

# Site Allocations Plan Emerging Preferred Options Consultation

October 2015



[www.milton-keynes.gov.uk/planning-and-building/planning-policy](http://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).



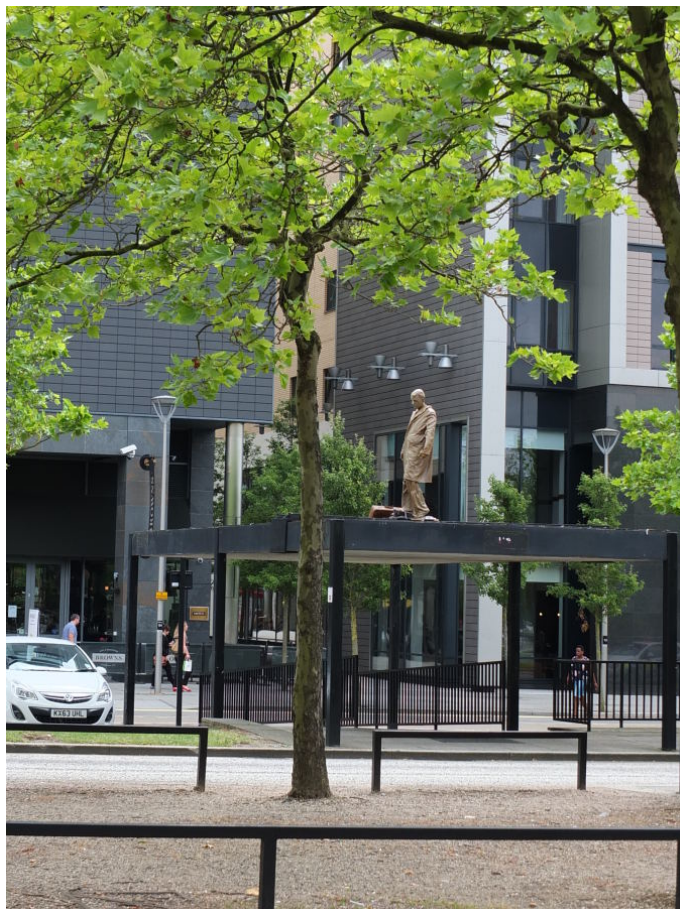
## 2 What is the purpose of this consultation?

### 2 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://miltonkeynes-consult.objective.co.uk/portal/dev\\_plans/sap](http://miltonkeynes-consult.objective.co.uk/portal/dev_plans/sap)
- By email, to [siteallocations@milton-keynes.gov.uk](mailto: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<sup>(1)</sup> 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?

<sup>1</sup> 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 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 <sup>(2)</sup>, 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.

2 <http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/five-year-housing-land-supply-annual-monitoring-report>

## 4 Land supply requirement

### 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 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.

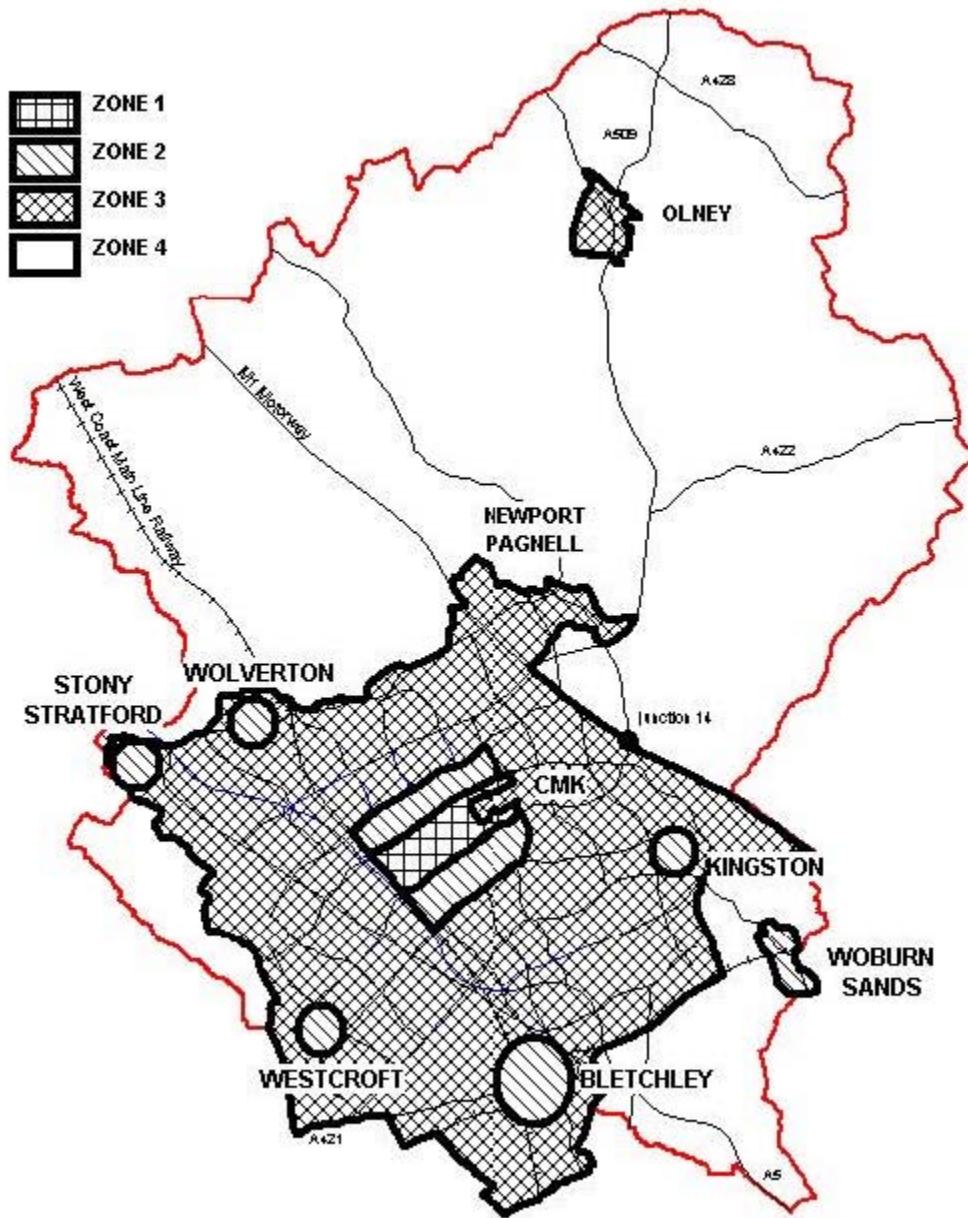
#### Capacities

**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.





Figure 1 - Density zones as defined by the Local Plan



**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?

## 5 The sites

### 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<sup>(3)</sup> and groups in Olney<sup>(4)</sup> and Sherington<sup>(5)</sup> 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.

3 [http://www.newport-pagnell.org.uk/Newport-Pagnell-Town-Council/neighbourhood\\_plan-1453.aspx](http://www.newport-pagnell.org.uk/Newport-Pagnell-Town-Council/neighbourhood_plan-1453.aspx)

4 <http://olneyplan.com/>

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<sup>(6)</sup> 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

6 <http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/site-allocations-plan>

## 6 The assessment process

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 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 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 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 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

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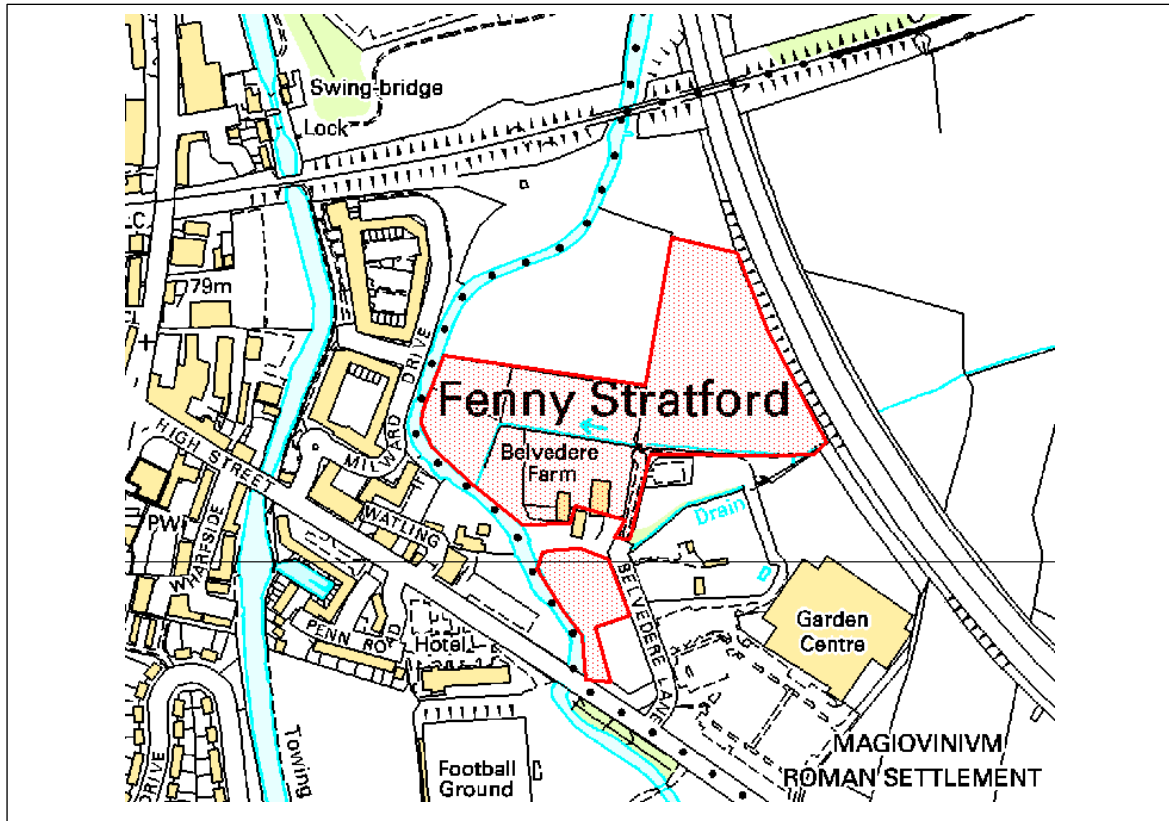
### Urban sites

Ref	Name	Location	Size (Ha)	Capacity
<b>Original sites</b>				
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
<b>Additional sites</b>				
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

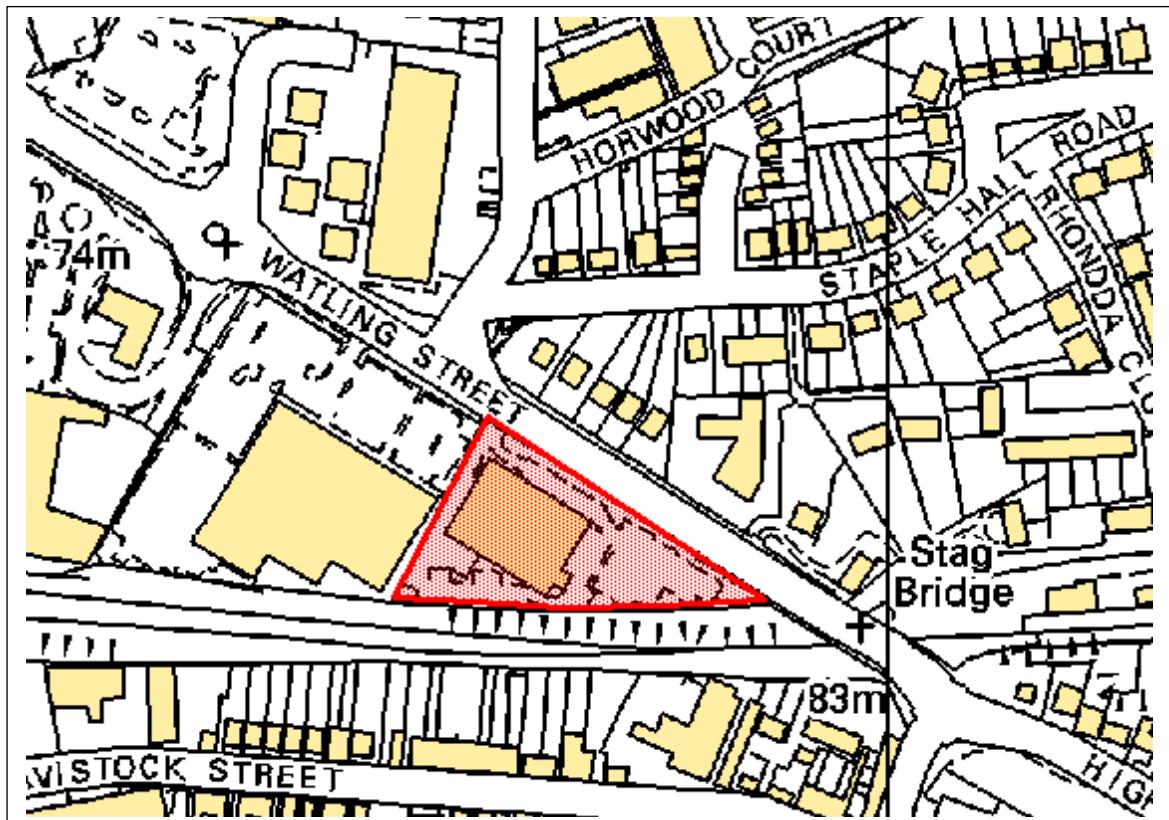
U48	Our Lady of Lourdes Church	Coffee Hall	0.3	11
U54	Land at Dropshort Farm	Fenny Stratford (Expansion)	8.13	244
U55	Cross Roads Farm	Fenny Stratford (Expansion)	7.52	132
U56	Land East of A5	Fenny Stratford (Expansion)	10.6	186
U57	Land at Middle Weald	Middle Weald (Expansion)	8.29	218
U58	Kestrel view 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.

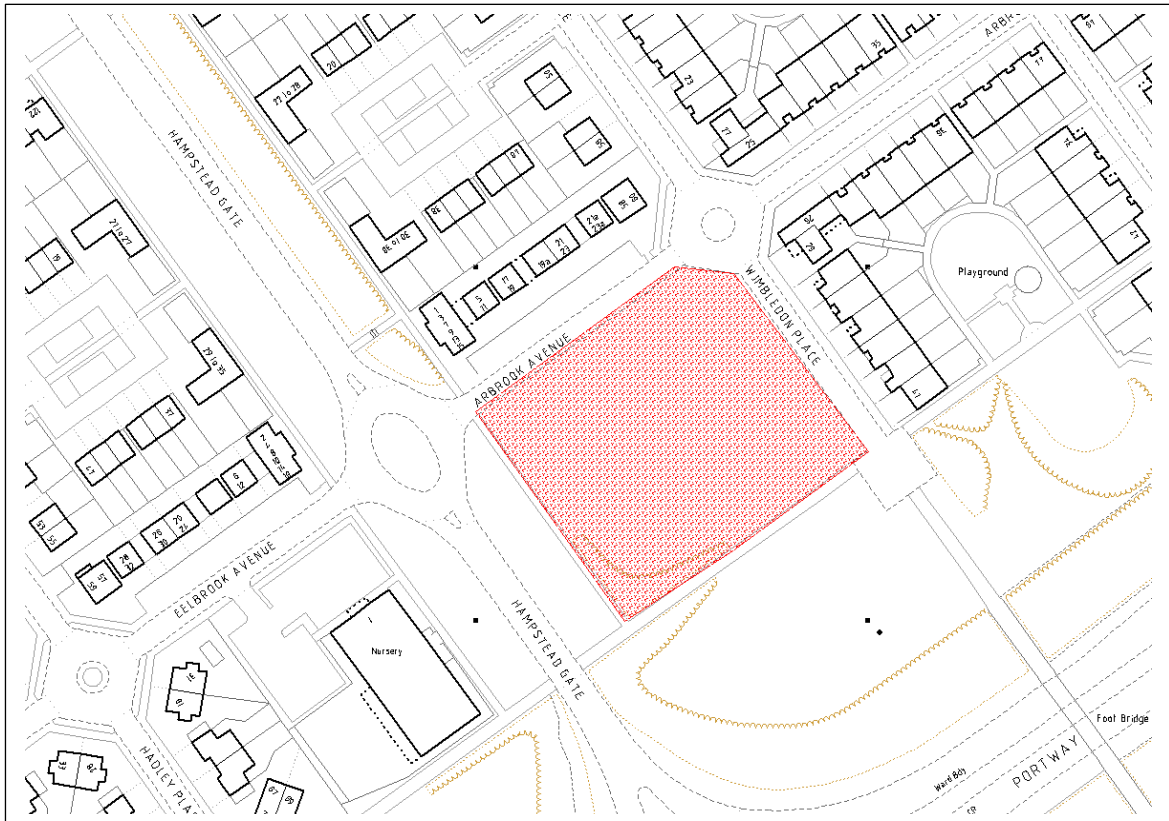
**U1 – Belvedere Farm, Fenny Stratford**



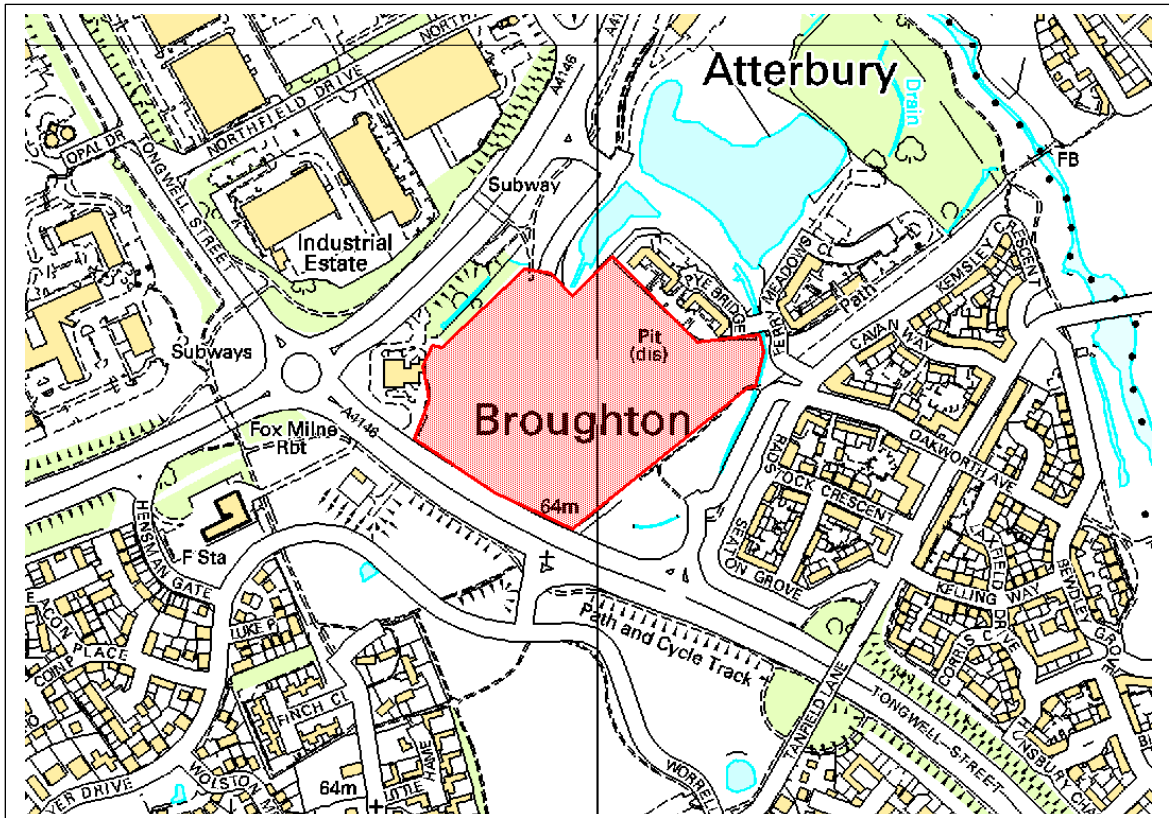
**U2 – Former MFI Unit, Bletchley**



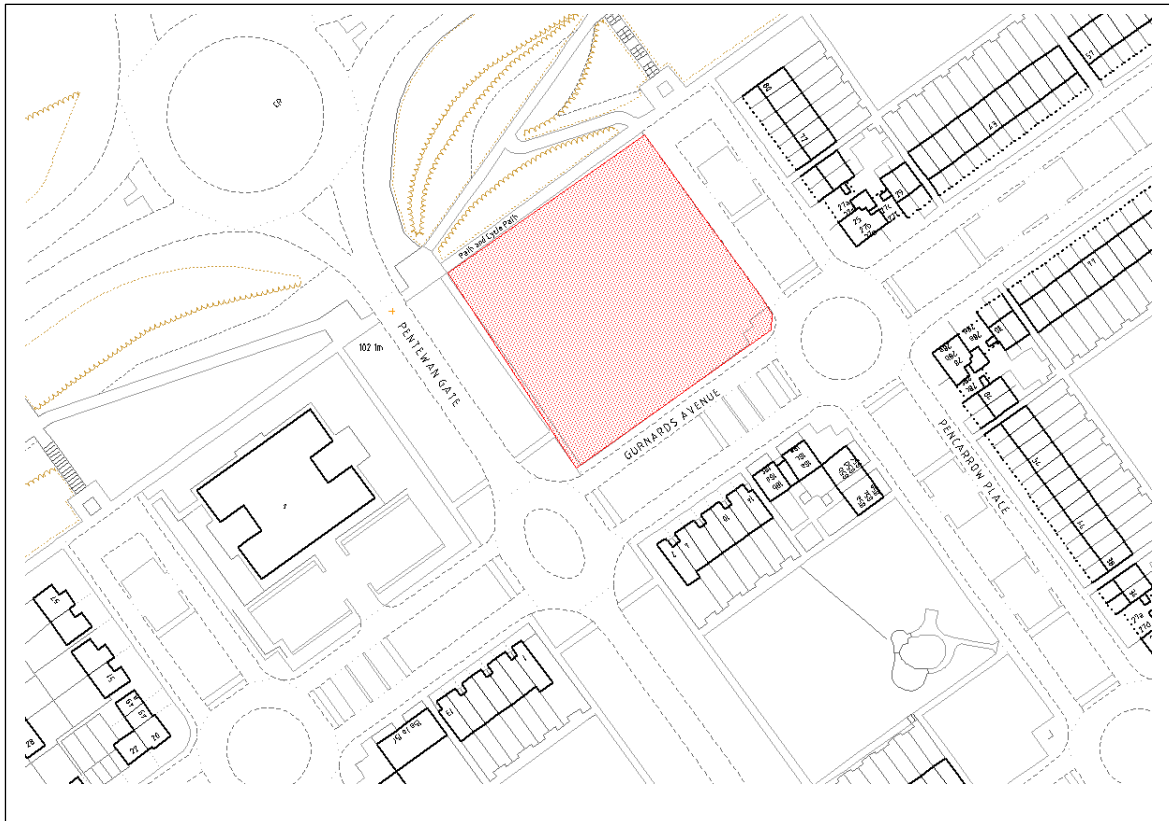
### U3 – Land off Hampstead Gate, Bradwell Common



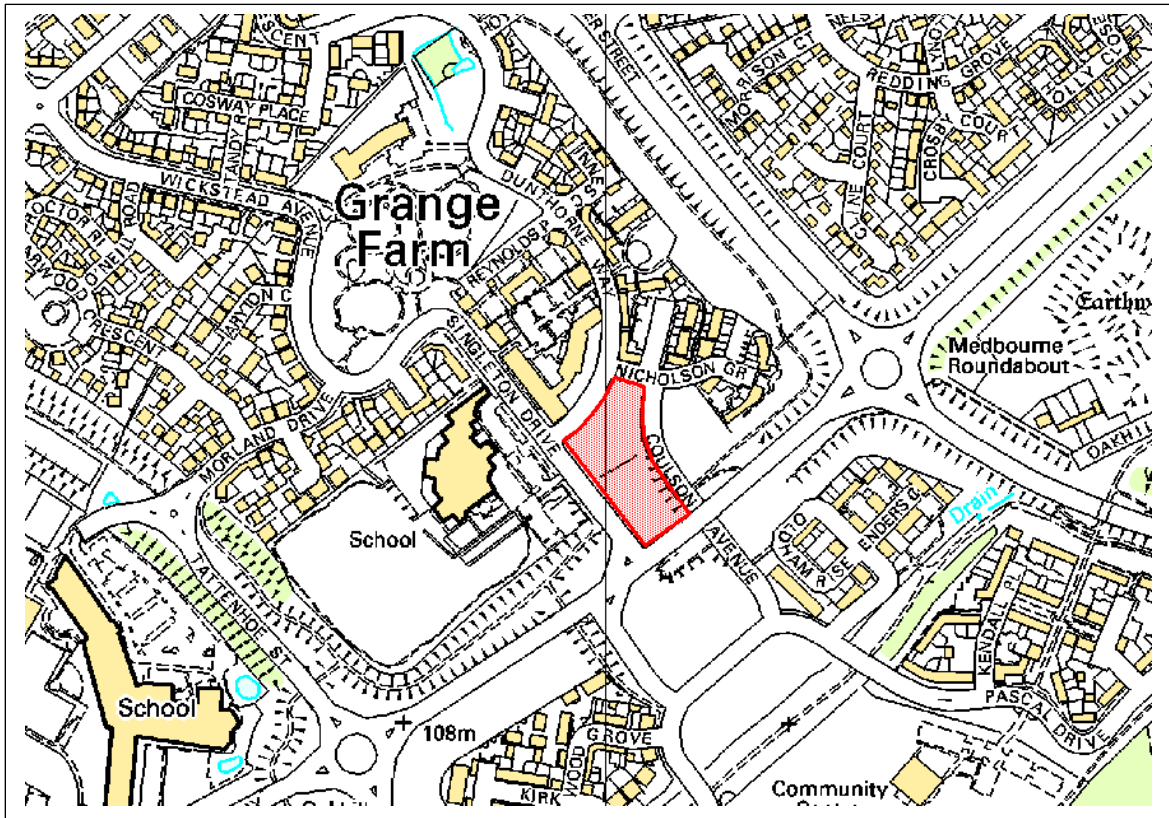
### U4 – Land at Broughton Atterbury, Broughton



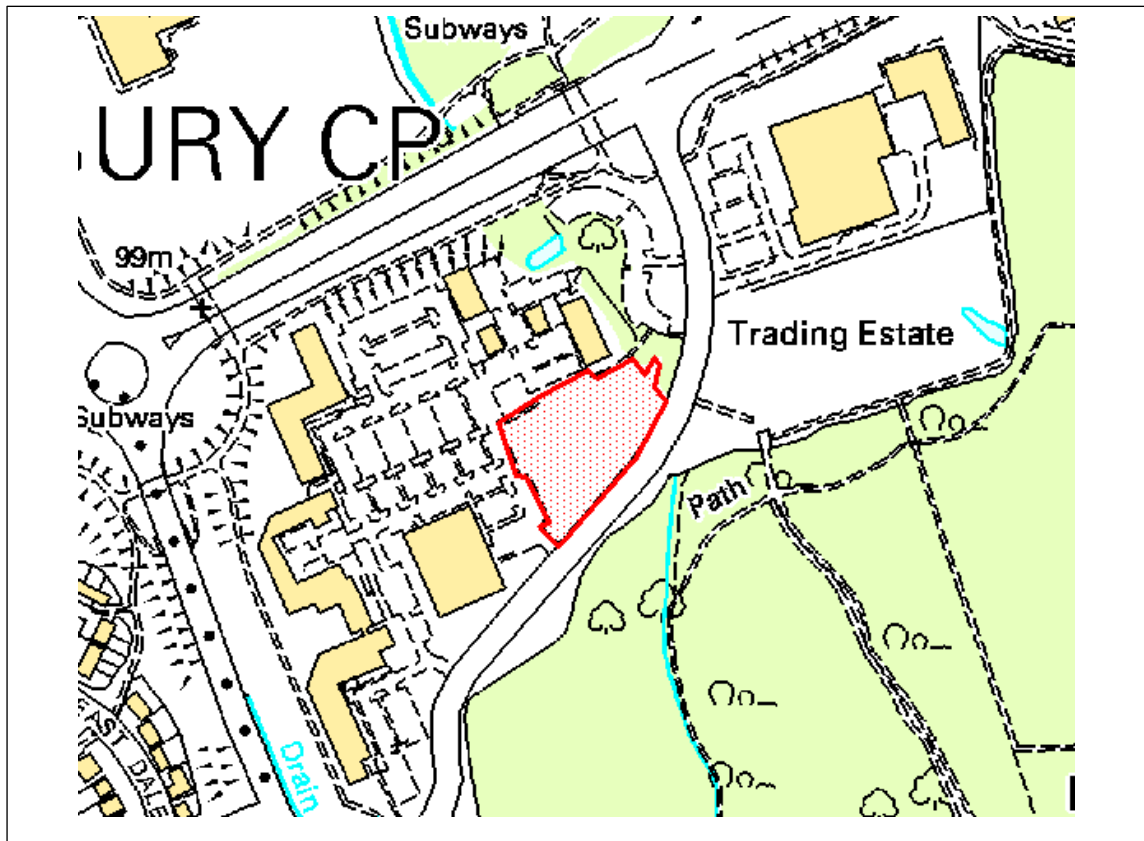
### U5 – Land off Gurnards Avenue, Fishermead



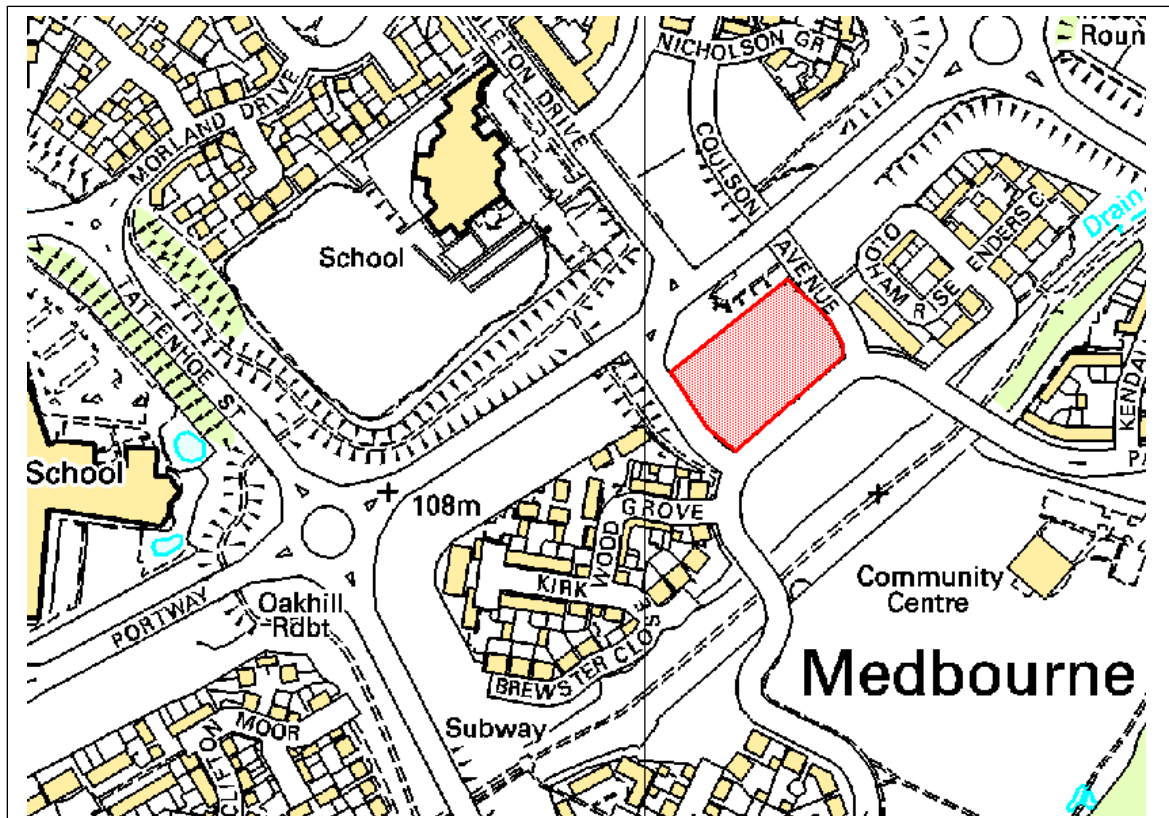
### U6 – Land off Singleton Drive, Grange Farm



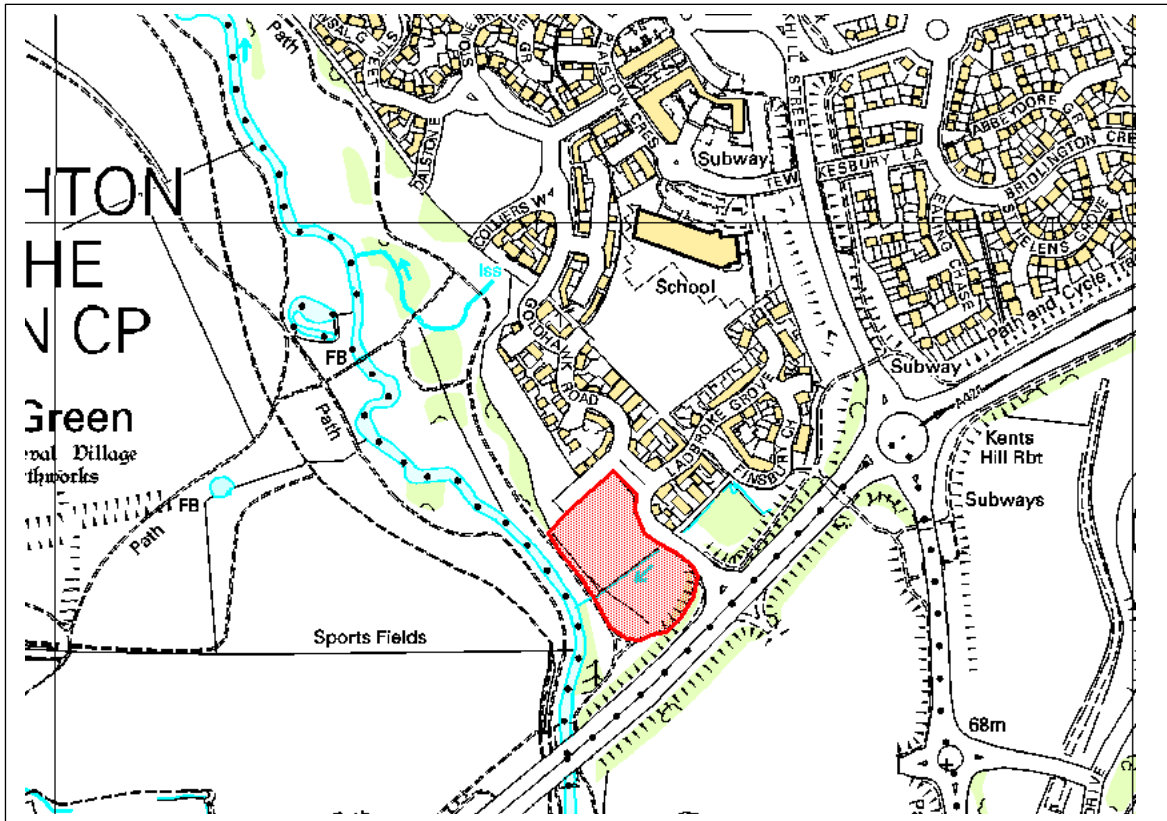
**U7 – Woodlands off Breckland, Linford Wood**



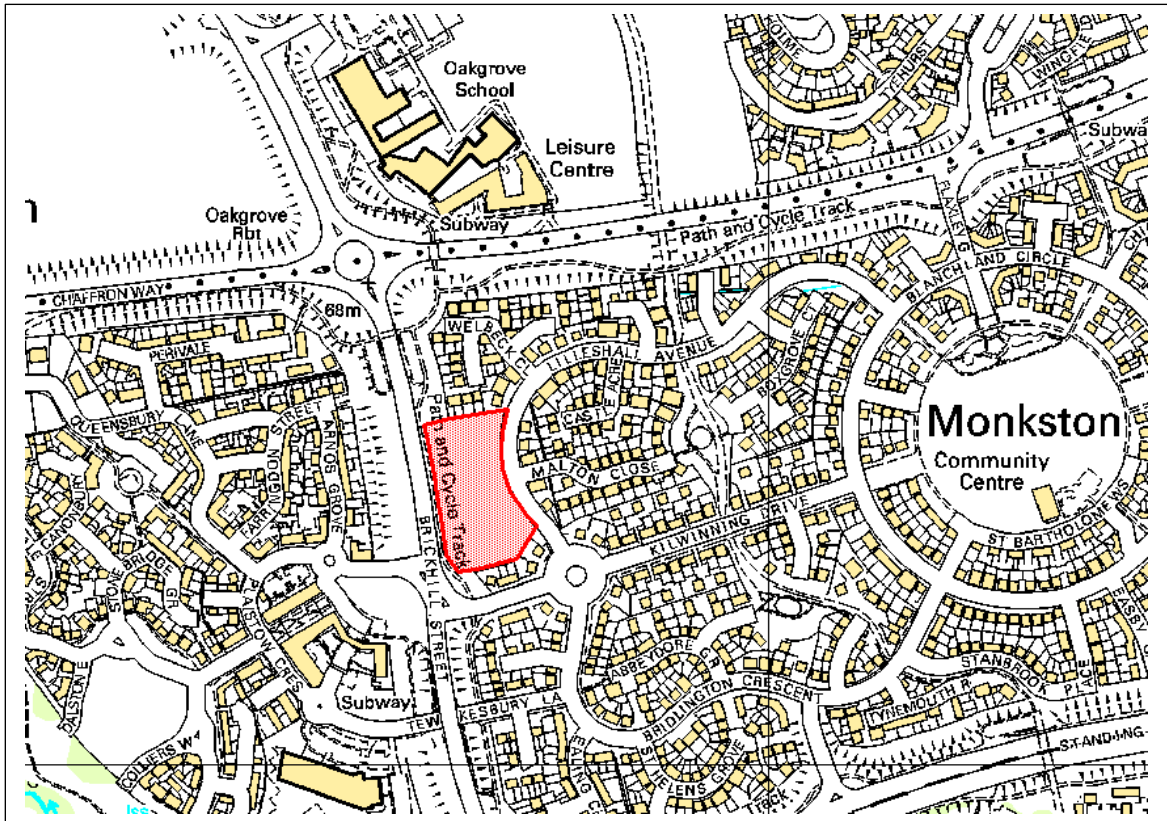
**U8 – Land North of Vernier Crescent, Medbourne**



**U9 – Land off Ladbroke Grove, Monkston Park**



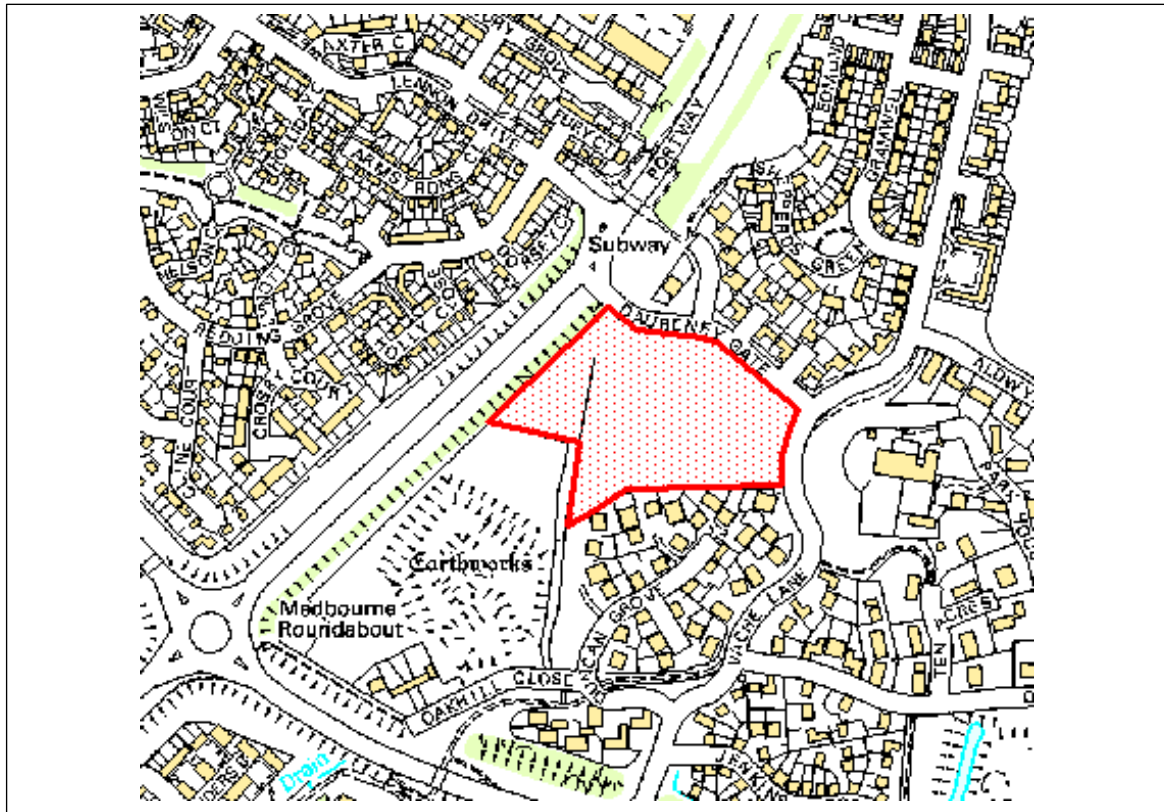
**U10 – Land off Lilleshall Avenue, Monkston**



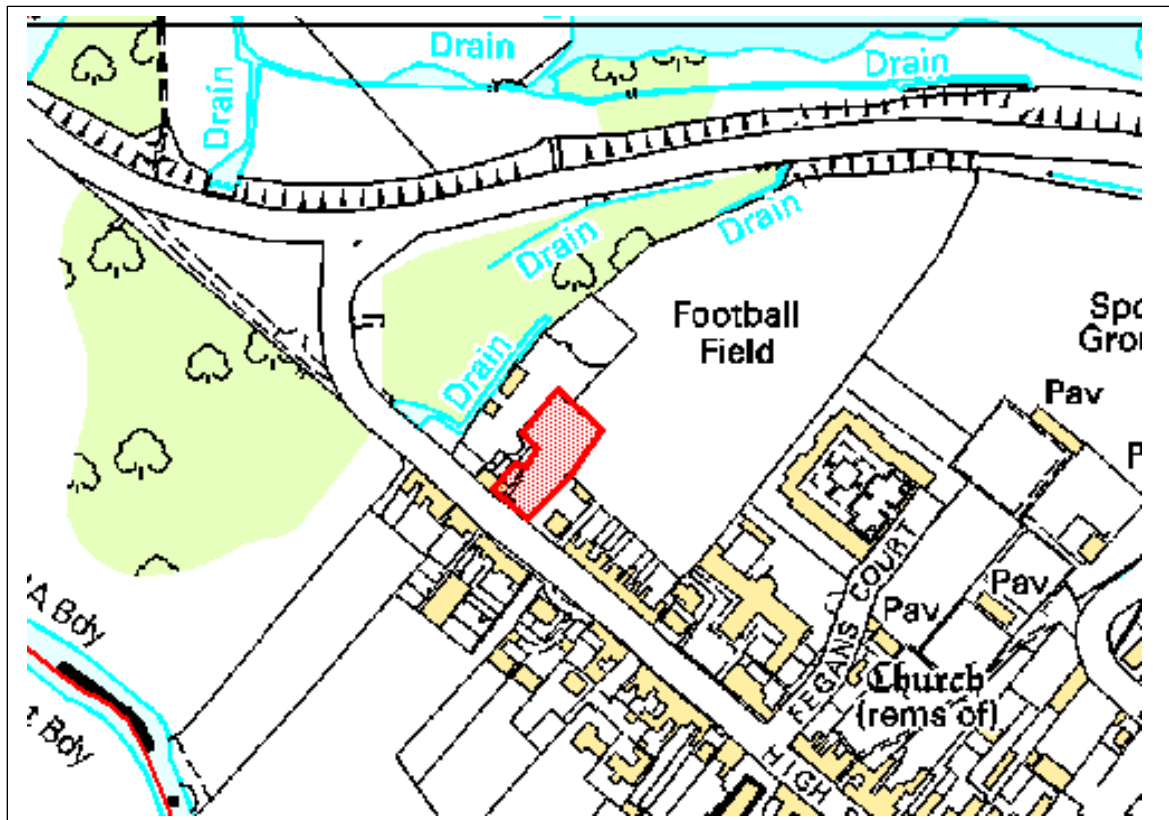




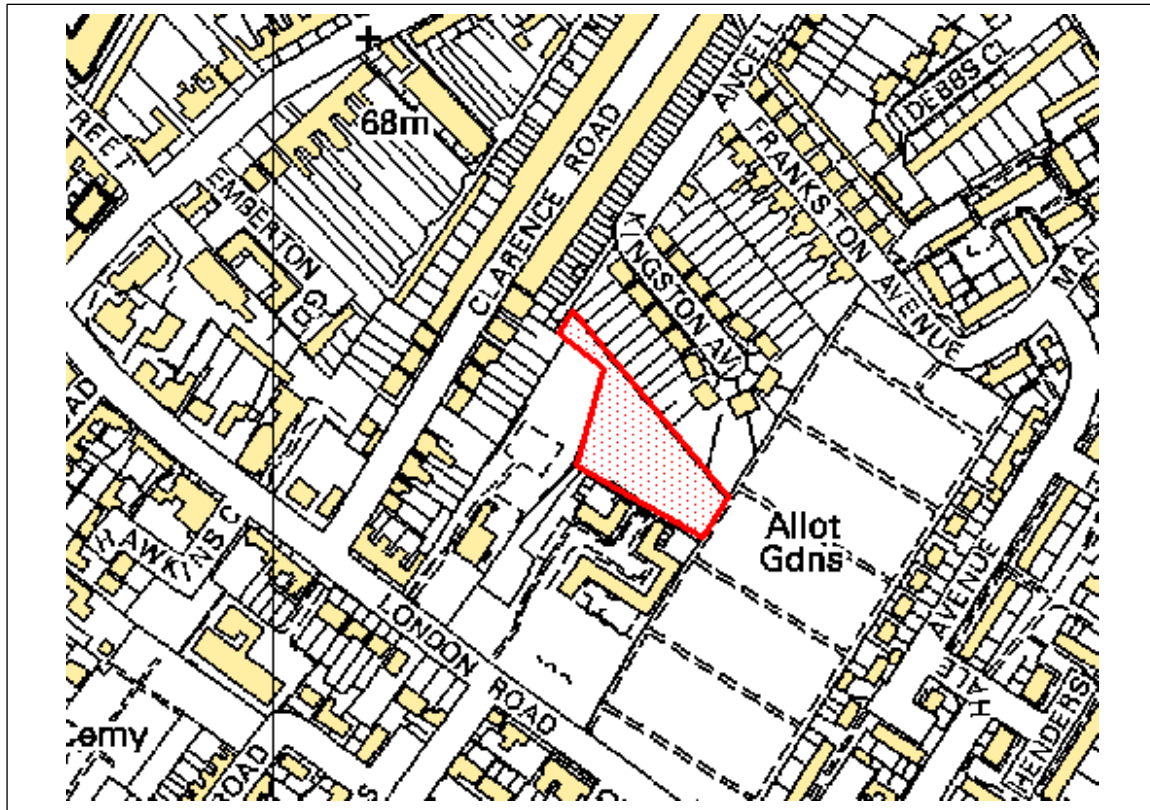
**U13 – Independent School site, Daubeney Gate, Shenley Church End**



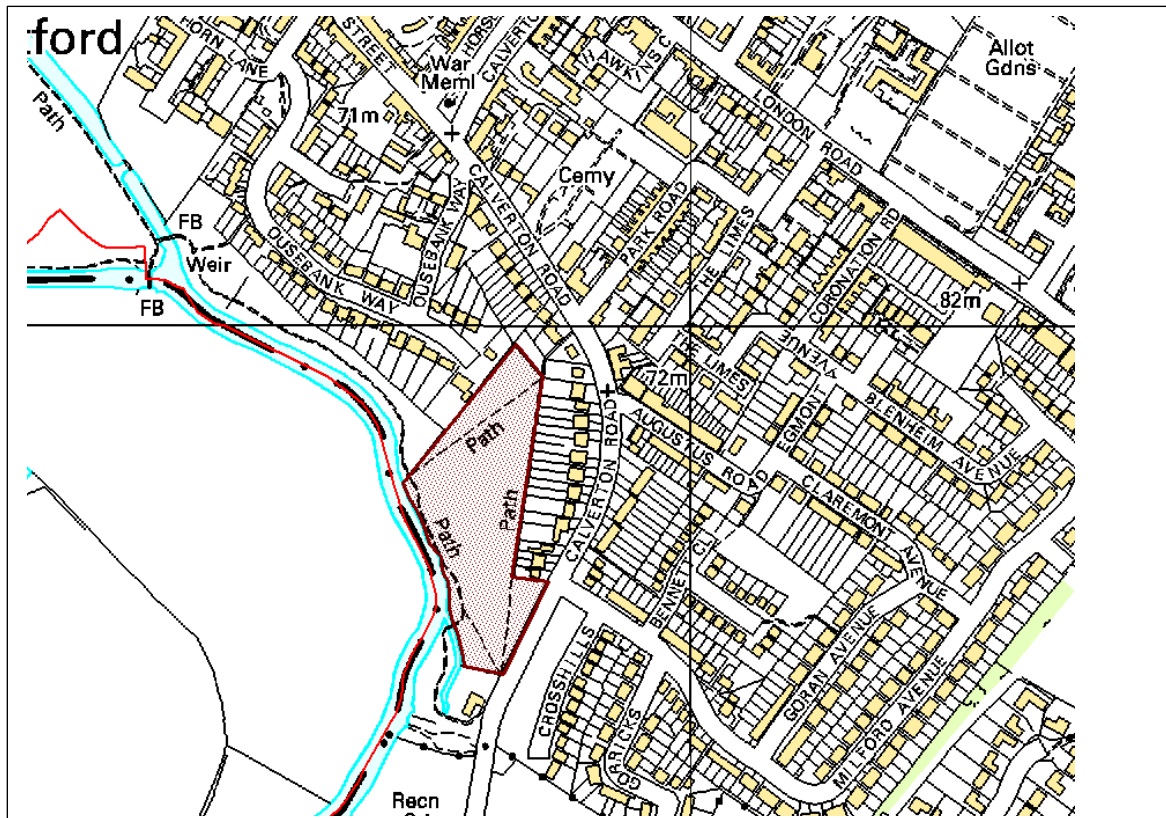
**U14 – Former gas works, Stony Stratford**



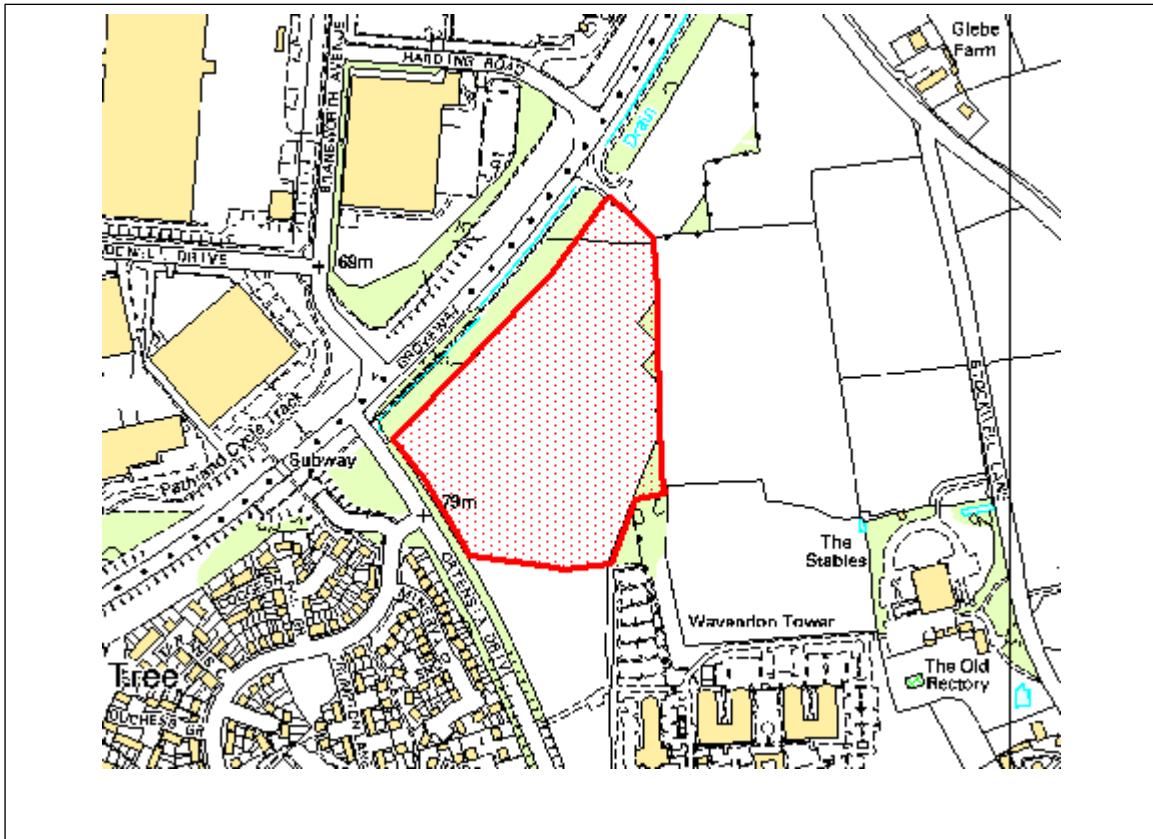
**U15 – Land to the rear of Hayes, Stony Stratford**



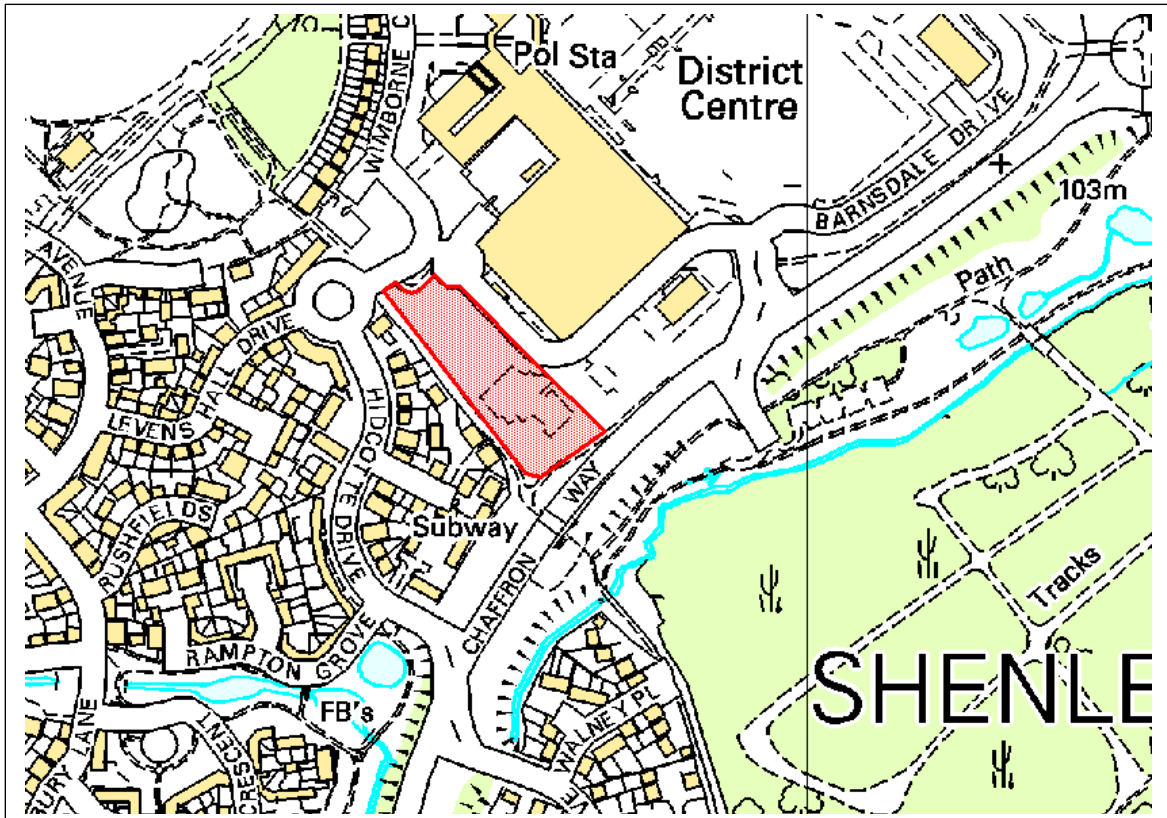
**U16 – Land off Calverton Road, Stony Stratford**



**U17 – Land at Towergate, Wavendon Gate (expansion)**

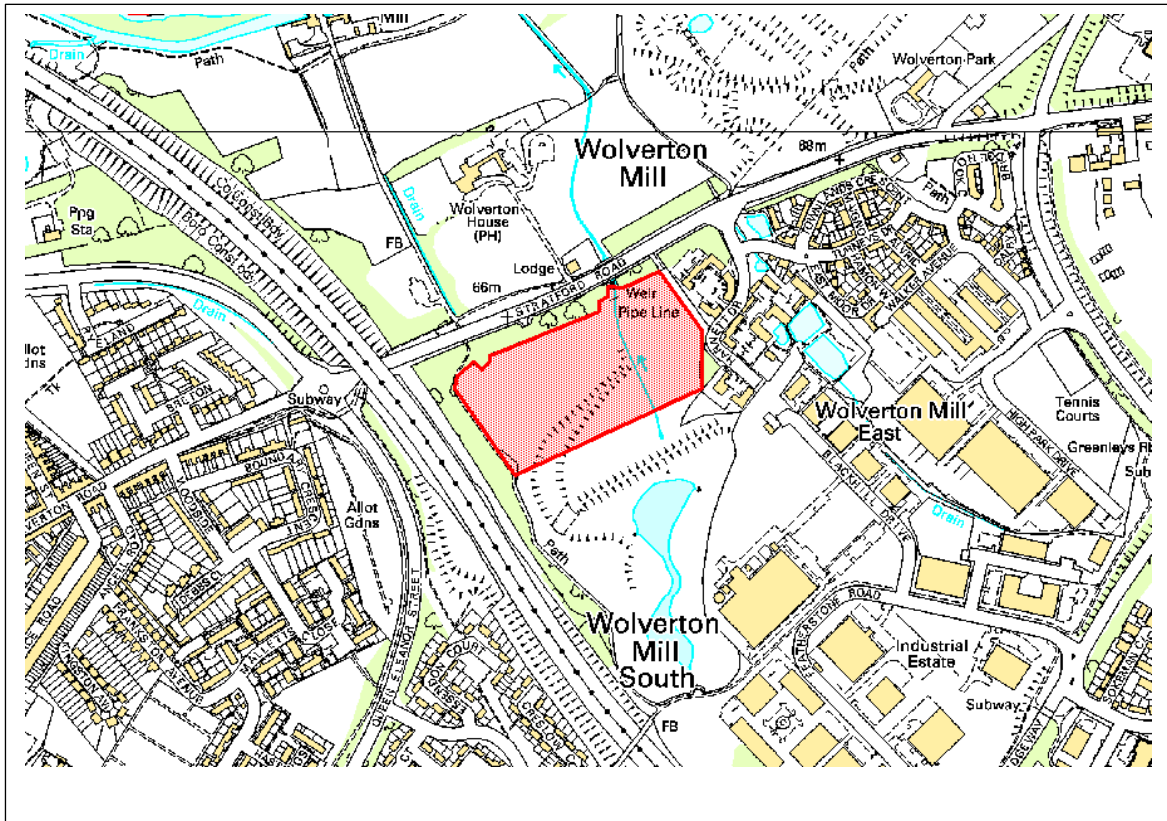


**U18 – Land to the rear of Morrisons, Westcroft**

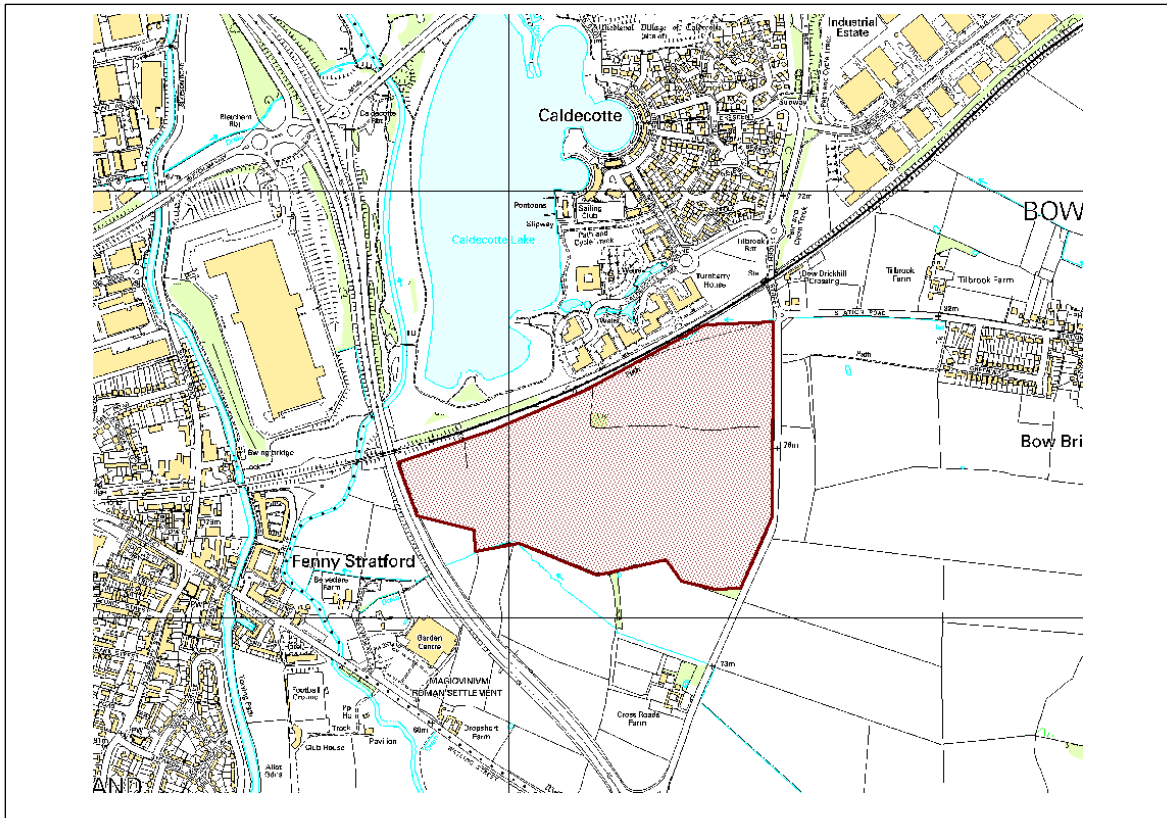




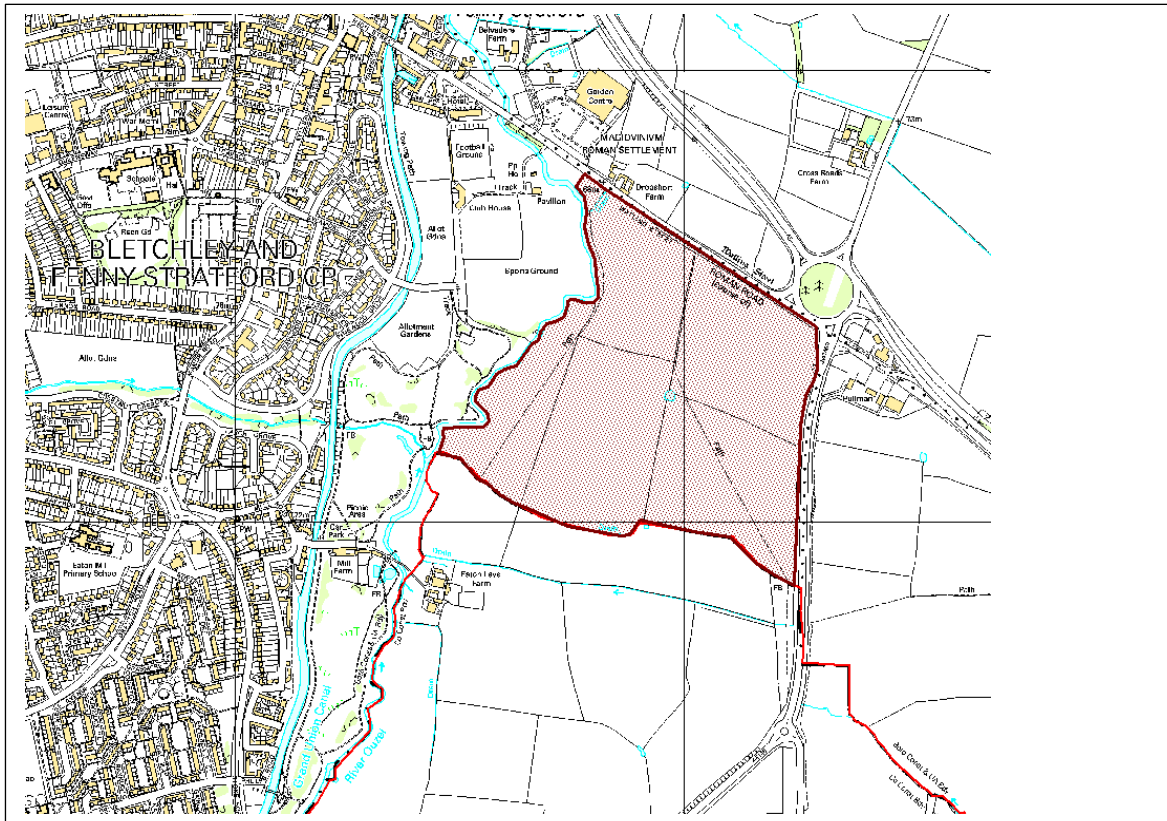
### U21 – Wolverton Mill Site G, Wolverton Mill



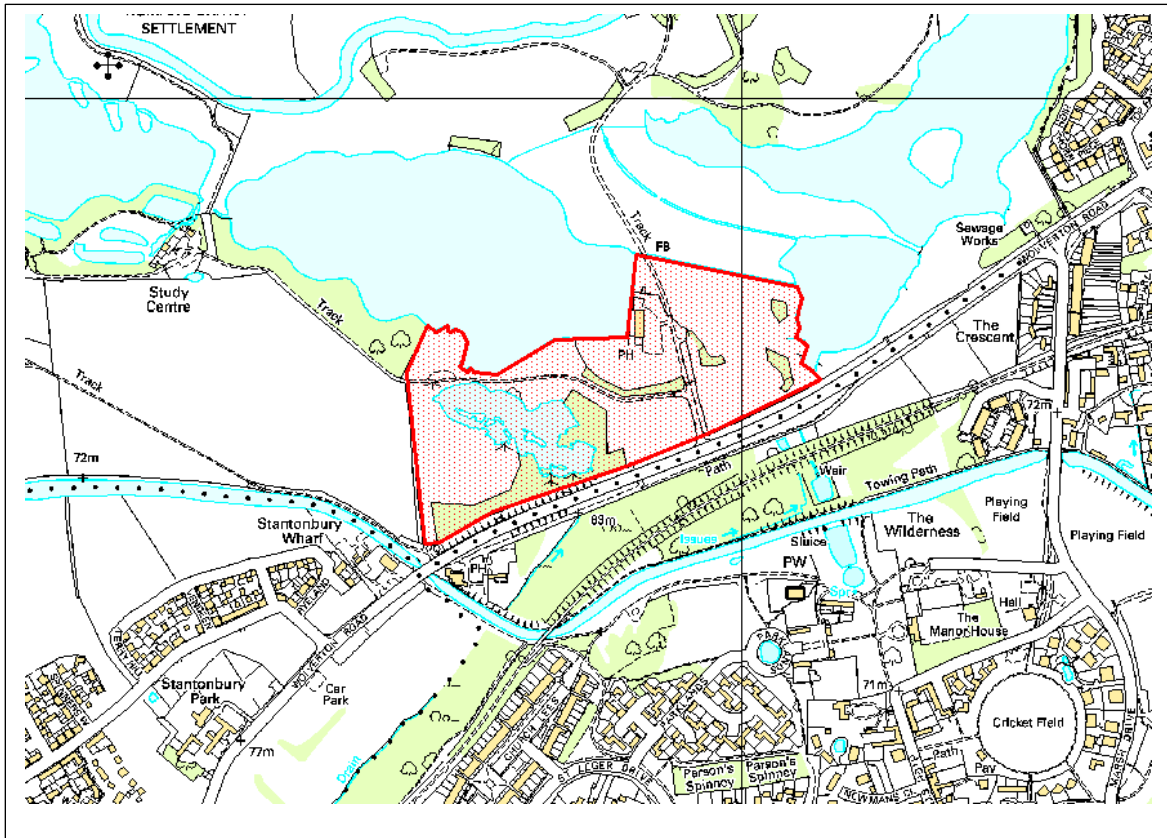
### U22 – Land West of Brickhill Street, Caldecotte (expansion)



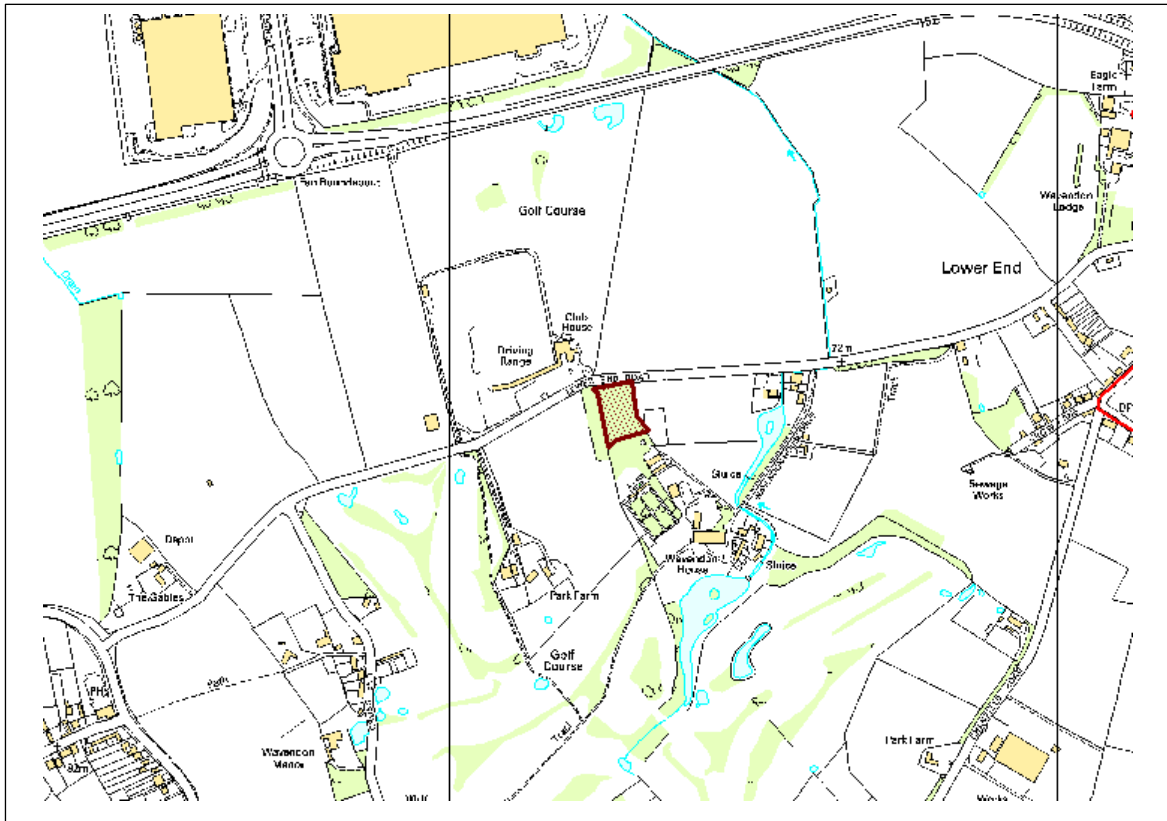
### U23 – Land at Eaton Leys, Bletchley (expansion)



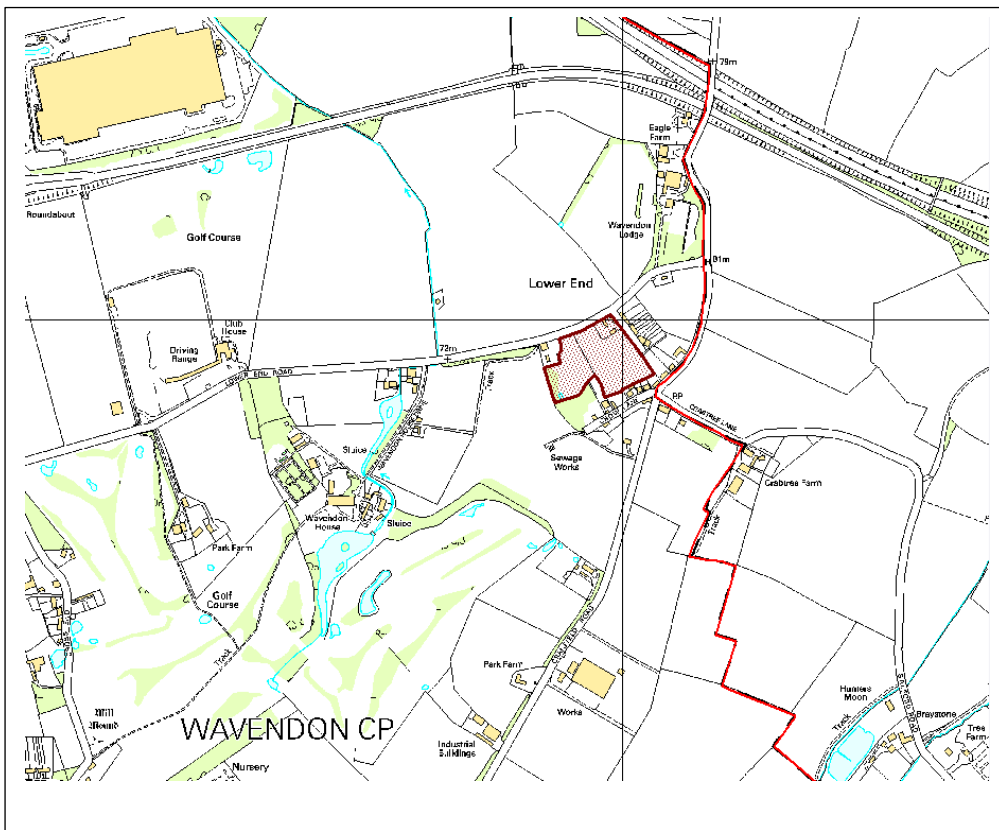
### U24 – Land at Linford Lakes, Great Linford (expansion)



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

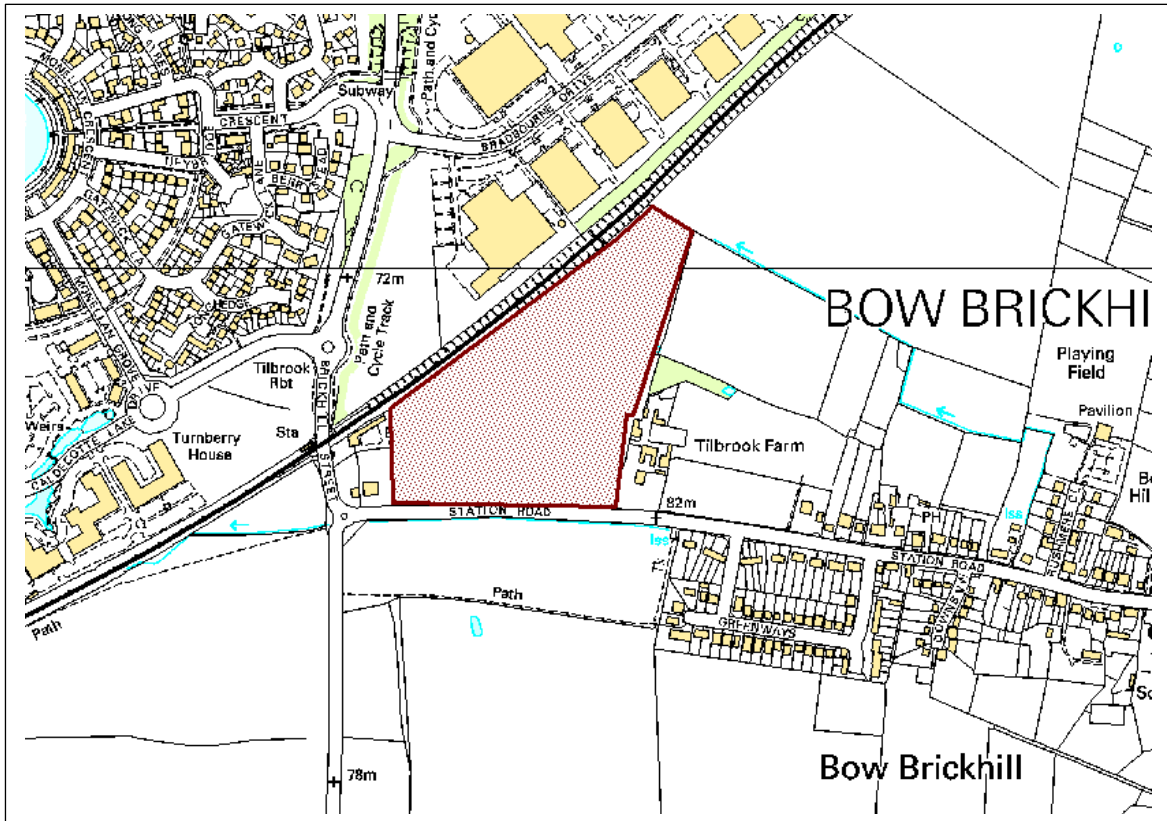


**U26 – Land south of Lower End Road (b), Wavendon Parish (expansion)**

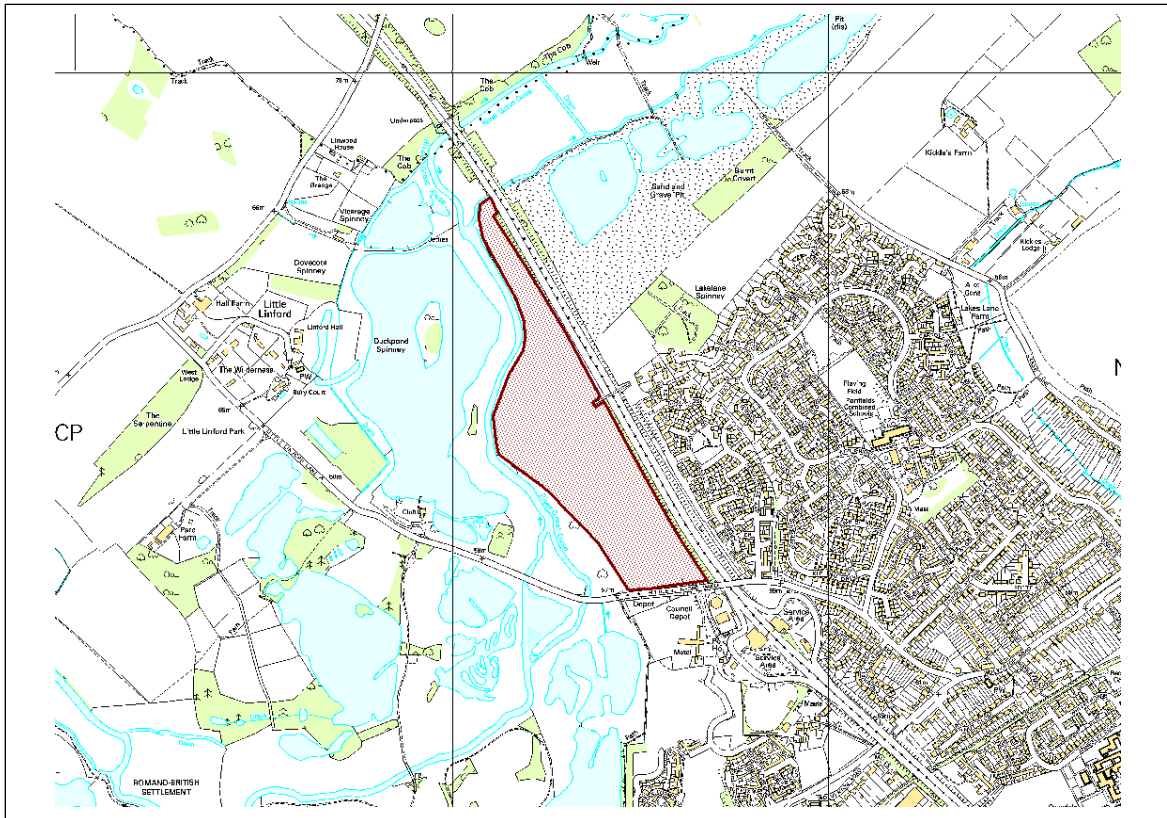




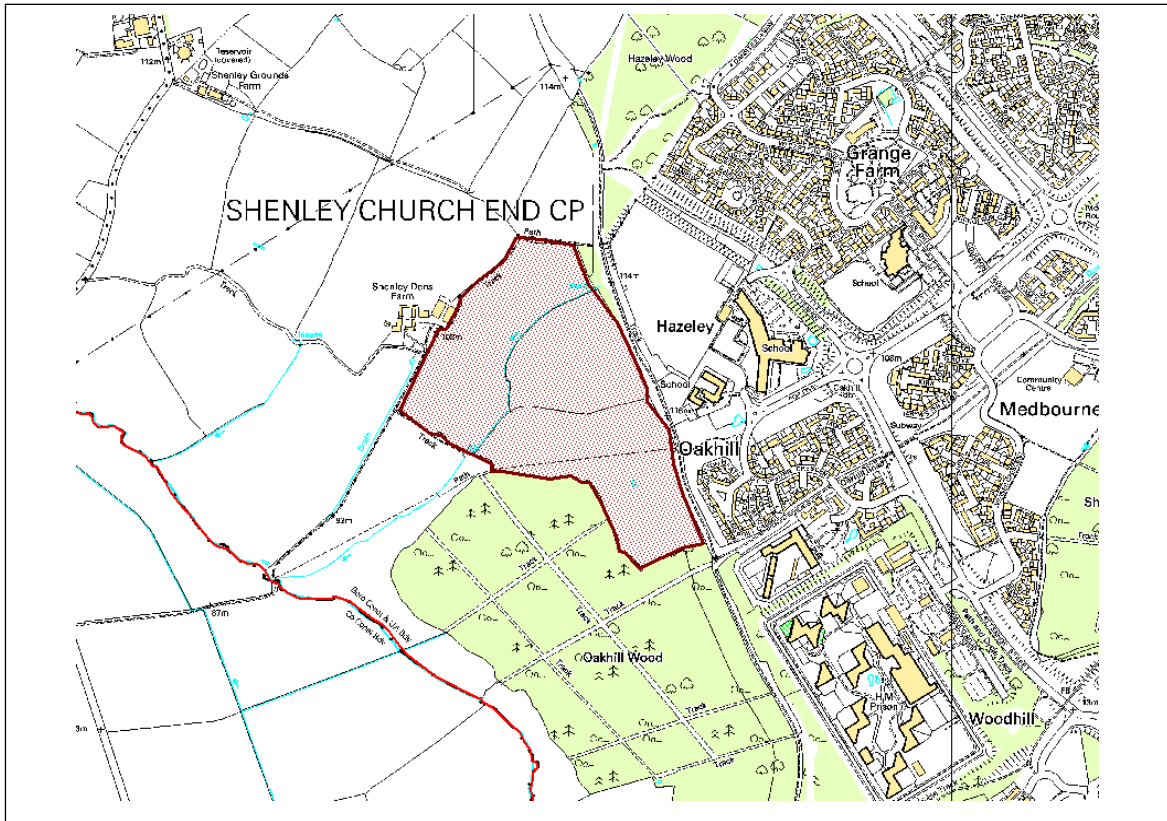
**U27 – Land west of Bow Brickhill, Caldecotte (expansion)**



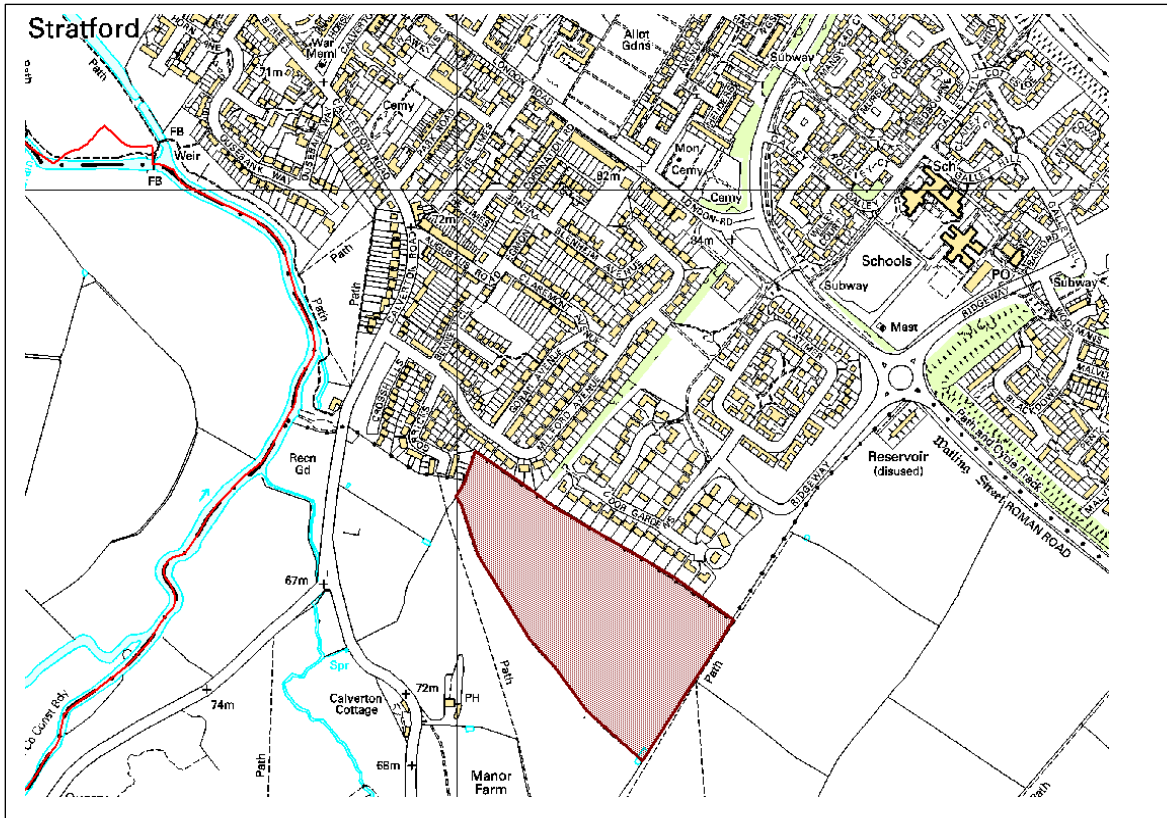
**U28 – Land at Little Linford Lane, Redhouse Park/Newport Pagnell (expansion)**



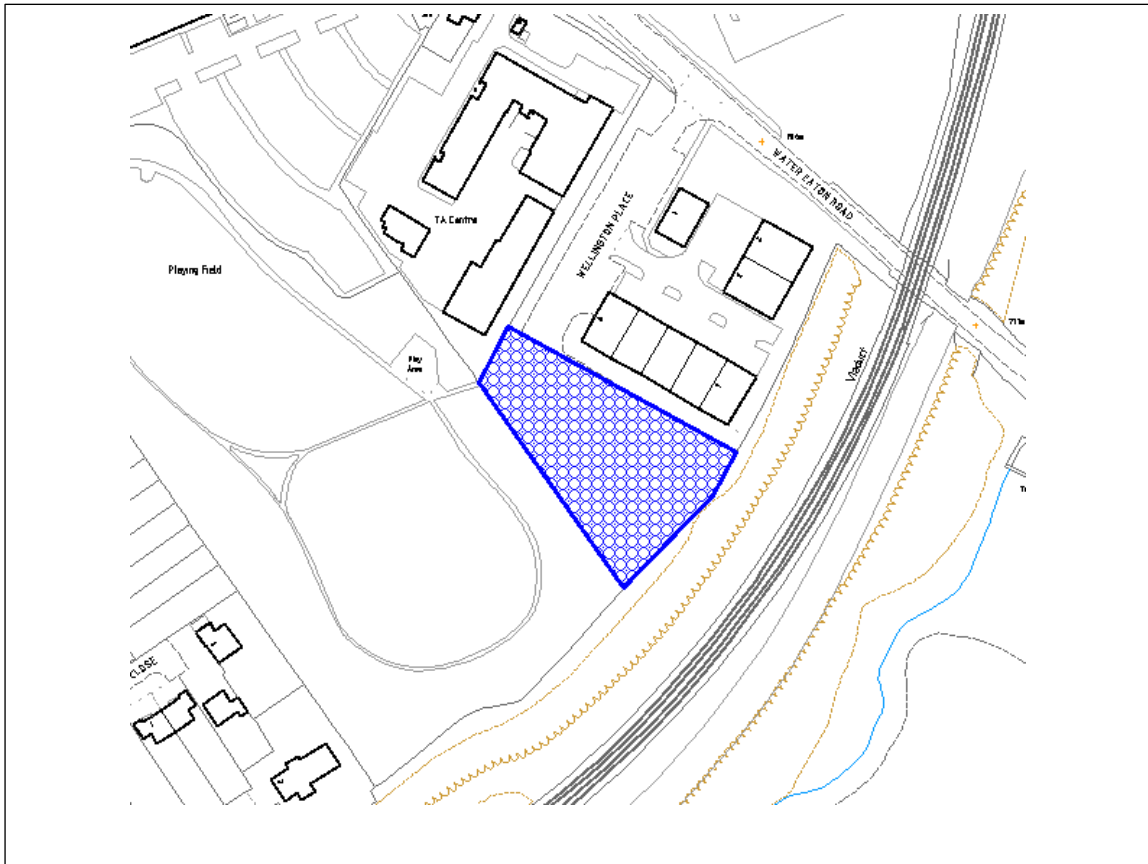
**U29 – Shenley Dens Farm, Oakhill/Hazeley (expansion)**



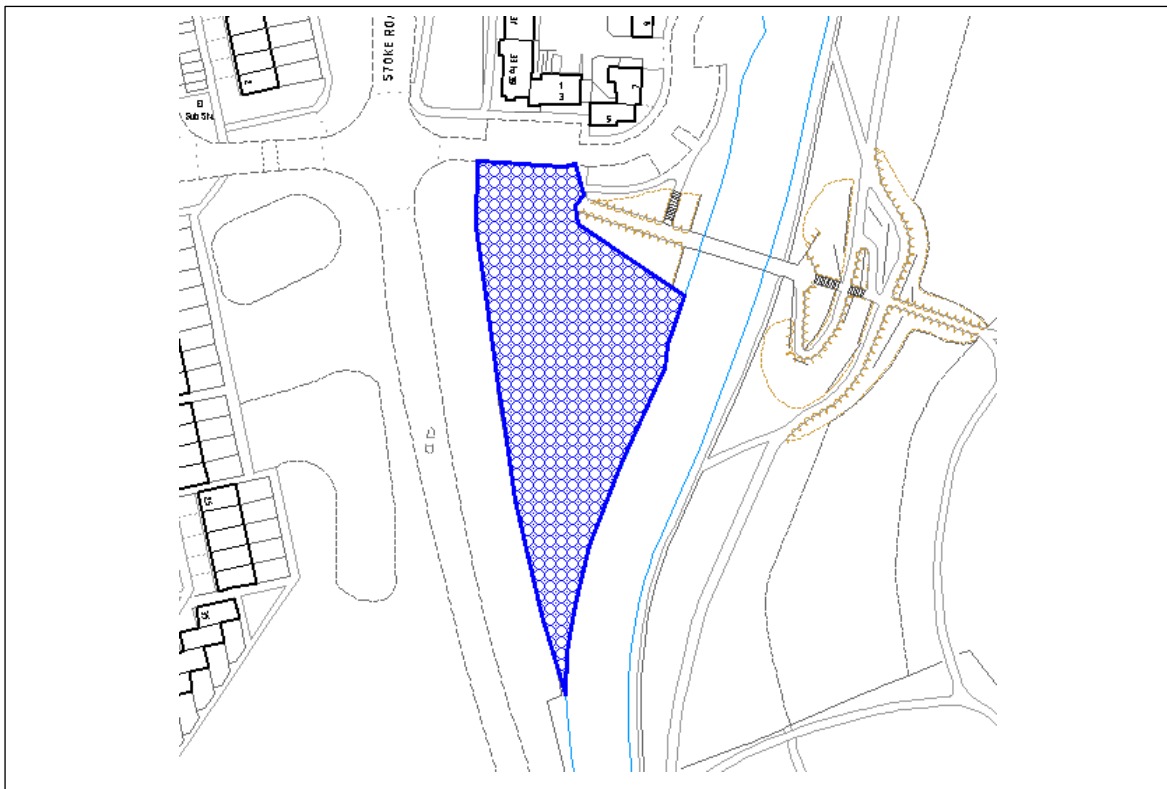
**U30 – Land off Ridgeway, Stony Stratford (expansion)**



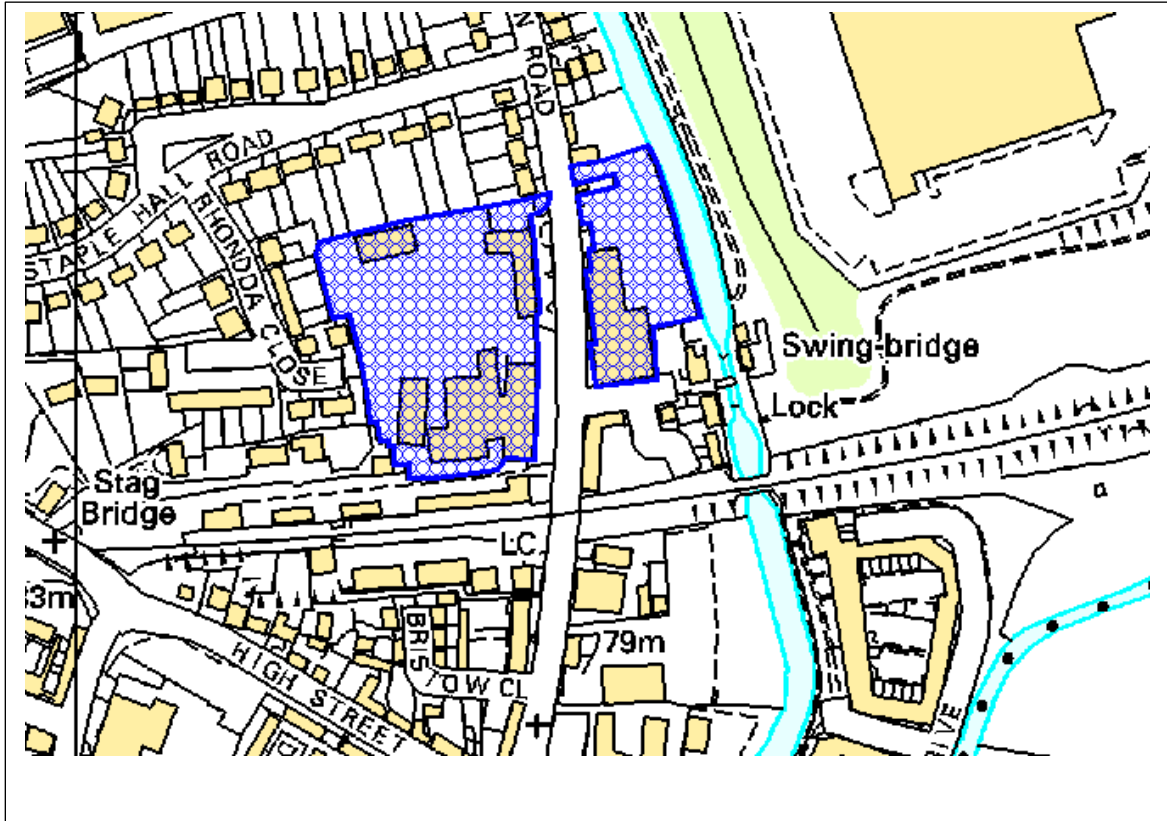
### U31 – Wellington Place car park, Bletchley



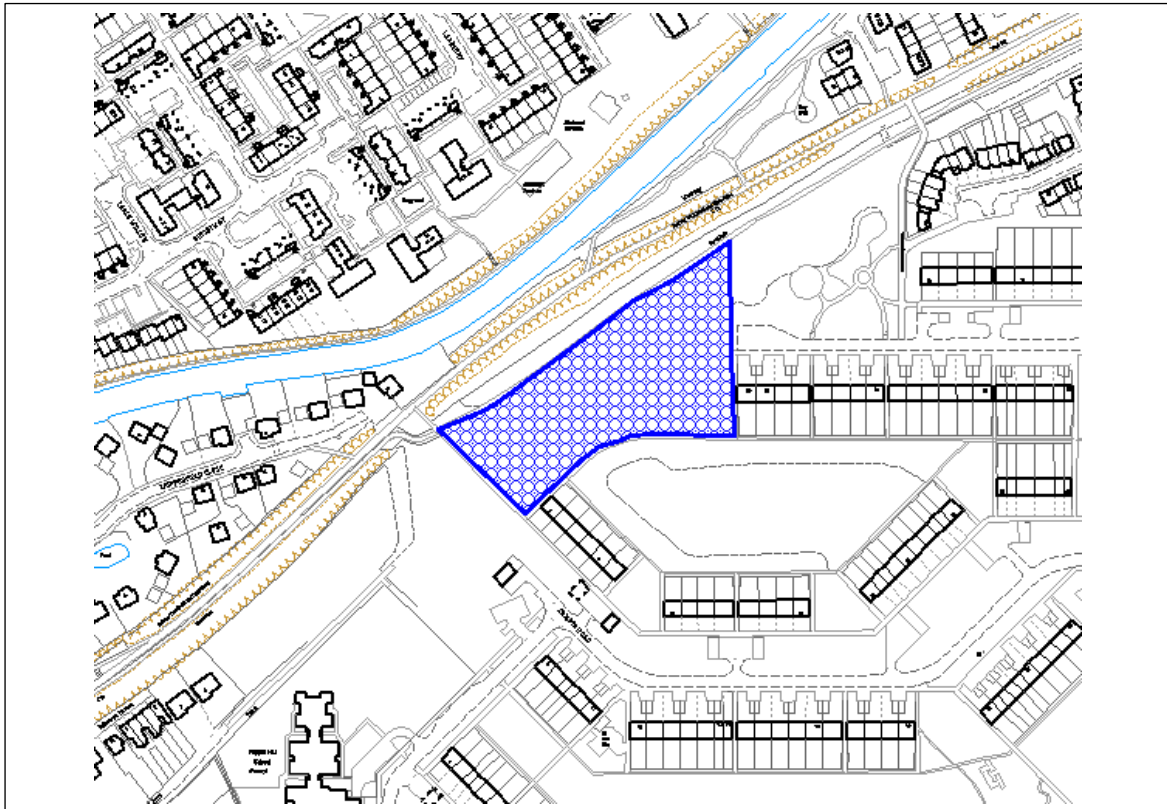
### U38 – Land off Phelps Road, Bletchley



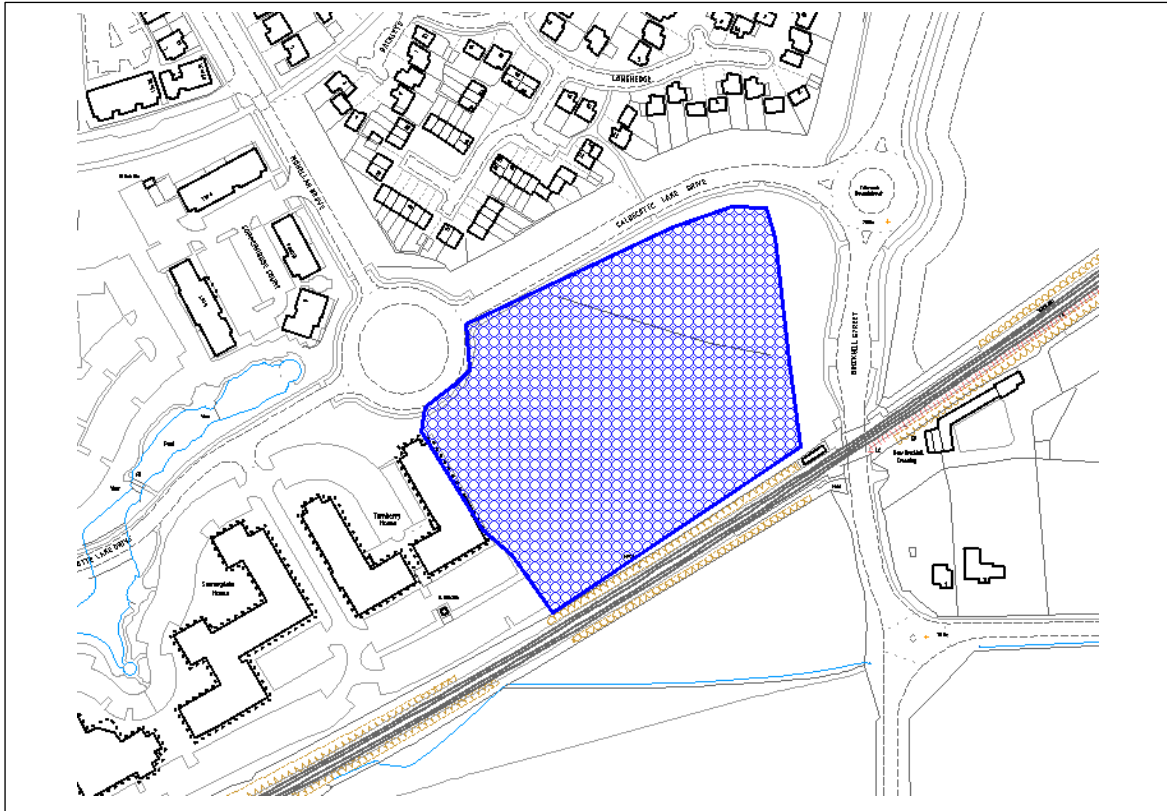
**U39 – Builders merchants, Fenny Stratford**



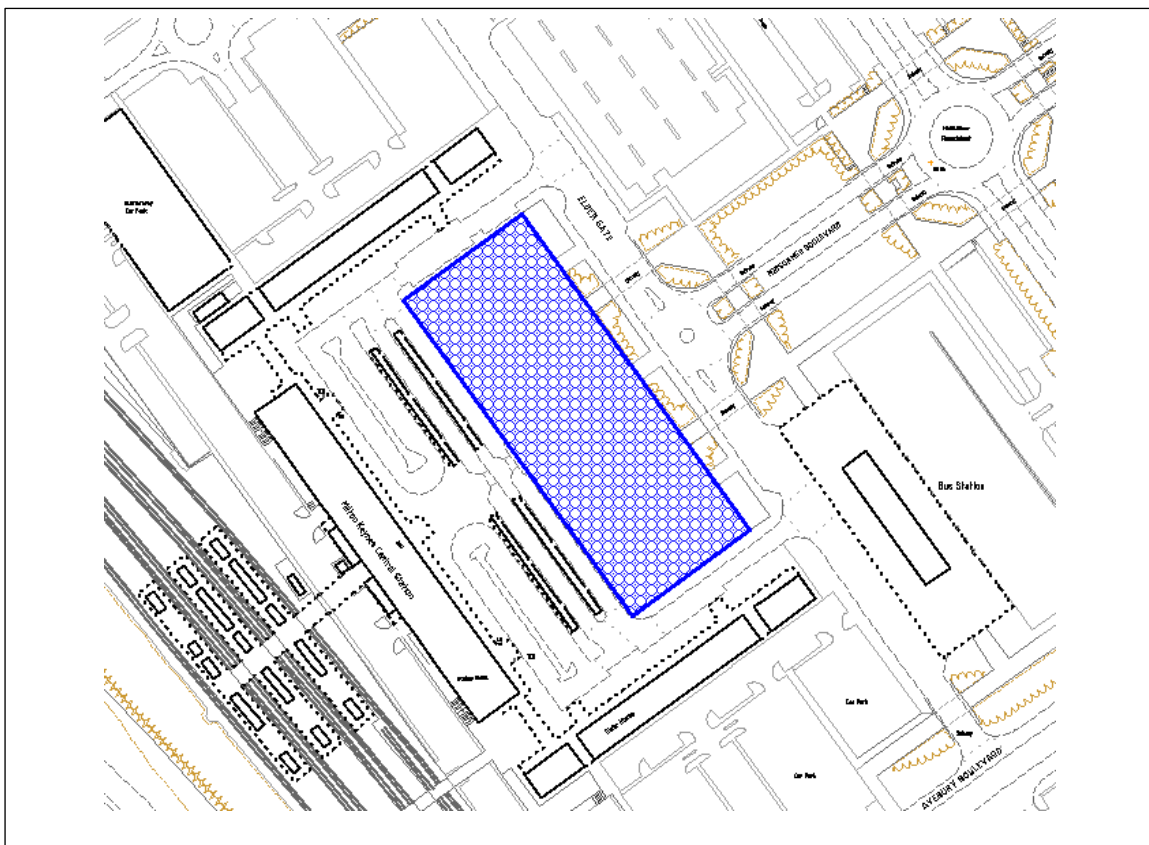
**U40 – Land off Harrowden, Bradville**



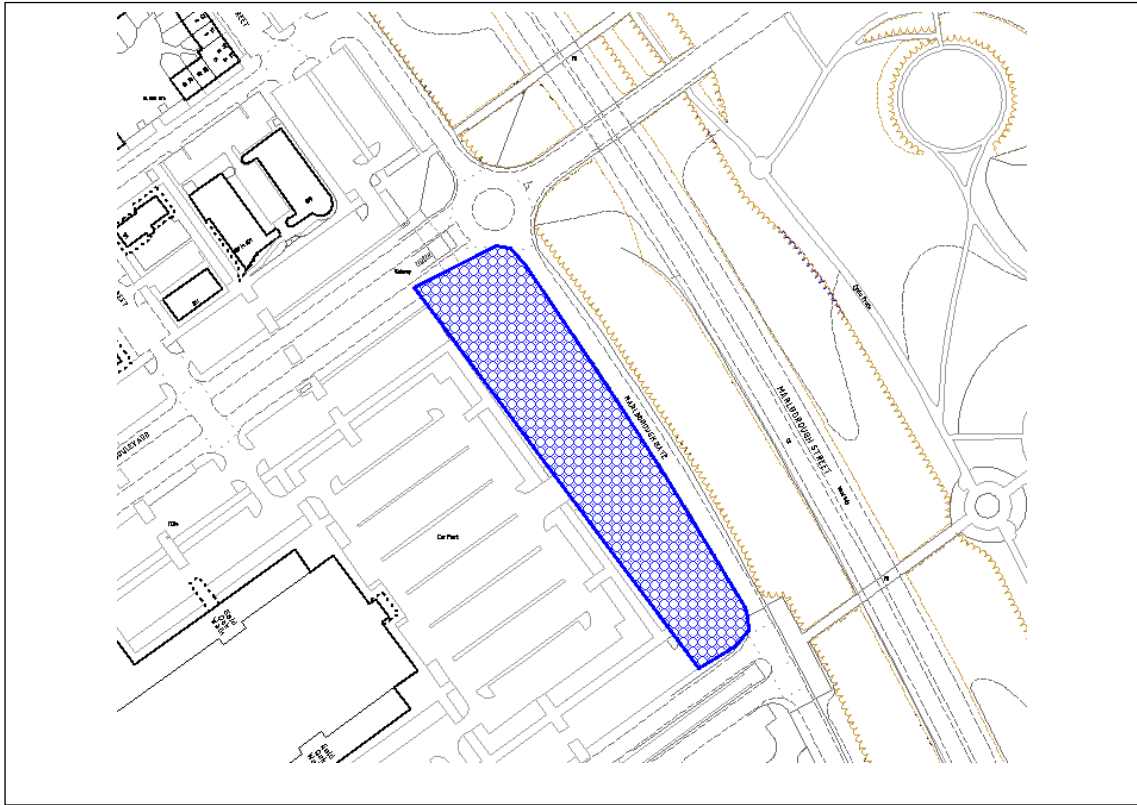
**U42 – Caldecotte Site C, Caldecotte**



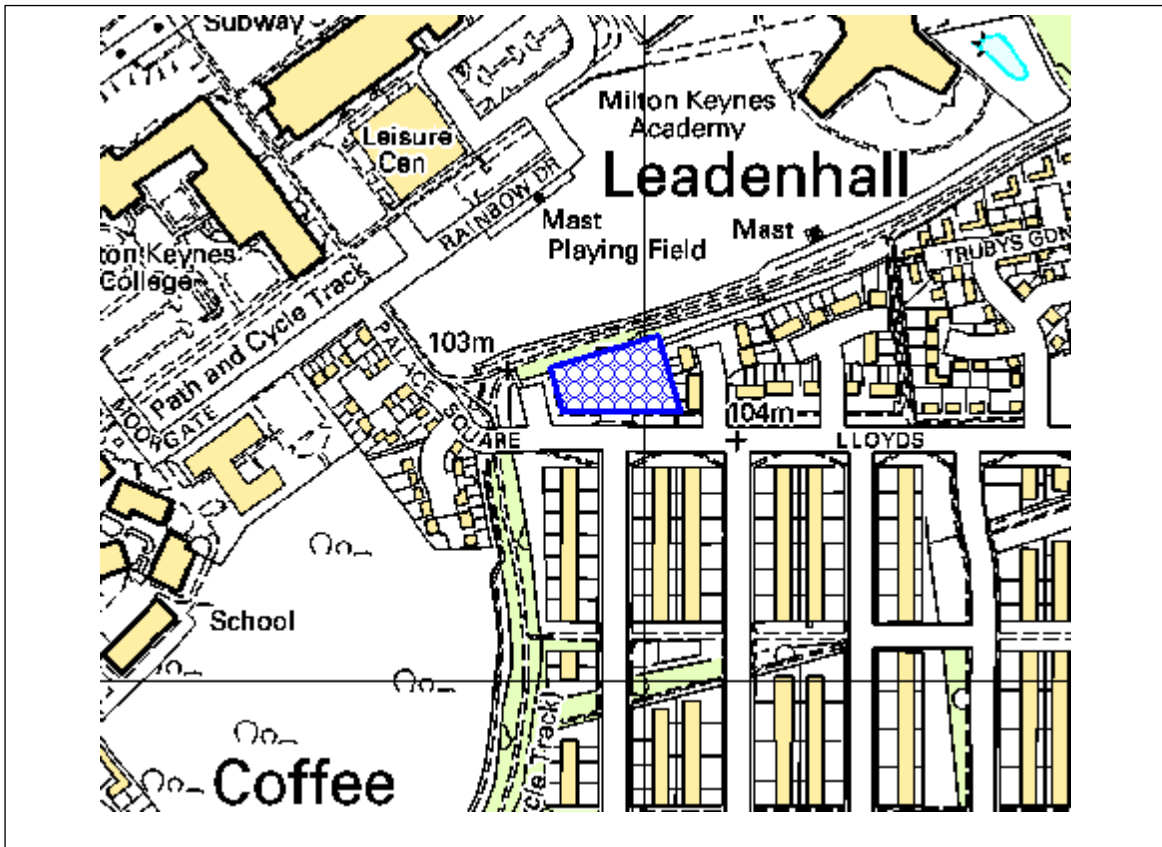
**U45 – Station Square, Central Milton Keynes**



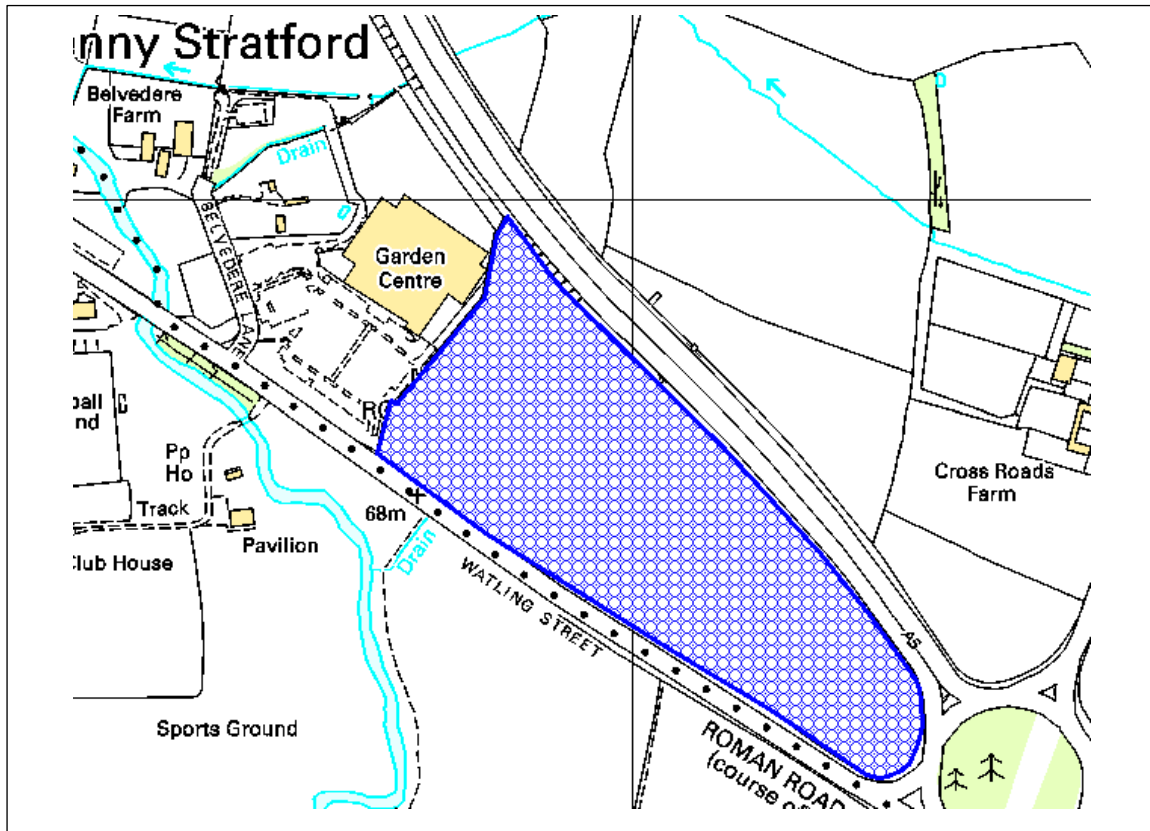
**U46 – Land East of John Lewis car park, Central Milton Keynes**



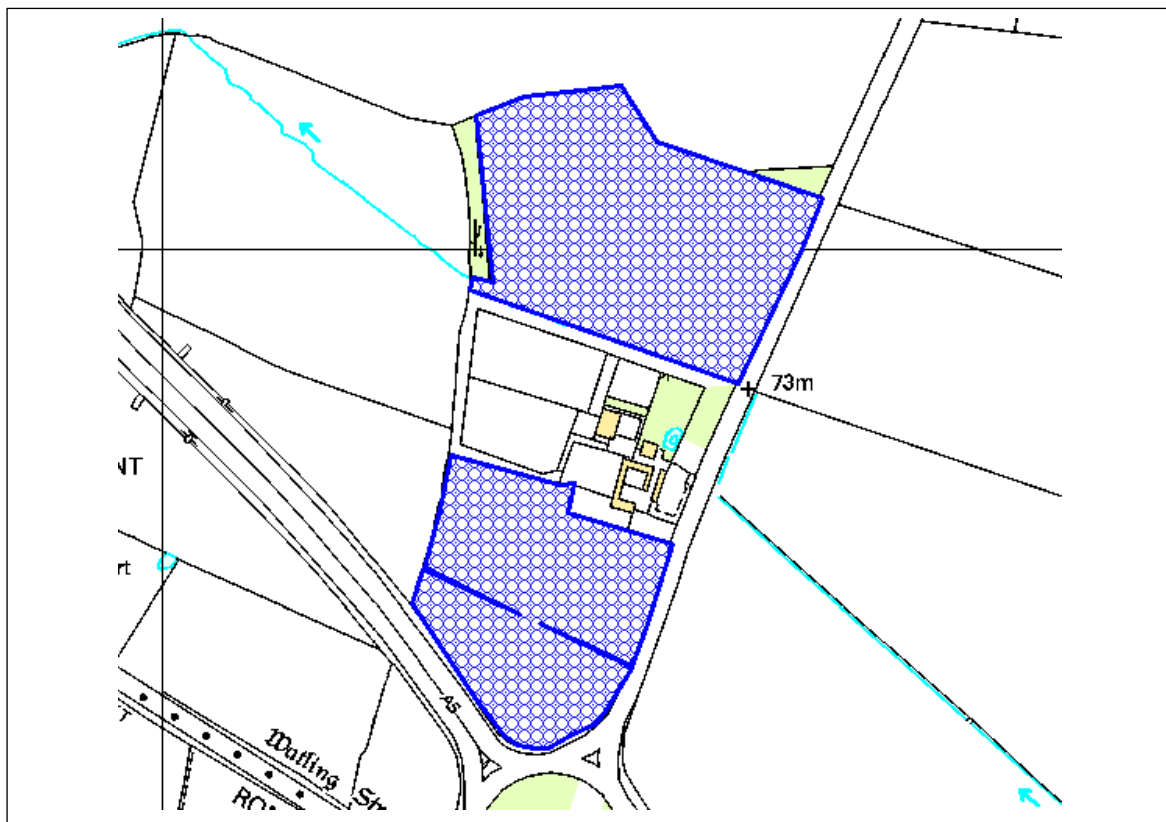
**U48 – Our Lady of Lourdes Church, Coffee Hall**



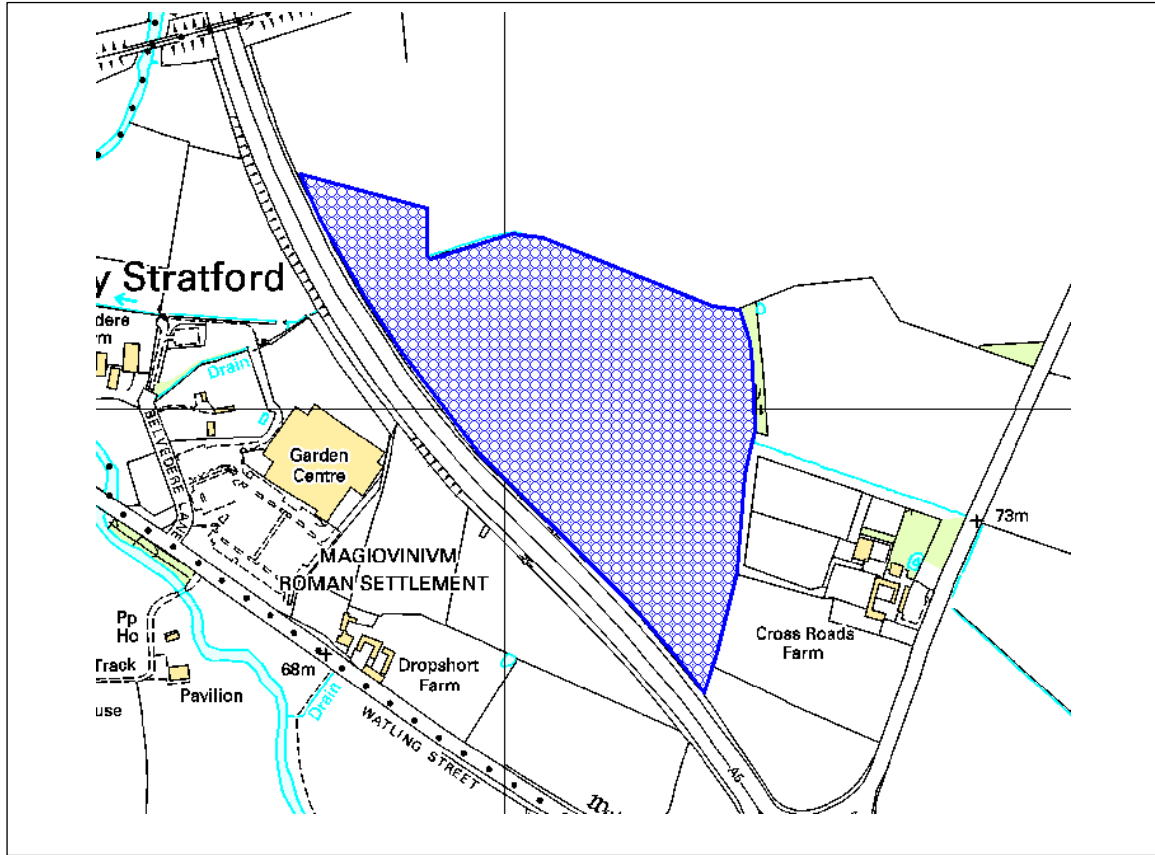
**U54 – Land at Dropshort Farm, Fenny Stratford (expansion)**



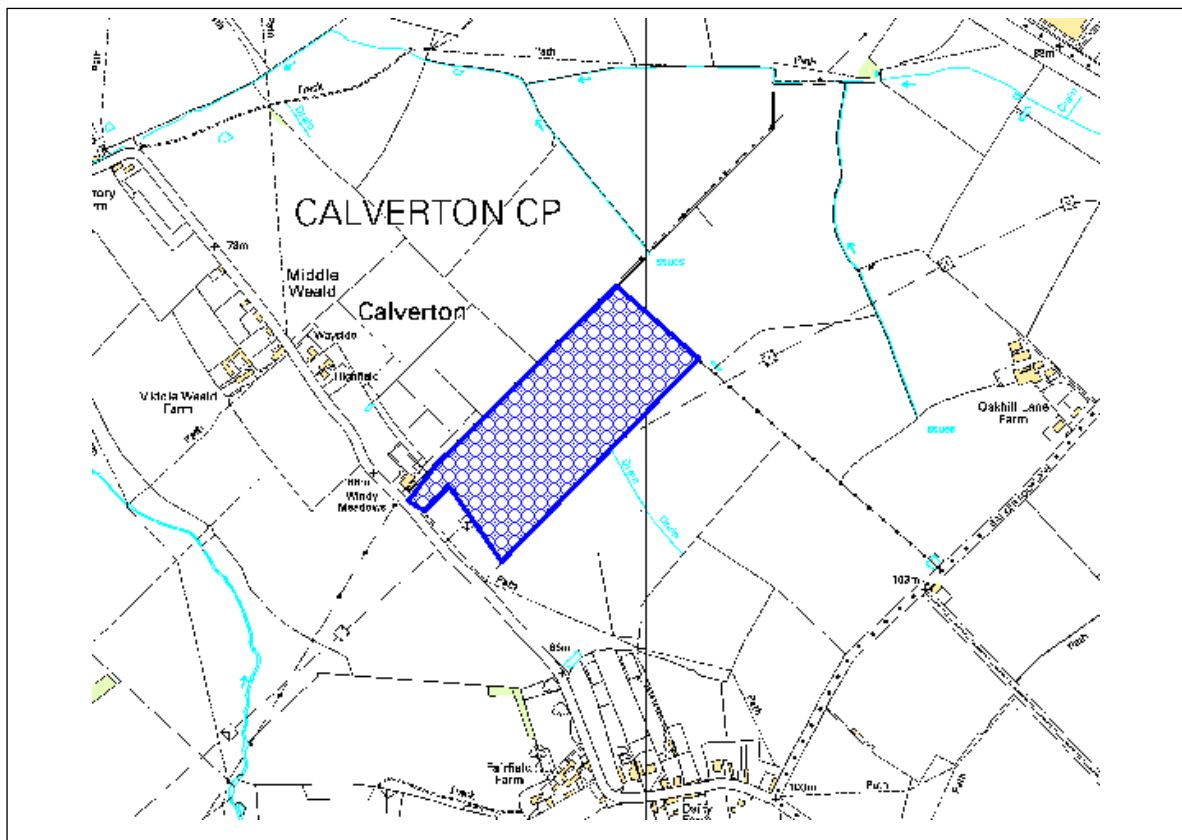
**U55 – Cross Roads Farm, Fenny Stratford/Bow Brickhill (expansion)**



**U56 – Land East of A5, Fenny Stratford/Bow Brickhill (expansion)**

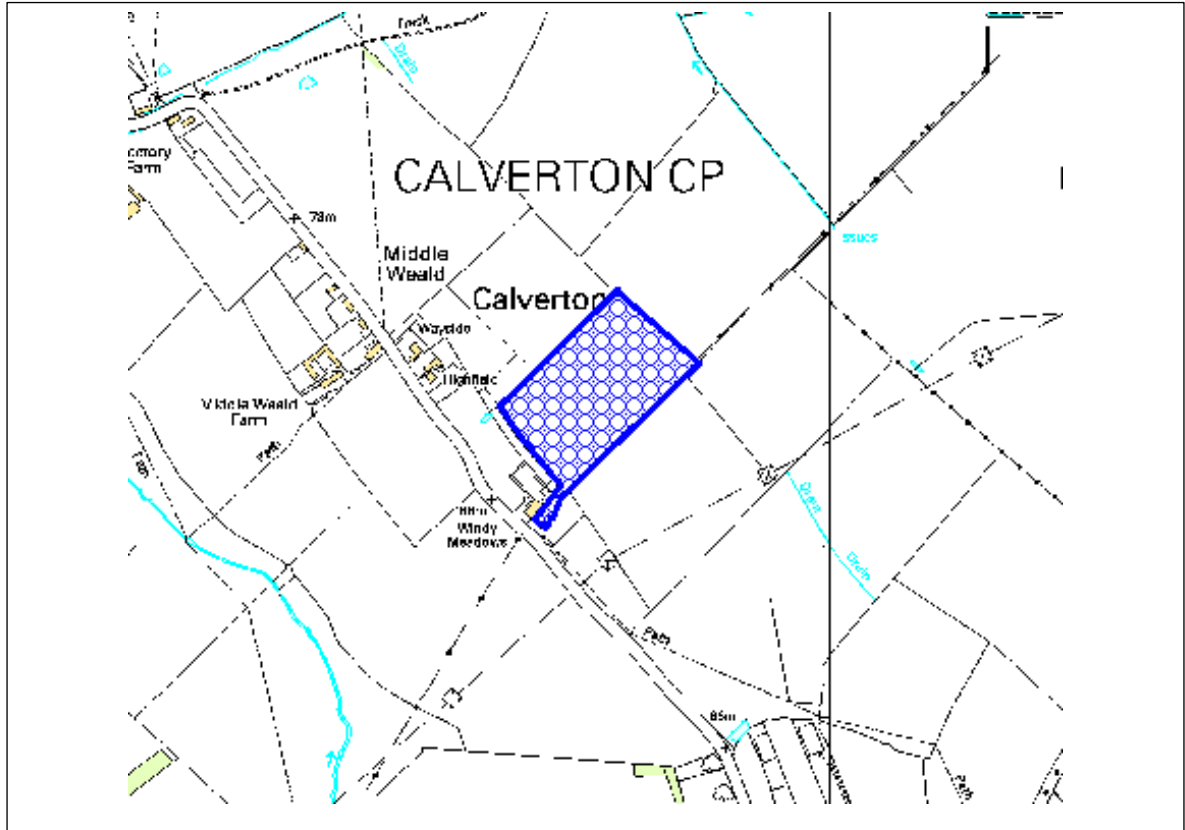


**U57 – Land at Middle Weald, Calverton (expansion)**

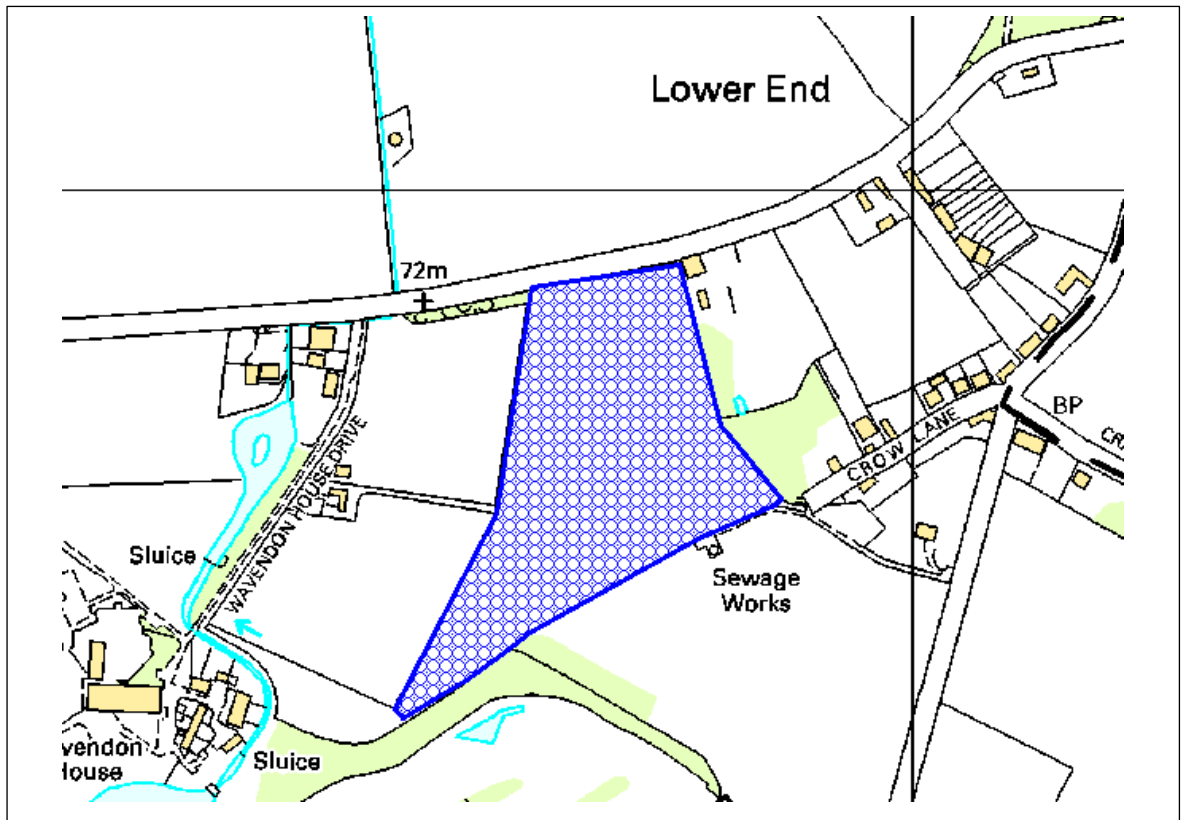




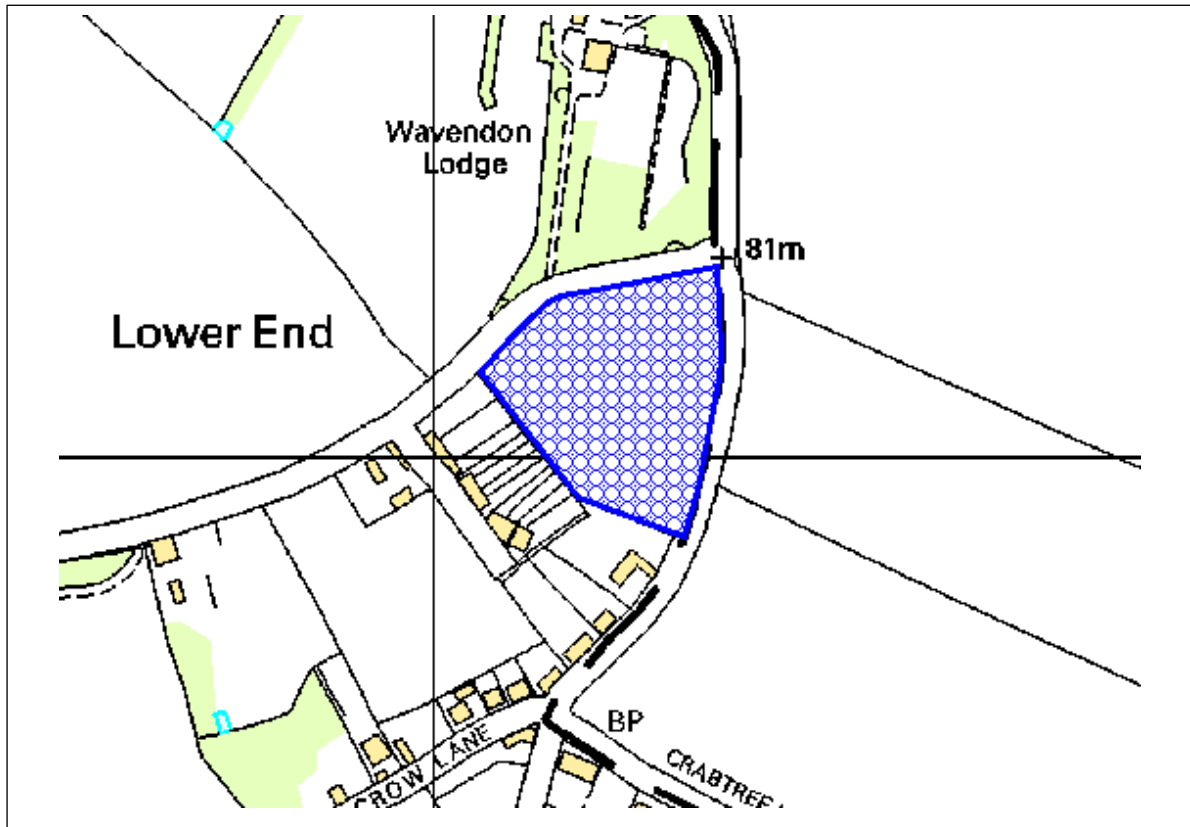
**U58 – Kestrel View stables, Calverton (expansion)**



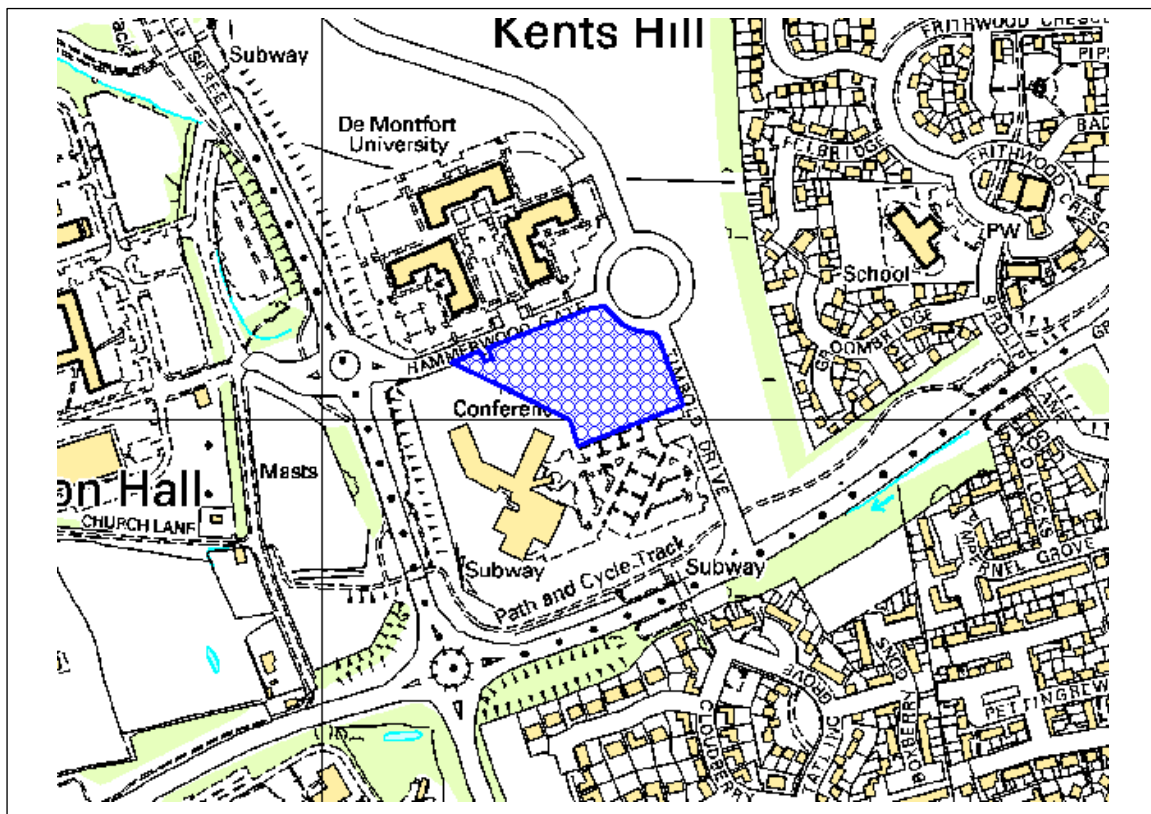
**U59 – Land off Lower End Road, Wavendon Parish (expansion)**



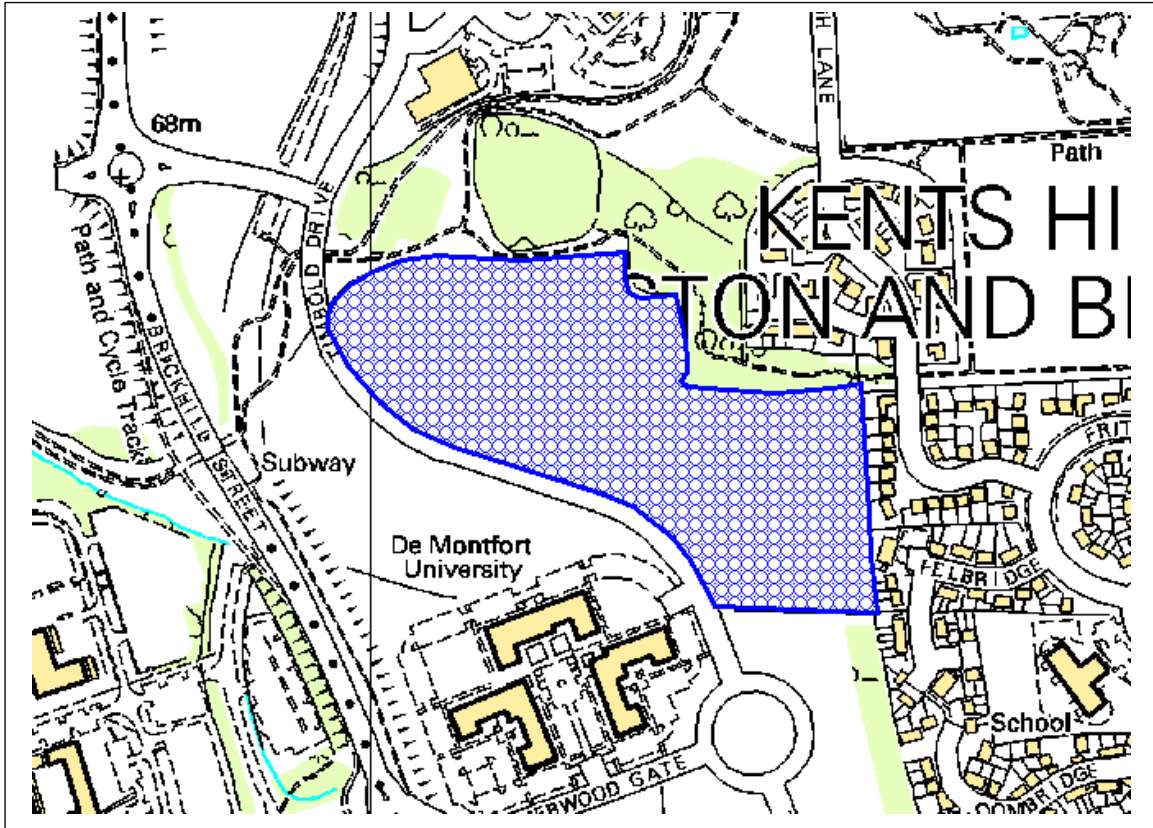
**U60 – Land at corner of Lower End Road & Cranfield Road, Wavendon Parish (expansion)**



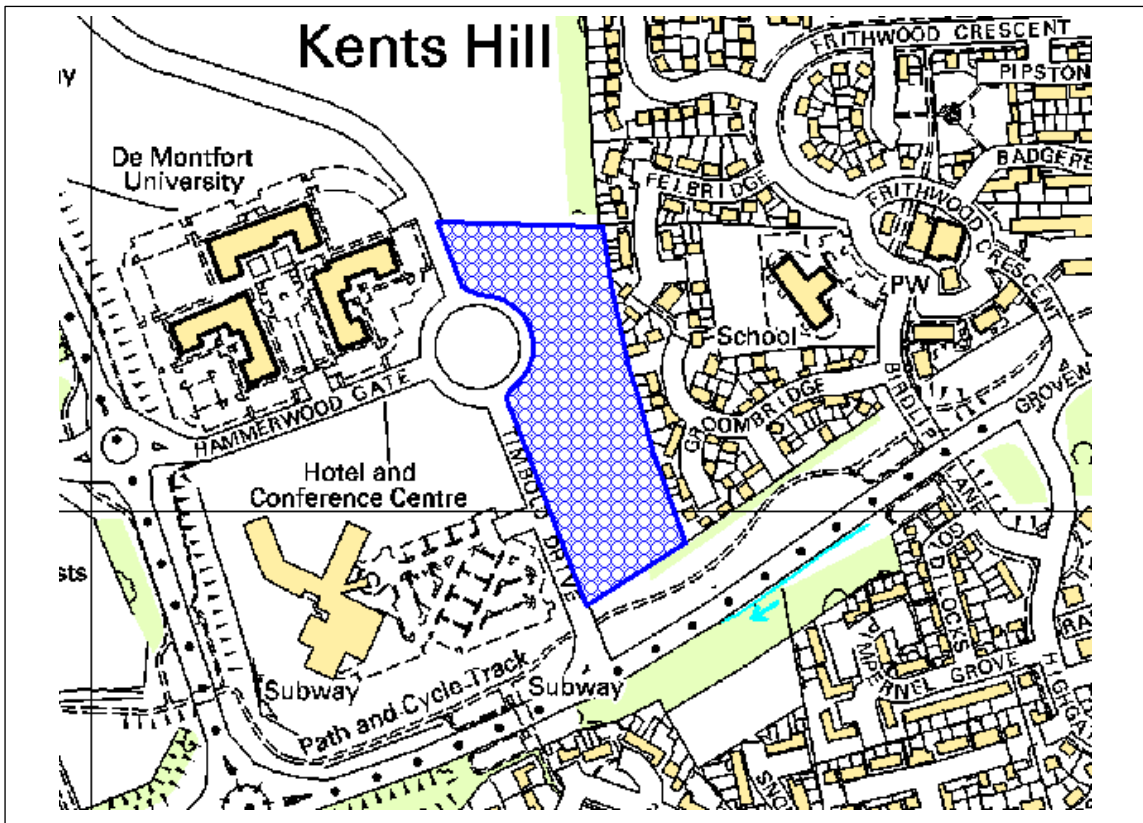
**U65 – Kents Hill site A, Kents Hill**



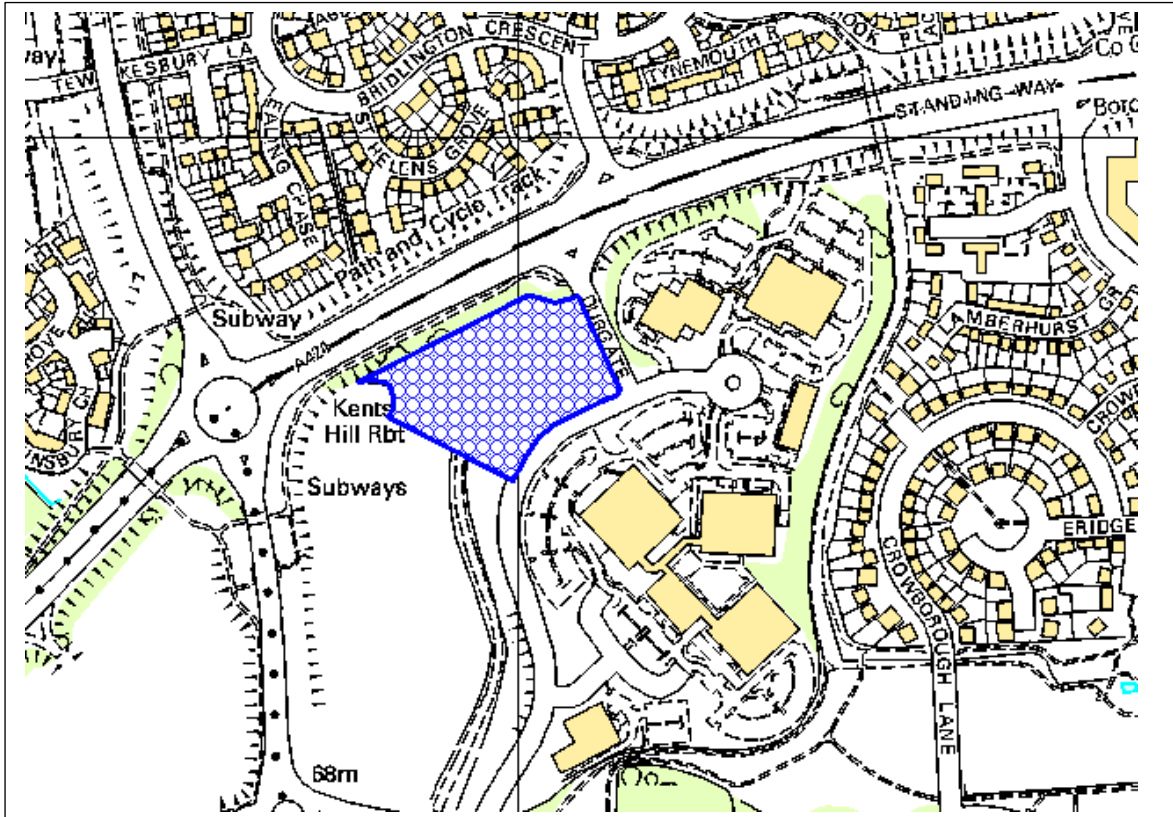
U66 – Kents Hill site C, Kents Hill



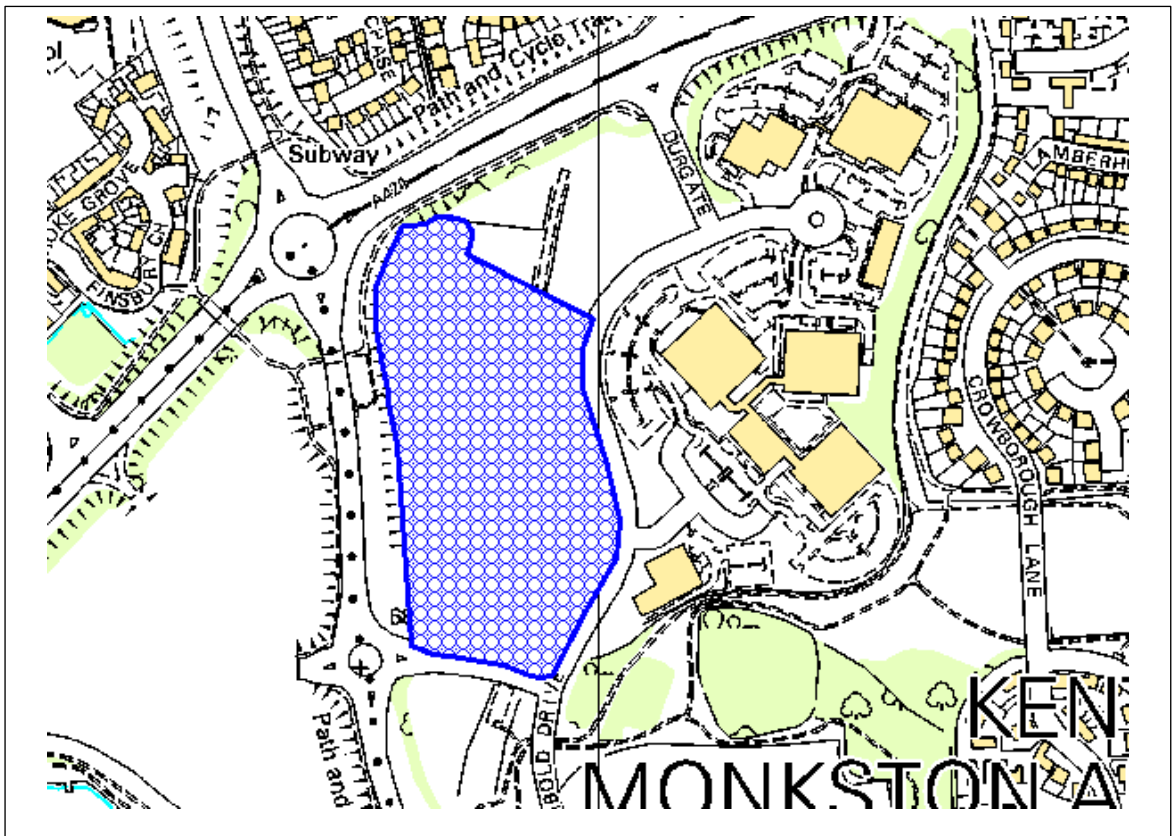
U67 – Kents Hill site D1, Kents Hill



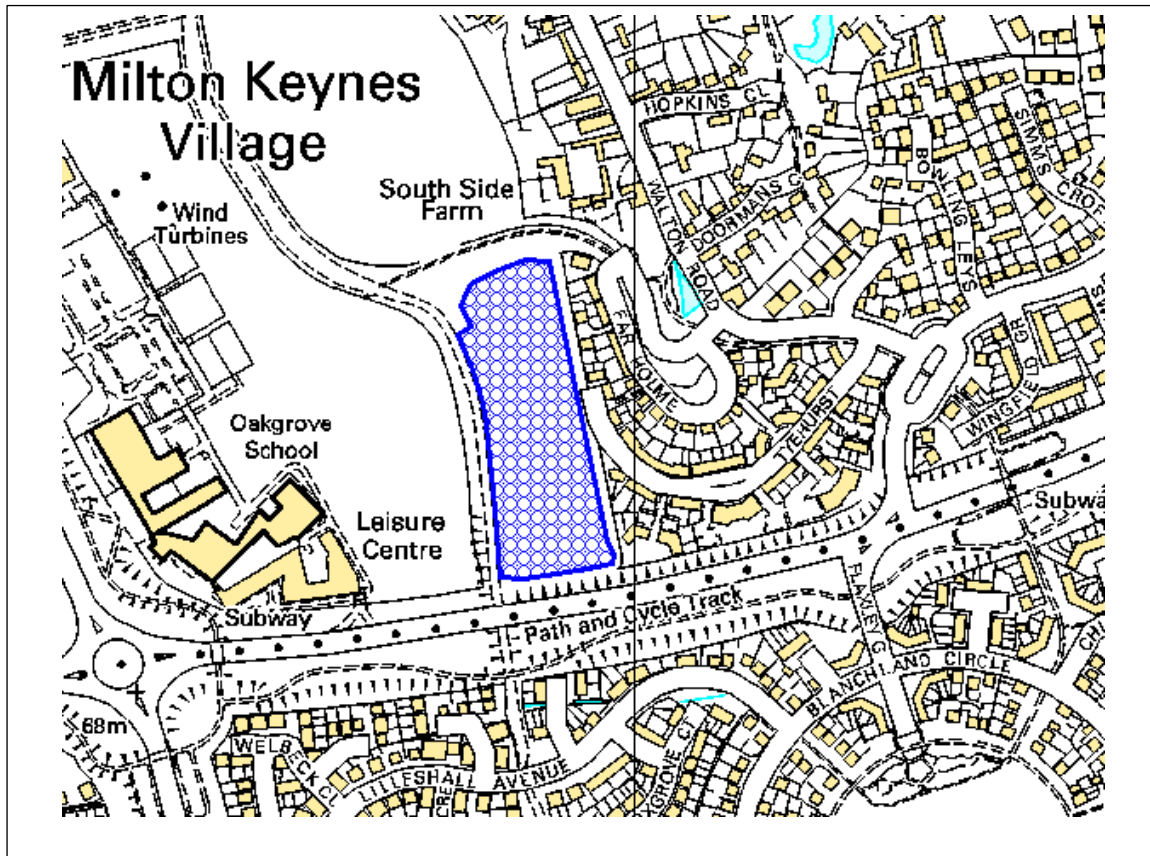
**U68 – Kents Hill site B, Kents Hill**



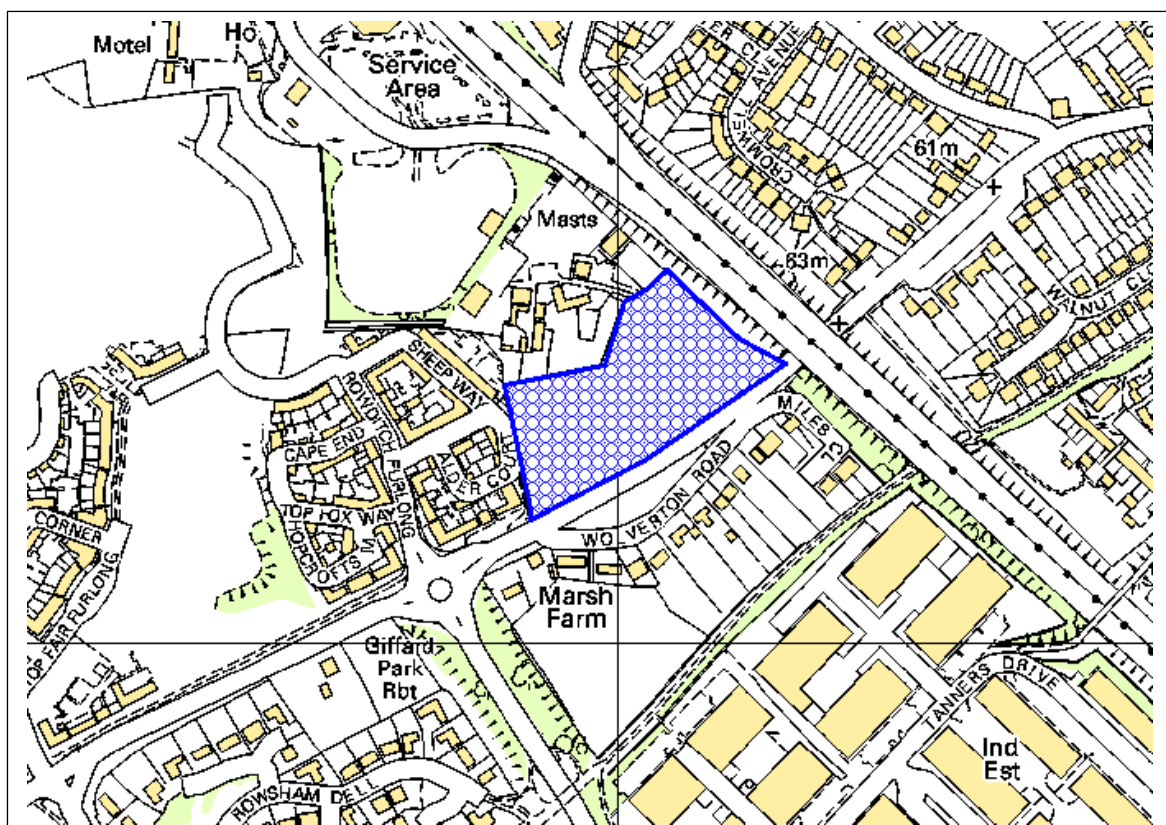
**U69 – Kents Hill site E, Kents Hill**



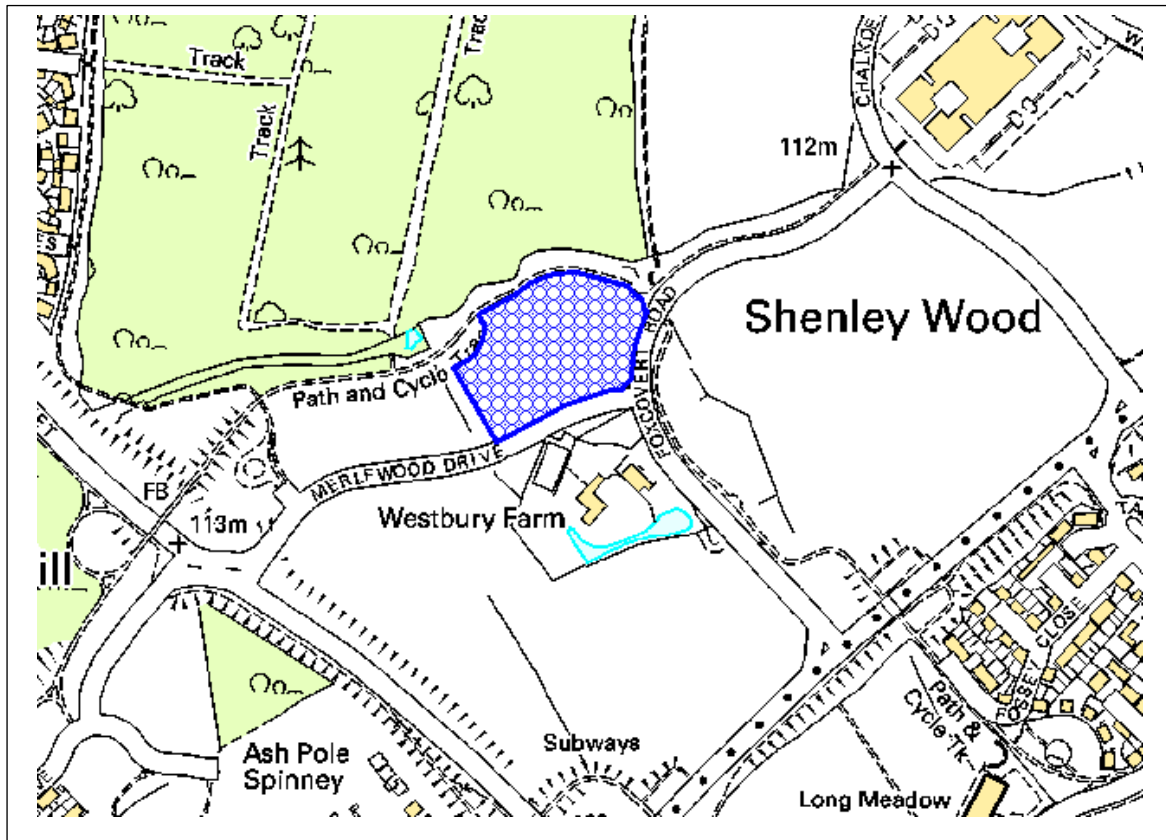
**U70 – Land at Oakgrove School, Middleton**



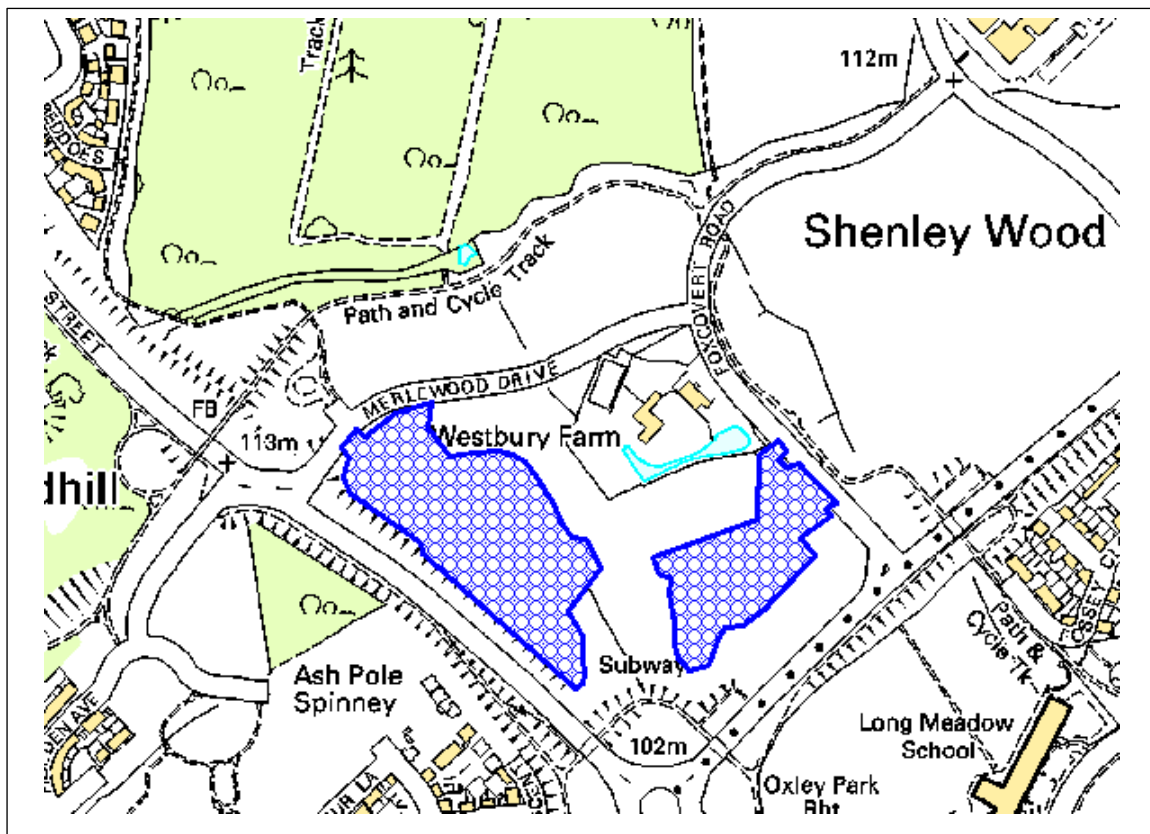
**U71 – Land at the Walnuts, Redhouse Park**



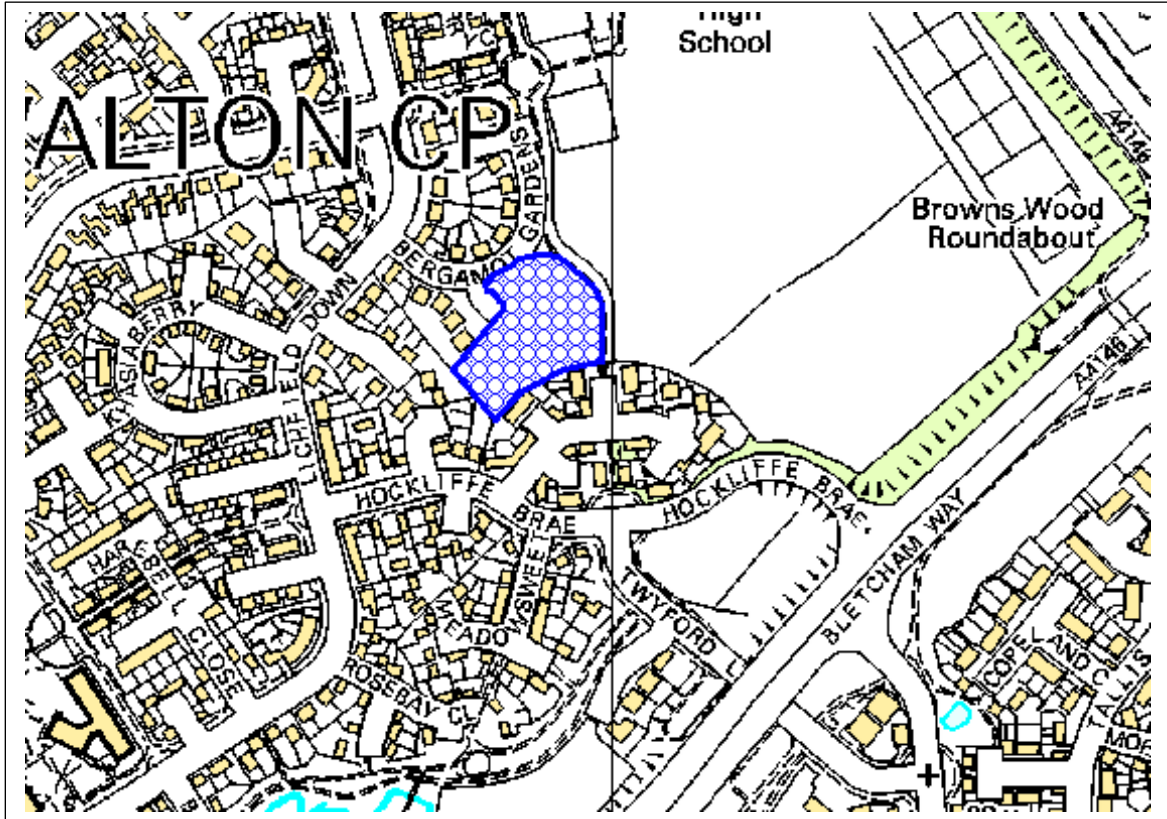
**U72 – Shenley Wood site E, Shenley Wood**



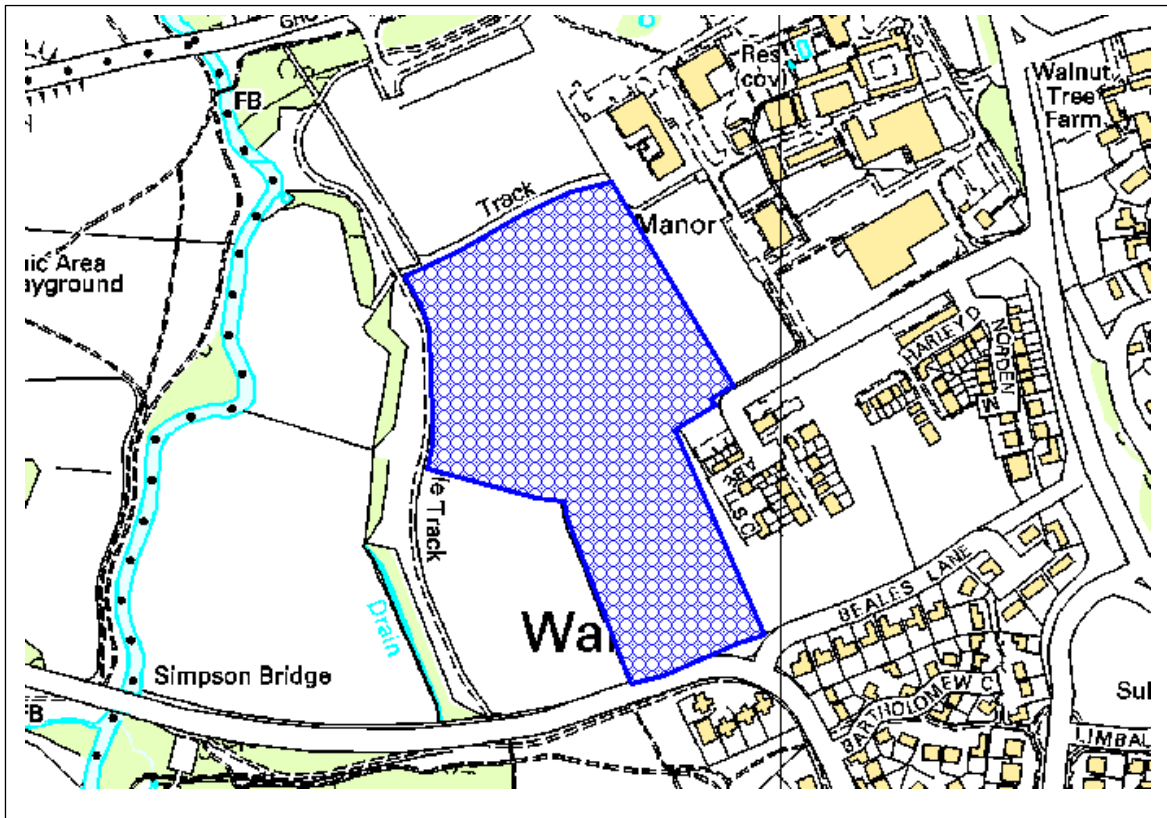
**U73 – Shenley Wood site D, Shenley Wood**



**U80 – Land at Bergamot Gardens, Walnut Tree**



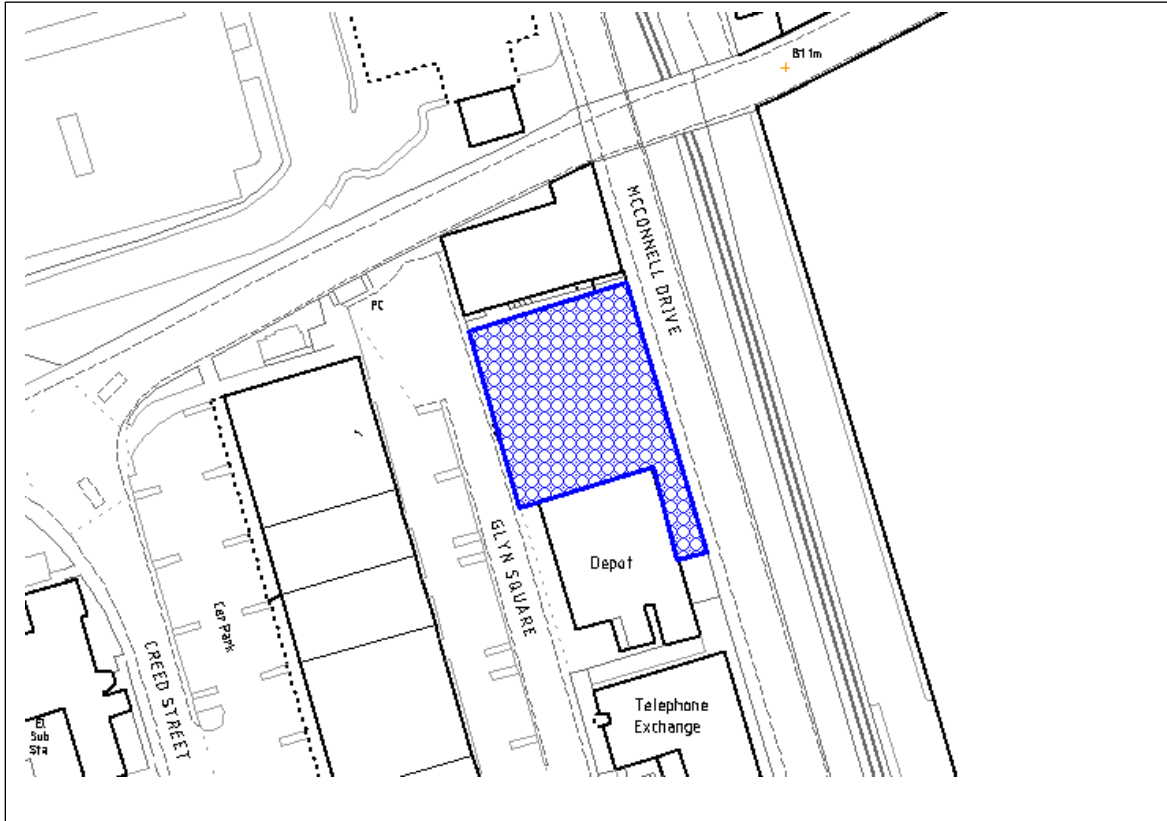
**U81 – Land at Walton Manor, Walton Manor**



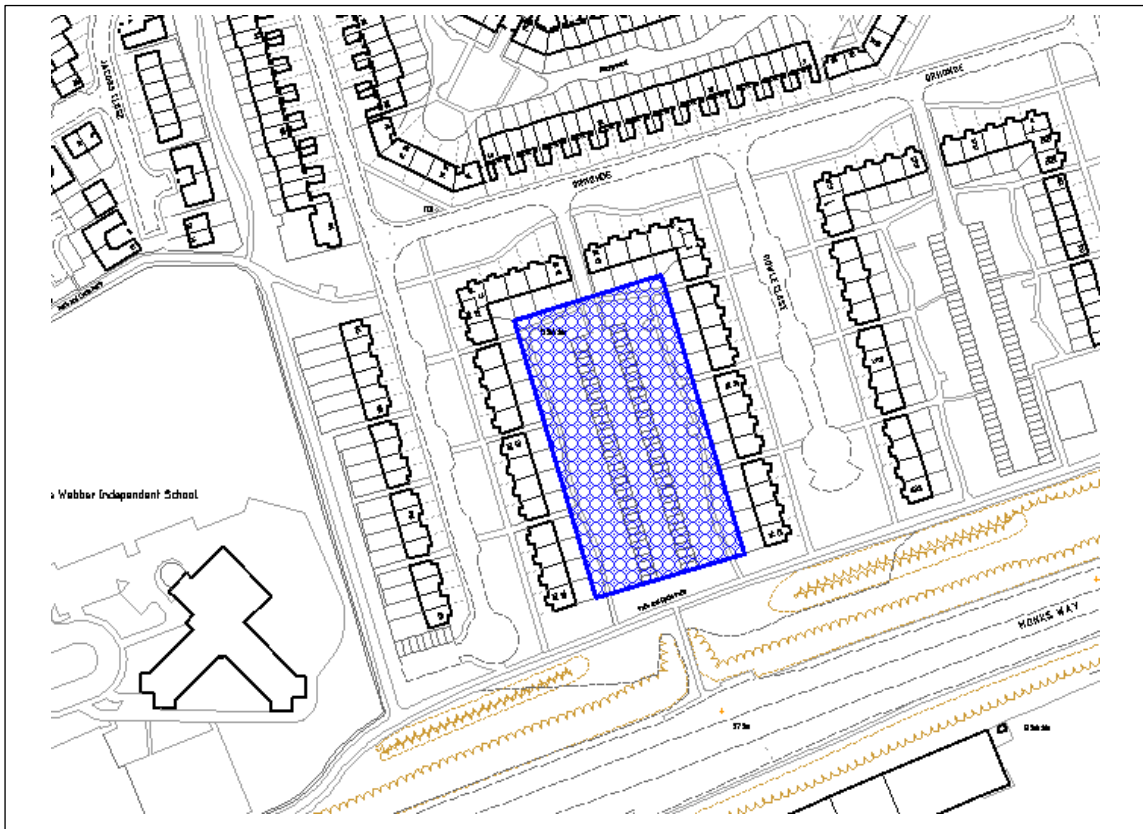




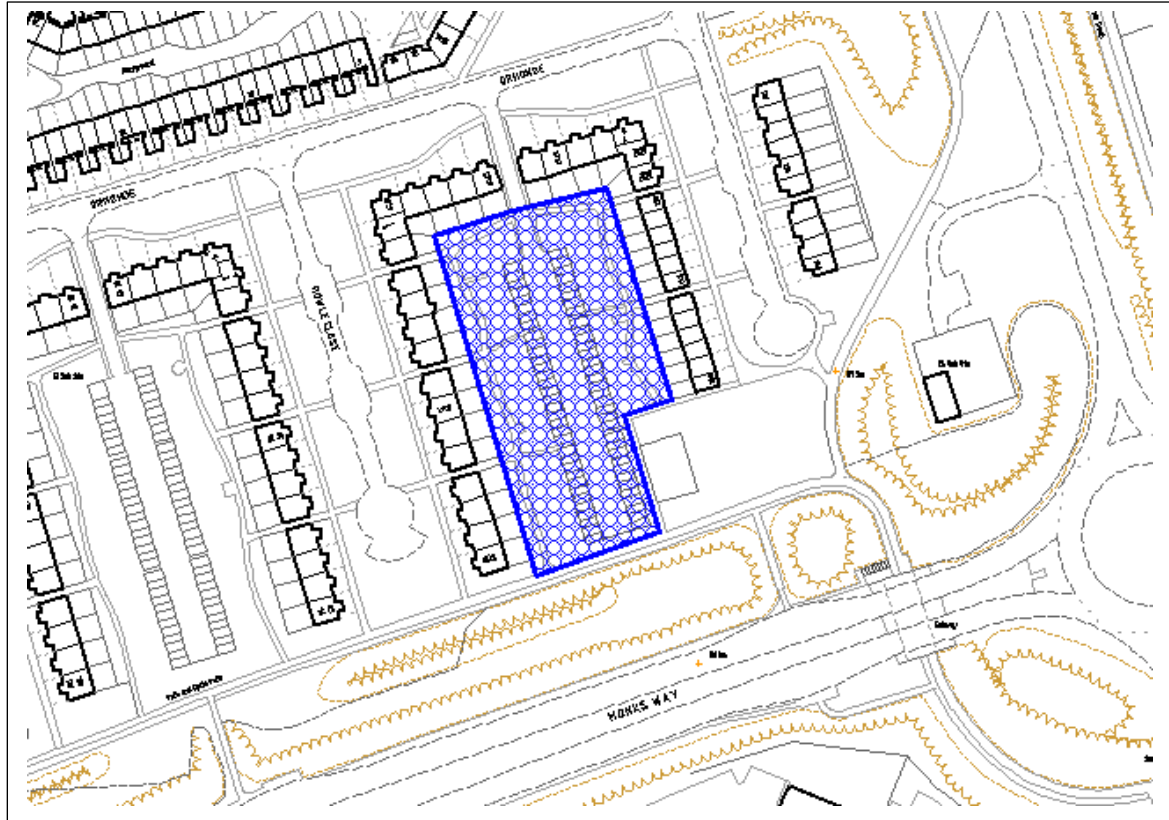
### U84 – 1 Glyn Square, Wolverton



### U86 – Garages West of Rowle Close, Stantonbury



**U87 – Garages East of Rowle Close, Stantonbury**

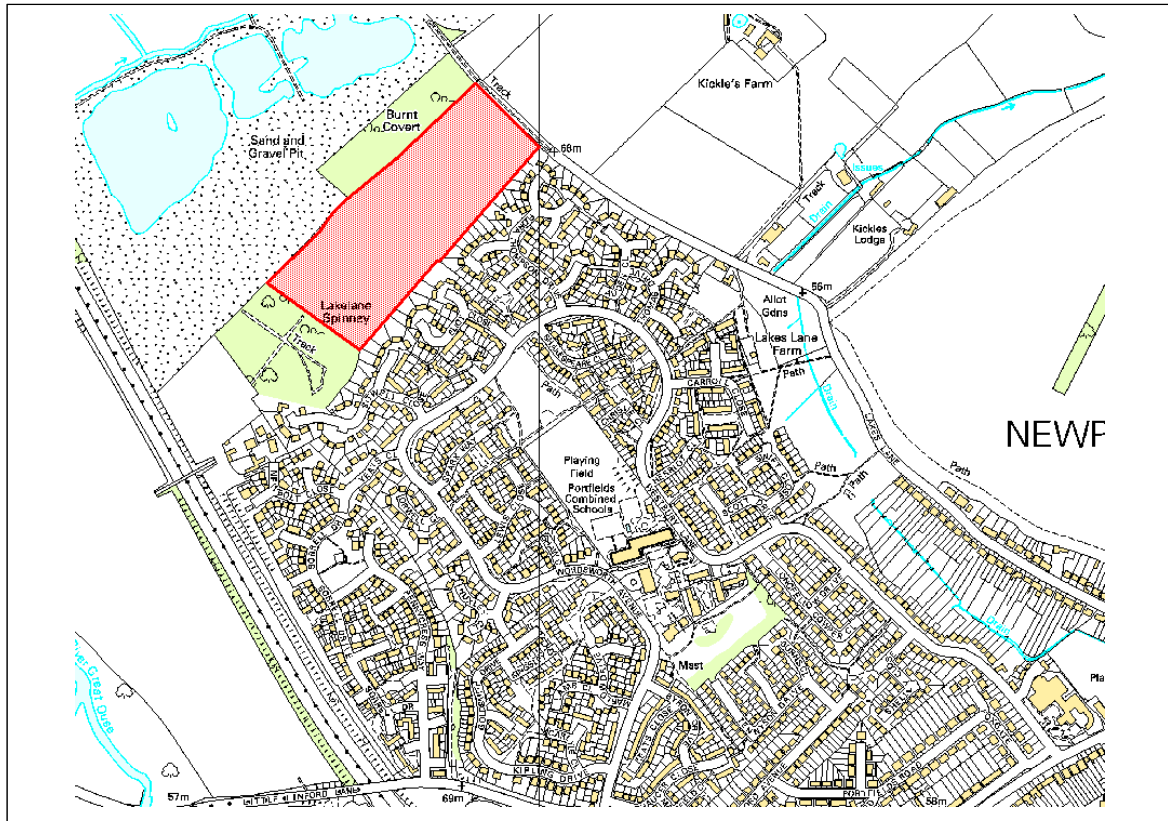


## Rural sites

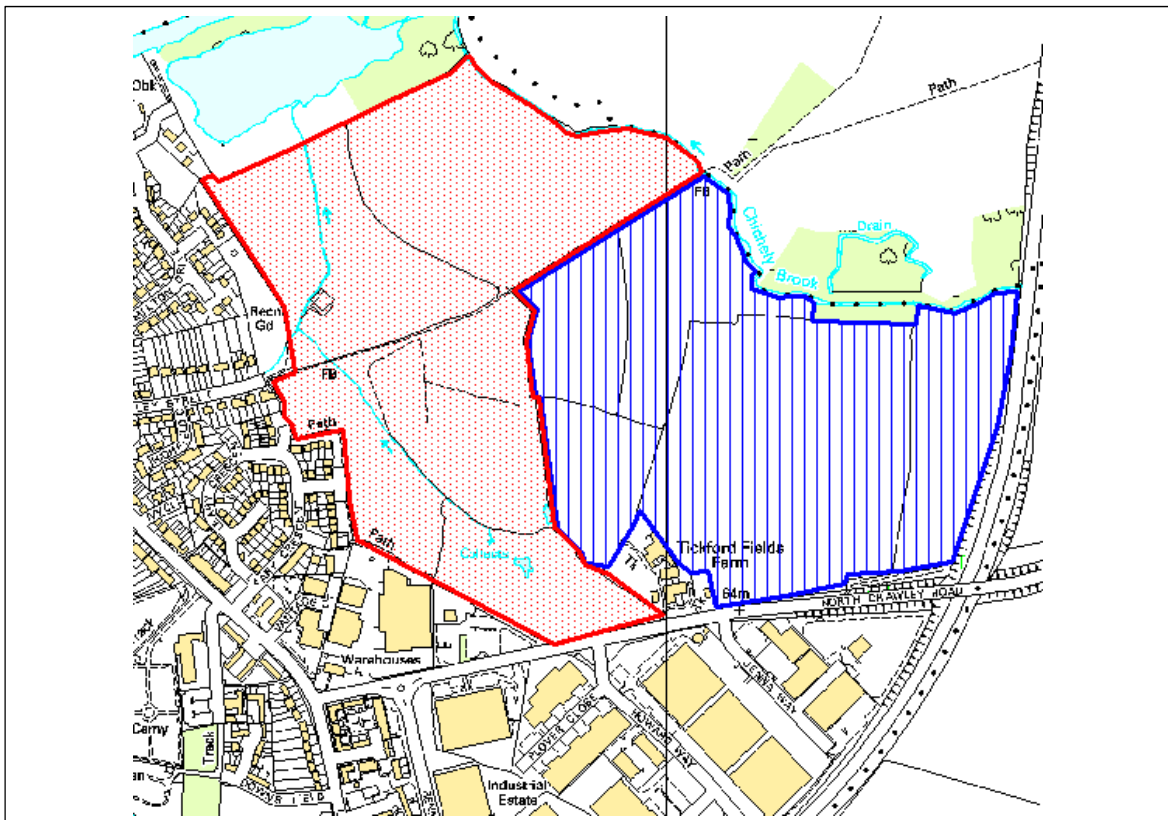
Ref	Name	Location	Size (Ha)	Capacity
<b>Original sites</b>				
R1	Former Garage Site	Little Brickhill	0.63	22
R2	Network House	Newport Pagnell	1.94	80
R3	Portfields Farm	Newport Pagnell	7.5	197
R4	Tickford Fields Farm	Newport Pagnell	22.5/21.4	394/375
R5	Land off Marsh End Road	Newport Pagnell	8.2	215
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
<b>Additional sites</b>				
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



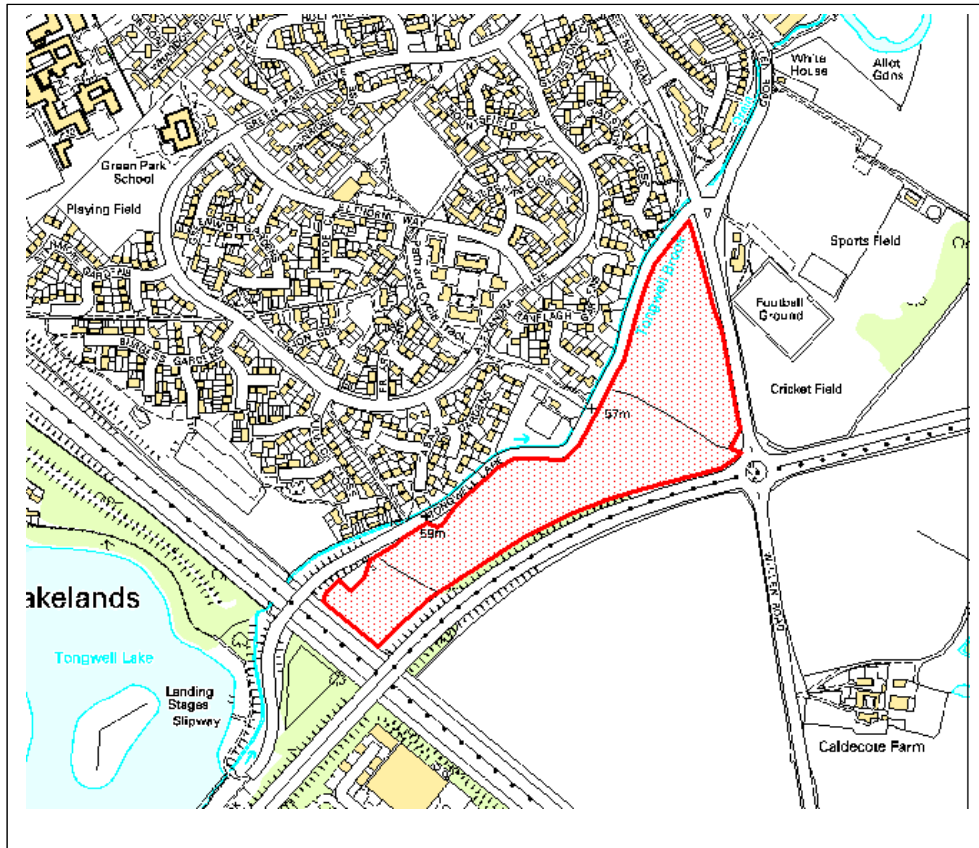
### R3 – Portfields Farm, Newport Pagnell



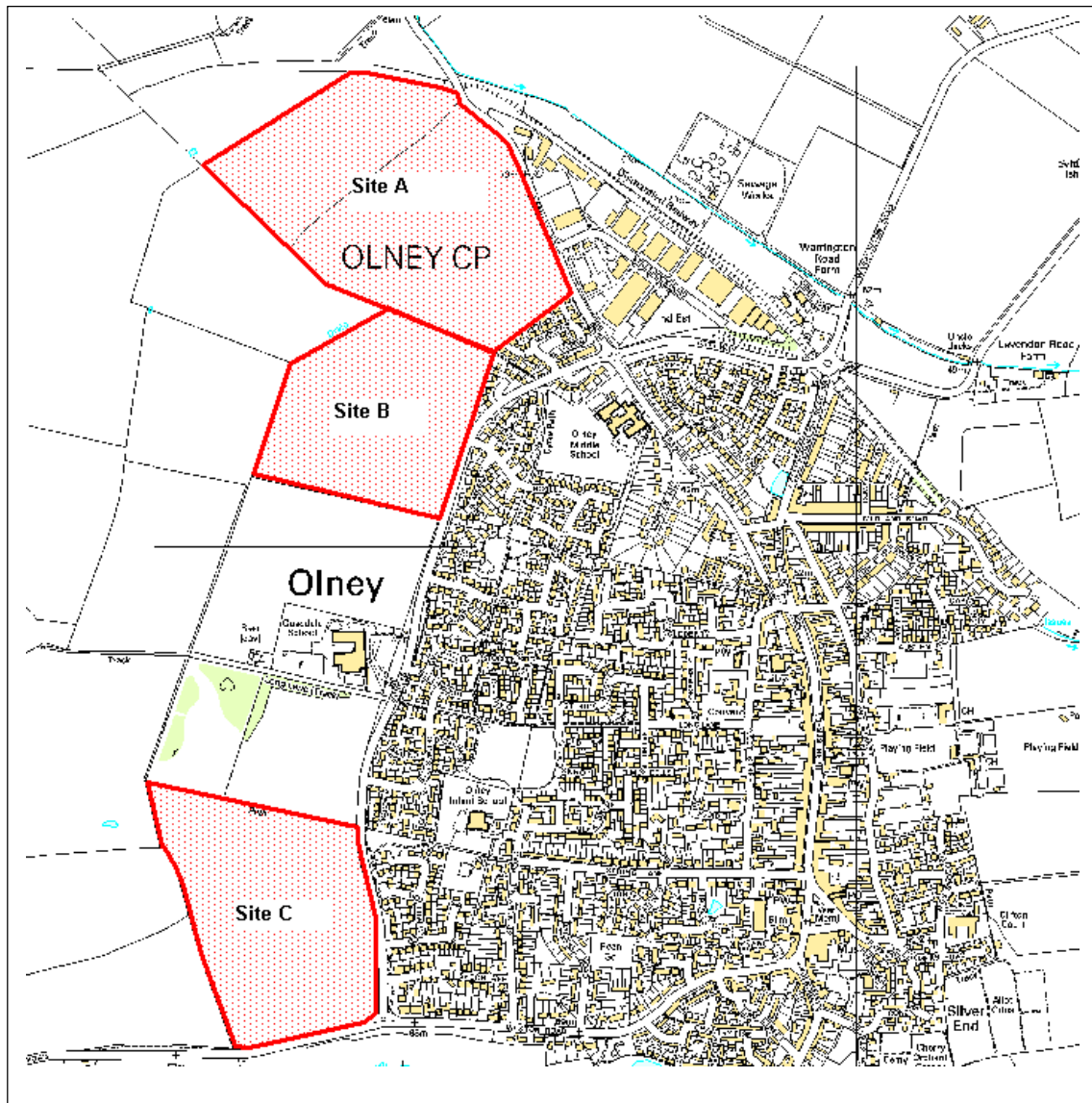
### R4 – Tickford Fields Farm, Newport Pagnell



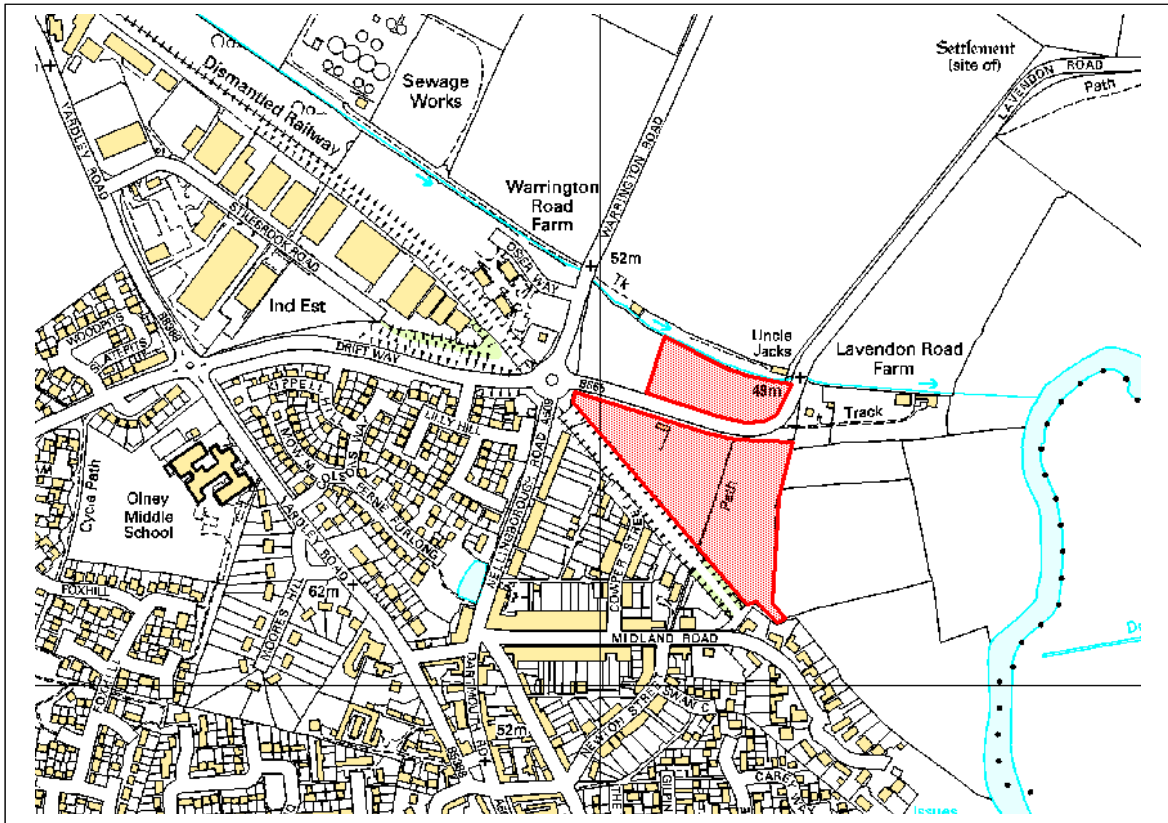
### R5 – Land off Marsh End Road, Newport Pagnell



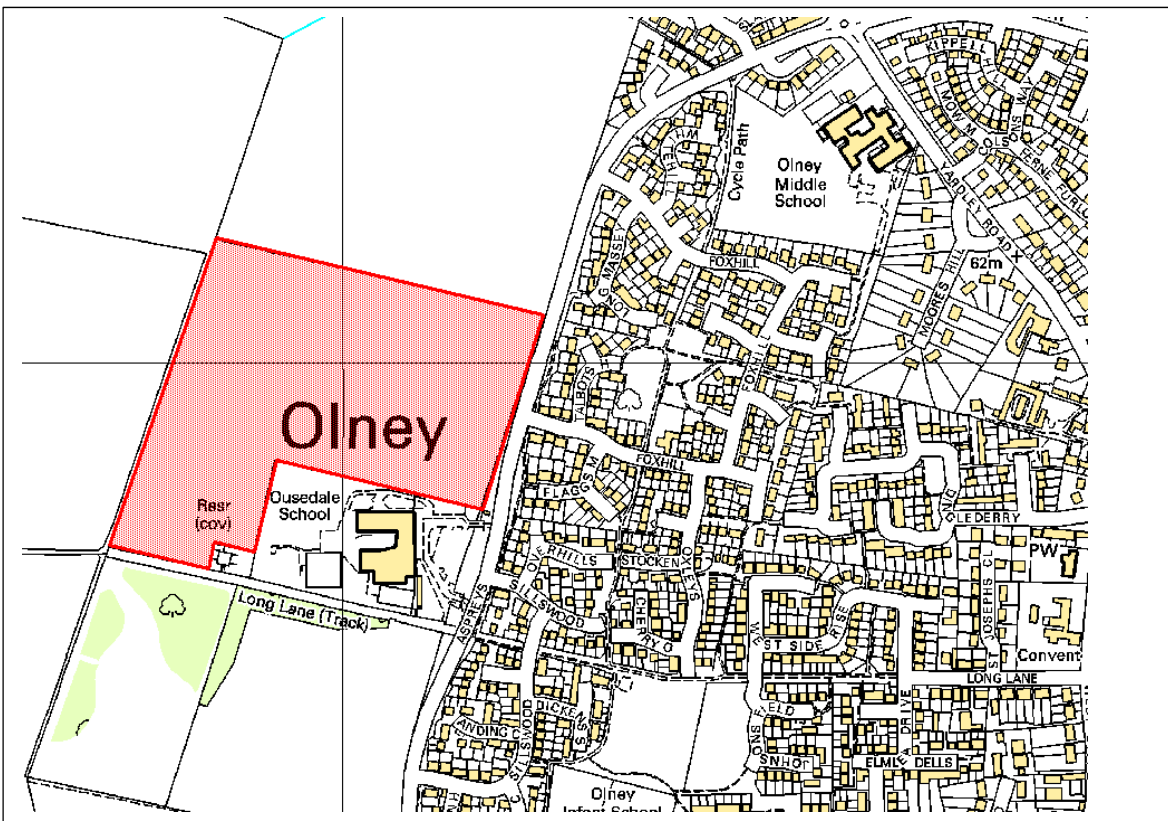
**R6/R7/R8 – Land West of Olney (a)(b)(c)**



**R9 – Land north and south of Lavendon Road, Olney**

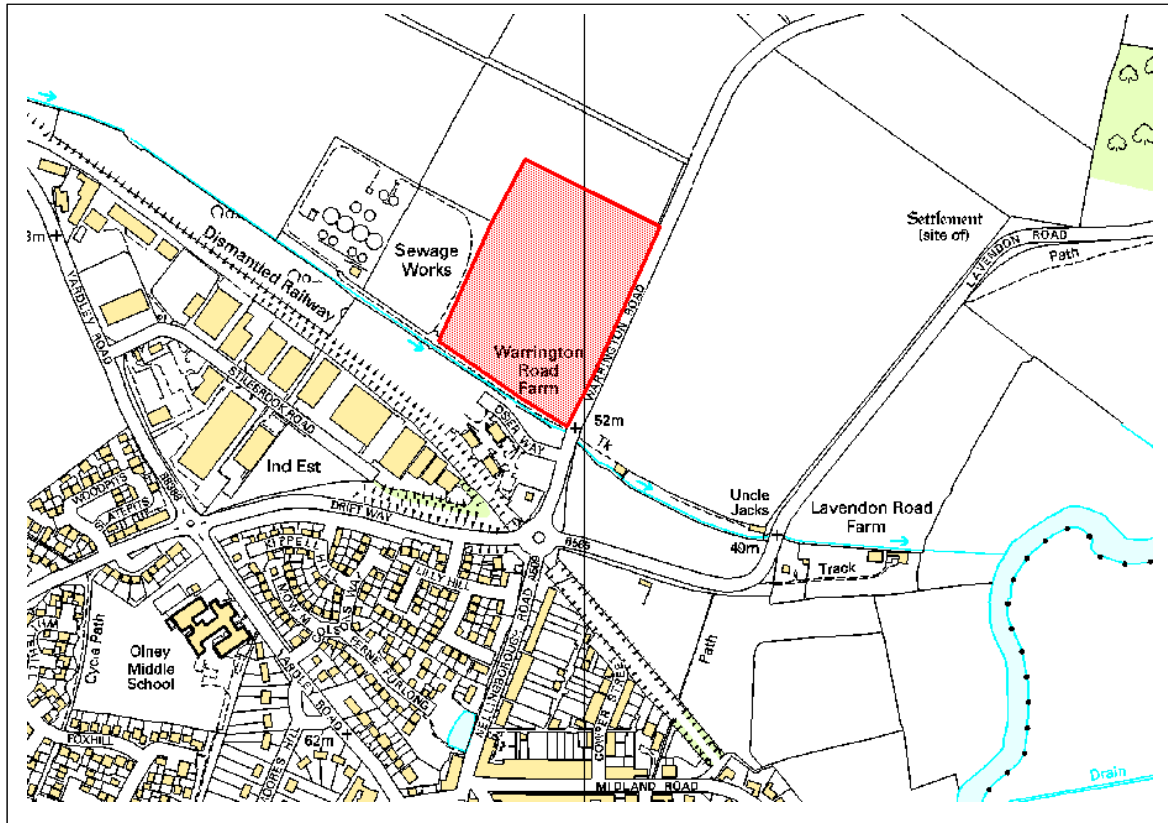


**R10 – Land off Aspreys, Olney**

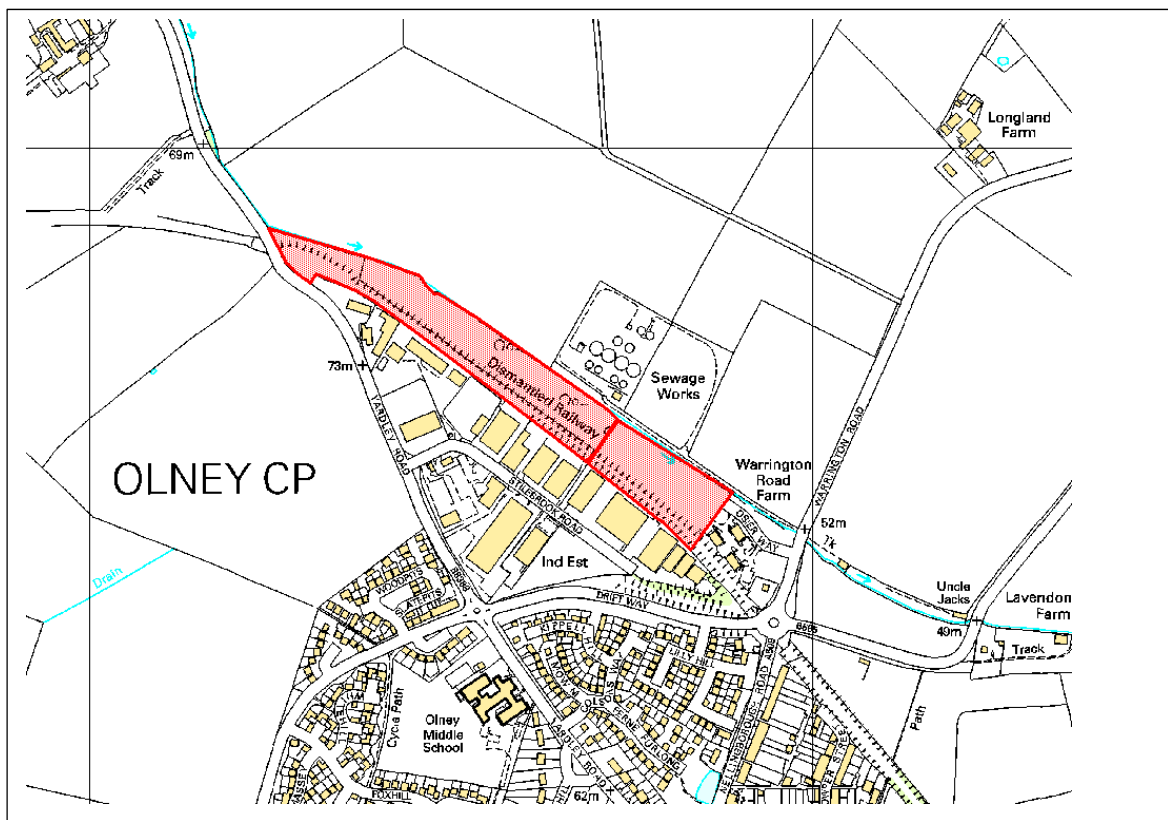




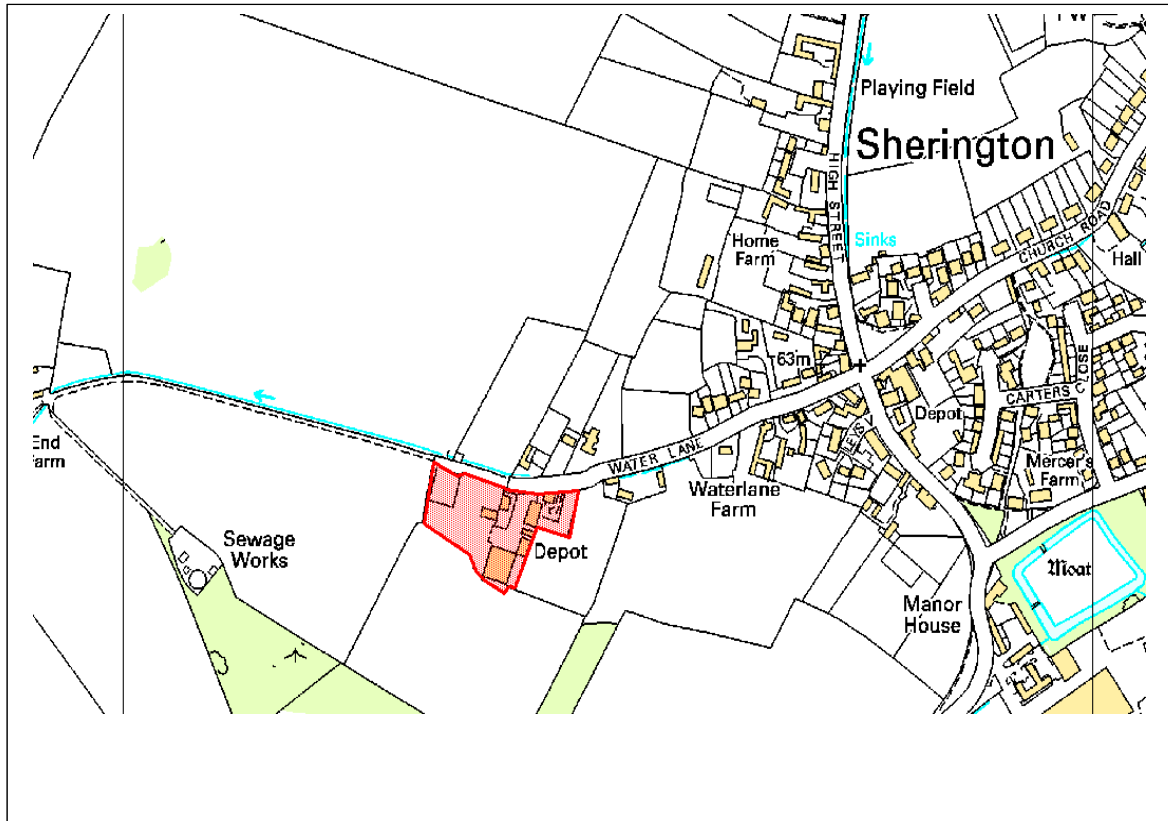
### R11 – Land off Warrington Road, Olney



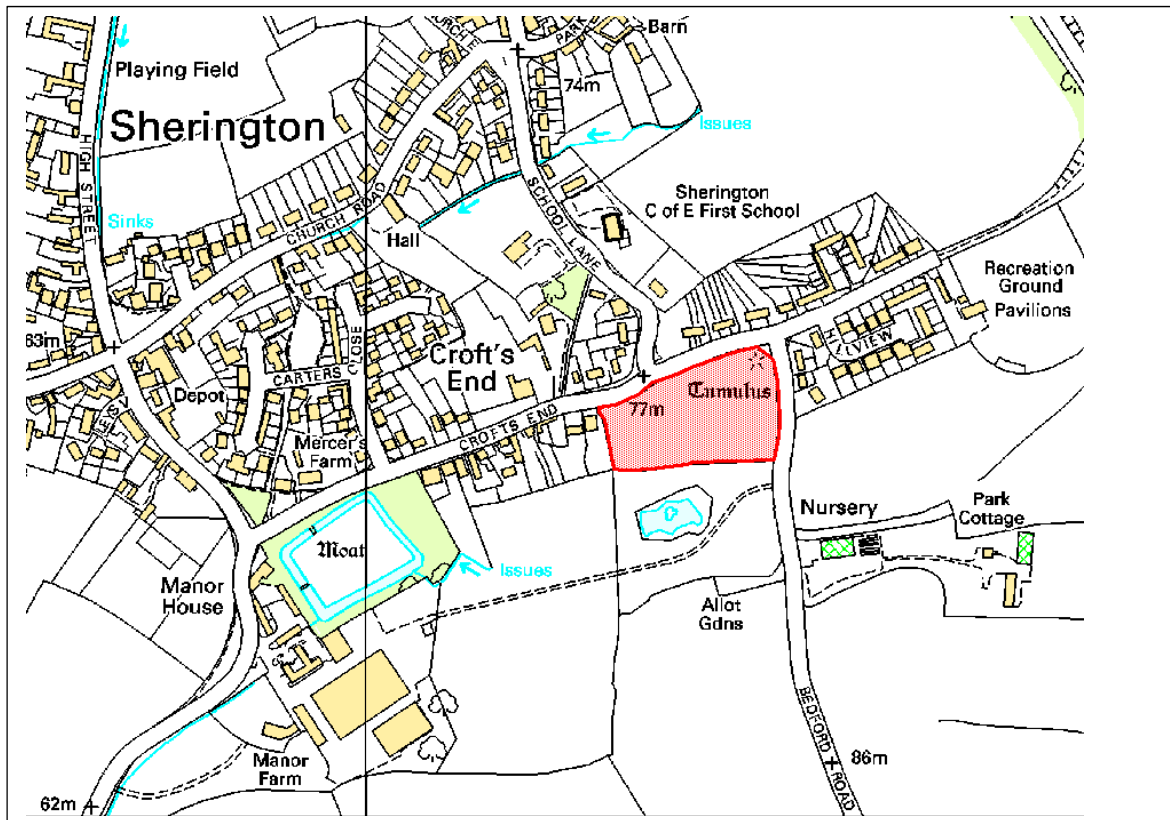
### R12 – Land off Yardley Road, Olney



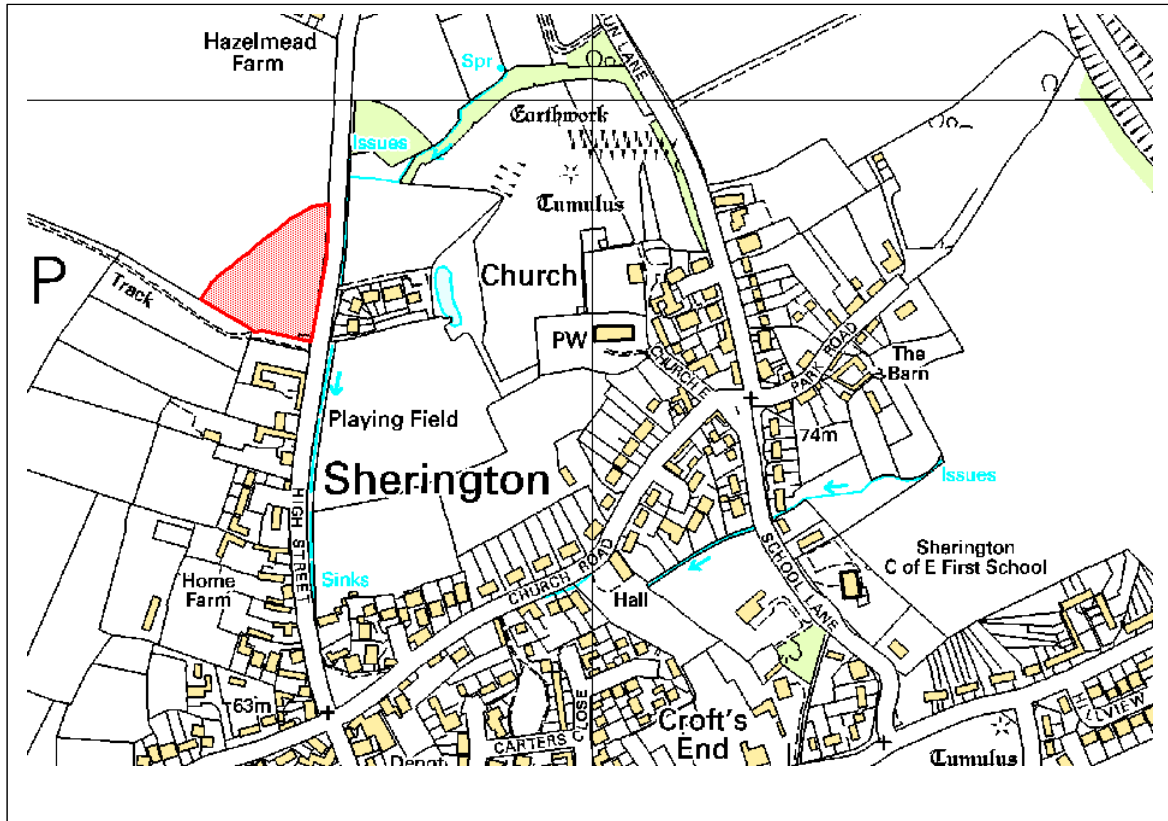
### R13 – Smiths Yard, Sherington



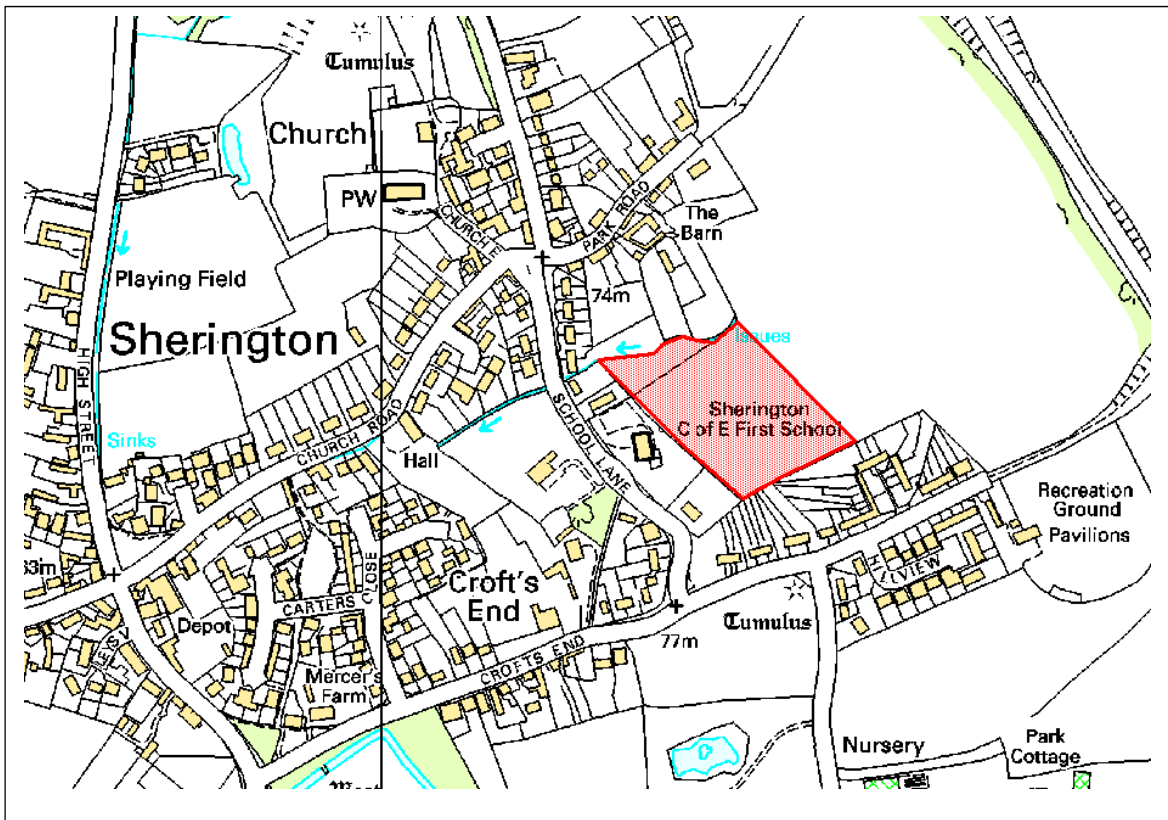
### R14 – Land at Crofts End, Sherington



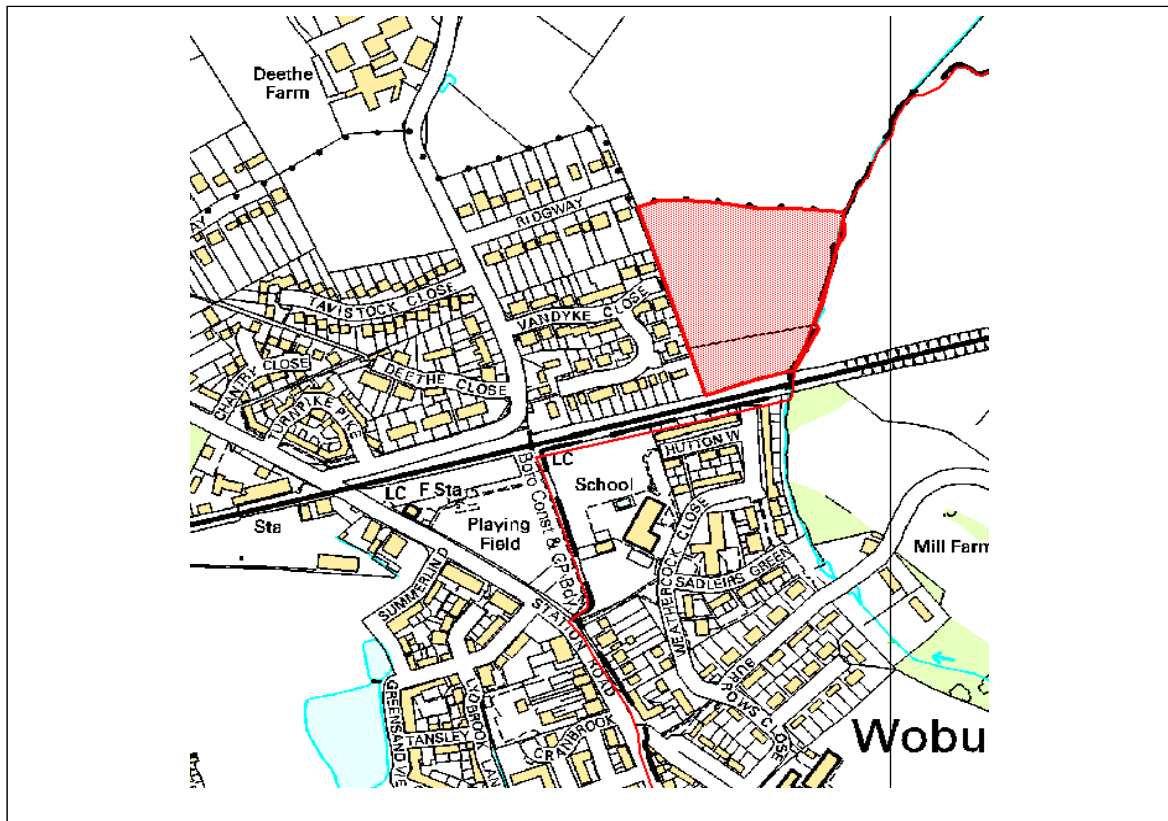
R15 – Land at High Street, Sherington



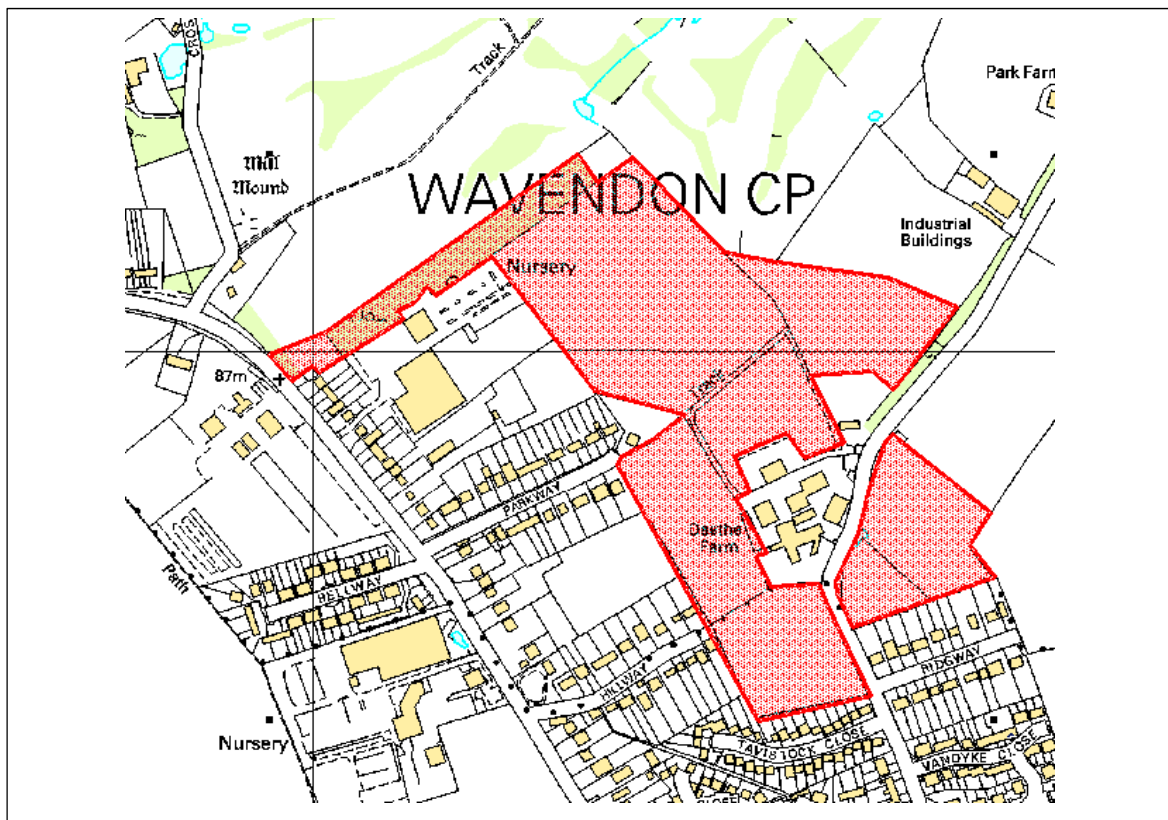
R16 – Land rear of School Lane, Sherington



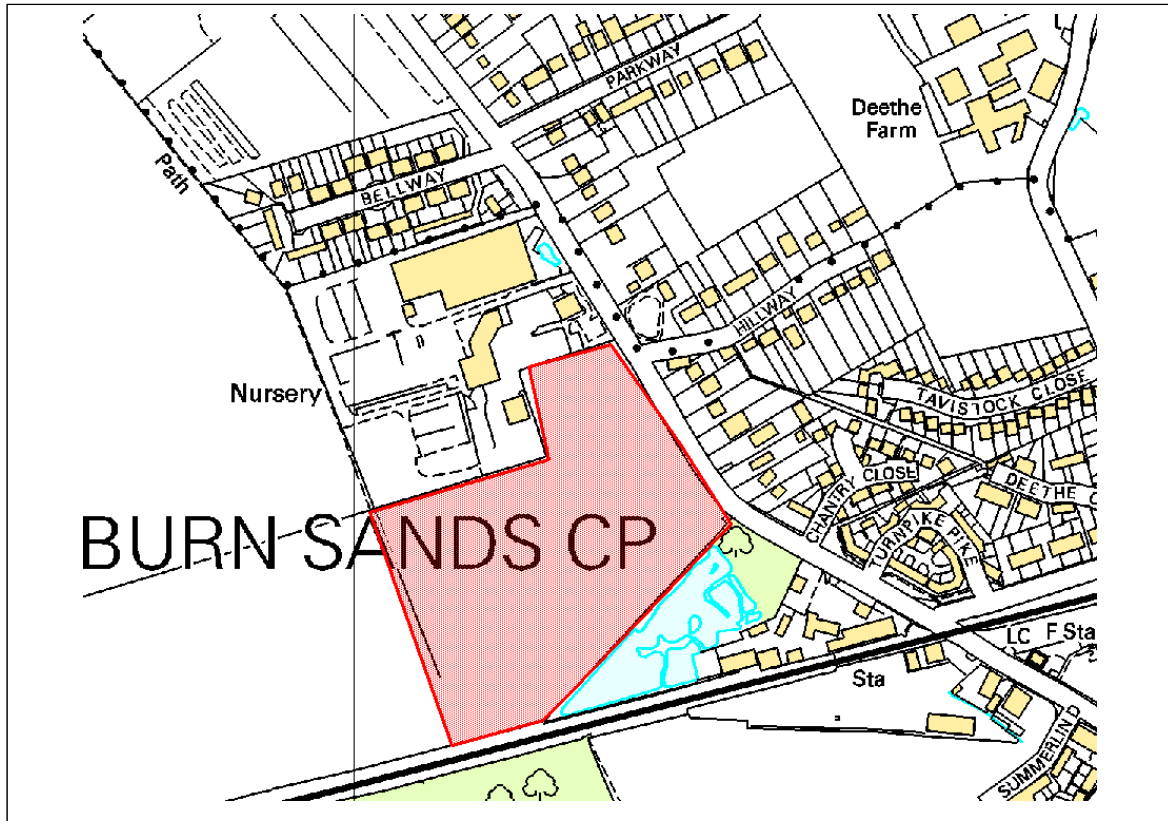
**R17 – Land East of Vandyke Close, Wavendon/Woburn Sands**



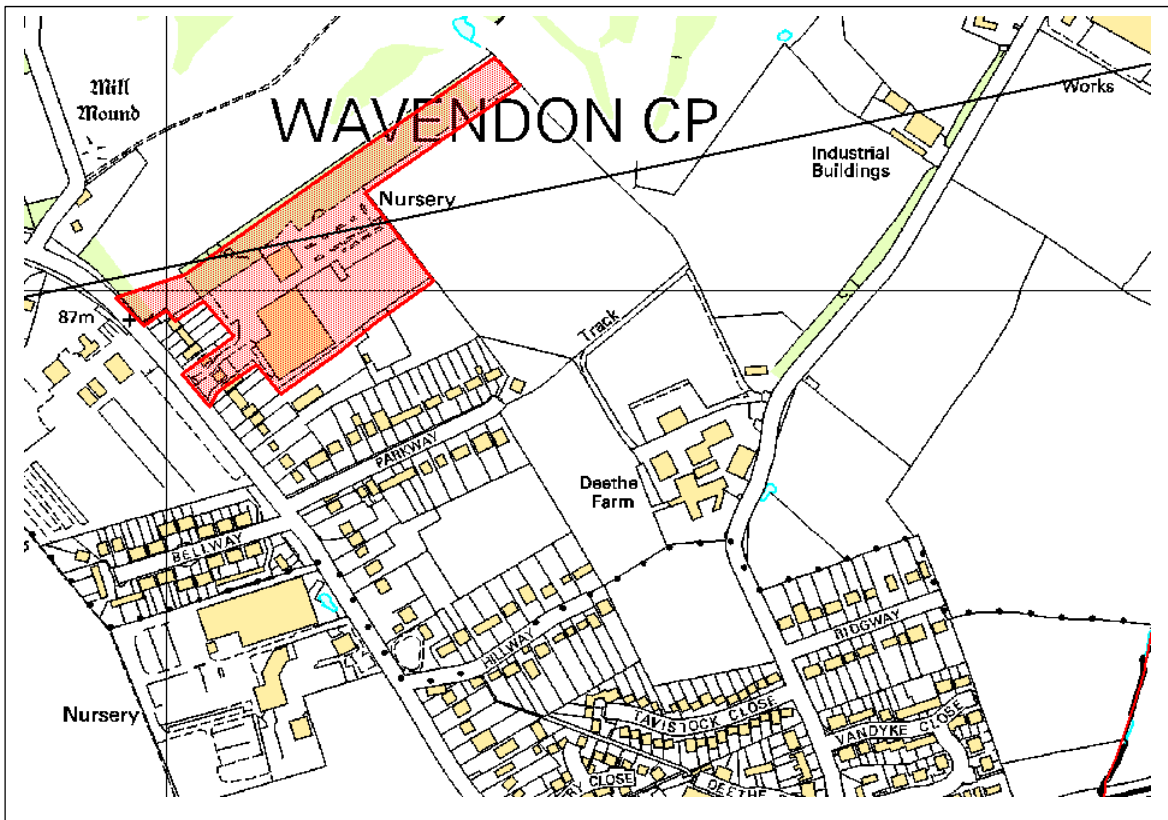
**R18 – Land North of Woburn Sands, Wavendon/Woburn Sands**



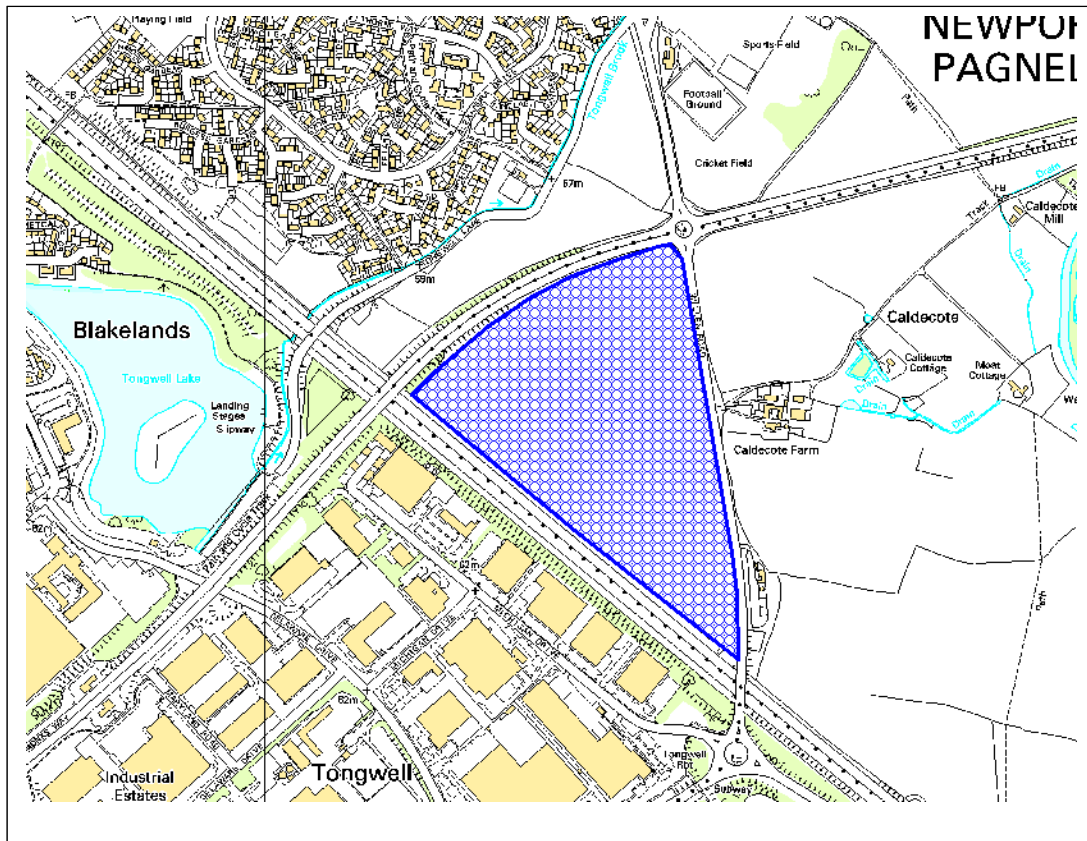
**R19 – Land West of Newport Road, Woburn Sands**



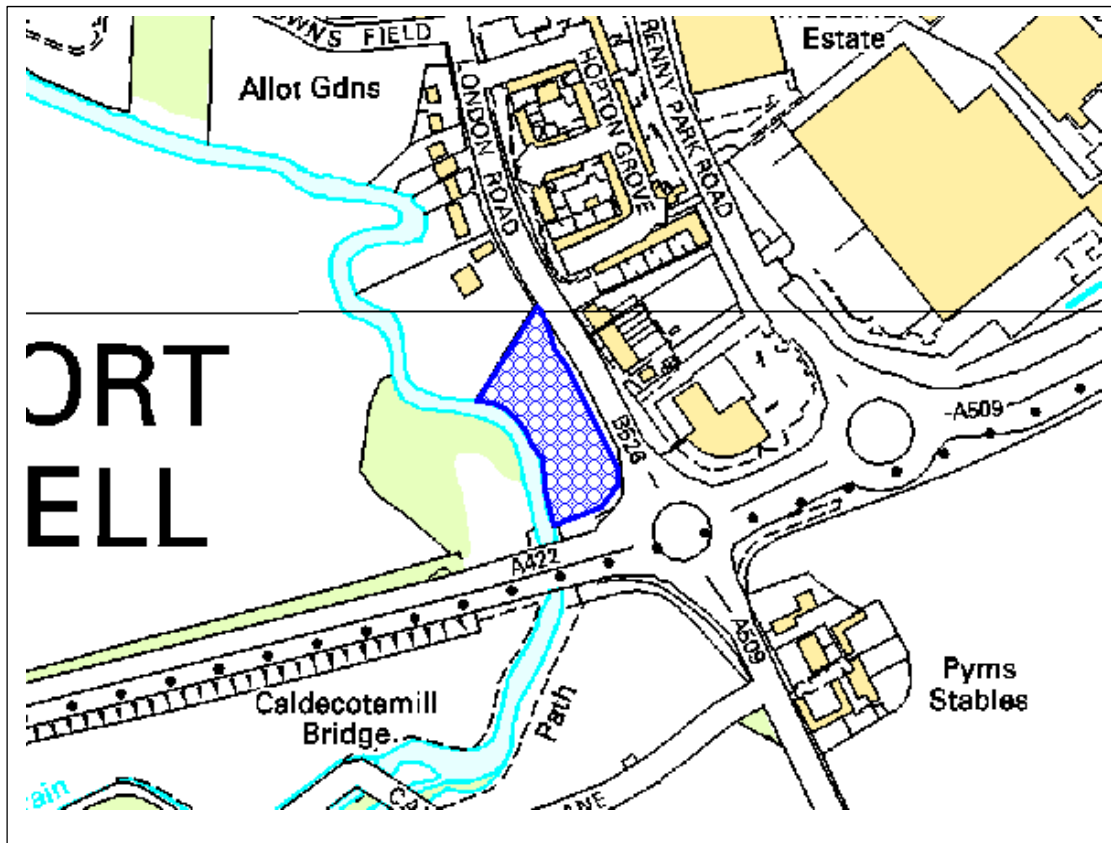
**R20 – Wyevale Nursery Site, Wavendon/Woburn Sands**



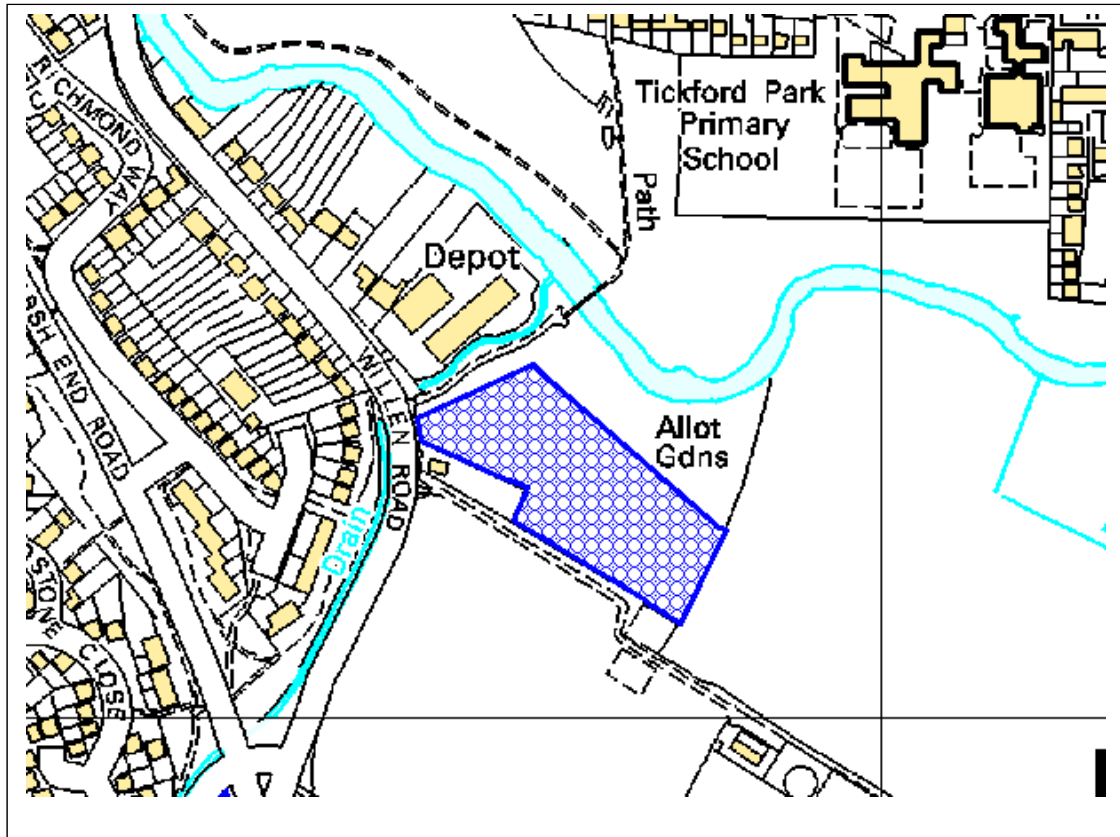
**R21 – Land East of M1, Newport Pagnell**



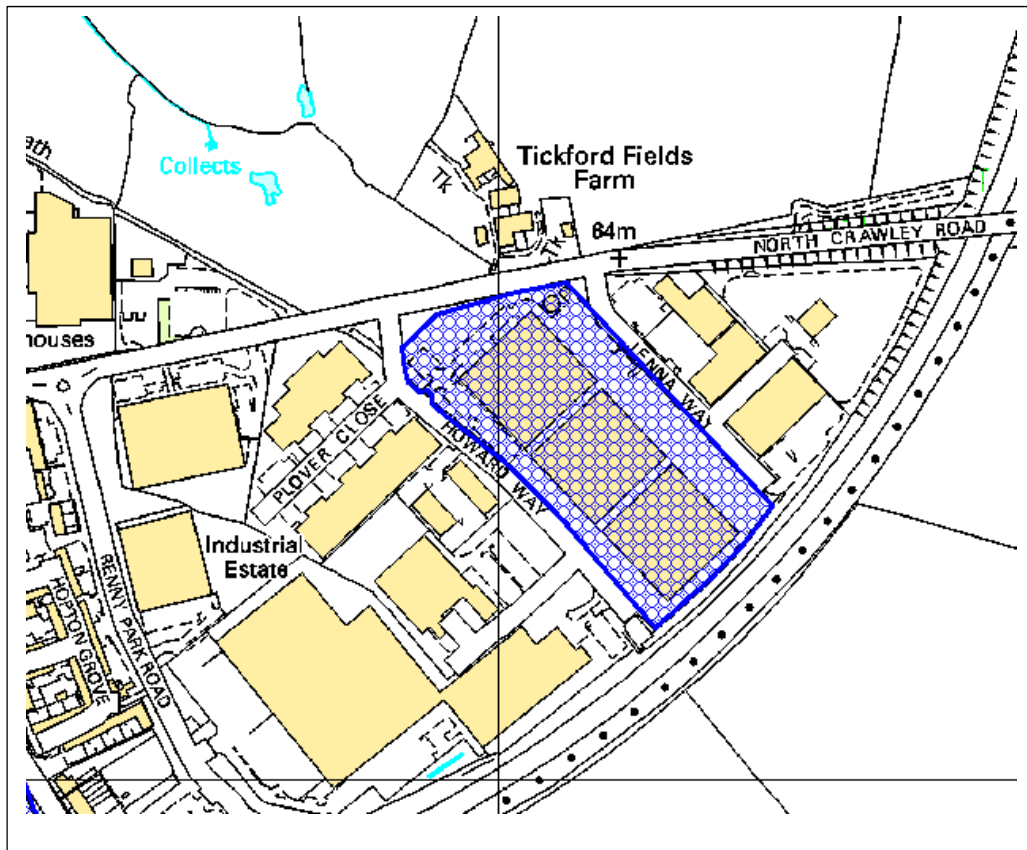
**R22 – Land off London Road, Newport Pagnell**



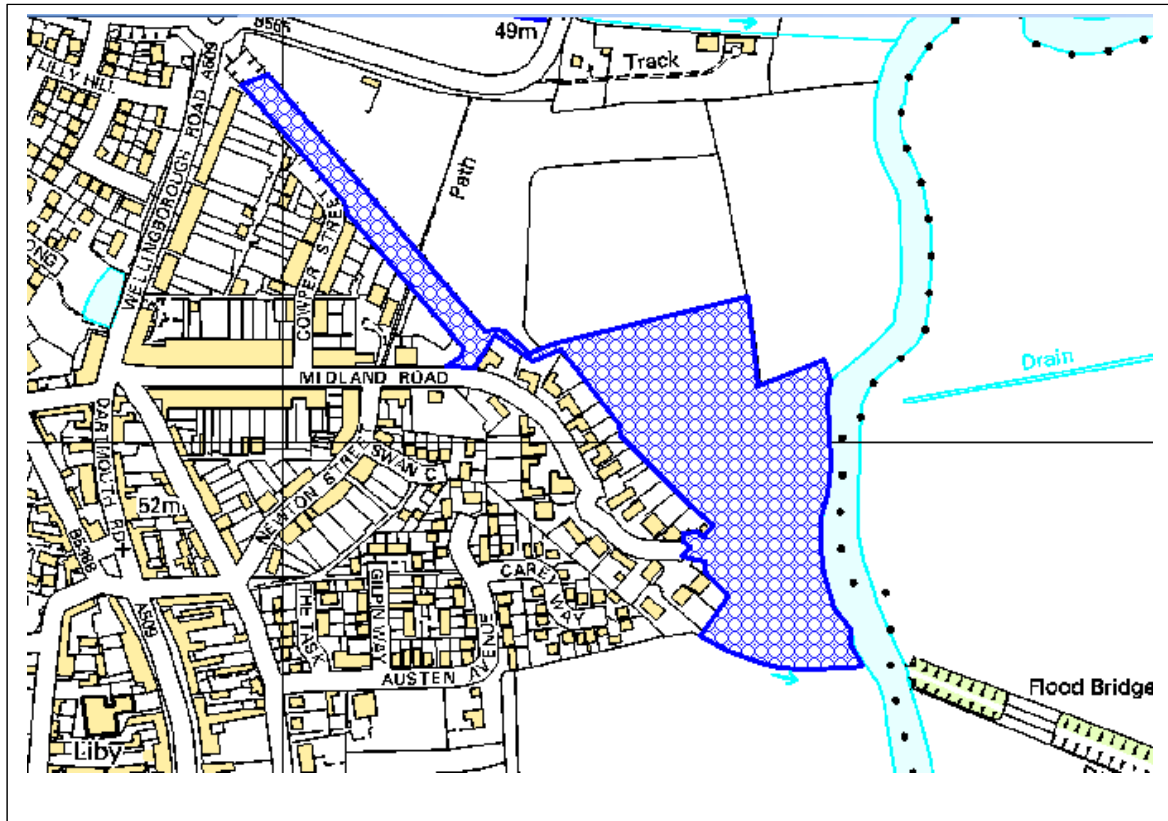
**R23 – Land off Willen Road, Newport Pagnell**



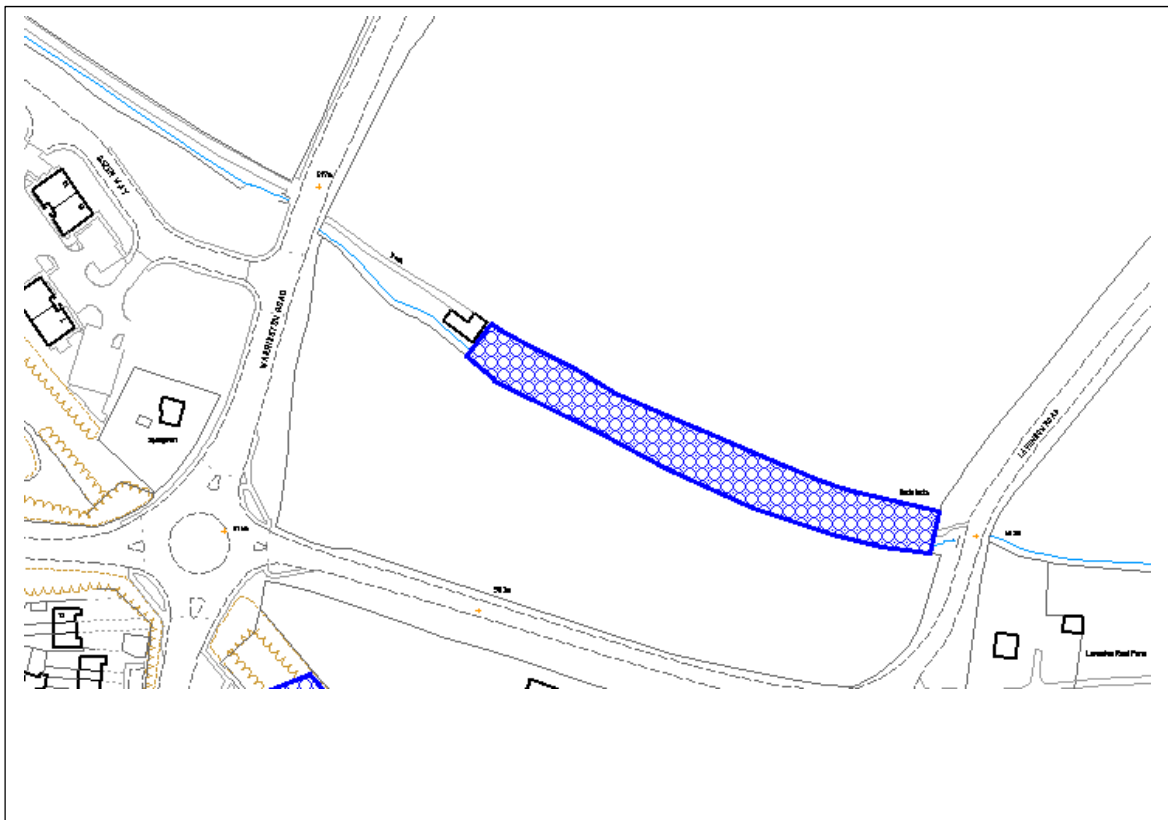
**R24 – Nampak, Jenna Way, Newport Pagnell**



**R25 – Land at Riverside Walk, Olney**

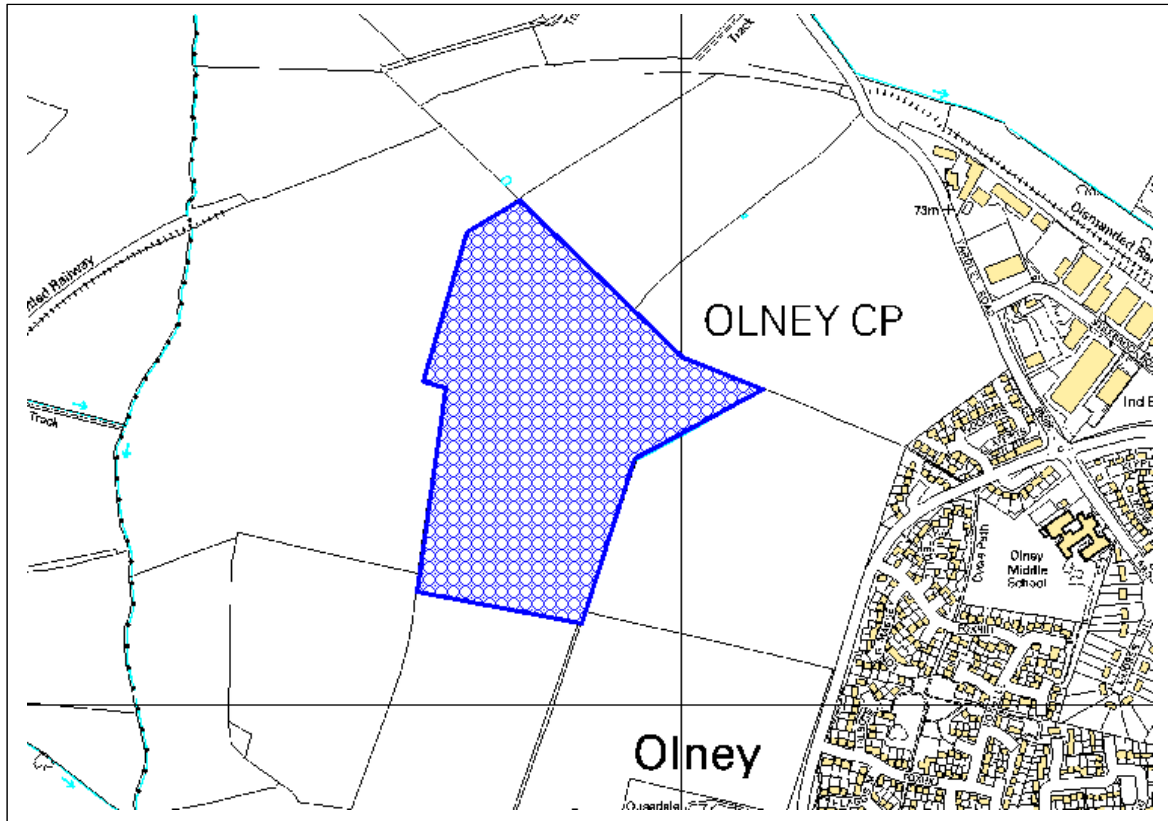


**R26 – Land at Uncle Jacks, Olney**

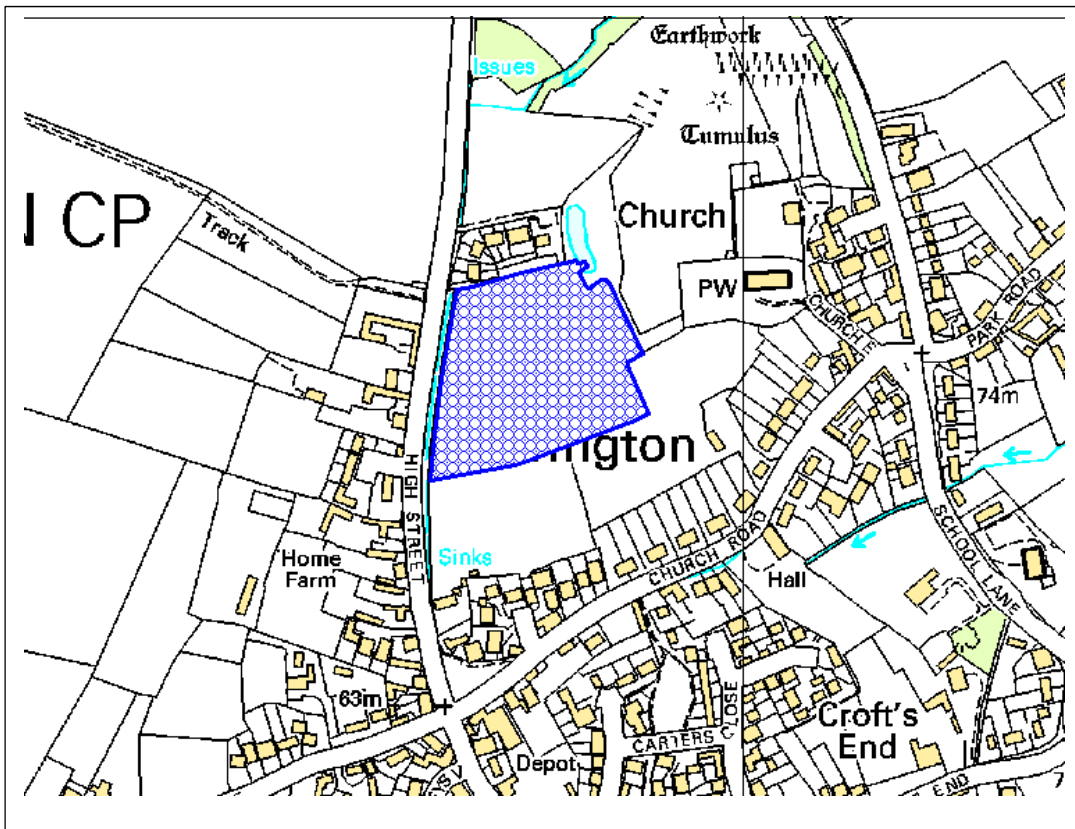




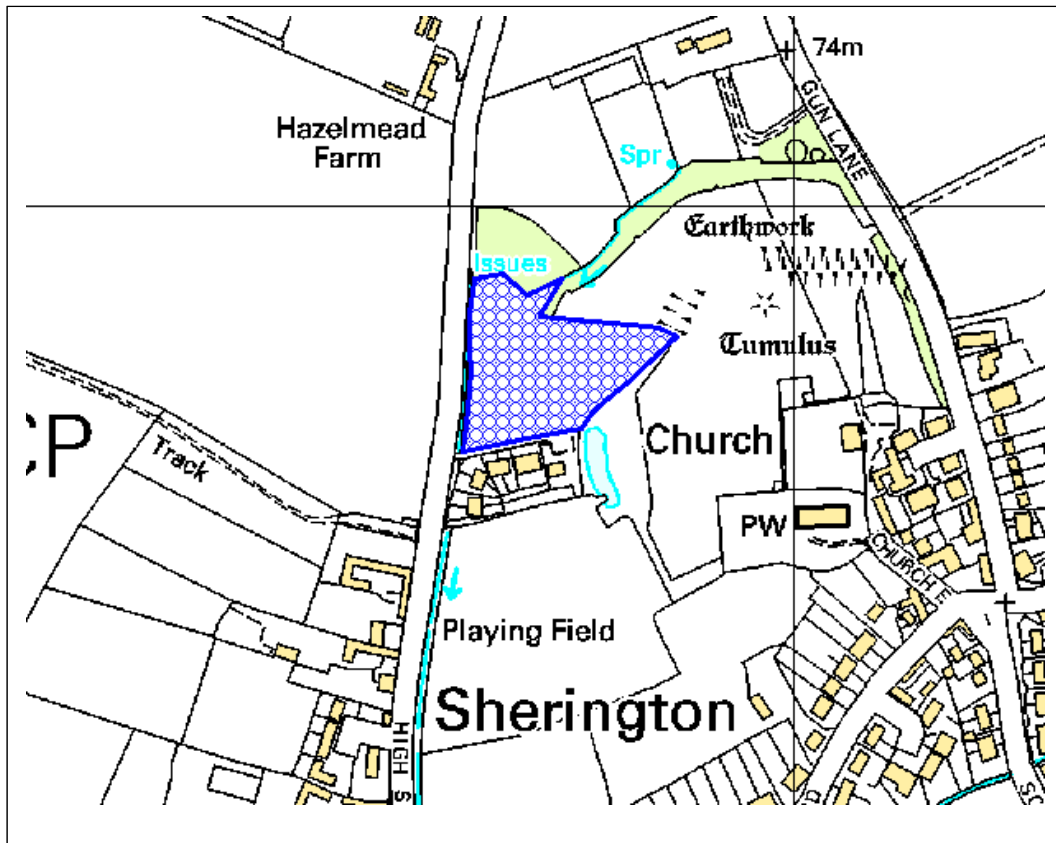
**R27 – Land West of Olney**



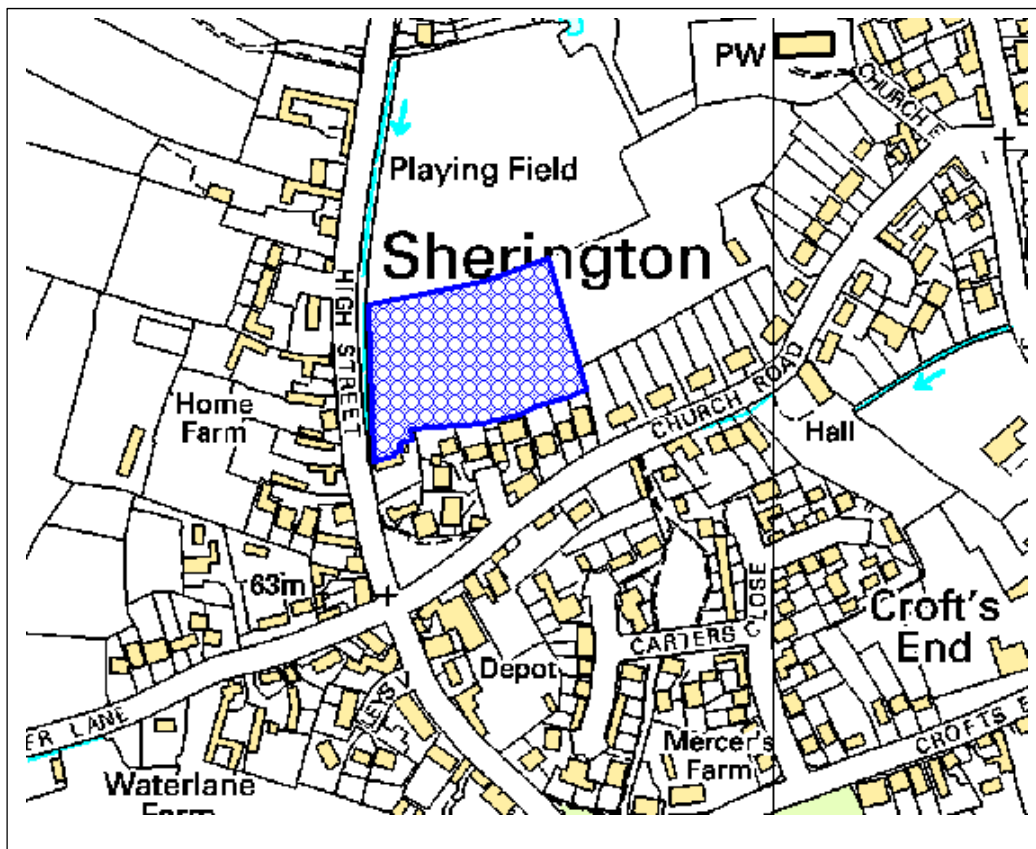
**R28 – Land at High Street, Sherington**



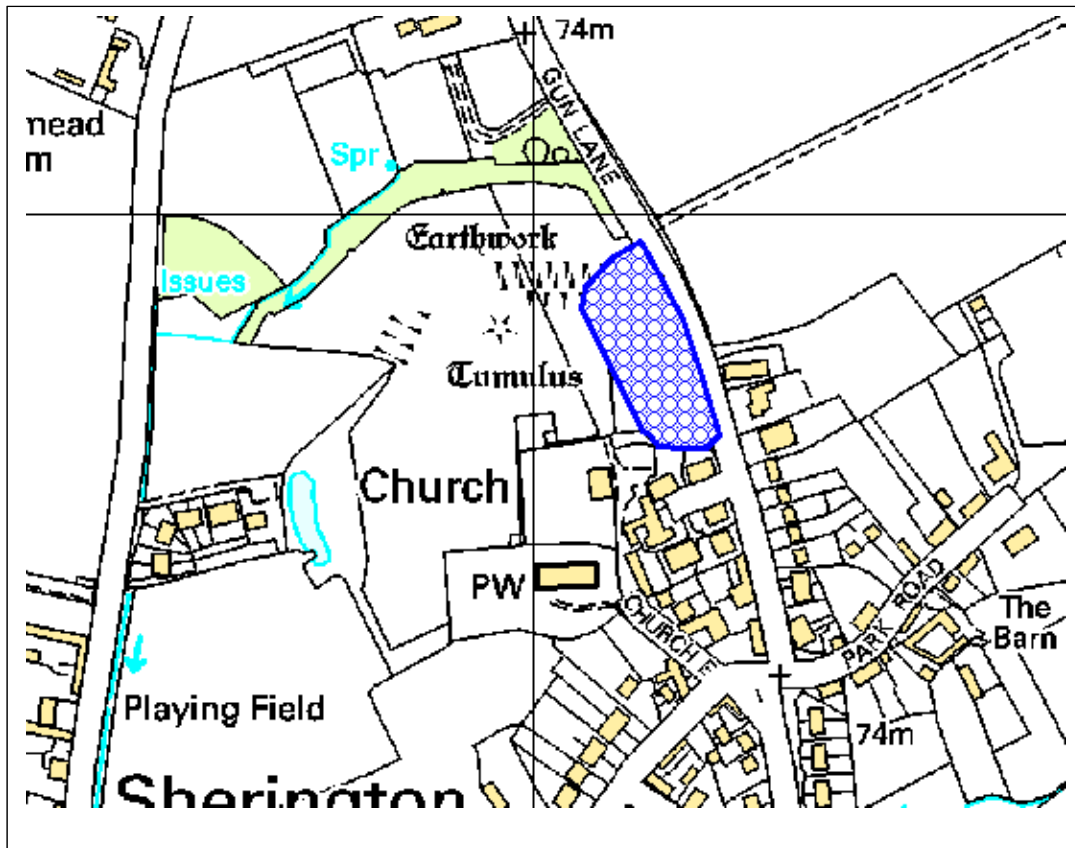
**R29 – Land North of Sherington**



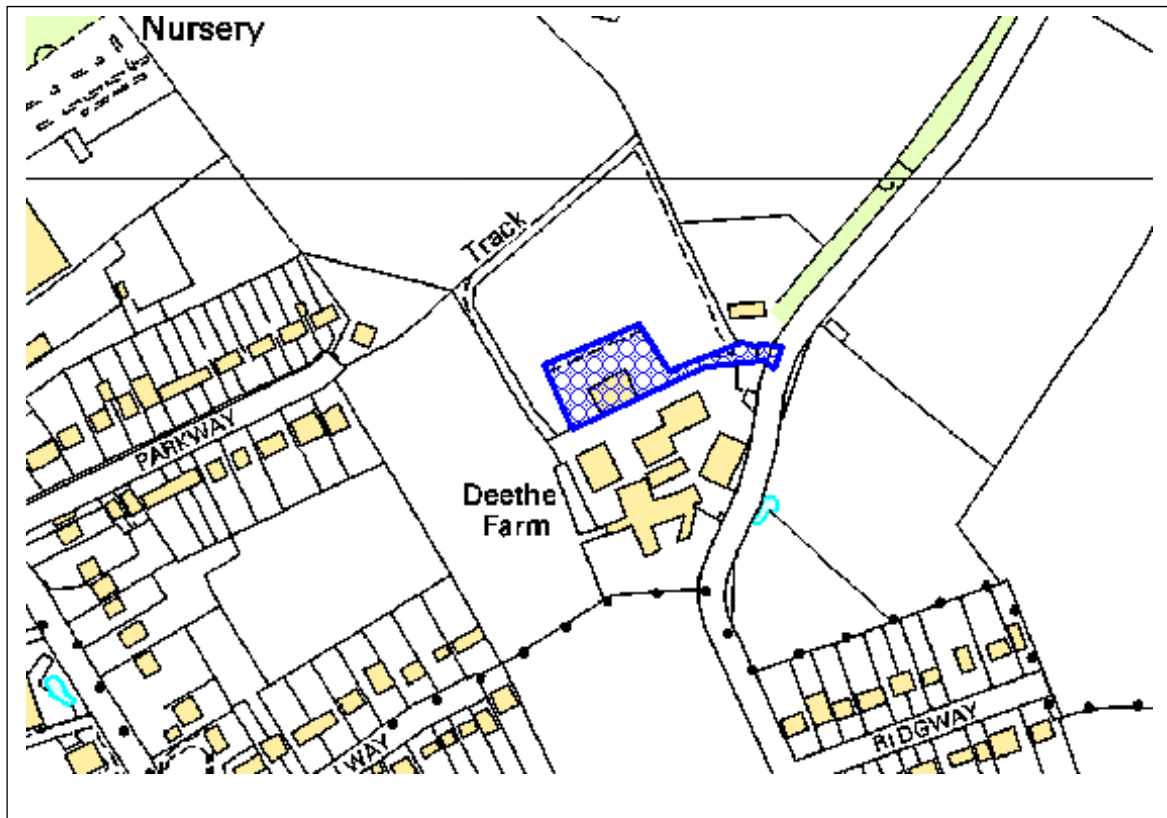
**R30 – Land North of Church Road, Sherington**



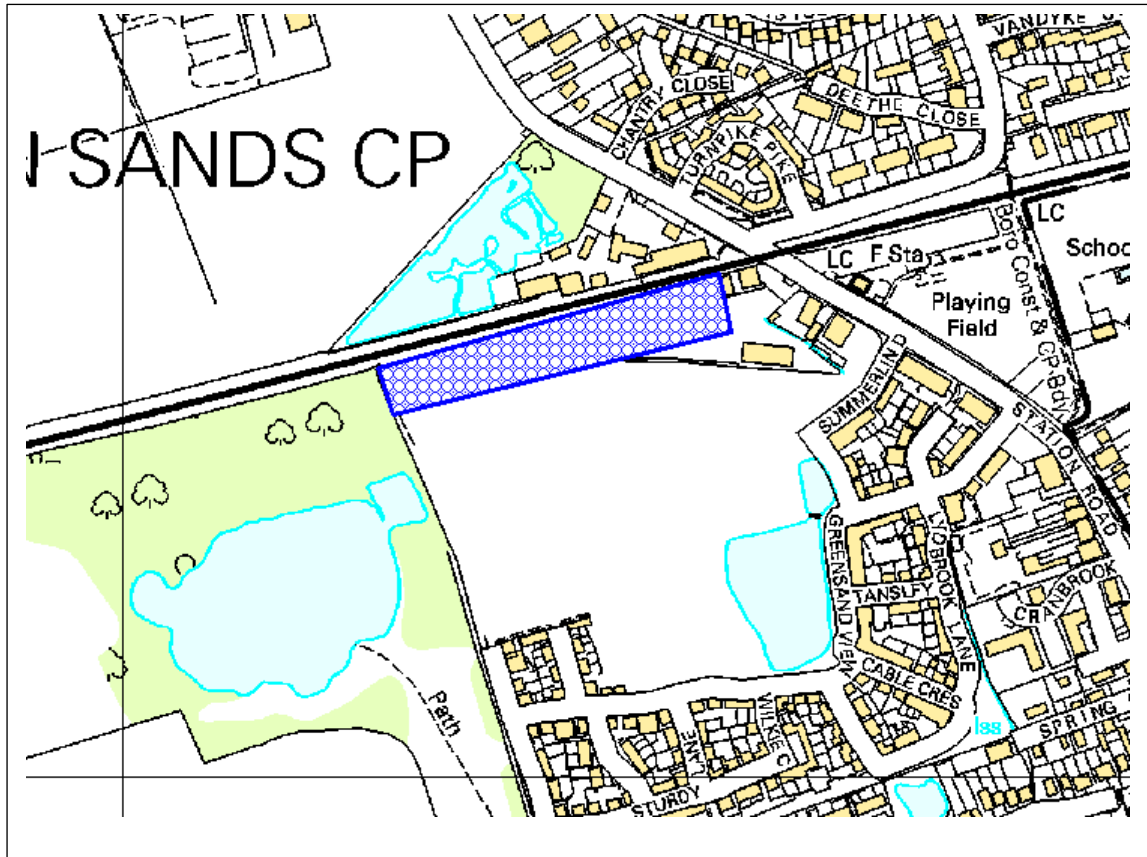
**R31 – Land West of Gun Lane, Sherington**



**R32 – Land at Deethe Farm, Wavendon/Woburn Sands**



**R34 – Phase 6, Former Nampak site, Woburn Sands**



## Appendix B - Revised assessment framework

**Appendix B – 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.

<b>Site Name</b>	
<b>Reference Number</b>	
<b>Settlement</b>	
<b>Size</b>	

<b>Planning history/context</b>
<i>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.</i>

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

<b>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.</b>		
<b>Stage 1 Assessment</b>	<b>Outcome</b>	<b>Comment/conclusion</b>
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 Policy CS1?		
Would development of the site have a significant negative effect on a site designated for biological, geological, archaeological or historical importance?		

<b>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.</b>			
<i>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.</i>			
<b>Stage 2 Assessment</b>	<b>RAG Rating</b>	<b>Comment</b>	<b>Mitigation measures required/Opportunities created</b>
<b>Physical constraints</b>			
<b>Access</b> - can it be achieved? Are there any local or strategic highway constraints?  In consultation with the Highways Team and Highways Agency.	Red		
<b>Utilities</b> - is there capacity to provide all required utilities?  Water, sewage, gas, electric, broadband companies' service/asset/management plans		Yellow	

**Comment [SD2]:** Added to reflect advice of Highways England.

<p><b>Drainage</b> - can suitable drainage of the site be provided? Will development of the site increase risk of flooding either on site or elsewhere?</p> <p>IDB</p>			
<p><b>Site specifics (e.g. topography, pylons, contamination etc...)</b> - are there any issues that would prevent/limit development? Could development improve an existing issue?</p> <p>Site Visits</p>			
<p><b>Impact of neighbouring uses (e.g. noise, smell)</b> - would any limit suitability or marketability of the site? Would the site adversely impact neighbouring uses?</p> <p>Site Visits/mapped information</p>			
<p><b>Is the site a logical extension to a settlement</b> - where a site is in the open countryside, would it form a logical extension to a settlement in terms of enclosure character?</p> <p>Site visits</p>			
<b>Environmental constraints</b>			
<p><b>Landscape character</b>- would development harm the landscape character of the area it lies in, including areas outside the borough boundary (if applicable)?</p> <p>Site visit/Landscape Character Assessment</p>			
<p><b>Impact on areas of biological or geological importance</b> - would development cause harm?</p> <p>GIS/Internal consultation</p>			
<p><b>Impact on public open space</b> - would development of the site lead to the loss of publicly accessible open space or physical education facilities.</p> <p>Local Plan Proposals Map</p>			
<p><b>Impact on archaeological and heritage assets</b> - would there be potential harm through development of the site or would it provide an opportunity to enhance an area?</p> <p>GIS/internal consultation</p>			
<b>Deliverability/availability constraints</b>			
<p><b>Existing uses (e.g. ongoing employment)</b> - is there any activity that would limit current development potential?</p> <p>Site visit/developer feedback</p>			
<p><b>Ownership arrangements</b> - is there confirmation that the site is available for development, with a willing landowner?</p> <p>Site proforma/consultation</p>			

**Comment [SD3]:** Added to reflect two-way relationship of neighbouring uses and potential householder concerns regarding privacy or amenity.

**Comment [SD4]:** Added to reflect neighbouring authority representation

**Comment [SD5]:** Added to reflect advice of Sport England.

<p><b>Is development of the site economically viable-</b> are there any particular factors that would limit the viability of development?</p> <p>Site visit/desktop work</p>			
<p><b>Do the local schools have capacity?</b> Would development of the site cause particular issues with the provision of education?</p> <p>School Organisation Framework/education team</p>			
<p><b>Do local healthcare facilities have capacity?</b> Would development of the site cause particular issues with the provision of healthcare?</p> <p>CCG Health Partnerships team</p>			
<p><b>Are there any other local infrastructure needs that could be accommodated on the site as part of a mixed use development?</b> (e.g. local play area deficiency, a community facility, International Sporting City enabling development)</p> <p>Desktop study/internal consultation</p>			
<p><b>What level of recent housing development has there been in the local area? Is there still capacity in the local market?</b></p>			
<p><b>Would the development of the site for residential use impede the delivery of any known infrastructure projects?</b></p> <p>Desktop study/internal consultation</p>			
<b>Overall conclusions on deliverability</b>			

**Comment [SD6]:** Added to reflect consultation concerns that healthcare was not covered in Stage 2.

**Comment [SD7]:** Added to reflect consultation concerns that allocation could prejudice better alternative uses.

**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
<p><b>Nature of site</b></p> <p>Site visit/mapped information</p>	<p>100% brownfield- 5 75-99% brownfield-4 50-74% brownfield- 3 25-49% brownfield- 2 0-24% brownfield- 1</p> <p><b>Weighting x 2</b></p>		
<p><b>Relationship with settlement boundary</b></p> <p>Site visit/mapped information</p>	<p>Within settlement- 5 Edged on three sides- 4 Edged on 2 sides- 3 Edged on 1 side- 2 No relationship- 0</p> <p><b>Weighting x 2</b></p>		

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



<b>Distance to bus stop or train station –</b> GIS	under 200m – 5 200m - 400m -4 400m - 800m – 3 800m - 1000m - 2 over 1000m - 1		
<b>Distance to health centre/doctors (inc proposed facilities)</b> *capacity issues are dealt with in stage 2 – the outcomes of both stages will be used to determine preferred options. GIS	Under 500m - 5 501 - 1000m- 4 1001 - 1500m - 3 1501m - 2000 - 2 over 2000m -1		
<b>Distance to primary school</b> *capacity issues are dealt with in stage 2 – the outcomes of both stages will be used to determine preferred options. GIS	Under 250m - 5 250 - 500m- 4 500 - 1000m - 3 1000m - 1500 - 2 over 1500m -1		
<b>Distance to secondary school</b> *capacity issues are dealt with in stage 2 – the outcomes of both stages will be used to determine preferred options. GIS	Under 500m - 5 501 - 1000m- 4 1001 - 1500m - 3 1501m - 2000 - 2 over 2000m -1		
<b>Distance to town/local centre</b> GIS	Under 500m - 5 501 - 1000m- 4 1001 - 1500m - 3 1501m - 2000 - 2 over 2000m -1		
<b>Distance to a supermarket</b> GIS	Under 500m - 5 501 - 1000m- 4 1001 - 1500m - 3 1501m - 2000 - 2 over 2000m -1		
<b>Distance to employment area (as defined on the proposals map)</b> Desktop study/GIS	Under 500m - 5 501 - 1000m- 4 1001 - 1500m - 3 1501m - 2000 - 2 over 2000m -1		
<b>Distance to play area</b> GIS	Under 200m - 5 200m-300m - 4 300m-400m- 3 400m-500m - 2 Over 500m - 1		
<b>Distance to park/publically accessible open space</b> GIS	Under 400m - 5 400m-500m - 4 500-600m - 3 600m-700m- 2 Over 700m - 1		
<b>Quality of agricultural land</b> GIS	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 50% or more is grade 1 or grade 2- 1		
	<b>Total score</b>	<b>X (Y)</b>	Bracketed score reflects potential score for larger sites that could deliver on-site facilities closer than existing ones.

**Comment [SD9]:** Added due to concerns that proximity to rail is not reflected in the assessment.

**Comment [SD10]:** Added to confirm that capacity is reflected in the final assessment.

**Comment [SD11]:** Bandings narrowed to reflect greater numbers of primary schools and preference for smaller children to be nearer to school.

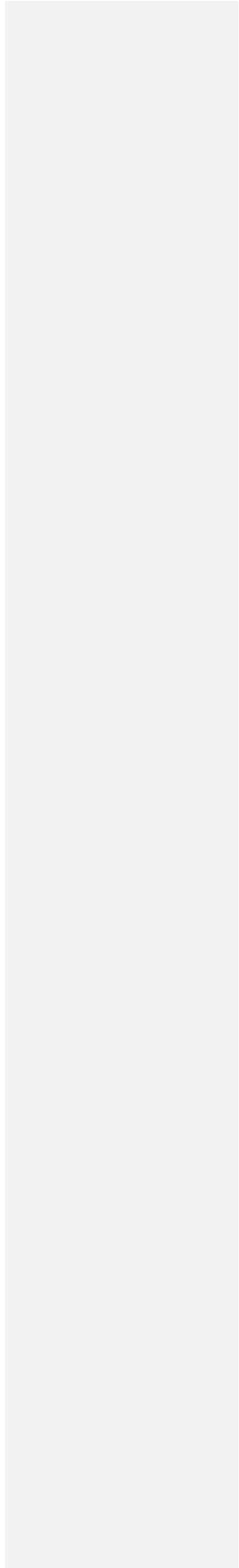
**Comment [SD12]:** Amended scoring (split 3a from 3b) to reflect advice of Natural England.

**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.

<b>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</b>	
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?	
Other supporting factors	
<b>Conclusion</b>	

<b>Overall conclusions and recommendations</b>



## Appendix C - Employment Land Study site rankings

Ranking	Site Reference	Site Name	Site Address	Settlement	Area (ha)	Score of 100	Access	Public Transport	Employment	Local Amenities	Connectivity	Water Availability	Quality of Building	Proximity to Core	Strategic Location	Overall Rating	Total Score	Weighted Score	Final Score	Total Ranking	Market Ranking	Final Rank
1	E40	West Ashland Employment Area	Thornbury	West Ashland	3.98	5	5	5	5	5	5	5	5	5	5	5	53	15	15	15	15	Excellent
2	P40	Land at West Ashland	Thornbury	West Ashland	2.85	4	5	5	5	5	5	5	5	5	5	5	51	14	14	14	14	Excellent
3	E34	Tilbrook Industrial Estate	Bradbourne Drive	Wolverton	18.51	4	5	5	5	5	5	5	5	5	5	5	50	14	14	14	14	Excellent
4	P3	Land at Blakelands	Wolverton Road	Blakelands	3.34	4	5	5	5	5	5	5	5	5	5	5	49	14	14	14	14	Excellent
5	E10	Denbigh East Employment Area	Band Avenue	Denbigh East	14.50	4	5	5	5	5	5	5	5	5	5	5	48	13	13	13	13	Excellent
6	E10	Denbigh West Employment Area	Denbigh Road	Denbigh West	38.13	4	5	5	5	5	5	5	5	5	5	5	48	13	13	13	13	Excellent
7	E16	Kingston Business Park	Chippingham Drive	Kington	55.99	4	5	4	5	4	4	5	4	4	4	4	48	13	13	13	13	Excellent
8	E10A	Site A	Third Avenue	Denbigh West	2.64	4	5	5	5	5	5	4	4	4	4	4	48	13	13	13	13	Excellent
9	E10B	Site B	Third Avenue	Denbigh West	0.70	4	5	5	5	5	5	4	4	4	4	4	48	13	13	13	13	Excellent
10	P48g	Site in CMK	South Second Street	CMK	9.65	5	5	5	5	5	5	4	5	4	3	3	48	14	14	14	14	Excellent
11	P19	Land to the East of Magna Park	Land to the East of Magna Park	Magna Park	34.32	4	5	5	5	5	4	4	4	4	4	4	47	14	14	14	14	Excellent
12	E5	Denbigh Hall Industrial Estate	Denbigh Hall Drive	Betchley	4.96	4	4	4	4	4	4	4	4	4	4	4	46	14	14	14	14	Excellent
13	E23	Newport Pagnell Interchange Park	Renny Park Road	Newport Pagnell	22.63	4	4	4	4	4	4	4	4	4	4	4	45	14	14	14	14	Excellent
14	P46	Land at Brook Furlong	Trafalgar Drive	Blakelands	6.70	4	5	5	5	5	5	4	4	4	4	4	45	14	14	14	14	Excellent
15	P49	Land at Pineham	Pineham	Pineham	10.85	4	5	5	5	5	5	5	5	5	5	5	45	14	14	14	14	Excellent
16	E33	Stonebridge Employment Area	Fingle Drive	Stonebridge	11.35	3	4	4	4	4	4	4	4	4	4	4	44	13	13	13	13	Excellent
17	E39	Wavendon Gate Business Park	Wolton Road	Wavendon Gate	10.13	5	4	4	4	4	4	4	4	4	4	4	44	13	13	13	13	Excellent
18	E9A	Site A	Vincent Avenue	Crownhill	11.19	4	4	4	4	4	4	4	4	4	4	4	44	13	13	13	13	Excellent
19	P48e	Site in CMK	Avebury Boulevard	CMK	0.81	4	4	4	4	4	4	3	3	3	3	3	44	13	13	13	13	Excellent
20	P27	Land at Redmoor	Wimblington drive	Redmoor	1.68	4	5	5	4	5	5	5	4	3	3	3	44	14	14	14	14	Excellent
21	E9	Crownhill Business Centre	Vincent Avenue	Crownhill	21.27	4	4	4	4	4	4	4	4	4	4	4	43	12	12	12	12	Excellent
22	E19	Magna Park	Fen Street	Magna Park	110.04	4	4	4	4	4	4	4	4	4	4	4	43	12	12	12	12	Excellent
23	E45	Wymbush Industrial Estate	Garomonde Drive	Wymbush	27.17	4	4	4	4	4	4	4	4	4	4	4	43	13	13	13	13	Excellent
24	P48b	Site in CMK	Lower Tenth Street	CMK	1.03	4	4	4	4	4	4	4	4	4	4	4	43	13	13	13	13	Excellent
25	P48f	Site in CMK	Lower Fourth Street	CMK	0.42	4	4	4	4	4	4	4	4	4	4	4	43	12	12	12	12	Excellent
26	E2	Brinklow Industrial Estate	Brudenell Drive	Brinklow	36.91	5	5	5	5	5	5	5	5	5	5	5	42	13	13	13	13	Excellent
27	E4	Bleak Hall Industrial Estate	Chesney Wold	Bleak Hall	27.74	4	4	4	4	4	4	4	4	4	4	4	42	13	13	13	13	Excellent
28	E35	Tongwell Industrial Area	Michigan Drive	Tongwell	56.77	5	5	5	5	5	5	5	5	5	5	5	42	13	13	13	13	Excellent
29	E36	Yeomans Drive Industrial Estate	Yeomans Drive	Tongwell	22.26	5	5	5	5	5	5	5	5	5	5	5	42	13	13	13	13	Excellent
30	E17A	Site A	Kelvin Drive	Knowhill	2.37	4	4	4	4	4	4	4	4	4	4	4	42	13	13	13	13	Excellent
31	E17B	Site B	Roebuck Way	Knowhill	1.27	4	4	4	4	4	4	4	4	4	4	4	42	13	13	13	13	Excellent
32	E17C	Site C	Roebuck Way	Knowhill	1.64	4	4	4	4	4	4	4	4	4	4	4	42	13	13	13	13	Excellent
33	E17D	Site D	Davy Avenue	Knowhill	0.21	4	4	4	4	4	4	4	4	4	4	4	42	13	13	13	13	Excellent
34	E17E	Site E	Murdoch Court	Knowhill	1.93	4	4	4	4	4	4	4	4	4	4	4	42	13	13	13	13	Excellent
35	E18A	Site A	Summit Parkway	Linford Wood	0.40	4	4	4	4	4	4	4	4	4	4	4	42	13	13	13	13	Excellent
36	E18B	Site B	Brackland	Linford Wood	1.35	4	4	4	4	4	4	4	4	4	4	4	42	13	13	13	13	Excellent
37	E18C	Site C	Brackland	Linford Wood	0.42	4	4	4	4	4	4	4	4	4	4	4	42	13	13	13	13	Excellent
38	E35A	Site A	Michigan Drive	Tongwell	0.49	4	4	4	4	4	4	4	4	4	4	4	42	14	14	14	14	Excellent
39	P48a	Site in CMK	South Tenth Street	CMK	0.65	4	4	4	4	4	4	4	4	4	4	4	42	13	13	13	13	Excellent
40	P18a	Land at Linford Wood	Rockingham Drive	Linford Wood	1.37	4	4	4	4	4	4	4	4	4	4	4	42	13	13	13	13	Excellent
41	P18b	Land at Linford Wood	Rockingham Drive	Linford Wood	1.32	4	4	4	4	4	4	4	4	4	4	4	42	13	13	13	13	Excellent
42	E17	Knowhill Employment Area	Davy Avenue	Knowhill	29.98	4	4	4	4	4	4	4	4	4	4	4	41	12	12	12	12	Excellent
43	E18	Linford Wood Business Centre	Rockingham Drive	Linford Wood	38.68	4	4	4	4	4	4	4	4	4	4	4	41	12	12	12	12	Excellent
44	E21	Mount Farm Industrial Estate	Dawson Road	Mount Farm	33.90	5	5	5	5	5	5	5	5	5	5	5	41	12	12	12	12	Excellent
45	E29	Shenley Wood Employment Area	Chalkdell Drive	Shenley Wood	13.37	4	4	4	4	4	4	4	4	4	4	4	41	13	13	13	13	Excellent
46	E43	Wolverton Rail Freight Terminal	Stafford Road	Wolverton	6.80	4	4	4	4	4	4	4	4	4	4	4	41	13	13	13	13	Excellent
47	E42b	Site B	Snowdon Drive	Winterhall	0.75	4	4	4	4	4	4	4	4	4	4	4	41	14	14	14	14	Excellent
48	E43A	Site A	McCormick Drive	Wolverton	2.56	4	4	4	4	4	4	4	4	4	4	4	41	13	13	13	13	Excellent
49	E45A	Site A	Garomonde Drive	Wymbush	1.19	4	4	4	4	4	4	4	4	4	4	4	41	13	13	13	13	Excellent
50	P48c	Site in CMK	South Seventh Street	CMK	0.38	4	4	4	4	4	4	4	4	4	4	4	41	13	13	13	13	Excellent
51	P48d	Site in CMK	South Eighth Street	CMK	0.42	4	4	4	4	4	4	4	4	4	4	4	41	12	12	12	12	Excellent
52	P28	Land at Rookley	Dalric Avenue	Rookley	1.98	4	4	4	4	4	4	4	4	4	4	4	41	14	14	14	14	Excellent
53	E13	Granby Trade Park	Peverel Drive	Granby	5.10	4	4	4	4	4	4	4	4	4	4	4	40	10	10	10	10	Excellent
54	E20	Mount Farm Auckland Park	Mount Avenue	Mount Farm	20.33	4	4	4	4	4	4	4	4	4	4	4	40	12	12	12	12	Excellent
55	E42	Winterhall	Snowdon Drive	Winterhall	7.97	4	4	4	4	4	4	4	4	4	4	4	40	11	11	11	11	Excellent
56	E15A	Site A	Tiles Road	Kin Farm	0.20	4	4	4	4	4	4	4	4	4	4	4	40	13	13	13	13	Excellent
57	E20A	Site A	Auckland Park	Mount Farm	1.94	4	4	4	4	4	4	4	4	4	4	4	40	12	12	12	12	Excellent
58	P15a	Land near Kin Farm	Walling Street	Kin Farm	9.51	4	4	4	4	4	4	4	4	4	4	4	40	13	13	13	13	Excellent
59	P15b	Land near Kin Farm	Walling Street	Kin Farm	7.43	4	4	4	4	4	4	4	4	4	4	4	40	13	13	13	13	Excellent
60	P29a	Land at Shenley Wood	Chalkdell Drive	Shenley Wood	2.94	4	4	4	4	4	4	4	4	4	4	4	40	13	13	13	13	Excellent
61	P29b	Land at Shenley Wood	Chalkdell Drive	Shenley Wood	2.95	4	4	4	4	4	4	4	4	4	4	4	40	13	13	13	13	Excellent
62	P29c	Land at Shenley Wood	Chalkdell Drive	Shenley Wood	3.49	4	4	4	4	4	4	4	4	4	4	4	40	13	13	13	13	Excellent
63	P29d	Land at Shenley Wood	Fascover Road	Shenley Wood	2.5	4	4	4	4	4	4	4	4	4	4	4	40	13	13	13	13	Excellent
64	P29e	Land at Shenley Wood	Merlewood Drive	Shenley Wood	1.19	4	4	4	4	4	4	4	4	4	4	4	40	13	13	13	13	Excellent
65	P31b	Land at Snelshill West	Steinbeck Crescent	Snelshill West	1.03	4	4	4	4	4	4	4	4	4	4	4	40	14	14	14	14	Excellent
66	P31c	Land at Snelshill West	Steinbeck Crescent	Snelshill West	1.25																	

### Appendix D - Surgery capacity

Surgery Name	Main/Branch/Standalone	NIA m2	Style of premise	Date Built/Converted	Address1	Address2	PostCode	Actual list size	Actual Patients per m2
WOLVERTON HEALTH CENTRE	Standalone	1024.19	Purpose built	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, T	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





**Milton Keynes Council**

Development Plans  
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