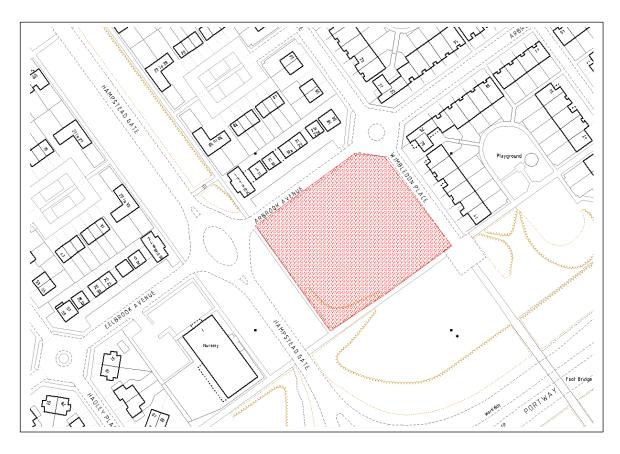




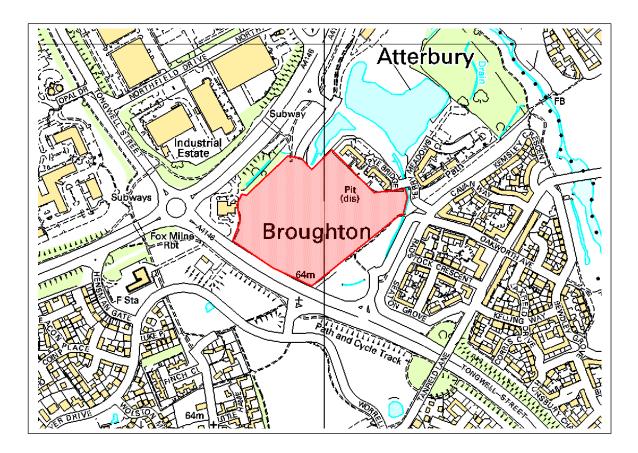
U2 – Former MFI Unit, Bletchley

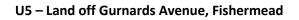


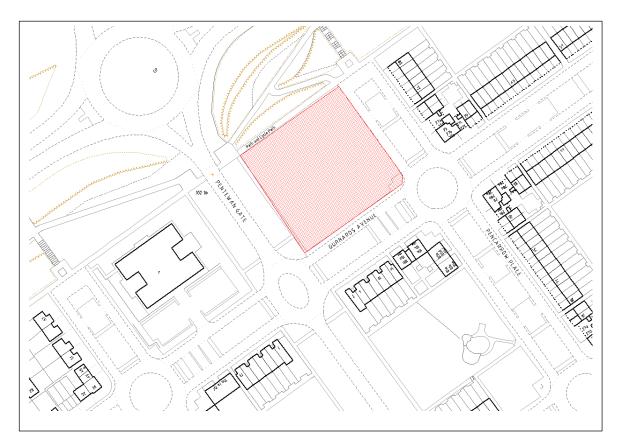
U3 – Land off Hampstead Gate, Bradwell Common



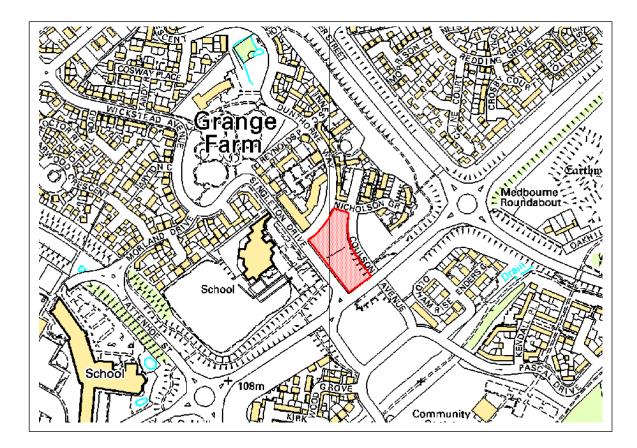
U4 – Land at Broughton Atterbury, Broughton

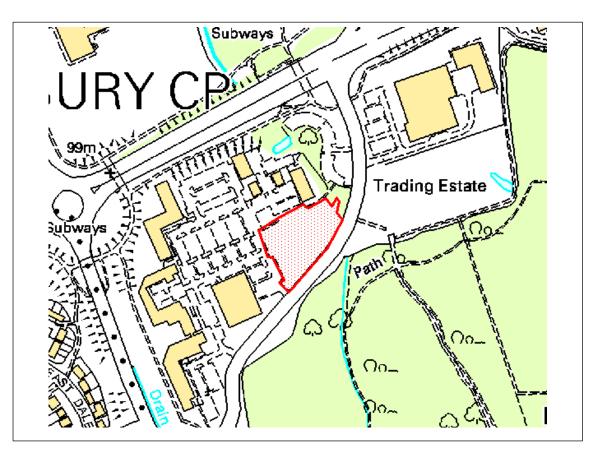






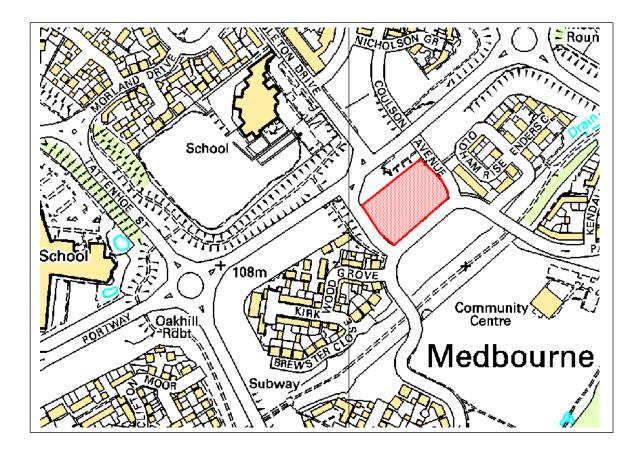
U6 – Land off Singleton Drive, Grange Farm



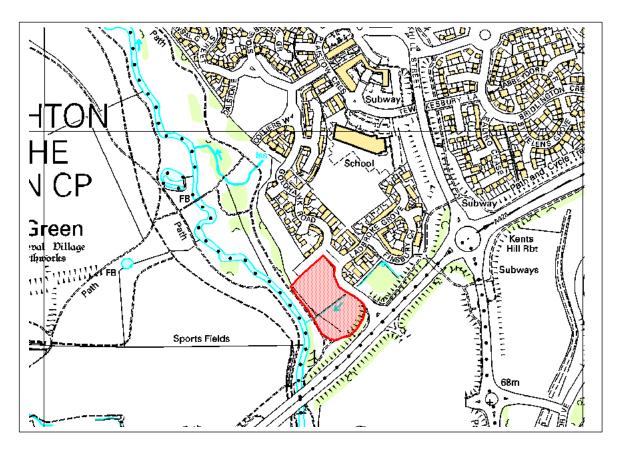


U7 – Woodlands off Breckland, Linford Wood

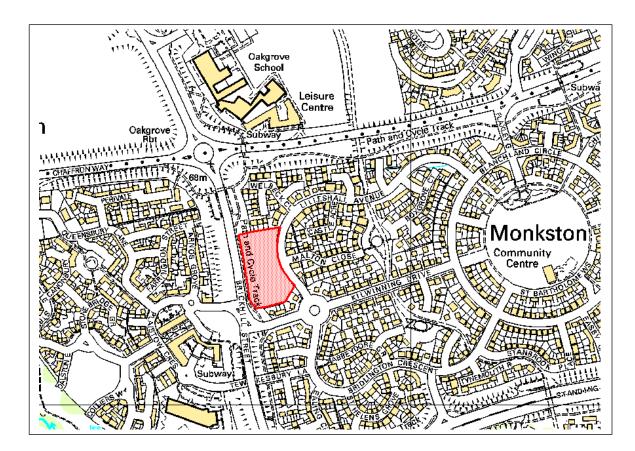
U8 – Land North of Vernier Crescent, Medbourne



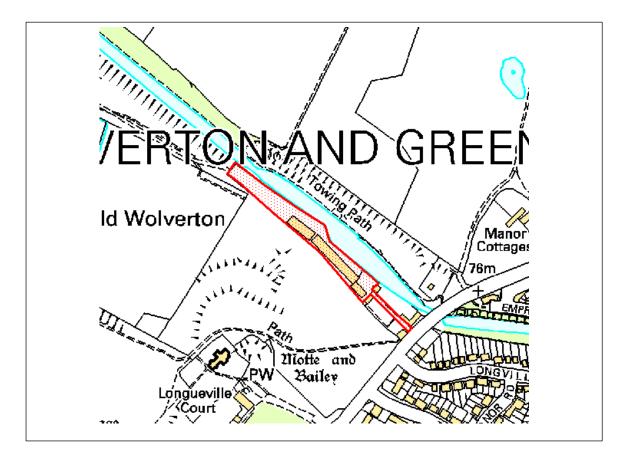
U9 – Land off Ladbroke Grove, Monkston Park



U10 – Land off Lilleshall Avenue, Monkston



U11 – Galleon Wharf, Old Wolverton



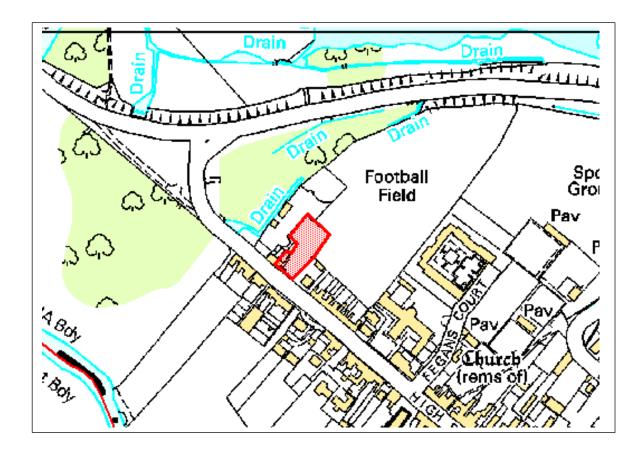
U12 – Land off Manifold Lane, Shenley Brook End



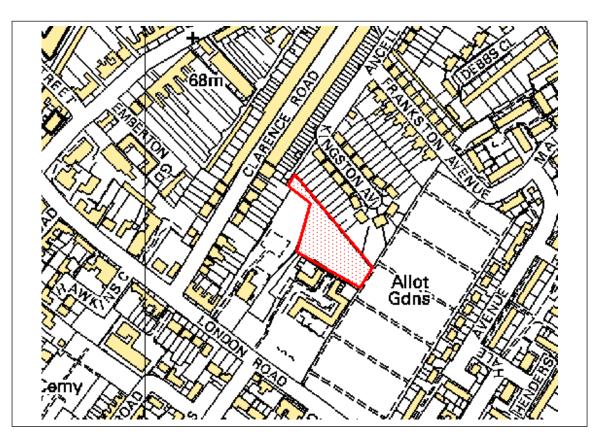


U13 – Independent School site, Daubeney Gate, Shenley Church End

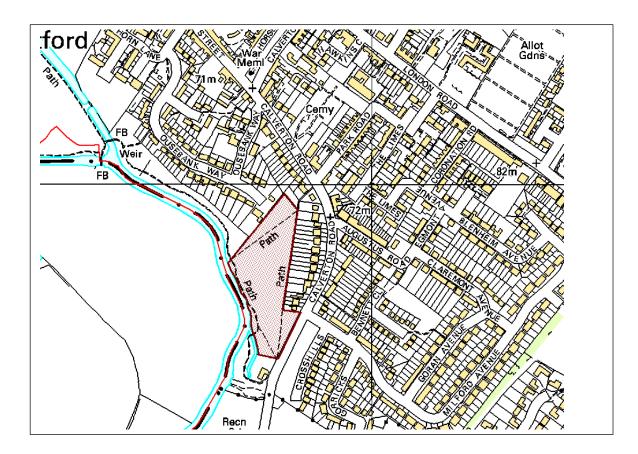
U14 – Former gas works, Stony Stratford

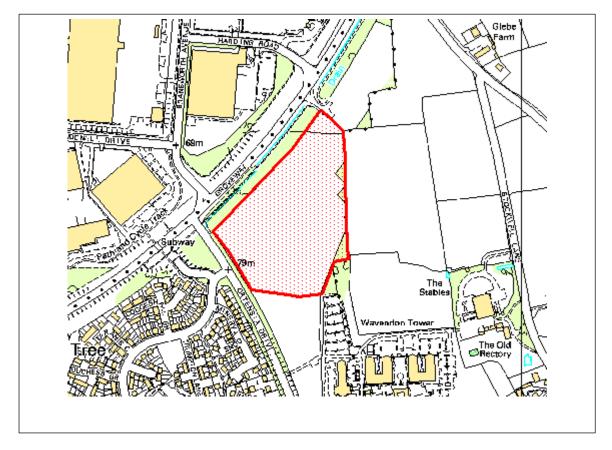


U15 – Land to the rear of Hayes, Stony Stratford



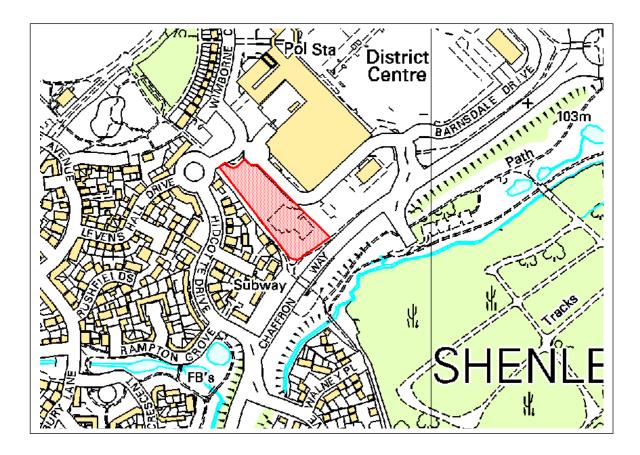
U16 – Land off Calverton Road, Stony Stratford





U17 – Land at Towergate, Wavendon Gate (expansion)

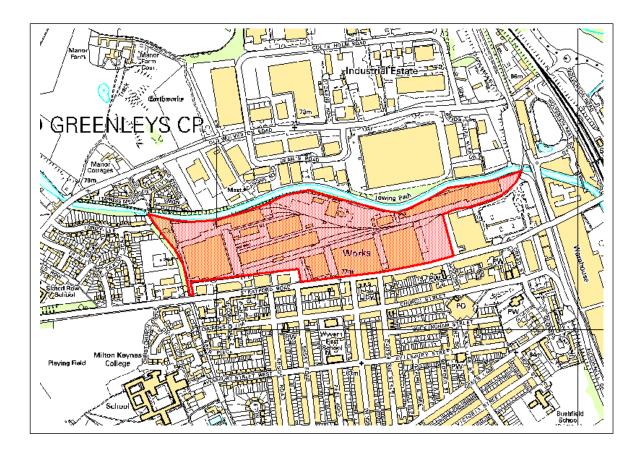
U18 – Land to the rear of Morrisons, Westcroft



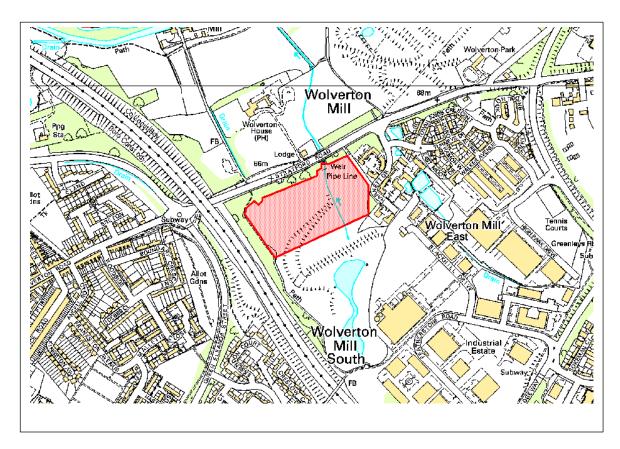


U19 – Reserve site 3 East of Snellshall Street, Westcroft

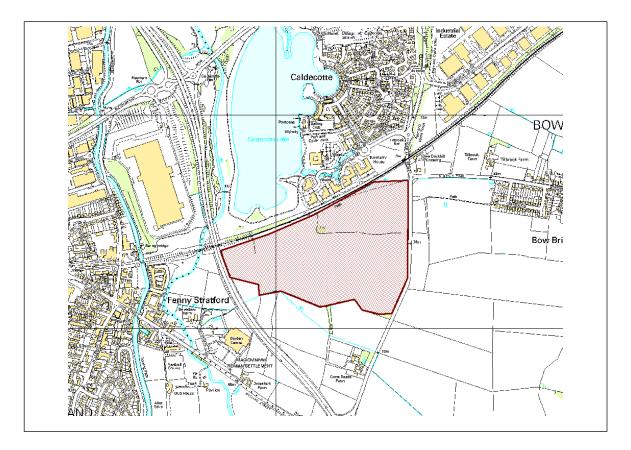
U20 – Land at Wolverton railway works, Wolverton



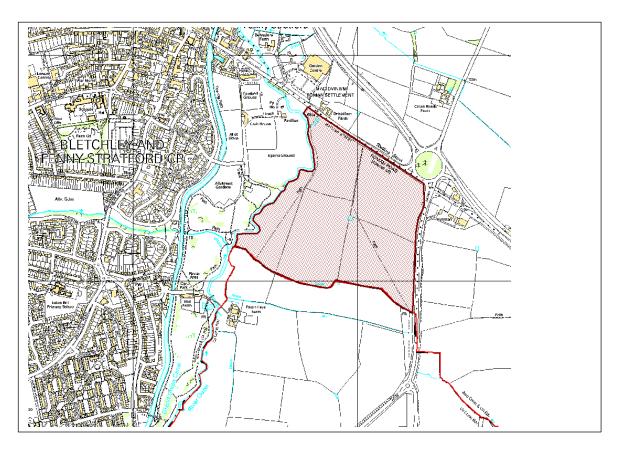
U21 – Wolverton Mill Site G, Wolverton Mill



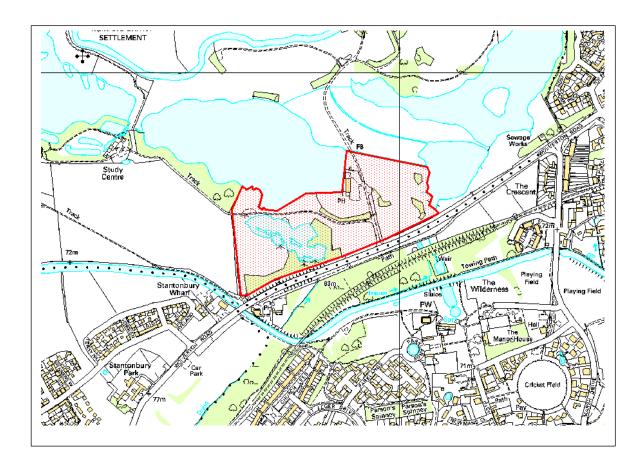
U22 – Land West of Brickhill Street, Caldecotte (expansion)

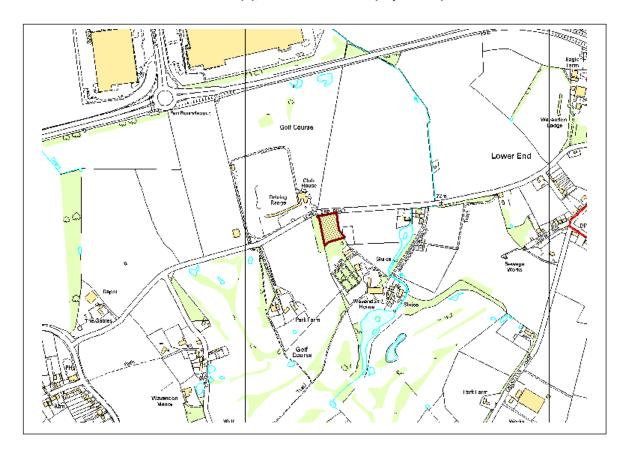


U23 – Land at Eaton Leys, Bletchley (expansion)



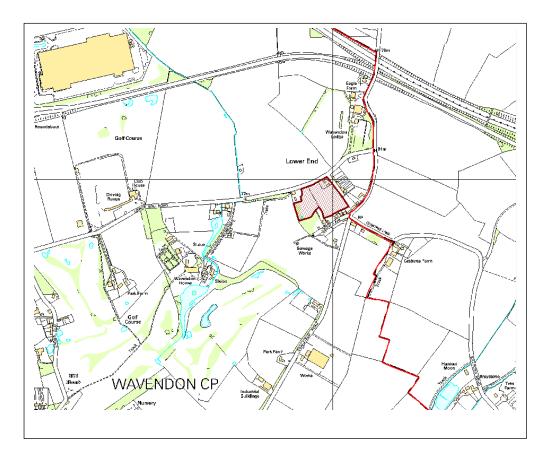
U24 – Land at Linford Lakes, Great Linford (expansion)



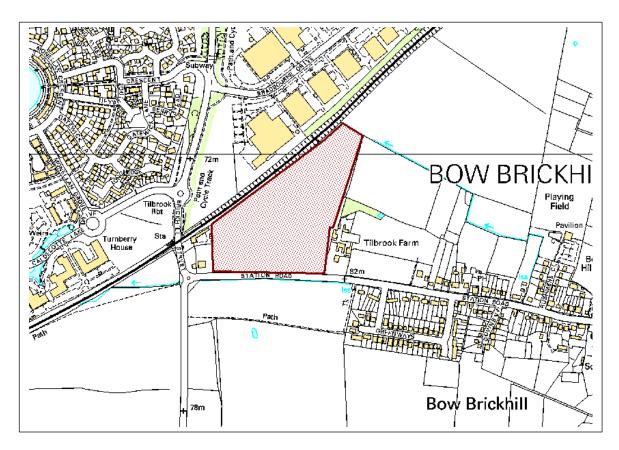


U25 – Land south of Lower End Road (a), Wavendon Parish (expansion)

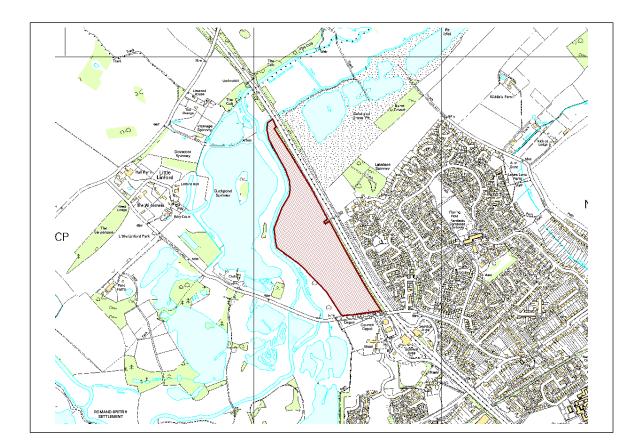
U26 – Land south of Lower End Road (b), Wavendon Parish (expansion)

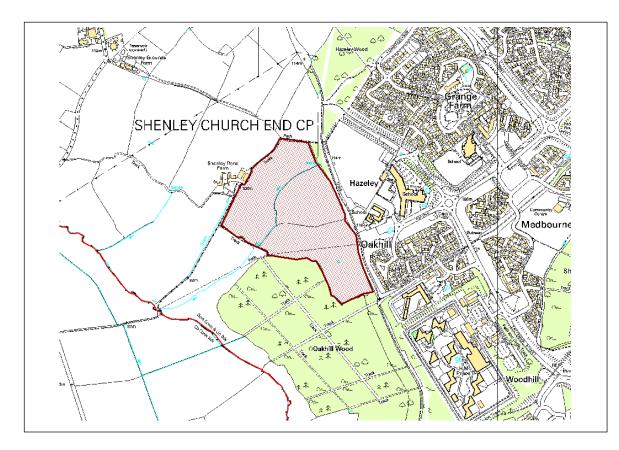






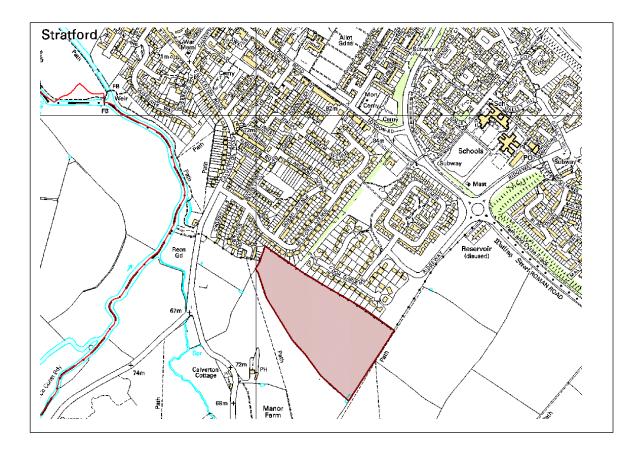
U28 – Land at Little Linford Lane, Redhouse Park/Newport Pagnell (expansion)



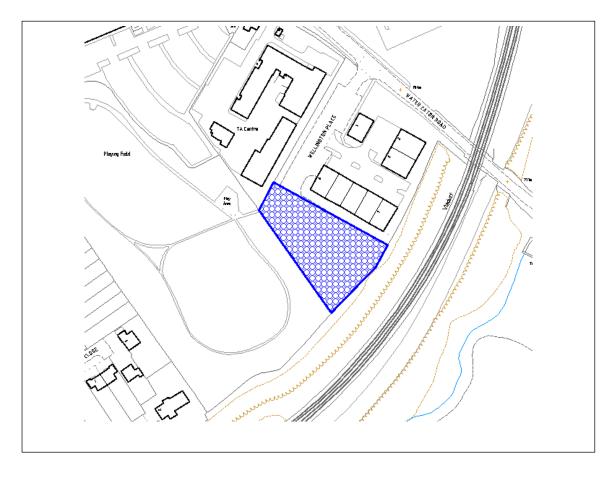


U29 – Shenley Dens Farm, Oakhill/Hazeley (expansion)

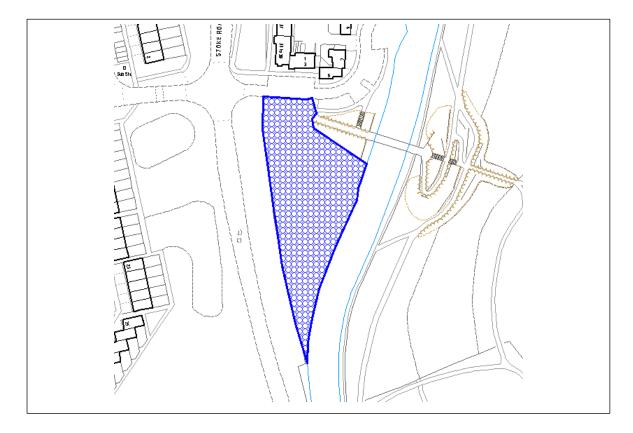
U30 – Land off Ridgeway, Stony Stratford (expansion)



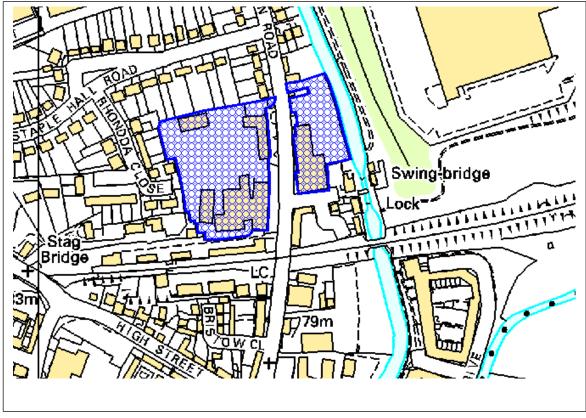




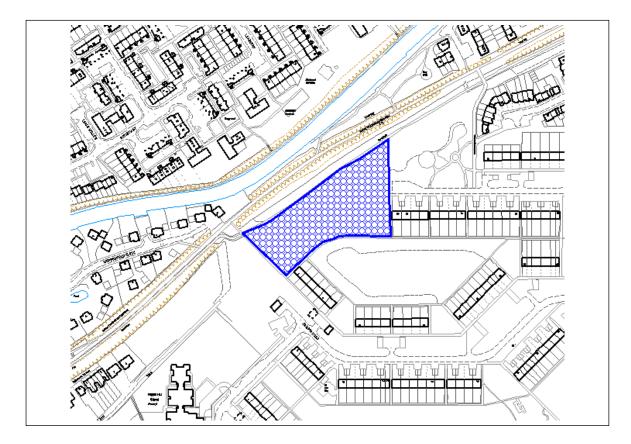
U38 – Land off Phelps Road, Bletchley



U39 – Builders merchants, Fenny Stratford



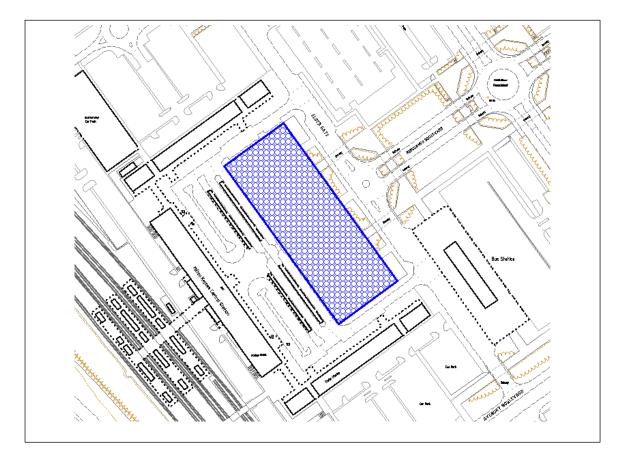
U40 – Land off Harrowden, Bradville



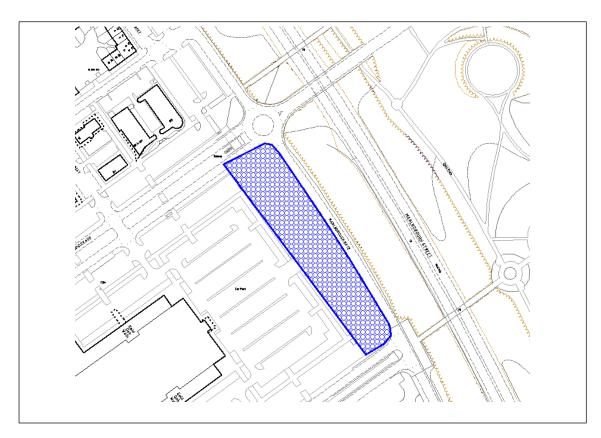
U42 – Caldecotte Site C, Caldecotte



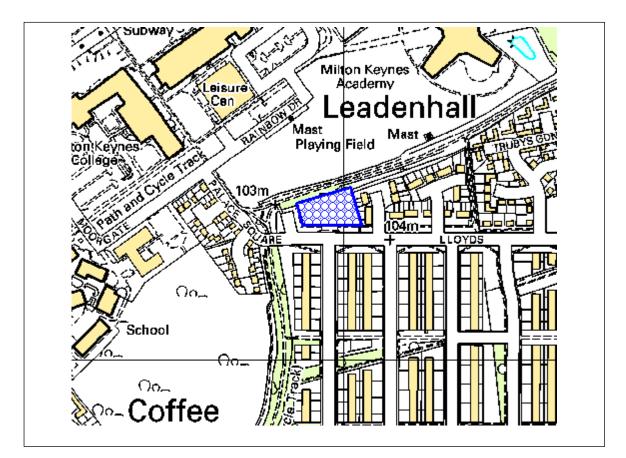
U45 – Station Square, Central Milton Keynes

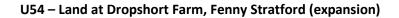


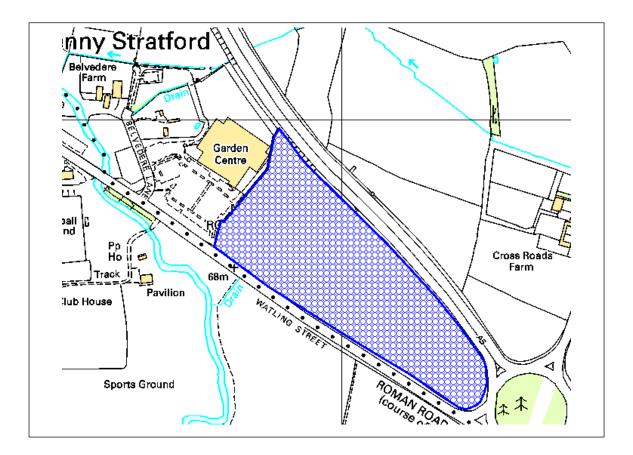




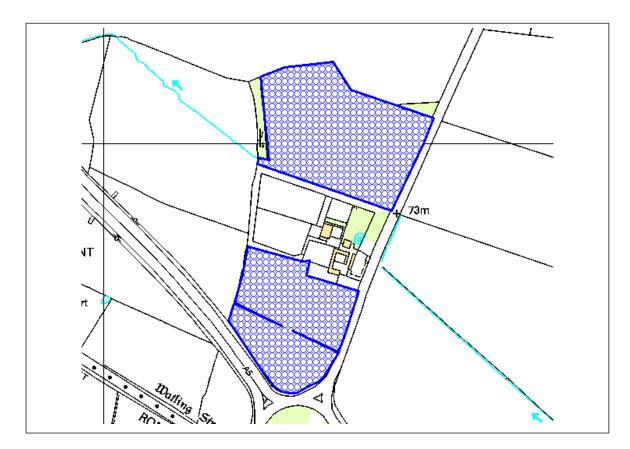
U48 – Our Lady of Lourdes Church, Coffee Hall



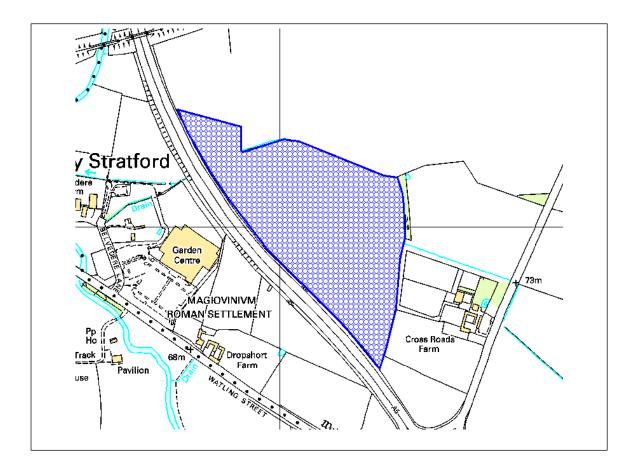




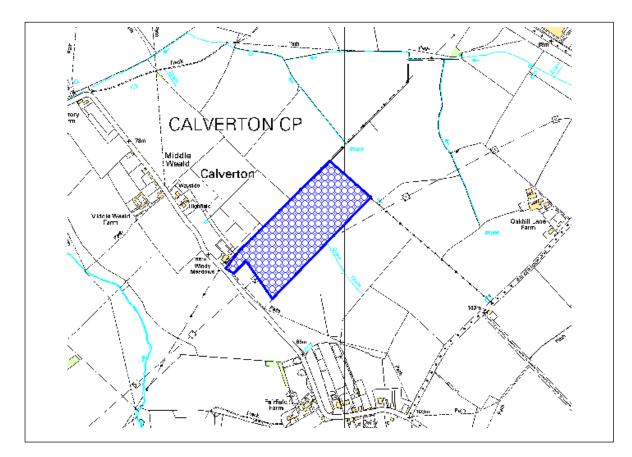
U55 – Cross Roads Farm, Fenny Stratford/Bow Brickhill (expansion)



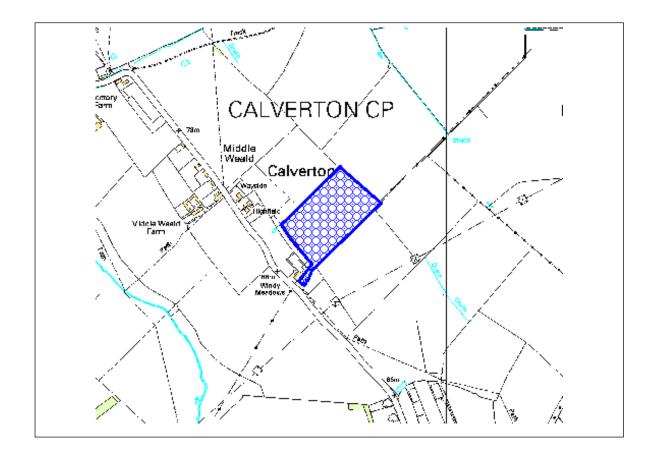




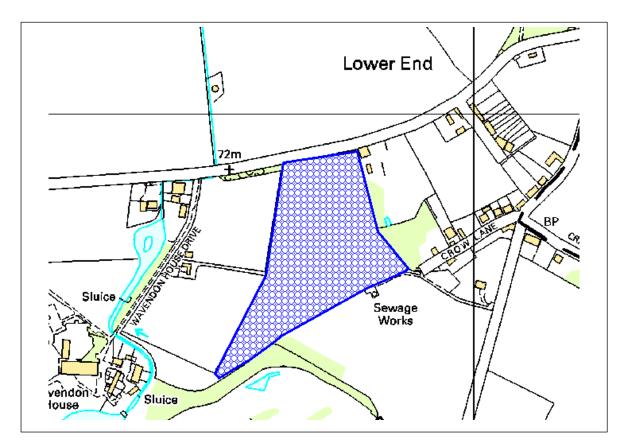
U57 – Land at Middle Weald, Calverton (expansion)

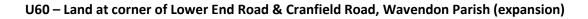


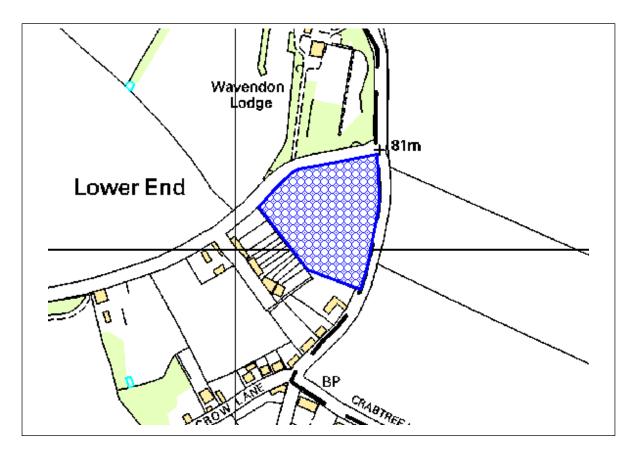




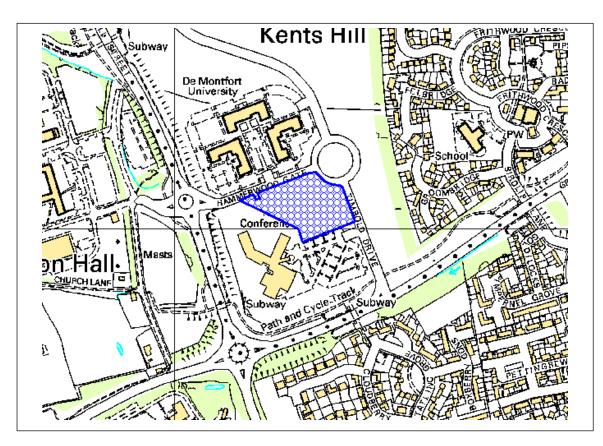
U59 - Land off Lower End Road, Wavendon Parish (expansion)



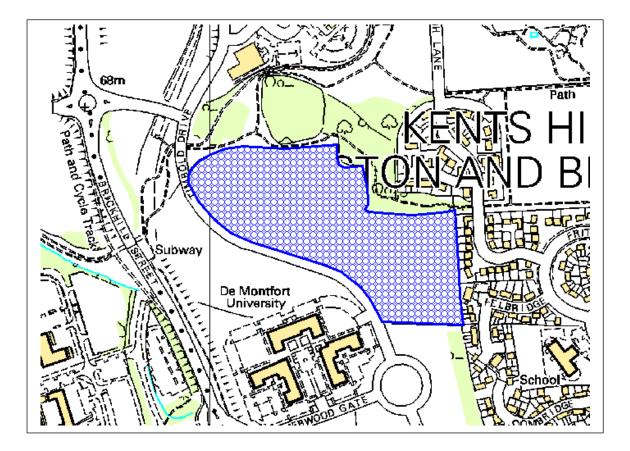




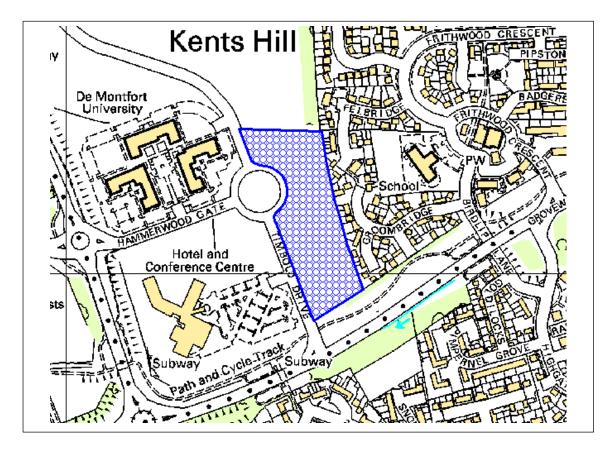
U65 – Kents Hill site A, Kents Hill

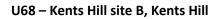


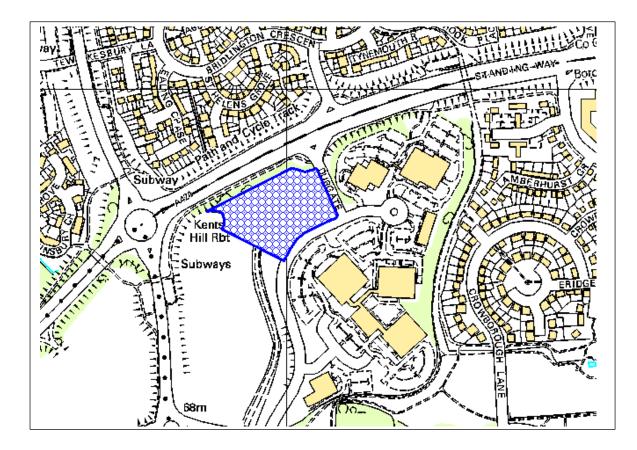
U66 – Kents Hill site C, Kents Hill



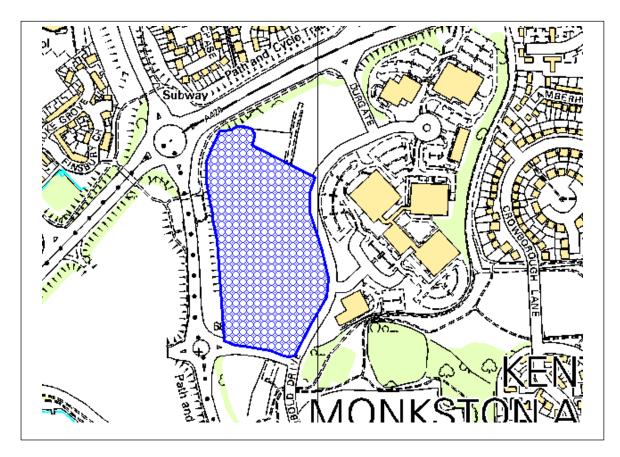
U67 – Kents Hill site D1, Kents Hill



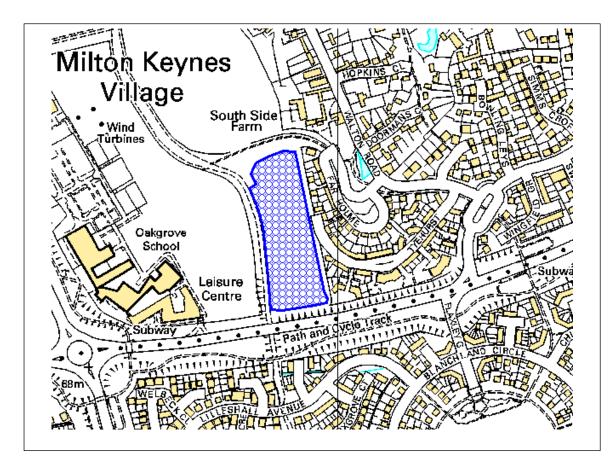




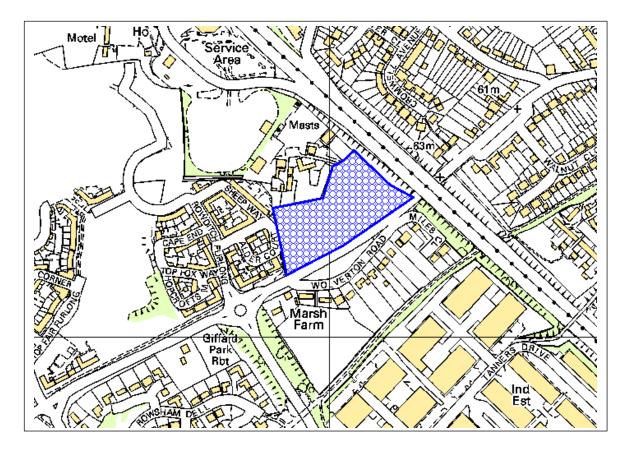
U69 – Kents Hill site E, Kents Hill

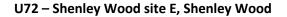


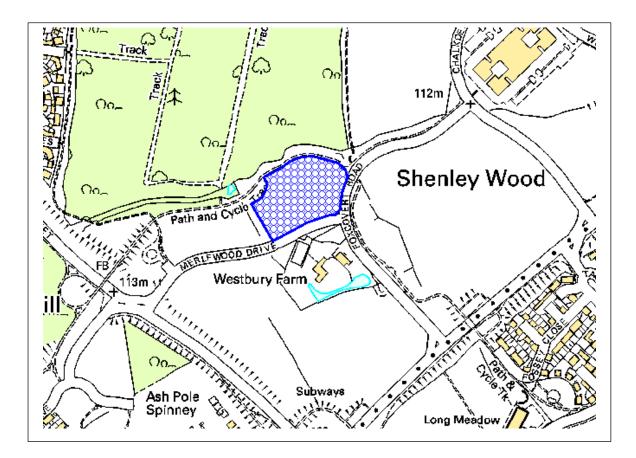




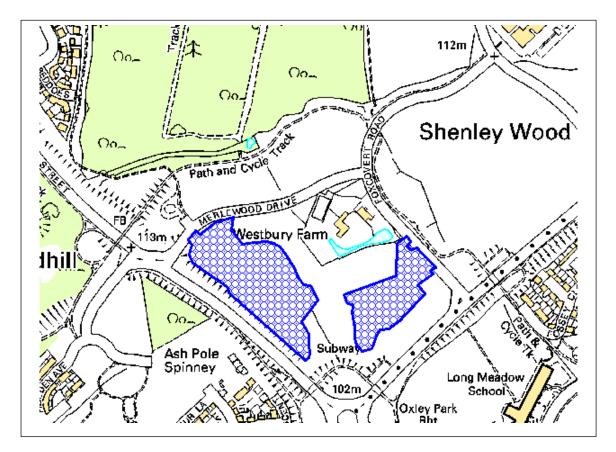
U71 – Land at the Walnuts, Redhouse Park



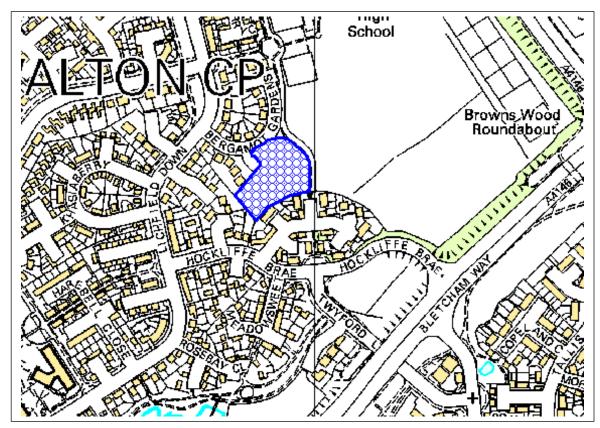




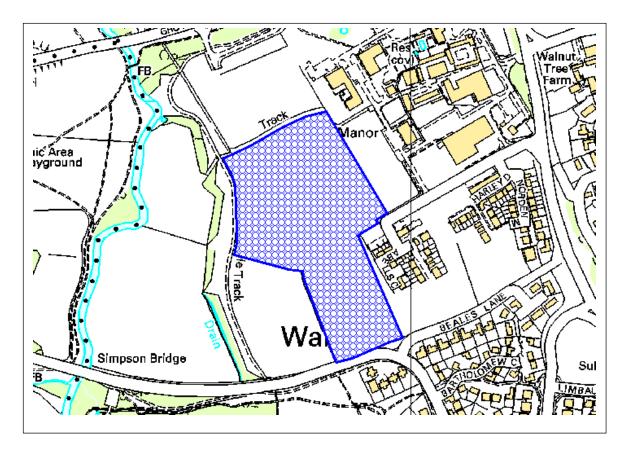
U73 – Shenley Wood site D, Shenley Wood



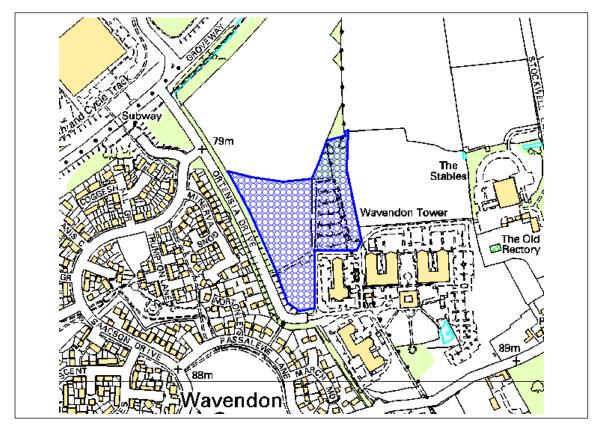
U80 – Land at Bergamot Gardens, Walnut Tree



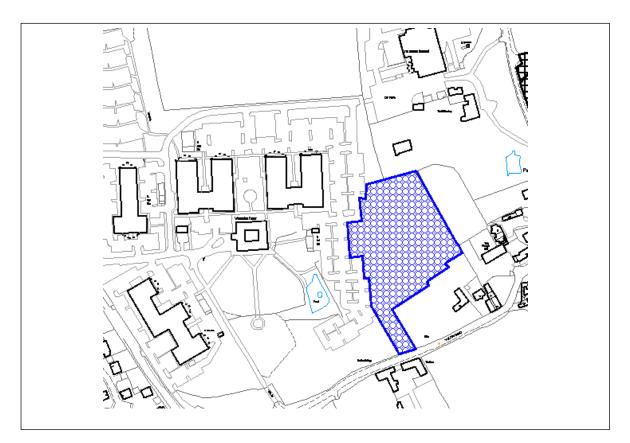
U81 – Land at Walton Manor, Walton Manor



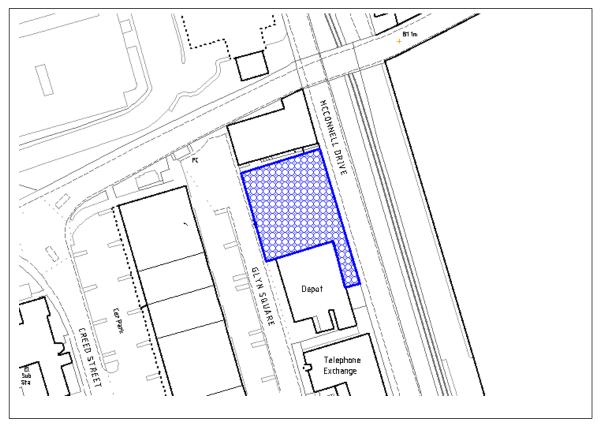
U82 – Hewlett Packard West, Wavendon Gate/Wavendon (expansion)



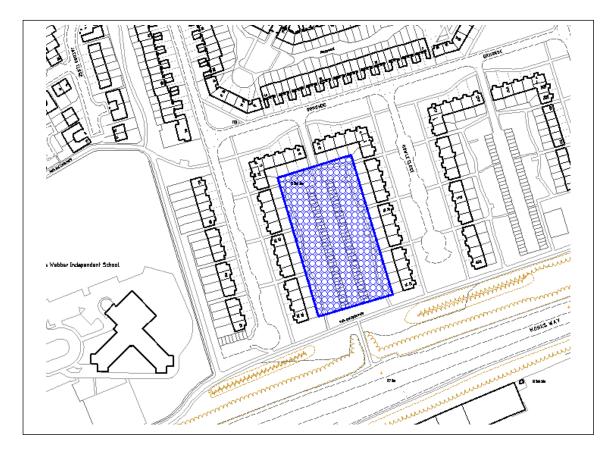
U83 – Hewlett Packard East, Wavendon Tower/Wavendon (expansion)



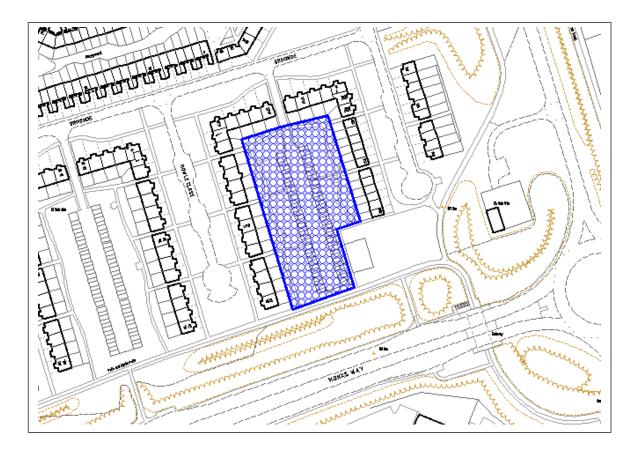




U86 – Garages West of Rowle Close, Stantonbury



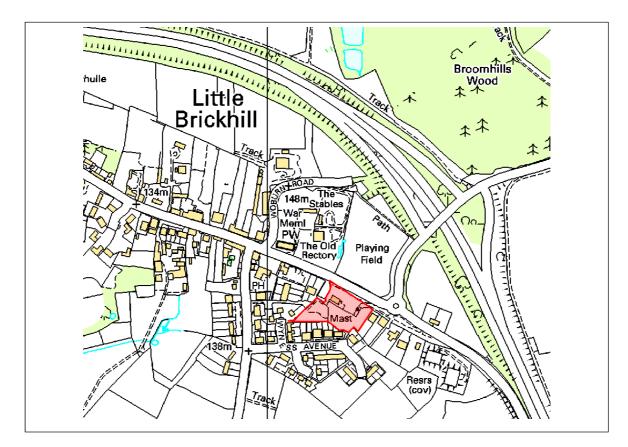
U87 – Garages East of Rowle Close, Stantonbury



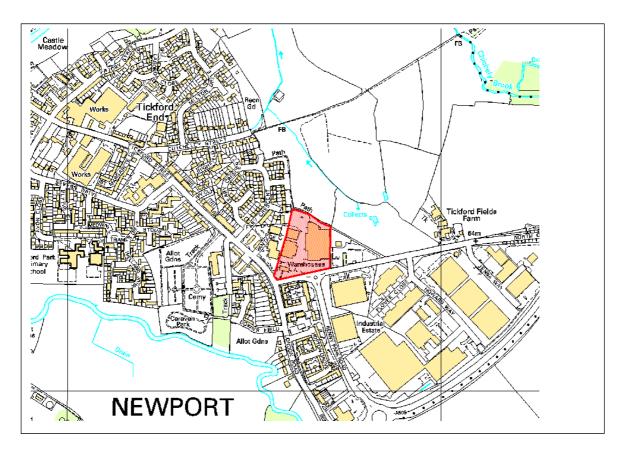
Rural sites

Ref	Name	Location	Size (Ha)	Capacity
Origir	nal sites			
R1	Former Garage Site	Little Brickhill	0.63	22
R2	Network House	Newport Pagnell	1.94	80
R3	Portfields Farm	Newport Pagnell	7.5	197
R4	Tickford Fields Farm	Newport Pagnell	22.5/21.4	394/375
R5	Land off Marsh End Road	Newport Pagnell	8.2	215
R6	Land West of Olney a	Olney	21.3	372
R7	Land West of Olney b	Olney	11.5	201
R8	Land West of Olney c	Olney	14.4	252
R9	Land north and South of Lavendon Road	Olney	0.8/1.3	28/46
R10	Land off Aspreys	Olney	9.59	252
R11	Land off Warrington Road	Olney	4.44	117
R12	Land off Yardley Road	Olney	2.26	59
R13	Smiths Yard	Sherington	1.1	15
R14	Land at Crofts End	Sherington	1.6	32
R15	Land at High Street	Sherington	1	30
R16	Land rear of School Lane	Sherington	1.5	45
R17	Land East of Vandyke Close	Woburn Sands	2.42	54
R18	Land North of Woburn Sands	Wavendon/Woburn Sands	13.1	196
R19	Land West of Newport Road	Woburn Sands	4.1	92
R20	Wyevale Nursery Site	Wavendon	3.88	87
Addit	ional sites			
R21	Land East of M1	Newport Pagnell	19.63	344
R22	Land off London Road	Newport Pagnell	0.47	16
R23	Land off Willen Road	Newport Pagnell	1.11	39
R24	Nampak, Jenna Way	Newport Pagnell	3.59	94
R25	Land at Riverside Walk	Olney	4.37	115
R26	Land at Uncle Jacks	Olney	0.31	11
R27	Land West of Olney	Olney	15.52	272
R28	Land East of High Street, Sherington	Sherington	2.17	49
R29	Land North of Sherington	Sherington	1	30
R30	Land North of Church Road, Sherington	Sherington	1.09	33
R31	Land West of Gun Lane	Sherington	0.53	16
R32	Land at Deethe Farm	Wavendon/Woburn Sands	0.33	12
R34	Phase 6, Former Nampak site	Woburn Sands	1.06	37

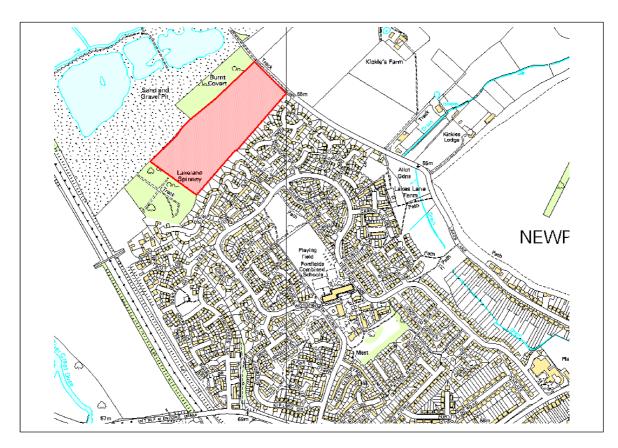




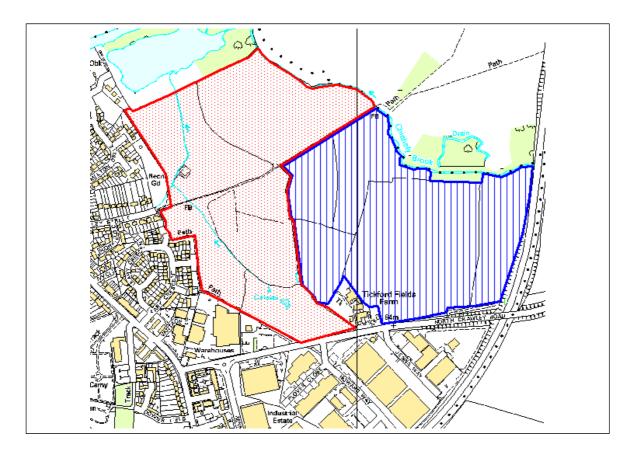
R2 – Network House, Newport Pagnell



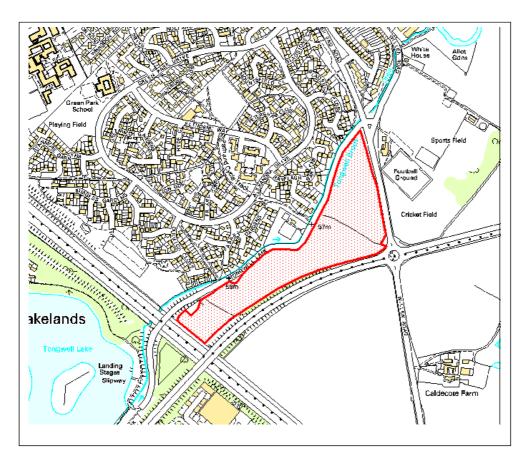
R3 – Portfields Farm, Newport Pagnell



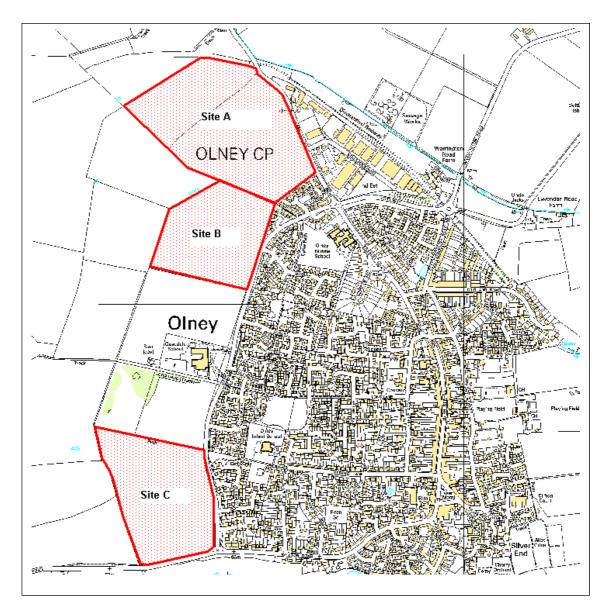
R4 – Tickford Fields Farm, Newport Pagnell

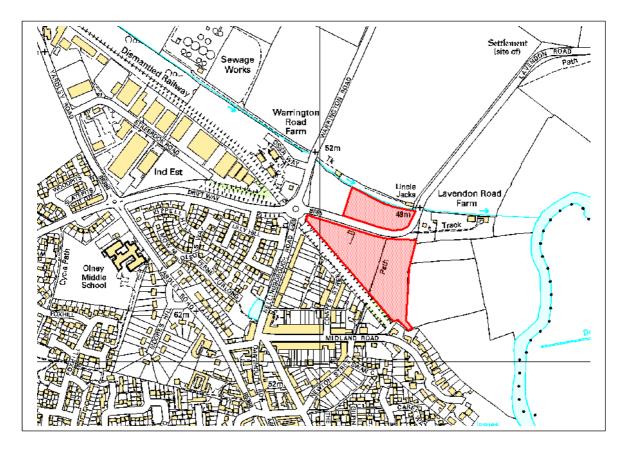


R5 – Land off Marsh End Road, Newport Pagnell



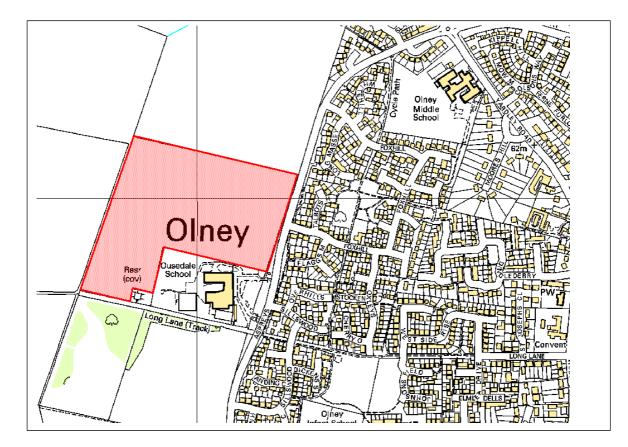




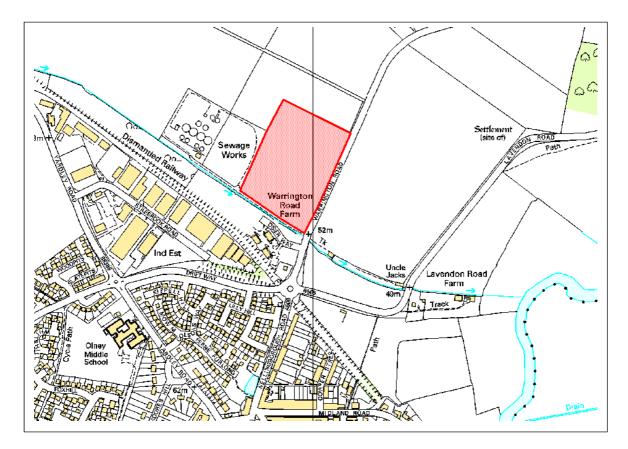


R9 – Land north and south of Lavendon Road, Olney

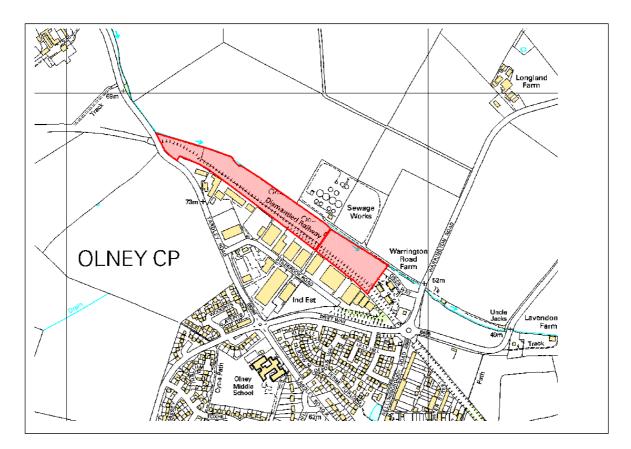
R10 – Land off Aspreys, Olney



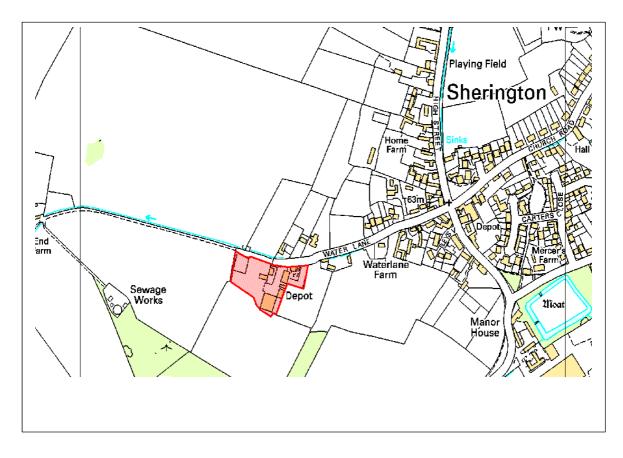
R11 – Land off Warrington Road, Olney



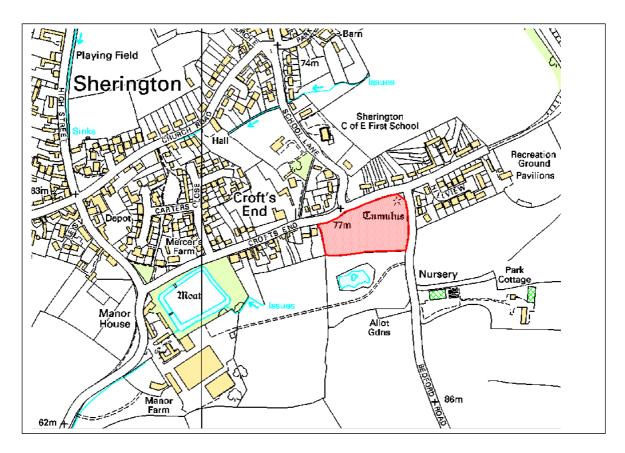
R12 – Land off Yardley Road, Olney

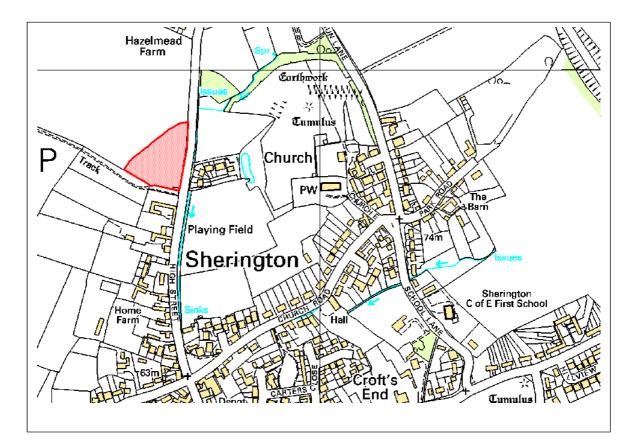


R13 – Smiths Yard, Sherington



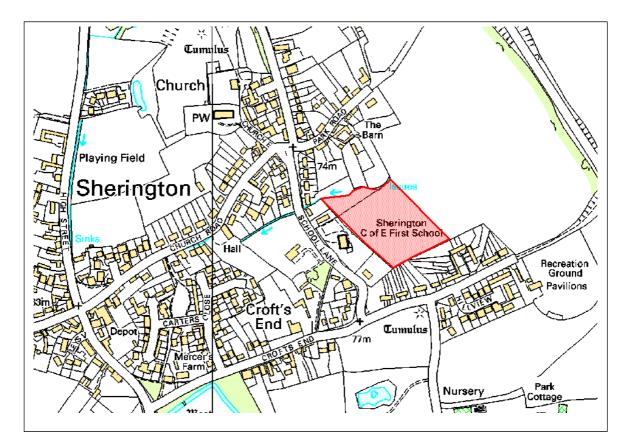
R14 – Land at Crofts End, Sherington

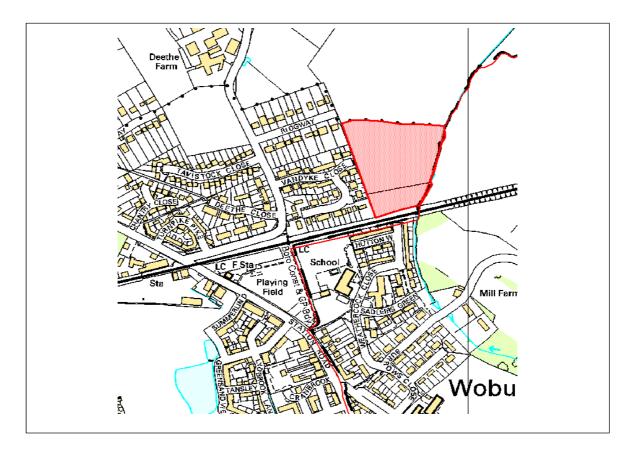




R15 – Land at High Street, Sherington

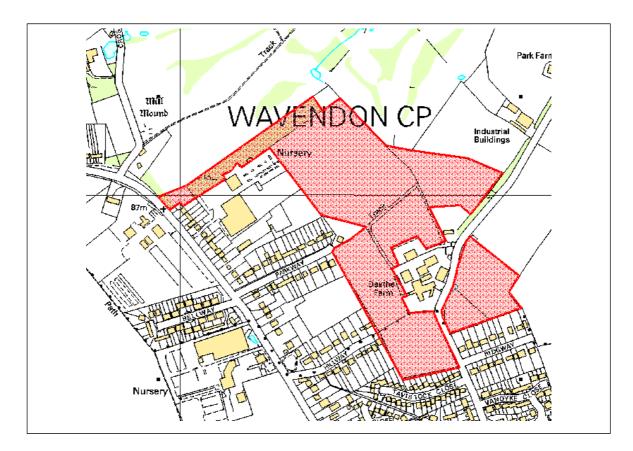
R16 – Land rear of School Lane, Sherington



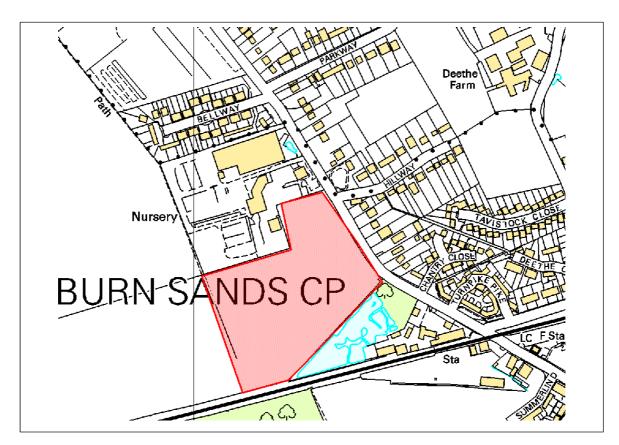


R17 – Land East of Vandyke Close, Wavendon/Woburn Sands

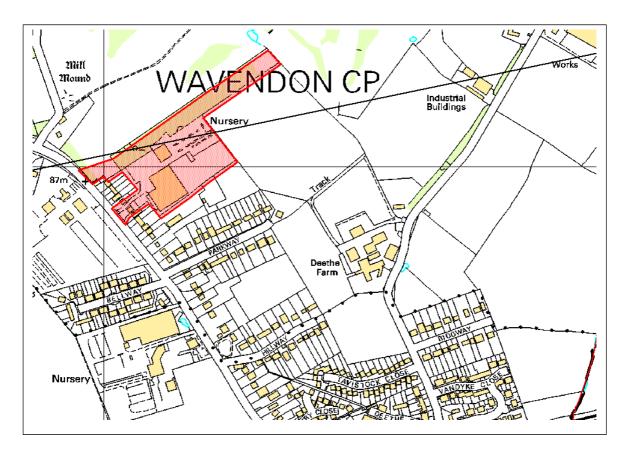
R18 – Land North of Woburn Sands, Wavendon/Woburn Sands



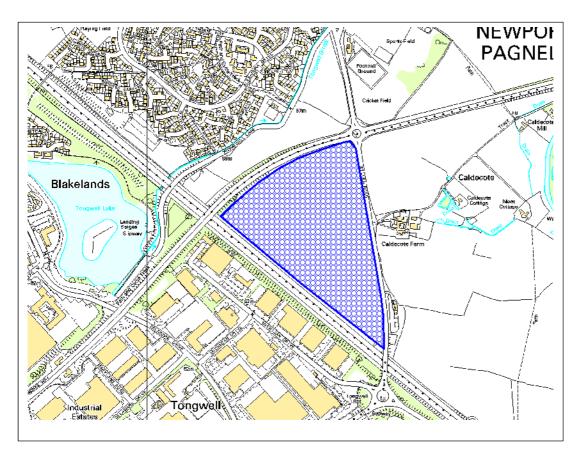
R19 – Land West of Newport Road, Woburn Sands



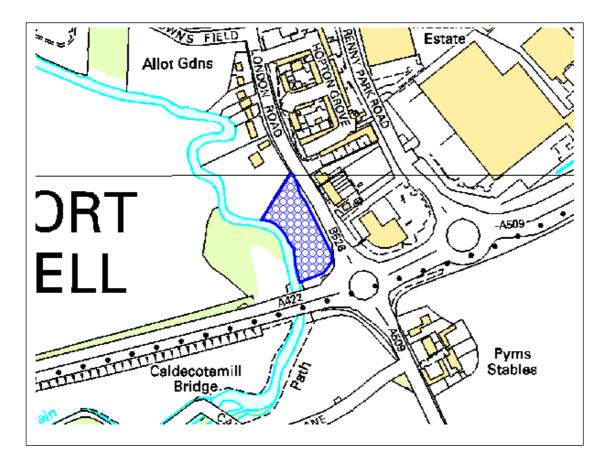
R20 – Wyevale Nursery Site, Wavendon/Woburn Sands



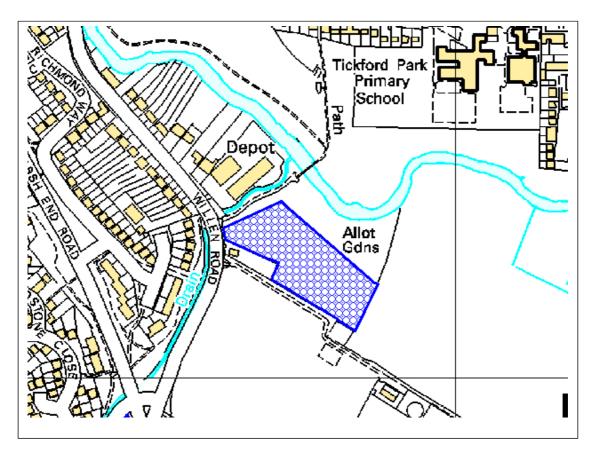




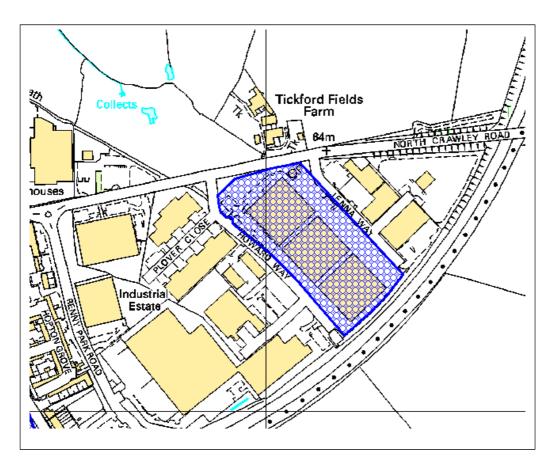
R22 – Land off London Road, Newport Pagnell



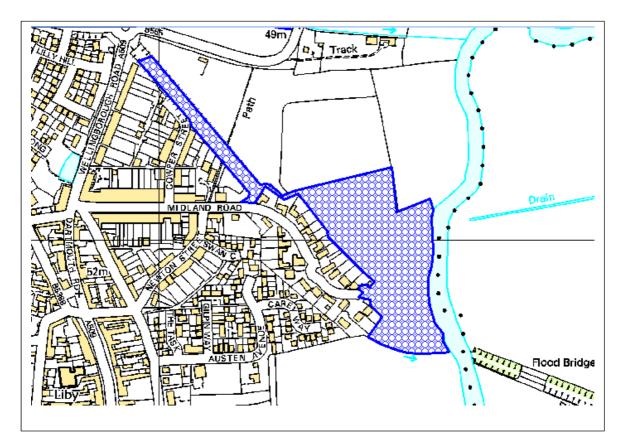




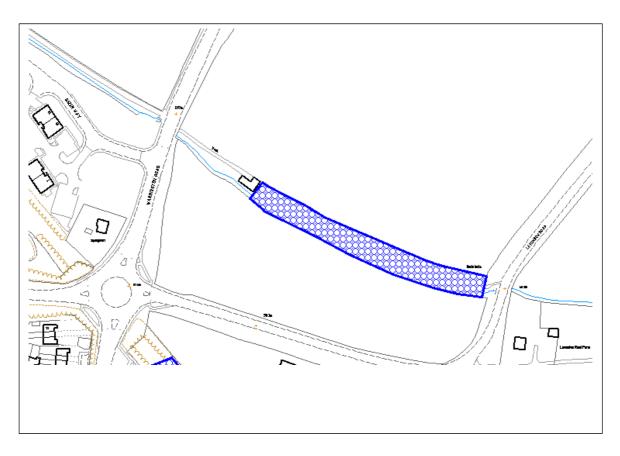
R24 – Nampak, Jenna Way, Newport Pagnell



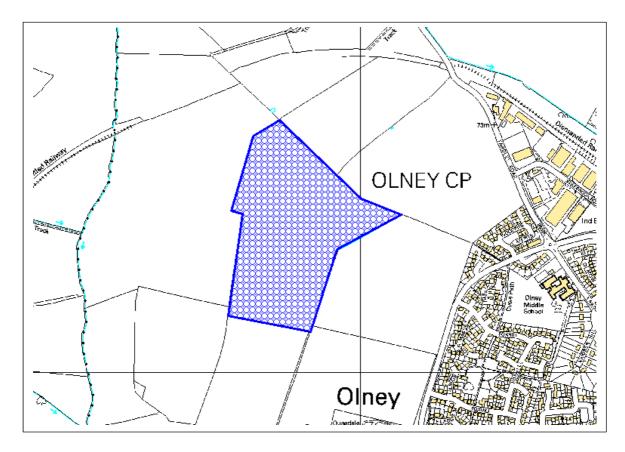




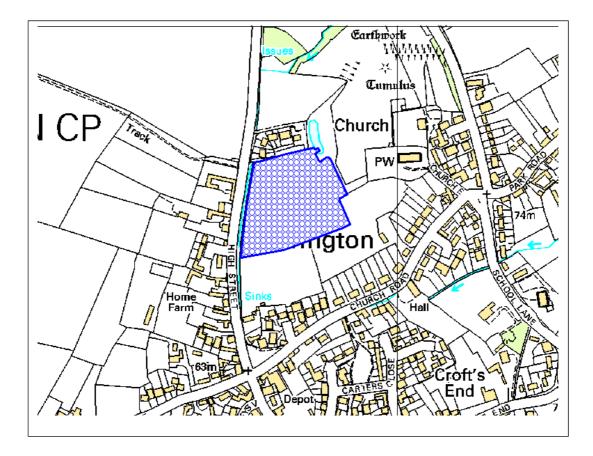
R26 – Land at Uncle Jacks, Olney



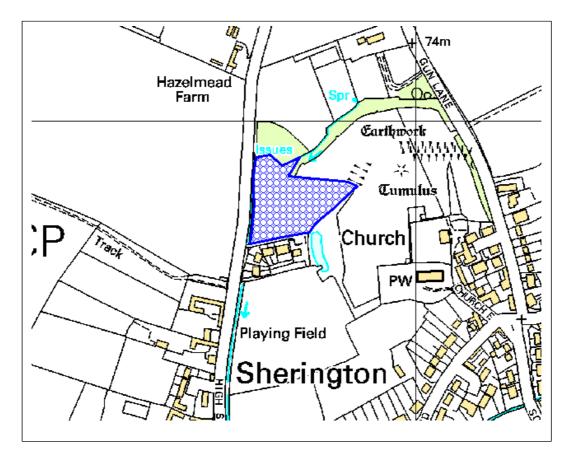
R27 – Land West of Olney



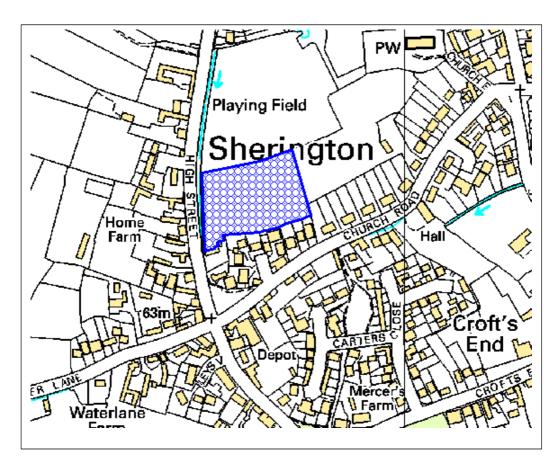
R28 – Land at High Street, Sherington

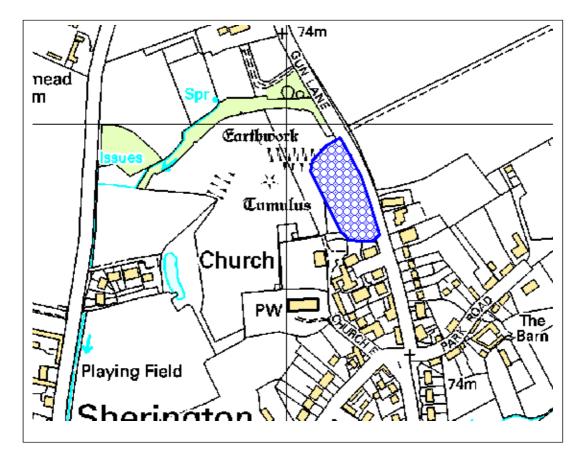


R29 – Land North of Sherington



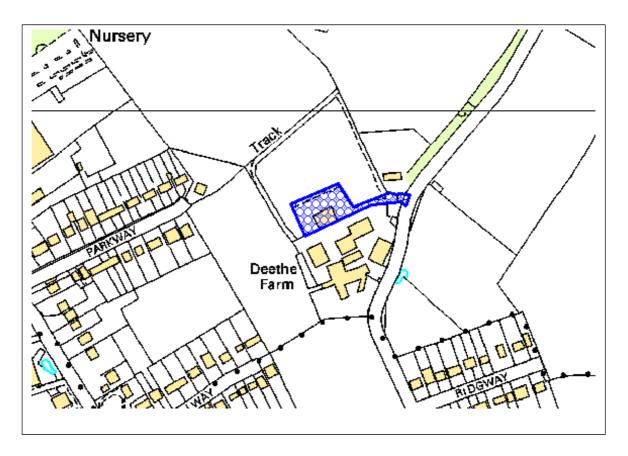
R30 – Land North of Church Road, Sherington

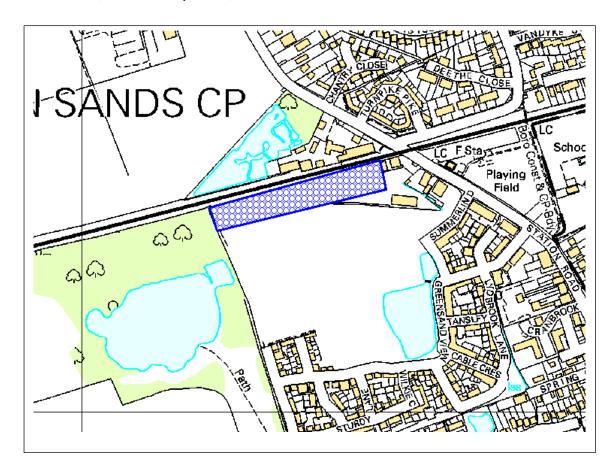




R31 – Land West of Gun Lane, Sherington

R32 – Land at Deethe Farm, Wavendon/Woburn Sands





R34 – Phase 6, Former Nampak site, Woburn Sands

Appendix B - Revised assessment framework

Appendix B - Revised assessment framework

Appendix B – Site Assessment Framework (amended following Issues & Options consultation)

This proforma sets out a transparent, objective and robust methodology for assessing the suitability of sites for development. It sets out a four stage process which first looks to establish whether sites fit into the strategic policy framework, followed by two further stages which analyse the developability and suitability/sustainability of each site. The process also looks at any other added value, over and above meeting housing need, which the allocation of the site could potentially achieve. This process will enable the merits of each site to be set out and a fair comparison of all sites to be undertaken.

The criteria against which each site will be assessed and weighting that will be given to each (in the Suitability/Sustainability section - Stage 3) will be finalised through initial consultation on the Issues and Options Document. This will help the Council to ensure that the public and other stakeholders have sign up to the process.

Site Name	
Reference Number	
Settlement	
Size	

Planning history/context

Access - can it be achieved? Are

This section provides a brief overview of any significant planning history on the site (including relationship to Neighbourhood Plans where applicable) to identify any factors that may require particular focus in the assessment stages below.

STAGE 1- Answer yes, no or uncertain. This stage of the assessment rules out sites due to clear conflicts with national and local policy and any insurmountable environmental constraints. If the answer to any question below is 'yes' the site will be ruled out of further assessment and added to the list of ruled out sites. Where there is uncertainty, the site will be carried forward to the next stage of assessment but subject to more detailed assessment, specifically with statutory consultees.

Stage 1 Assessment	Outcome	Comment/conclusion
Is the site greenfield within the floodplain (more than 50%)		
Is the site for fewer than 10 dwellings		
Is the physically separate from the urban area, a Key Settlements or Selected Village set out in Core Strategy Po CS1?	blicy	
Would development of the site have a significant negative effect on a site designated for biological, geological, archaeological or historical importance?		

STAGE 2- This stage involves a qualitative assessment of the deliverability each of the sites that pass Stage 1. The assessment records feedback on sites from statutory consultees and expert Council teams on specific issues that cannot be scored in the same way as the sustainability criteria considered at Stage 3. This stage will establish whether there are constraints to the availability of sites and the achievability of development and whether they can realistically be overcome in a timely manner. In considering deliverability, input from site promoters will be considered to ensure sites are genuinely available for development and that development could be implemented in a timely manner. Each category will be given a Red, Amber or Green rating depending on whether delivery issues are raised.

In making decisions about the allocation of sites, the conclusions drawn in Stage 2 will need to be considered alongside the sustainability score of each site established at Stage 3. This will ensure that the deliverability of a site is taken into account in the allocations process alongside the relative suitability for development. Where an issue which affects the likelihood of a site being allocated for development, the landowner/developer/agent will be given an opportunity to investigate whether the constraint could be mitigated in a cost effective manner.

Stage 2 Assessment	RAG Rating	Comment	Mitigation measures required/Opportunities created
Physical constraints			

Comment [SD1]: Box added to reflect concerns of community groups and provide full information for the general public.

advice of Highways England

and any robar of binatogree ingritial		
constraints?		
In consultation with the Highways Team and Highways Agency.		
Utilities - is there capacity to provide all required utilities?		
Water, sewage, gas, electric, broadband companies' service/asset/management plans		

		 1	1	
Drainage - can suitable drainage of the site be provided? Will				
development of the site increase				
risk of flooding either on site or elsewhere?				
IDB Site specifics (e.g. topography,				
pylons, contamination etc) -				
are there any issues that would prevent/limit development? Could				
development improve an existing				
issue?				
Site Visits				
Impact of neighbouring uses (e.g. noise, smell) - would any limit				
suitability or marketability of the				
site? Would the site adversely impact neighbouring uses?				Comment [SD3]: Added to reflect tw
				way relationship of neighbouring uses an
Site Visits/mapped information Is the site a logical extension to a				potential householder concerns regarding privacy or amenity.
settlement - where a site is in the				
open countryside, would it form a logical extension to a settlement in				
terms of enclosure character?				
Site visits				
Environmental constraints				
Landscape character- would				
development harm the landscape character of the area it lies in,				
including areas outside the borough				
boundary (if applicable)?				Comment [SD4]: Added to reflect neighbouring authority representation
Site visit/Landscape Character				
Assessment Impact on areas of biological or				
geological importance - would				
development cause harm?				
GIS/Internal consultation				
Impact on public open space - would development of the site lead				
to the loss of publicly accessible				
open space or physical education facilities.				Comment [SD5]: Added to reflect
				advice of Sport England.
Local Plan Proposals Map Impact on archaeological and				
heritage assets - would there be				
potential harm through development of the site or would it				
provide an opportunity to enhance an area?				
an area?				
GIS/internal consultation				
Deliverability/availability constrain	ts			
Existing uses (e.g. ongoing employment) - is there any				
activity that would limit current				
development potential?				
Site visit/developer feedback				

Ownership arrangements - is there confirmation that the site is available for development, with a willing landowner?		
Site proforma/consultation		

Is development of the site economically viable- are there any particular factors that would limit the viability of development? Site visit/desktop work				
Do the local schools have capacity? Would development of the site cause particular issues with the provision of education? School Organisation Framework/education team				
Do local healthcare facilities have capacity? Would development of the site cause particular issues with the provision of healthcare?				Comment [SD6]: Added to reflect
CCG Health Partnerships team				consultation concerns that healthcare was not covered in Stage 2.
Are there any other local infrastructure needs that could be accommodated on the site as part of a mixed use development? (e.g. local play area deficiency, a community facility, International Sporting City enabling development)				
Desktop study/internal consultation What level of recent housing development has there been in the local area? Is there still capacity in the local market?		 		
Would the development of the site for residential use impede the delivery of any known infrastructure projects?		 		Comment [SD7]: Added to reflect
Desktop study/internal consultation				Comment [SD7]: Added to reflect consultation concerns that allocation could prejudice better alternative uses.
Overall conclusions on deliverabili	ty		-	

STAGE 3- This part of the assessment considers the suitability and sustainability of sites for housing development. It will be used to compare the relative merits of each site.

The criteria are mainly based on distances. In each case, the distance will be based on a realistic route to each service that residents would reasonably be expected to take.

Issues relating to the capacity of schools and doctors surgeries will not influence the scoring in Stage 3. Any lack of capacity will be picked up at stage 2 and will be considered as appropriate in determining the most appropriate allocations.

Stage 3 Assessment	Draft Scoring	Weighted outcome	Comment/conclusion
Nature of site Site visit/mapped information	100% brownfield- 5 75-99% brownfield-4 50-74% brownfield- 3 25-49%brownfield- 2 0-24% brownfield- 1 <u>Weighting x 2</u>		

|--|

Comment [SD8]: Added to clarify how settlements are defined.

	under 200m – 5		l		
Distance to bus stop or train	200m - 400m -4				
station –	400m - 800m – 3				Comment [SD9]: Added due to
	800m - 1000m - 2				concerns that proximity to rail is not
GIS	over 1000m - 1				reflected in the assessment.
Distance to health centre/doctors (inc proposed facilities)	Under 500m - 5 501 - 1000m- 4				
(ille proposed lacinges)	1001 - 1500m - 3				
*capacity issues are dealt with in	1501m - 2000 - 2				
stage 2 – the outcomes of both	over 2000m -1				
stages will be used to determine					
preferred options.					Comment [SD10]: Added to confirm that capacity is reflected in the final
GIS					assessment.
Distance to primary school	Under 250m - 5				
	250 - 500m- 4				
*capacity issues are dealt with in	500 - 1000m - 3				
stage 2 – the outcomes of <u>both</u>	1000m - 1500 - 2				
stages will be used to determine preferred options.	over 1500m -1				Comment [SD11]: Bandings narrowed to reflect greater numbers of primary
preferred options.					schools and preference for smaller children
GIS					to be nearer to school.
Distance to secondary school	Under 500m - 5				
	501 - 1000m- 4				
*capacity issues are dealt with in	1001 - 1500m - 3				
stage 2 – the outcomes of <u>both</u> stages will be used to determine	1501m - 2000 - 2 over 2000m -1				
preferred options.	over 2000m - 1				
GIS					
	Under 500m - 5				
Distance to town/local centre	501 - 1000m- 4				
010	1001 - 1500m - 3 1501m - 2000 - 2				
GIS	over 2000m -1				
	Under 500m - 5				
Distance to a supermarket	501 - 1000m- 4				
	1001 - 1500m - 3				
	1501m - 2000 - 2				
GIS	over 2000m -1				
Distance to employment ever (as	Under 500m - 5 501 - 1000m- 4				
Distance to employment area (as defined on the proposals map)	1001 - 1500m - 3				
denned on the proposals map)	1501m - 2000 - 2				
Desktop study/GIS	over 2000m -1				
	Under 200m - 5				
Distance to play area	200m-300m - 4				
010	300m-400m- 3 400m-500m - 2				
GIS	Over 500m - 1				
	Under 400m - 5				
Distance to park/publically	400m-500m - 4				
accessible open space	500-600m - 3				
010	600m-700m- 2				
GIS	Over 700m - 1				
	50% or more in non-				
	agricultural - 5				
	50% or more is grade 4				
	or 5 - 4 50% or more is grade				
	3b - 3				
	50% or more is grade				
	3a - 2				Comment [SD12]: Amended scoring
Quality of agricultural land	50% or more is grade 1				(split 3a from 3b) to reflect advice of Natural England.
GIS	or grade 2-1				
615			Bracketed score reflects potential]	
			score for larger sites that could		
	Total score	X (Y)	deliver on-site facilities closer than		
			existing ones.		Comment [SD13]: Added to reflect
			_		consultation concerns that larger sites that

Comment [SD13]: Added to reflect consultation concerns that larger sites that are relatively isolated from facilities are at a disadvantage as scoring does not account for the on-site facilities they could deliver.

STAGE 4 - Stage 4 considers whether there is any added value to the allocation of the site over and above supporting the delivery of housing targets

Would the site support delivery of
Would the site support delivery of
other plan, policies or strategies
(i.e. community facilities, play area
provision, International Sporting
City)

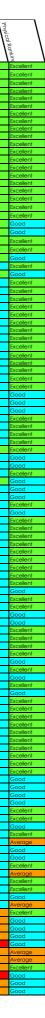
Has the site been identified locally as in need of improvement?	
as in need of improvement?	
•	
Other supporting factors	
Conclusion	
oonolusion	

Overall conclusions and recommendations

Appendix C - Employment Land Study site rankings

Appendix C - Employment Land Study site rankings

ite Reference t	Sile inc.	and Addition	Site Address	settlement	Size (ha)	Ac cess	public Transpot	Local Atter	Charac	Building r.s.	Quality of Da	Economic	Shalea.	Marker .	Toker	Total Score	Physica:	Total Ration	Marco	tet Ranking
1 E	7. 40	West Ashland Employment Area	Thombury	West Ashland	3.58	5 5	5	5	5	5	5	5	5	5	3	53	38	15	Excellent	Excellent
	240 E34	Land at West Ashland Tillbrook Industrial Estate	Thombury Bradbourne Drive	West Ashland Tillbrook	2.85 43.51	4 5 5 5	5	5	3	5 5	5 5	4 5	5 5	5 4	3	50	37	14 15	Excellent	Excellent
	23 210	Land at Blakelands Denbigh East Employment Area	Wolverton Road Bond Avenue	Blakelands Denbigh East	3.36	4 5 4 5	5	5	5 5	4 5	5	4	5	4	3	49 48	35 35	14 13	Excellent Excellent	Excellent
6 E	10	Denbigh West Employment Area Kingston Business Park	Denbigh Road	Denbigh West	38.13	4 5	5	5	5	5	4	4	4	4	3	48	35	13	Excellent	Excellent
8 E	10A	Site A	Chippenham Drive Third Avenue	Kingston Denbigh West	2.66	4 5 4 5	4 5	5 5	4 5	4 5	5 4	5 4	5 4	4 4	3 3	48 48	33 35	15 13	Excellent	Excellent
	10B 248g	Site B Site in CMK	Third Avenue South Second Street	Denbigh West CMK	0.70 9.65	4 5 5 5	5	5 5	5 5	5 4	4 5	4	4 4	4 3	3 3	48 48	35 34	13 14	Excellent Excellent	Excellent
	>19 5	Land to the East of Magna Park Denbigh Hall Industrial Estate	Land to the East of Magna Park Denbigh Hall Drive	Magna Park Bletchley	34.52 4.96	4 5	5	5	4	4	5	4	4	4	3	47	33	14 14	Excellent Excellent	Excellent
13 E	23	Newport Pagnell Interchange Park	Renny Park Road	Newport Pagnell	22.63	4 4	4	5	4	4	5	5	4	3	3	45	31	14	Excellent	Excellen
	>46 >49	Land at Brook Furlong Land at Pineham	Trafalgar Drive Pineham	Booklands Pineham	6.70	4 5 4 5	5	5	1	5 5	5	4	5	4	2	45 45	31	14 14	Excellent Excellent	Excellent
16 E	533	Stonebridge Employment Area	Fingle Drive	Stonebridge	11.35	3 4	5	3	5	5	4	5	5	3	2	44	31	13	Excellent	Excellent
	E39 E9A	Wavendon Gate Business Park Site A	Walton Road Vincent Avenue	Wavendon Gate Crownhill	10.13	5 4 4 4	5	4	3 4	4	5	4	5	3 3	2	44 44	30 31	14 13	Excellent Excellent	Excellent
	248e	Site in CMK	Avebury Boulevard	СМК	0.81	4 4	5	4	5	3	5	4	5	2	3	44 44	31	13 14	Excellent Excellent	Excellent
20 P 21 E	59	Land at Redmoor Crownhill Business Centre	Wimblington drive Vincent Avenue	Redmoor Crownhill	21.27	4 5 4 4	5	4	5 4	5 4	5 4	4	5 5	3	2	44	31	14	Excellent	Excellent
	19 45	Magna Park	Fen Street	Magna Park	110.04 27.17	4 4	5	4	4	4 c	4	4	5	3	2	43 43	31	12	Excellent	Excellent
	245 248b	Wymbush Industrial Estate Site in CMK	Garamonde Drive Lower Tenth Street	Wymbush CMK	1.03	4 4	5	4	5	4	5	4	4	2	2	43	30	13	Excellent	Excellen
	248f	Site in CMK Brinklow Industrial Estate	Lower Fourth Street Brudenell Drive	CMK Binklow	0.42 36.91	4 3	5	4	5	5	5	4	4	2	2	43 42	31	12 13	Excellent	Excellent
	-2 -4	Bleak Hall Industrial Estate	Chesney Wold	Bleak Hall	27.74	4 4	4	4	4	4	4	4	4	3	3	42	30	12	Excellent	Excellent
	35 36	Tongwell Industrial Area Yeomans Drive Industrial Estate	Michigan Drive Yeomans Drive	Tongwell Tongwell	56.77 22.26	5 5	3	4	1	5	4	4	5	3	3	42 42	29	13 13	Excellent Excellent	Good
30 E	17A	Site A	Kelvin Drive	Knowlhill	2.37	4 4	3	3	4	5	5	4	5	3	2	42	29	13	Excellent	Good
_	17B 17C	Site B Site C	Roebuck Way Roebuck Way	Knowlhill Knowlhill	1.27	4 4 4 4	3	3	4	5	5	4	5	3 3	2	42 42	29 29	13 13	Excellent Excellent	Good Good
33 E	17D	Site D	Davy Avenue	Knowlhill	0.21	4 4	3	3	4	5	5	4	5	3	2	42	29	13	Excellent	Good
	17E 18A	Site E Site A	Murdoch Court Sunrise Parkway	Knowlhill Linford Wood	1.93 0.40	4 4 4 4	3	3	4	5 4	5	4	5 4	3 3	2	42 42	29 29	13 13	Excellent Excellent	Good Good
36 E	18B	Site B	Breckland	Linford Wood	1.35	4 4	4	4	4	4	5	4	4	3	2	42	29	13	Excellent	Good
	18C 35A	Site C Site A	Breckland Michigan Drive	Linford Wood Tongwell	0.62	4 4 4 5	4	4	4	4 5	5 5	4	4 5	3 3	2	42 42	29 28	13 14	Excellent Excellent	Good Good
39 P	248a	Site in CMK	South Tenth Street	CMK	0.65	4 4	4	5	5	3	5	4	4	2	2	42	29	13	Excellent	Good
	218a 218b	Land at Linford Wood Land at Linford Wood	Rockingham Drive Rockingham Drive	Linford Wood Linford Wood	1.37 1.32	4 4 4 4	4	4	4	4	5	4	4	3	2	42 42	29	13 13	Excellent Excellent	Good Good
42 E	17	Knowlhill Employment Area Linford Wood Business Centre	Davy Avenue	Knowlhill Linford Wood	29.98	4 4	3	3	4	5	4	4	5	3	2	41	29	12	Excellent	Good
	21	Lintora Wood Business Centre Mount Farm Industrial Estate	Rockingham Drive Dawson Road	Mount Farm	38.68	4 4 5 4	3	4	4	4 5	4	4	4 5	3	3	41	29	12	Excellent	Good
	29 43	Shenley Wood Employment Area Wolverton Rail Freight Terminal	Chalkdell Drive Stratford Road	Shenley Wood Wolverton	13.37	4 4	4	4	4	3	5	4	4	4	1	41	28	13 13	Excellent	Good
47 E	E42B	Site B	Snowdon Drive	Winterhill	0.75	4 5	3	3	4	5	5	4	3	3	2	41	20	13	Excellent	Good
	43A 45A	Site A Site A	McConnell Drive Garamonde Drive	Wolverton Wymbush	2.56	4 4 4 4	3	4	4	5 5	5	4	4	3	3	41 41	28 28	13 13	Excellent Excellent	Good
50 P	248c	Site in CMK	South Seventh Street	CMK	0.38	4 3	4	3	5	5	5	4	4	2	2	41	29	12	Excellent	Good
	248d	Site in CMK Land at Rooksley	South Eighth Street Deltic Avenue	CMK Rooksley	0.42	4 <u>3</u> 4 5	4	4	5	5 5	5	4	4	2	1	41	29	12	Excellent Excellent	Good
53 E	13	Granby Trade Park	Peverel Drive	Granby	5.10	4 4	3	3	5	4	3	3	4	4	3	40	30	10	Excellent	Excellent
	20 42	Mount Farm Auckland Park Winterhill	Mount Avenue Snowdon Drive	Mount Farm Winterhill	20.33 7.97	4 4 4 5	3	4	4	5 5	3 3	5 3	5 4	3 3	2	40 40	28 29	12 11	Excellent Excellent	Good Good
	15A 20A	Site A Site A	Tilers Road Auckland Park	Kiln Farm Mount Farm	0.20	4 4	4	4	3	3	5	4	4	3	2	40 40	27	13 12	Excellent	Good
58 P	215a	Land near Kiln Farm	Watling Street	Kiln Farm	9.51	4 4	4	4	3	3	4 5	4	э 4	3	2	40	20	12	Excellent	Good
	215b 229a	Land near Kiln Farm Land at Shenley Wood	Watling Street Chalkdell Drive	Kiln Farm Shenley Wood	7.33	4 4	4	4	3	3	5	4	4	3	2	40 40	27	13 13	Excellent	Good
61 P	29b	Land at Shenley Wood	Chalkdell Drive	Shenley Wood	2.95	4 4	4	4	4	3	5	4	3	4	1	40	27	13	Excellent	Good
	29c	Land at Shenley Wood Land at Shenley Wood	Chalkdell Drive Foxcover Road	Shenley Wood Shenley Wood	3.49 2.3	4 4 4 4	4	4	4	3 3	5	4	3 3	4	1	40	27	13 13	Excellent	Good Good
64 P	29e	Land at Shenley Wood	Merlewood Drive	Shenley Wood	1.19	4 4		4	4	3	5	4	3						Excellent	
	231b 231c	Land at Snelshall West Land at Snelshall West	Steinbeck Crescent Steinbeck Crescent	Snelshall West			4				U	-	5	4	1	40	27	13	Excellent	Good
67 P 68 F	252			Snelshall West	1.25	4 5 4 5	4 3 3	5 5	1	3 3	5 5	4 4	5 5	<mark>4</mark> 3 3	2 2	40 40 40	27 27 26 26	13 14 14		Good Good Good
69 E	.1	Land at Fishermead	Gumards Avenue	Fishermead	1.05 1.25 0.37	4 5 4 5 4 3	4 3 3 5	5 5 2	1 1 5	3 3 4	5 5 5 5	4 4 4 4	5 5 3	4 3 3 2	2 2 3	40 40	27 27 26 26 28	14 14 12	Excellent Excellent	Good Good Good
	8	Atterbury Existing Employment Area Caldecotte Lake Business Park			1.25 0.37 1.55 10.65	4 5 4 5 4 3 3 3 4 4	4 3 3 5 4 3 3	5 5 2 3 3	1 1 5 2 1	3 3 4 4 3	5 5 5 5 5 5 5	4 4 4 5 5 5	5 5 3 5 5 5	4 3 3 2 3 3 3	2 2 3 2 2 3 2 3	40	27 27 26 26 28 26 25	14 14	Excellent Excellent Excellent	Good Good Good Good Good Good
	-8 -15 -27	Atterbury Existing Employment Area	Gurnards Avenue Fairbourne Drive Caldecotte Lake Pitfield	Fishermead Atterbury	1.25 0.37 1.55 10.65 50.90 13.59	4 5 4 5 3 3 4 4 4 4 3 5	4 3 3 5 4 3 4 4 5	5 5 2 3 3 3 4 4	1 5 2 1 3 5	3 3 4 4 3 3 3 5	5 5 5 5 5 5 4 3	4 4 5 5 4 2	5 5 3 5 5 5 4 3	4 3 2 3 3 3 3 3 3	1 2 2 3 2 3 3 2 3 3	40 40	27 27 26 26 28 28 26 25 25 27 29	14 14 12	Excellent Excellent Excellent	Good Good Good Good
	27 530	Atterbury Existing Employment Area Coldecotte Loke Business Pork Kiln Farm Industrial Estate Redmoor Employment Area Sneiholl Exist Industrial Estate	Gumards Avenue Fairbourne Drive Caldecatte Lake Pitfield Wimblington Drive Pendeen Crescent	Fishermead Atterbury Caldecatte Kiln Farm Redmoor Snekhall East	13.59 6.30	4 5 4 5 3 3 4 4 4 4 3 5 4 5	4 3 5 4 3 4 3 4 5 3	5 5 2 3 3 4 4 4 5	1 5 2 1 3 5 1	3 3 4 3 3 3 3 5 5 3 3	5 5 5 5 5 5 5 4 3 3 5	4 4 4 5 5 4 2 2	5 5 3 5 5 5 4 3 4 4	4 3 3 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	2 2 3 2 3 2 3 2 3 2 3 2 2 3 2	40 40 39 39 39 39 39 39 39 39	27 27 26 26 28 28 25 25 27 27 29 29	14 14 12 13 14 12 10 14	Excellent Excellent Excellent	Good Good Good Good Good Good
	27	Atterbury Existing Employment Area Caldecotte Lake Business Park Kiin Farm Industrial Estate Redmoor Employment Area	Gumards Avenue Fairbourne Drive Caldecotte Lake Pitfield Wimblington Drive	Fishermead Atterbury Caldecotte Kiln Form Redmoor	13.59	4 5 4 3 3 3 4 4 3 5 4 5 4 5 4 5 4 5 4 5 4 5 4 5 4 4	4 3 3 5 4 3 4 5 3 3 3 3 3 3 3 3	5 5 2 3 3 4 4 5 5 5 3	1 5 2 3 5 1 1 1 4	3 3 4 3 3 3 5 3 3 3 3 3 3 4	5 5 5 5 5 5 4 3 5 5 5 5 5 5 5 5	4 4 5 5 4 2 4 4 4 4	5 5 3 5 5 4 3 4 4 4 4	4 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	2 2 3 2 3 2 2 3 3 2 2 2 2 2 2	40 40 39 39 39	27 27 26 28 26 25 27 29 25 25 25 25 25 26	14 14 12 13 14 12 10	Excellent Excellent Excellent	Good Good Good Good Good
74 E	27 30 31	Atterbury Existing Employment Area Caldecotte Lake Business Park Kalin Form Industrial Estate Redmoor Employment Area Sneikhal Exist Industrial Estate Walton Employment Area Land at Wavendon Gate	Gumards Avenue Faibourne Drive Caldecotte Lake Pitifiel Wimblington Drive Pendeen Crescent Steinbeck Crescent Watton Drive Ortensia Drive	Fishermead Atterbury Caldecotte Kiin Farm Redmoor Snetshall East Snetshall West Walton Wavendon Gate	13.59 6.30 14.46 9.17 10.83	4 5 4 3 3 3 3 4 4 4 5 5 4 5 4 5 4 5 4 5 4 5 4 5 4 5 4 5 5 4	4 3 3 5 4 4 4 5 3 3 3 3 3 3 3 4	5 5 2 3 3 4 4 4 5 5 5 3 3 4 4 4 4	1 5 2 1 3 5 1 1 1 4 4 3 3	3 4 4 3 3 3 5 3 3 4 4 4 4	5 5 5 5 5 5 5 5 5 5 5 5 5 4 4 5 5 5 5 4	4 4 5 5 4 2 4 4 4 4 4 4 3	5 5 5 5 5 4 3 4 4 4 4 4 4 4	4 3 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	2 2 3 2 2 3 2 3 2 2 2 2 2 2 2 2 2 2 2	40 40 39 39 39 39 39 39 39 39	27 27 26 28 28 28 25 27 29 25 25 25 25 25 25 25 25 25 25 25 25 25	14 14 12 13 14 12 10 14 14 14	Excellent Excellent Excellent	Good Good Good Good Good Good
74 E 75 P 76 E 77 E	227 530 531 537 739 77 512	Atterbury Existing Employment Area Coldecate Lake Business Park Kin Farm Industrial Estate Redmoor Employment Area Snelshal West Industrial Estate Snelshal West Industrial Estate Watton Employment Area Land at Wavendon Gate Bradweil Abbey Industrial Estate Fox Milen Edustrial Estate	Gumards Avenue Faitbourne Drive Caldecotte Lake Pitifield Wimblington Drive Pendeen Crescent Steinbeck Crescent Watton Drive Ortensia Drive Akton Drive Opol Drive Opol Drive	Fishermead Atterbury Coldecotte Klin Farm Redmoor Snelshall Kost Watton Watton Watton Bradwell Abbey Fox Mine	13.59 6.30 14.46 9.17	4 5 4 5 4 3 3 3 4 4 5 5 4 5 4 5 4 5 4 4 5 4 5 4 4 4 5 4 4 4 5 4 4 4 5 4 5 4 3 4 3 4	4 3 3 4 3 4 3 3 3 3 3 3 3 4 4 4 4 4 4	5 2 3 3 4 4 5 5 5 3 4 4 4 4 4 4 3	1 5 2 1 3 5 1 1 4 1 3 2	3 3 4 4 3 3 5 5 3 3 4 4 4 4 4 4	5 5 5 5 4 3 5 5 5 5 5 5 5 5 5 4 4 4 4 4	4 4 5 5 5 4 2 4 4 4 4 4 3 5	5 5 5 5 5 4 3 4 4 4 4 4 4 4 5	4 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	2 2 3 2 2 3 2 2 3 2 2 2 2 2 2 2 2 2 2 2	40 40 39 39 39 39 39 39 39 39 39 39 39 39 38 38	27 27 26 26 28 25 25 27 25 25 25 25 25 25 25 25 25 25 25	14 14 12 13 14 12 10 14 14 14	Excellent Excellent Excellent	Good Good Good Good Good Good Good Good
74 E 75 P 76 E 77 E 78 E	227 30 331 337 79 77 112 224	Atterbury Existing Employment Area Caldecotte Lake Business Park Kih Farm Industrial Estate Redmoor Employment Area Sneishal Earth Industrial Estate Walton Employment Area Land at Wavendon Gate Bradwell Abbey Industrial Estate Fox Mine Industrial Estate Fox Mine Industrial Estate	Gumards Avenue Fairbourne Drive Coldecote Lake Prified Winblington Drive Pendeen Crescent Steinbeck Crescent Vation Drive Ortensia Drive Alston Drive Alston Drive Opoi Drive Northfield Drive	Fishermeod Attarbury Caldecotte Kiin Farm Redmoor Snethal East Watton Watton Wavendan Gate Bradwell Abbey Fox Mine Northfield	13.59 6.30 14.46 9.17 10.83	4 5 4 5 4 3 3 3 4 4 4 4 5 5 4 5 4 5 4 4 5 4 6 4 7 5 4 4 5 4 6 4 7 6 8 4 3 4 4 5	4 3 3 4 3 4 5 3 3 3 3 3 4 4 4 4 3 3	5 2 3 3 4 4 5 5 3 4 4 4 3 4 4 3 4 2 2	1 5 2 3 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3 3 4 4 3 3 3 3 3 3 3 3 4 4 4 4 4 4 4 5 5	5 5 5 5 5 4 3 5 5 5 5 4 4 4 4 3 5 5 5 5	4 4 5 5 5 4 4 2 2 4 4 4 4 3 5 5 5	5 5 5 5 5 4 4 4 4 4 4 4 4 5 5 5 5 5 5 5	4 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	2 2 3 2 2 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2	40 40 39 39 39 39 39 39 39 39	27 27 26 28 28 25 27 25 25 25 25 25 25 25 25 25 25 25 25 25	14 14 12 13 14 12 10 14 14 14	Excellent Excellent Excellent	Good Good Good Good Good Good
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Appendix D - Surgery capacity

Surgery Name	e		Date Built/Conve rted	Address1	Address2	PostCode	Actual list siz	Actual Patients per m2	
WOLVERTON HEALTH CENTRE			2014	GLOUCESTER ROAD	WOLVERTON	MK12 5DF	14,782	14.43	
STONY MEDICAL CENTRE	Standalone	486.23	Purpose built	N/k	STONY STRATFORD H	STONY STRATFORD	MK11 1YA	11,494	23.64
RED HOUSE SURGERY	Standalone	486.1	Converted	N/k	241 QUEENSWAY	BLETCHLEY	MK2 2EH	13,574	27.92
PARKSIDE MEDICAL CENTRE	Standalone	720	Purpose built	2004	WHALLEY DRIVE	BLETCHLEY	MK3 6EN	10,092	14.02
NEWPORT PAGNELL MEDICAL CENTRE	Standalone	1080.8	Purpose built	1993	QUEENS AVENUE	NEWPORT PAGNELL	MK16 8QT	18,128	16.77
SOVEREIGN MEDICAL CENTRE	Standalone	409	Purpose built	1992	SOVEREIGN DRIVE	PENNYLANDS	MK15 8AJ	11,080	27.09
WHADDON MEDICAL CENTRE	Standalone	718	Purpose built	2010	25 WITHAM COURT, TV	BLETCHLEY	MK3 7QU	11,490	16.00
PURBECK HEALTH CENTRE	Standalone	244.81	Purpose built	1970		STANTONBURY	MK14 6BL	6,809	27.81
OAKRIDGE PARK MEDICAL CENTRE	Standalone	730.89	Purpose built	2012	30 TEXTEL CLOSE	OAKRIDGE PARK, ST	MK14 6GL	12,011	16.43
BEDFORD STREET SURGERY	Main	234.45	Purpose built	1982	4 BEDFORD STREET	BLETCHLEY	MK2 2TX	4,123	17.58
FURZTON MEDICAL CENTRE	Branch	294.79	Purpose built	1992	DULVERTON DRIVE	FURZTON	MK4 1EW	7,019	23.81
WATER EATON HEALTH CENTRE	Standalone	350.97	Purpose built	N/k	FERN GROVE	BLETCHLEY	MK2 3HN	6,187	17.63
ASHFIELD MEDICAL CENTRE	Standalone	814	Purpose built	2008	1 PERRYDOWN, WAST	BEANHILL	MK6 4NE	12,296	15.11
COBBS GARDEN SURGERY	Standalone	271.05	Purpose built	1993	WEST STREET	OLNEY	MK46 5QG	8,510	31.40
WESTFIELD ROAD SURGERY	Standalone	295.68	Purpose built	1981	11 WESTFIELD ROAD	BLETCHLEY	MK2 2DJ	5,695	19.26
NEATH HILL HEALTH CENTRE	Standalone	283.17	Purpose built	N/k	1 TOWER CRESCENT	NEATH HILL	MK14 6JY	4,059	14.33
DRAYTON ROAD SURGERY	Standalone	136.34	Converted	N/k	20 DRAYTON ROAD	BLETCHLEY	MK2 3EJ	2,902	21.29
FISHERMEAD MEDICAL CENTRE	Standalone	199.4	Purpose built	1993	FISHERMEAD BOULEV	FISHERMEAD	MK6 2LR	6,332	31.76
CENTRAL MILTON KEYNES MEDICAL CE	Standalone	934	Purpose built	N/k	68 BRADWELL COMMC	BRADWELL COMMON	MK13 8RN	16,827	18.02
HILLTOPS MEDICAL CENTRE	Standalone	947.83	Purpose built	N/k	KENSINGTON DRIVE	GREAT HOLM	MK8 9HN	16,014	16.90
KINGFISHER SURGERY	Standalone	215.24	Purpose built	1990	ELTHORNE WAY	NEWPORT PAGNELL	MK16 0JR	6,077	28.23
WATLING VALE MEDICAL CENTRE	Standalone	415	Purpose built	1990	BURCHARD CRESCEN	SHENLEY CHURCH E	MK5 6EY	12,693	30.59
GROVE SURGERY	Standalone	392.54	Purpose built	1992	FARTHING GROVE	NETHERFIELD	MK6 4NG	6,096	15.53
WALNUT TREE HEALTH CENTRE	Standalone	469.67	Purpose built	1993	BLACKBERRY COURT	WALNUT TREE	MK7 7NR	10,546	22.45
STONEDEAN PRACTICE	Standalone	198.51	Purpose built	N/k	STONY STRATFORD H	STONY STRATFORD	MK11 1YA	6,556	33.03
MILTON KEYNES VILLAGE PRACTICE	Standalone	616.7	Purpose built	2004	GRIFFITH GATE	MIDDLETON	MK10 9BQ	13,031	21.13
WESTCROFT HEALTH CENTRE	Standalone	606.4	Purpose built	2001	1 SAVILL LANE	WESTCROFT	MK4 4EN	13,401	22.10
BROUGHTON GATE HEALTH CENTRE	Standalone	369	Converted	N/k	GLYN VALLEY PLACE	BROUGHTON GATE	MK10 7EF	8,264	22.40

Appendix E - Site assessment summary and rankings

Appendix E - Site assessment summary and rankings

						STAGE 2	2 (NB. there	e is no pri	ority orde	r to cate	egories)						
						Environmental											
Ref Name	Location	Size (Ha)	Capacity	STAGE 1 'pass'?	Access Utilities Drainage	Site specs Neighbouring use Logical extension	tion and the second	Bio/geo importance Open space	Heritage Existing use	di	Auguity Schools	Health Infrastructure needs	Market capacity	Ownership	Summary of red-rated issues	STAGE 3 SCORE	Capacity running total
Sites likely to be suitable as preferred options:																	
U48 Our Lady of Lourdes Church	Coffee Hall	0.3	11	Y										Private		61	1
U18 Land to the rear of Morrisons Super market U80 Land at Bergamot Gardens	Westcroft Walnut Tree	0.63	25 19	Y Y							+			Private Parish		53 53	3
U70 Land at Oakgrove school	Middleton	1.76	62	Y			╉╊═╋				+			Academy		52	11
U38 Land off Phelps Road	Bletchley/Fenny	0.32	13	Y										MKDP		51	12
U03 Land off Hampstead Gate	Bradwell Common	0.4	16	Y										MKDP		50	14
U02 Former MFI Unit	Bletchley/Fenny	0.7	28	Y			4							Private	ф	50	17
U40 Land off Harrowden U12 Res site 62 off Manifold Lane	Bradville Shenley Brook End	0.77	27 18	Y Y					_					MKDP MKDP	*not red-rated issue but site will form part of wider regeneration program.	50 46	19 21
U19 Reserve Site 3 East of Snellshall Street	Westcroft	0.52	22	Y										MKDP		46	21
U04 Land at Broughton Atterbury	Broughton	4.5	118	Y										MKDP		43	35
Sites possibly suitable as preferred options:																	
U31 Wellington Place car park	Bletchley	0.27	11	Y			4							Private	Poor access	59	36
U20 Wolverton Railway Works U06 Land off Singleton Drive	Wolverton Grange Farm	14.3 0.55	286 22	Y Y										Private MKDP	No school capacity Health - no capacity within 1km	58	65
U46 Land East of John Lewis car park	Central MK	0.76	76	Y										MKDP	Health - no capacity within 1km	58	75
U86 Garages West of Rowle Close	Stantonbury	0.57	20	Y										Private	Health - no capacity within 1km	57	77
U87 Garages East of Rowle Close	Stantonbury	0.53	19	Y										Private	Health - no capacity within 1km	57	79
U08 Land North of Vernier Crescent	Medbourne	0.4	14	Y			414							MKDP	Health - no capacity within 1km	56	80
U05 Gurnards Avenue U13 Independent School site off Daubeney Gate	Fishermead Shenley Church End	0.36	14 68	Y Y					_					MKDP MKDP	Health - no capacity within 1km Health - no capacity within 1km	55	81
U82 Hewlett Packard West site	Wavendon Gate	2.87	75	Y			╉╊╼╋							Private	High-value employment site	52	96
U10 Land off Lillishall Avenue	Monkston	0.69	24	Y										MKDP	Health - no capacity within 1km	51	98
U39 Builders merchants, Fenny Stratford	Bletchley/Fenny	1.98	79	Y										Private	Health - no capacity within 1km	51	106
U83 Hewlett Packard East site	Wavendon Gate (Expansion)	0.94	33	Y			414							Private	High-ranking employment site	49	109
U67 Kents Hill Site D1	Kents Hill	2.05 5.11	54 134	Y Y			╉╄╾╋							MKDP MKDP	Health - no capacity within 1km	47	115 128
U66 Kents Hill Site C U65 Kents Hill Site A	Kents Hill Kents Hill	1.14	40	Y Y										MKDP	Health - no capacity within 1km Health - no capacity within 1km	47	128
U45 Station Square	Central MK	0.97	97	Ŷ										MKDP	Site is an important and unique 'gateway' area	47	142
U21 Wolverton Mill Site G	Wolverton Mill	4	120	Y										MKDP	No school capacity	47	154
U17 Land at Towergate	Wavendon Gate (Expansion)	5.6	147	Y			4+++							HCA	Health - no capacity within 1km	46	169
U81 Land at Walton Manor U72 Shenley Wood Site E	Walton Manor Shenley Wood	5.14 1.18	135 41	Y Y			╉╄═╋							MKDP MKDP	Health - no capacity within 1km High-value employment site	46	182
U42 Caldecotte Site C	Caldecotte	1.16	41	Y			╉╊═╋							MKDP	Potentially required for East-West Rail	40	180
U09 Land off Ladbroke Grove	Monkston	0.71	25	Y										MKDP	Health - no capacity within 1km	41	194
U30 Land off Ridgeway	Stony Stratford - (Expansion)	7.9	158	Y										Private	Not a logical extension	35	209
Sites with significant obstacles:																	
U84 1 Glyn Square, Wolverton U68 Kents Hill Site B	Wolverton Konts Hill	0.1	4 49	Y Y			╉╄═╋							Private MKDP	Poor access. No school capacity.	62 48	210
U69 Kents Hill Site E	Kents Hill Kents Hill	4.2	49 110	Y Y										MKDP	Proposed for school use. Proposed for school use.	48	215
U71 Land at the Walnuts	Redhouse Park	1.91	67	Y										Private	High-value employment site. Noise issues.	48	232
U73 Shenley Wood Site D	Shenley Wood	2.77	73	Y										MKDP	High-value employment site. Proposed for school use.	46	240
U07 Woodlands off Breckland	Linford Wood	0.6	21	Y										Private	High-value employment site. Health - no capacity within 1km.	45	242
U11 Galleon Wharf U15 Land to the rear of Hayes	Old Wolverton Stony Stratford	0.59	21 13	Y Y										Private Private	Poor access. No school capacity. Unavailable according to owner	45	244 245
U16 Land off Calverton Road	Stony Stratford	1.7	68	Y										Private	Linear park development. Ecological impact.	43	243
U29 Shenley Dens Farm	Oakhill - Expansion	22.4	392	Y										Private	Prominent landscape intrusion. Not a logical extension before WEA.	34	291
U27 Land West of Bow Brickhill	Caldecotte (Expansion)	7	184	Y										Private	Prominent landscape intrusion. Not a logical extension.	31	310
U22 Land West of Brickhill Street	Caldecotte (Expansion)	35.4	604	Y						\vdash				Private	Prominent landscape intrusion. Not a logical extension.	30	370
U28 Land at Little Linford Lane U54 Land at Dropshort Farm	Redhouse Park (Expansion) Fenny Stratford (Expansion)	19.68 8.13	344 244	Y Y										Private Private	Prominent landscape intrusion. Not a logical extension. Poor access. Noise. Prominent landscape intrusion. Not a logical extension.	28 25	404 429
U60 Land at corner of Lower End Road & Cranfield Road	Wavendon (SLA expansion)	1.48	52	Y										Private	Prominent landscape intrusion. Not a logical extension.	20	429
U59 Land South of Lower End Road (c)	Wavendon (SLA expansion)	3.94	103	Ŷ										Private	Prominent landscape intrusion. Not a logical extension.	19	444
U26 Land South of Lower End Road (b)	Wavendon (SLA expansion)	2.63	46	Y										Private	Prominent landscape intrusion. Not a logical extension.	18	449
US5 Cross Roads Farm	Fenny Stratford (Expansion)	7.52	132	Y										Private	Prominent landscape intrusion. Not a logical extension.	17	462
U25 Land South of Lower End Road (a) U56 Land East of A5	Wavendon (SLA expansion) Fenny Stratford (Expansion)	1 10.6	18 186	Y Y										Private Private	Prominent landscape intrusion. Not a logical extension. Prominent landscape intrusion. Not a logical extension.	16 14	464 482
US7 Land at Middle Weald	Middle Weald (Expansion)	8.29	218	Y										Private	Prominent landscape intrusion. Not a logical extension.	14	504
U58 Kestrel view Stables, Middle Weald	Middle Weald (Expansion)	3.41	90	Y										Private	Prominent landscape intrusion. Not a logical extension.	14	513
U01 Belvedere Farm	Bletchley/Fenny	4.29	129	N										Private	Failed stage 1 - flooding	0	526
U14 Former gas works site	Stony Stratford	0.17	7	N		++	+++	$ \rightarrow $		\vdash	+	$ \rightarrow $		Private	Failed stage 1 - too small	0	527
		40.5	709	N			11 1	1 1	11	1 1	1 1	1 1		Private	Failed stage 1 - flooding and archaelogical impact	0	598
U23 Land at Eaton Leys U24 Land at Linford Lakes	Fenny Stratford (Expansion) Great Linford (Expansion)	11	193	N		++	+++-+			+	+			Private	Failed stage 1 - ecological impact	0	617



Milton Keynes Council

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