

Site Allocations Plan Issues and Options Consultation

September 2014



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1 Introduction

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 has established 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 already a significant amount of land identified across the Borough to help meet this target. However, there is a diminishing supply of housing land across the rural area of the Borough, which the Council needs to address.

1.3 There is also a need to ensure that there is choice and flexibility in land supply across the urban area to help maintain annual rates of completion at a level that will enable the Council to maintain an ongoing, deliverable five year land supply. This issue arises because although there is enough land available to meet the housing target set out in the Core Strategy, it is not being built out as quickly as anticipated. Therefore, due to the way the Government requires land supply to be assessed, the Council needs to consider 'topping up' the supply of deliverable sites.

1.4 These issues were raised by the Inspector at the Core Strategy hearing sessions in July 2012, and the Council has made a commitment in the adopted 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.

1.5 This Issues and Options Consultation paper sets out the Council's initial thinking behind the preparation of this Site Allocations Plan. It seeks answers to three key questions:

- how much housing land needs to be identified;
- how this land should be split across identified settlements; and
- how specific sites should be assessed and selected.

1.6 This paper outlines the options available to the Council to answer these key questions.

1.7 It introduces a range of potential sites that could be bought forward as part of the Plan, which the Council is seeking your initial views on. It also provides an opportunity for you to put forward other sites for consideration in the process.



2 What is the purpose of the consultation?

2.1 The Council is seeking feedback that will help shape the development of the Plan. Specific questions are asked at key points throughout the paper. The answers to these questions will be particularly important in helping the Council make decisions about the content of the Plan as we move forward.

2.2 At this stage, apart from clarifying the settlements where development sites will be sought in the rural area and establishing the broad level of allocations to be made (decisions already taken through the preparation of the Core Strategy), the Council has not made any decisions about which sites should be allocated.



2.3 This consultation provides an opportunity to put sites forward for consideration as part of the allocations process in addition to these potential

sites we already know about. A proforma (see Annex C 'Proforma for submitting new sites for consideration') is available to provide details of sites you think the Council should be looking at as potential housing sites.

2.4 Following this consultation stage, the Council will produce a Preferred Options Document which will set out the Council's preferred approach to allocating sites to meet the requirements. The Preferred Options document will build on feedback received through this current consultation, as well as technical assessments of sites. It will explain how and why choices regarding particular sites have been made.

2.5 The Preferred Options document will again be made available for consultation with feedback helping to inform further changes ahead of a final document being prepared for submission to the Planning Inspectorate.

2.6 The indicative timetable for production of the document is set out below:

- Issues and Options consultation - August 2014
- Preferred Options consultation - Early 2015
- Pre Submission consultation - Summer 2015
- Submission to Secretary of State - Autumn 2015
- Examination - Winter 2015/16
- Adoption - Early 2016.

2 What is the purpose of the consultation?

Responding to this consultation

2.7 We welcome your comments in response to the questions set out in this Issues and Options consultation paper, or your thoughts on any of the potential sites put forward for consideration. You can send your comments to us:

- By responding online through our consultation portal at http://miltonkeynes-consult.objective.co.uk/portal/dev_plans/sap/
- 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

2.8 Please note, any comments made cannot be kept confidential.

2.9 All comments should be received by the Council no later than 5pm on **Wednesday 5th November 2014.**



3 Context

3.1 As set out in Chapter 1 'Introduction', the Council has set a housing target of delivering a minimum of 28,000 new homes across the Borough by 2026. The Council is required by the National Planning Policy Framework (NPPF) to maintain a five year supply of deliverable housing land to ensure the housing target can be met in a timely manner. The requirement is designed to ensure that there is sufficient land available to enable enough homes to be built year on year to deliver the overall housing target.

3.2 On top of the basic five year land supply requirement, which is established by adding five years of the Core Strategy housing target (1,750 homes per year), the Council is also required by the NPPF to include either a 5 or 20% 'buffer'⁽¹⁾, depending on past performance. The Council is also required to include an allowance for any shortfall in housing completions since the start of the Core Strategy Plan period (in 2010) in the requirement. This is further designed to ensure there is sufficient deliverable land available each year to continue to meet the target.

3.3 Overall, Milton Keynes has a significant stock of available housing land, with sites for around 20,000 new homes already identified either through existing planning permissions, allocations in the existing Local Plan/Core Strategy or as part of a windfall allowance for small scale

sites⁽²⁾. In simple terms, when considered alongside completions since 2010, this land is nearly sufficient to achieve the overall housing targets set out in Chapter 1 'Introduction'.



3.4 However, this land supply needs to be placed into context. Firstly, there are two separate components to the Councils housing target - the urban area of the Borough and the rural 'rest of the Borough'. The majority of the available land is in the urban area of the Borough, while rural land supply is diminishing as allocated sites continue to be built out and not replaced with any new allocations or significant windfall development.

3.5 Secondly, national policy also requires land to be 'deliverable'⁽³⁾ and at the hearing sessions of the Public Examination of the Core Strategy in July

1 The appropriate buffer is discussed in paragraph 5.14 of this paper.
 2 Approach to windfall agreed as appropriate by the Core Strategy Planning Inspector.
 3 The NPPF (footnote 11) sets out: To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development

3 Context

2012 the Inspector highlighted concerns regarding the need for the short term supply of housing land to be supplemented to ensure rural housing targets can continue to be achieved and to provide some flexibility and contingency to existing urban land supply⁽⁴⁾. The expectation of the Inspector was that this would be in the form of non-strategic sites that could come forward quickly (i.e. inside five years), the type of site which was not considered through the Core Strategy process, which focused on strategic allocations (upwards of 2,000 homes).



3.6 The Council could simply wait and make new land allocations through the upcoming Plan:MK process, which will review the overall development strategy in the Core Strategy, extend the plan period to at least 2031, allocate new sites and incorporate new development management policies as appropriate. However, a commitment was made in the adopted Core Strategy that new allocations would be considered ahead of that process.

3.7 In addition to this commitment, analysis of the deliverability of the current land supply available in Milton Keynes shows that to ensure the Council can maintain its five year land supply position (including the relevant 5/20% buffer) over the next few years, particularly in relation to the rural area of the Borough, additional deliverable supply may need to be identified ahead of the finalisation of Plan:MK (which is not expected to be adopted until late 2016 at the earliest).

3.8 If this provision is not made in a timely manner, the Council could be at risk of 'planning by appeal', as the absence of a deliverable five year land supply means policies that constrain housing development cannot be considered up-to-date, and it could become increasingly difficult to defend the refusal of planning applications (and subsequent appeals) for new housing development on speculative sites where the Council does not believe development to be appropriate.

3.9 Therefore to prevent a situation where the Council is at risk of seeing planning applications for housing approved in areas where it wouldn't want them to be, it is being proactive to identify sites where it would be most suitable and sustainable for new housing development to take place.

3.10 At this stage it is important to note that any development planned as a result of this document should not have an impact on strategic

of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

4 See Inspectors Report paragraphs 93-96
<http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/core-strategy-examination>

infrastructure, such as the hospital or the strategic road network, as it is essentially helping to deliver the level of growth already planned for in the Core Strategy, where the impacts on infrastructure provision have already been picked up in the Local Investment Plan (LIP). There may be longer term impacts of increasing the amount of available land but these will be considered as part of the preparation of Plan:MK and future revisions of the LIP.



3.11 Any site specific impacts resulting from the development of sites in this plan should be picked up in policies that sit alongside the allocation of land, to ensure only suitable development takes place.

4 Vision and Objectives

4 Vision and Objectives

4.1 At the outset, it is important to set out the purpose of the Site Allocations Plan, what it is trying to achieve and how it relates to the wider planning policy framework. On this basis, in light of the context provide above, the Vision and Objectives already established in the adopted Core Strategy and the principles in the NPPF, the following Vision and Objectives are proposed for the Site Allocations Plan:



Vision

Ahead of the preparation of Plan:MK, housing development across the Borough will continue to have been delivered through a plan led approach, shaped by the input of local communities, which has ensured that the principles adopted in the Core Strategy are maintained.

Development of land identified in the Site Allocations Plan will have provided a wide range of high quality homes in the most sustainable locations across the Borough. The plan led approach will have ensured that homes have been built in areas well served by day-to-day facilities, including schools, community facilities, shops and employment, which respect the character of existing communities, and which have been prioritised ahead of ad hoc growth on the edge of the city and rural settlements.

The development of sites will have made efficient use of existing land assets within the city area and rural settlements, including those sites no longer needed for the purpose for which they were originally allocated. Where it has been necessary, greenfield development will have been focused on areas of lesser environmental quality to minimise the impact of essential housing growth. Any greenfield development will have been sensitively planned to sit within the landscape and will have respected the intrinsic character of our open countryside.

New homes will have been developed at densities that are appropriate to the area in which they are located. The type, tenure and size of home provided will have had regard to the assessed need in the latest Strategic Housing Market Assessment ensuring existing residents, and those who wish to move to Milton Keynes, have a suitable choice of home.

The development of housing will have supported wider improvements to the Borough for all residents and visitors to enjoy, including enhanced economic prospects and increased provision of leisure and social facilities. By virtue of their close proximity to key public transport routes, new homes will also have contributed to maximising access to sustainable travel, helping to minimise the impact of new development on the environment.

Objectives

- To allocate sufficient housing sites to enable Milton Keynes Council to meet its Core Strategy housing target and maintain a deliverable Five Year Land Supply ahead of a review of the housing target and development strategy through Plan:MK.
- To allocate land that will ensure delivery of a range of house types, to provide for existing residents who need a new home and those who want to make Milton Keynes their home.
- To ensure the efficient use of land by encouraging the development of previously developed sites and considering whether there are opportunities to re-designate existing non-housing land allocations which are no longer needed for, or suitable for, their proposed use.
- To ensure that any greenfield development is necessary and planned in a sensitive manner having respect for the local landscape.
- To allocate land which is well located in relation to key day to day facilities and that maximises opportunities for sustainable movement.
- To set out policies which guide development on specific sites, ensuring development respects the context of the area in which it is located, whilst taking advantage of any specific opportunities presented by the site.
- Through the allocation of appropriate sites, to maximise opportunities to support delivery of wider Core Strategy objectives including:
 - extending linear parks
 - regenerating older estates
 - encouraging sustainable transport and movement
 - protecting, maintaining and enhancing significant environmental and heritage assets
 - developing an International Sporting City

4 Vision and Objectives

Questions 1

Do you have any views on the scope or content of the Vision and/or Objectives?



5 How much land needs to be allocated?

5.1 As set out in Chapter 3 'Context', the amount of land the Council needs to allocate is based on delivering the Council's adopted Core Strategy housing target and ensuring a five year supply of deliverable housing land can be maintained over the next 2-3 years, ahead of the adoption of Plan:MK. The starting point is how much land we have already identified and when we believe it will be developed.

5.2 The housing trajectories below set out when we believe homes will be built on housing sites we already know about. These forecasts are backed up by information from developers where it is available. The trajectory includes:

- Sites with planning permission
- Remaining Local Plan and Core Strategy Allocations,
- A few relatively large brownfield sites that are progressing through the planning system,
- An allowance for small scale windfall development (sites under 10 units) on future sites that cannot be specifically identified due to their scale⁽⁵⁾. The allowance is 60 dwellings per year in the urban area and 35 dwellings per year in the rural area based on past trends (see Appendix 4 of the Five Year Land Supply Report for details⁽⁶⁾)

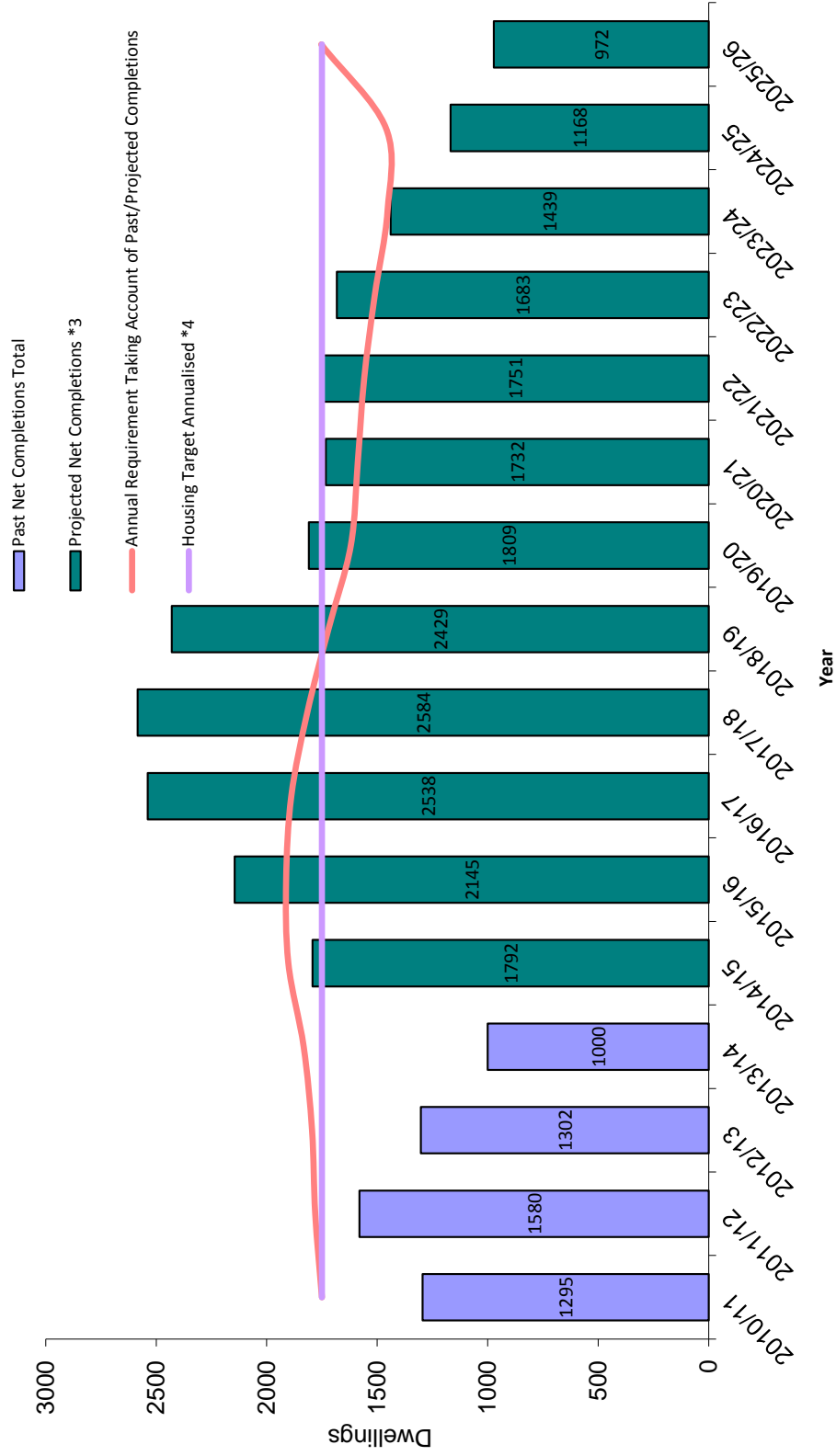
5.3 As well as the overall trajectory (Figure 1 'Borough-wide Housing Trajectory'), there are individual trajectories specific to the urban (Figure 2) and rural areas (Figure 3). The full site by site forecasts can be seen in the appendix of the Five Year Land Supply Report.



5 Windfall development takes place on sites that cannot be identified in advance. The NPPF (paragraph 48) states that a windfall allowance can be included in land supply figures where it can be fully justified. The windfall assessment prepared as part of the Council's last five year land supply report is available as part of the background material to this consultation.

6 <http://www.milton-keynes.gov.uk/assets/attach/19788/FIVE%20YEAR%20LAND%20SUPPLY%20REPORT%202014-2019.pdf>

Figure 1 Borough-wide Housing Trajectory



5 How much land needs to be allocated?

5 How much land needs to be allocated?

Figure 2 Urban Area Housing Trajectory

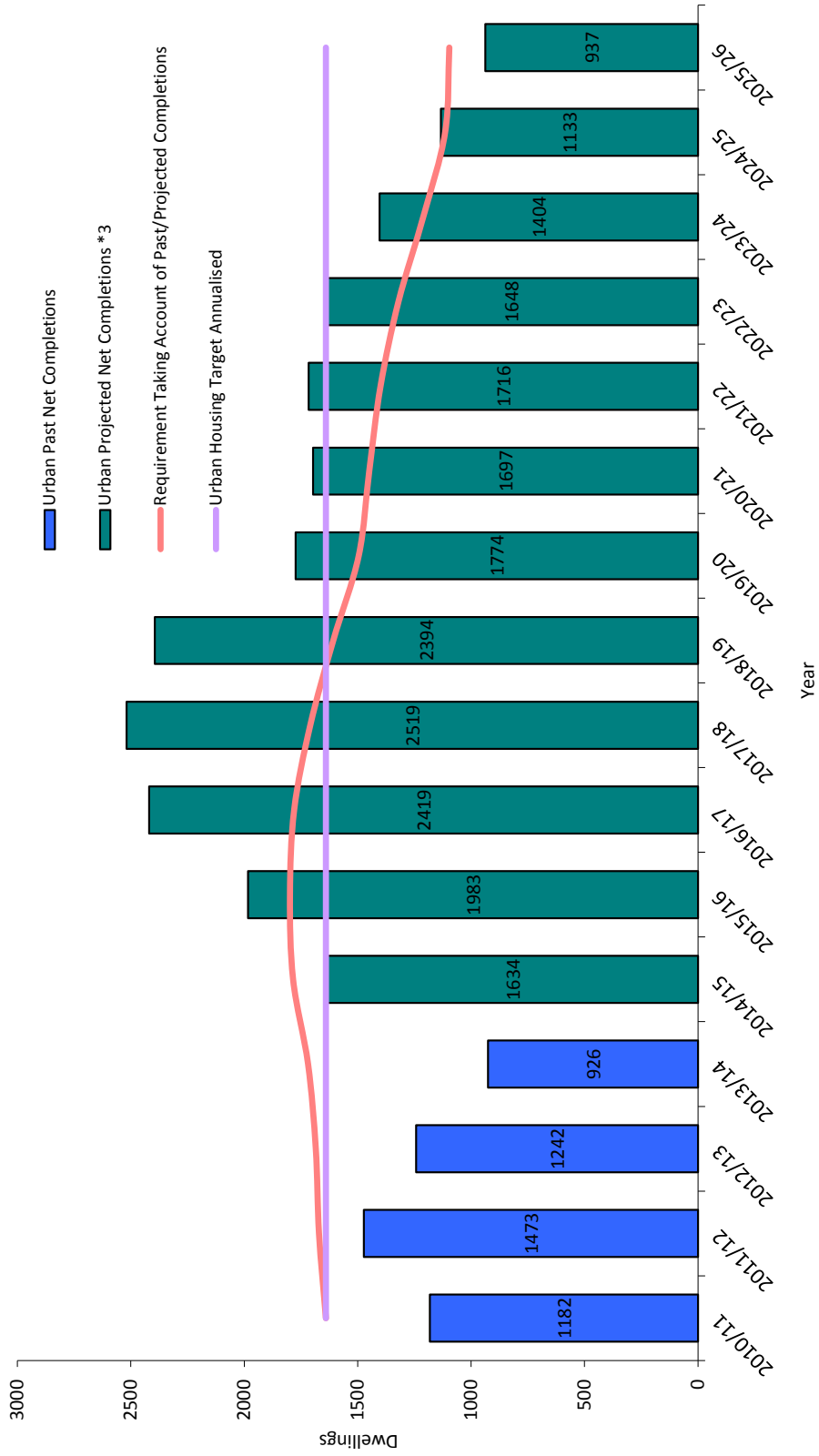
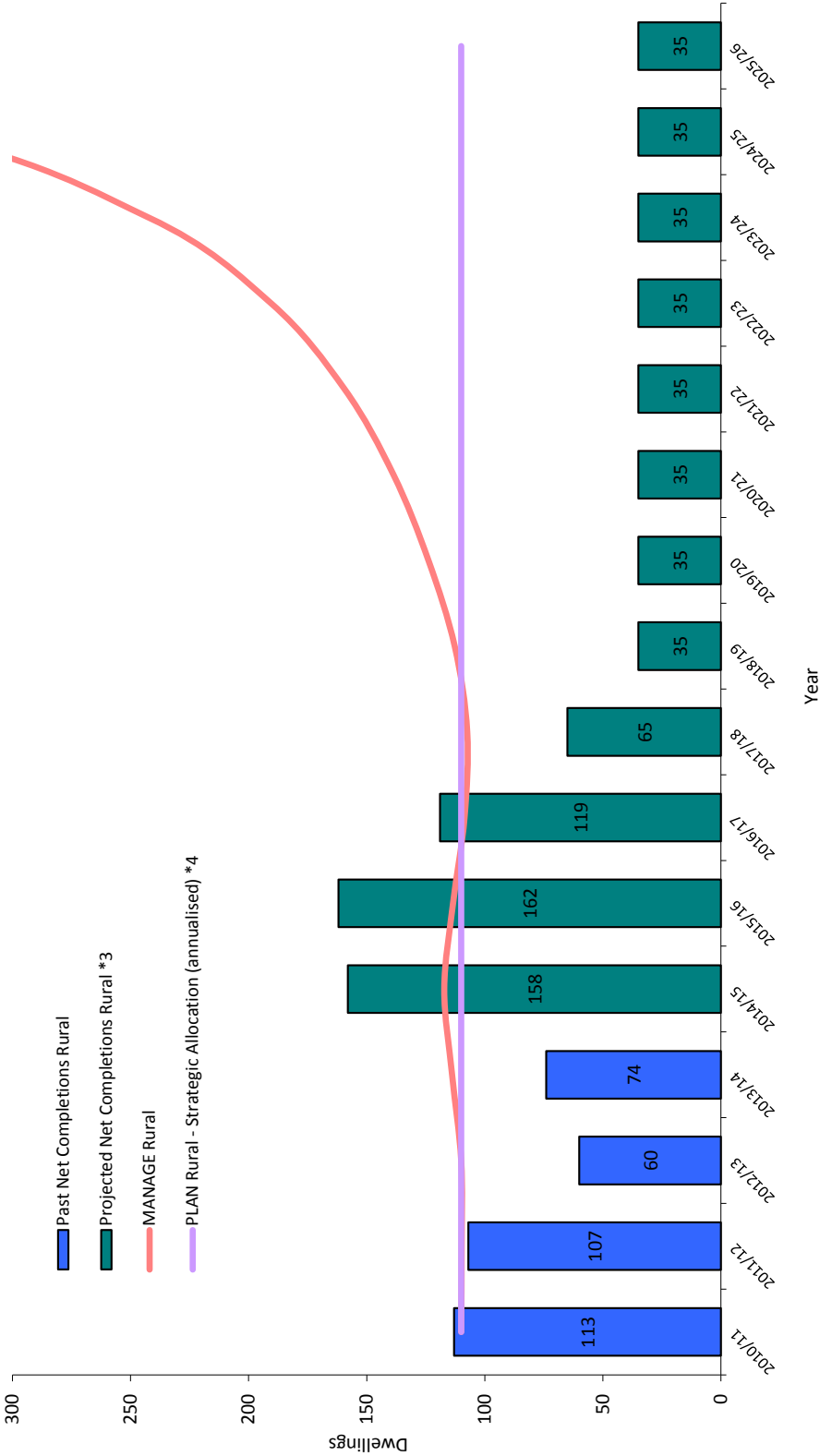


Figure 3 Rural Area Housing Trajectory



What do the trajectories show? Overall land supply requirements

5.4 From these trajectories, the number of additional homes for which land need to be found can be identified.

5.5 The Figure 1 'Borough-wide Housing Trajectory' shows that there is land available for 22,042 by the end of 2026 (the total of the dark green bars). It also shows that there have been 5,177 completions since the start of the Core Strategy plan period in 2010 (the total of light blue bars). This means that there is developable land available for 27,219 homes across the Borough over the Core Strategy period. This is just 781 homes short of the overall requirement of 28,000 homes.

5.6 The Figure 2 'Urban Area Housing Trajectory' shows that currently 26,081 new homes are expected to be built over the period to 2026 (including completions since 2010). Therefore there is land available for just 159 homes fewer than the minimum requirement for 26,240 homes set out in the Core Strategy.

5.7 The Figure 3 'Rural Area Housing Trajectory' shows us that there is land available for 1,138 (including past completions) new homes over the plan period. This is 622 homes fewer than the minimum requirement for 1,760 new homes in the rural area over the plan period.

5.8 This shows that in purely quantitative terms there is only a slight shortfall in land availability to meet the urban housing target - but that

proportionately there is a more significant shortfall of land to meet the rural target.

5.9 However, the ongoing deliverability of this land also needs to be considered to ensure a five year land supply can be maintained. This basically means that the Council need to make sure that the land identified is able to be built out at a rate that allows the annual housing target to be met on an ongoing basis. From these trajectories, projected supply in any given five year period can be estimated.

5.10 The tables in Annex A 'Forecast future land supply positions' highlight the forecast land supply position at the start of the next four five year land supply periods. This supply has to be compared to a requirement which is established through looking at the Council's housing target and recent performance against it.

The five year land supply requirement - What do the trajectories show?

5.11 The trajectories build on the updated Five Year Land Supply Assessment which the Council published in June 2014⁽⁷⁾. The assessment sets out that across the Borough, a 5.1 year land supply can currently be demonstrated. The main findings and implications of the report are set out below.

The basic requirement

5.12 In the Core Strategy the Council sets out a plan to deliver 28,000 homes in Milton Keynes between 2010 and 2026. This is an average of 1,750 homes

7 The Five Year Land Supply Assessment Report can be seen here:
<http://www.milton-keynes.gov.uk/assets/attach/19788/FIVE%20YEAR%20LAND%20SUPPLY%20REPORT%202014-2019.pdf>

5 How much land needs to be allocated?

per year - 1,640 in the urban area and 110 in the rural area. The basic five year requirement is simply to show deliverable land for five times the annual target - 8,750 homes (8,200 in the urban area, 550 in the rural area).

Building in shortfall and the NPPF buffer

5.13 Within the tables, an assumption has been made as to the relevant NPPF buffer that will need to be built into the housing requirement. The NPPF dictates that where there has been a persistent under delivery against housing targets, a 20% buffer should be added, otherwise a 5% buffer applies. The purpose of this buffer is to ensure choice and competition in the market for land.

5.14 When reporting an overall figure, the Council currently adds a 20% buffer as the adopted housing target has not been achieved in Milton Keynes for a number of years, mainly due to the impact of the recession on house building rates.

5.15 However, for the purpose of plan making, as the Core Strategy sets out two distinct housing targets, one for the urban area based on supporting significant growth, the other for the rural area; both have also been considered separately.

5.16 Given that Milton Keynes has not consistently achieved its urban housing target (as set out in the Core Strategy and before that in the Local

Plan) for a number of years, a 20% buffer continues to be applied to the basic urban requirement.

5.17 However, the target for the rural area of 110 homes per year⁽⁸⁾ has consistently been delivered over recent years. Therefore the requirement for a 5% buffer has been applied to the basic rural requirement for the purpose of plan making.



5.18 In addition to the buffer, the requirements shown in Annex A 'Forecast future land supply positions' also build in the shortfall in completions recorded since April 2010. In the past, the Council has adopted a methodology of picking up the shortfall over the whole of the plan period (hence only a proportion of the shortfall is made up in the first five years). This is sometimes known as the 'Liverpool method'. The Council is continuing with this approach, with the justification set out in the five year land supply report published alongside this paper⁽⁹⁾.

5.19 However, there remains uncertainty nationally as to the robustness of this approach as an

8 This is the Core Strategy housing target. It is based on the delivery of the residual South East Plan (SEP) (2,400 homes 2006 to 2026 - 120 per year) between 2010 and 2026, once over performance against the original SEP target is taken into account.

9 <http://www.milton-keynes.gov.uk/assets/attach/19788/FIVE%20YEAR%20LAND%20SUPPLY%20REPORT%202014-2019.pdf>

5 How much land needs to be allocated?

alternative methodology where the entire shortfall is picked up in the first five years (sometimes known as the 'Sedgefield method') has been adopted in many planning appeals. Whilst the Council does not believe it is appropriate to use this approach in Milton Keynes, calculations have also been shown in Annex A 'Forecast future land supply positions' which assume a worst case scenario and build the entire shortfall since 2010 into the five year land supply requirements.

Estimated five year land supply positions

5.20 The current five year land supply figure has been calculated as, 5.1 years, slightly above the requirement (228 homes over the requirement). At April 2015, the Borough five year land supply figure is estimated to still be 5.1 years (195 homes over the requirement).

5.21 The tables in Annex A 'Forecast future land supply positions' demonstrate that overall, as of April 2016 (by which time the Site Allocations Plan should be adopted), there is forecast to be a 100 home shortfall against the Borough five year housing requirement (a 4.95 year land supply). This plan will need to look to address this as a minimum.

5.22 For the purpose of plan making, the urban and rural positions have also been considered separately. Using the Liverpool method favoured by the Council, in the urban area there is currently a 5.2 years land supply, with a supply of 385 homes over the requirement. This position is anticipated to remain broadly constant over the next three years.

5.23 However, as was noted earlier, using the alternative methodology sometimes adopted, the figures differ. Using the Sedgefield methodology the five year urban land supply figure would currently be around 4.7 years. Again, this would remain fairly stable over the next three years, with a shortfall of land for in the order of 400 to 630 homes. Consideration will need to be given as to whether to avoid any risk to the Council's land supply position; land to address this shortfall should be allocated.

5.24 In the rural area, the Five Year Land Supply Report currently shows that using the Liverpool method a 4.4 year land supply can be demonstrated. This is a shortfall of 74 homes against the requirement. Over the next 3 years this position is expected to worsen (to a shortfall of around 300 homes) as the overall shortfall in rural housing land acknowledged earlier starts to have an impact.



5.25 Using the Sedgefield methodology the outcomes are not significantly different because there is currently not a big shortfall in completions. The current position would be slightly worse at 4.1 years (125 homes below the requirement), however future projections are the same as using the Liverpool method

5 How much land needs to be allocated?

because in two years there is not forecast to be a shortfall in past completions to take into account.

Plan is due to be adopted, are summarised in Table 1 'Five year land supply position at April 2014 and forecast at April 2016' below.

5.26 The current five year land supply figures and those forecast as of April 2016, when the Site Allocations

Table 1 Five year land supply position at April 2014 and forecast at April 2016

	Overall		Urban		Rural	
	2014	2016	2014	2016	2014	2016
Liverpool	5.1 / +228	4.95 / -101	5.2 / +385	5.1 / +263	4.4 / -74	2.6 / -277
Sedgefield	4.7 / -835	4.7 / -776	4.7 / -628	4.8 / -437	4.1 / -125	2.6 / -277

Conclusion on the required level of allocations

5.27 From this analysis it can be concluded that there are two main issues to consider. The first is that there is an overall shortfall in rural land supply that needs to be addressed. This is for in the order of 622 homes.

5.28 The second consideration is the deliverability of land which potentially affects how much land needs to be identified in both the urban and rural areas to maintain a robust and balanced five year land supply.

5.29 Whilst the Council reports its land supply as a Borough wide figure, ideally there would be a balance between urban and rural sites. In the urban area, using the Liverpool methodology preferred by the Council, to secure the five year land supply for the next three/four years land for only round 100 homes would need to be allocated. However, this figure would be surpassed by the need to allocate

land for a minimum of 159 homes in the urban area to broadly cover the overall shortfall in urban land supply.

5.30 However, if the view is taken that the Sedgefield methodology should be used, deliverable land for around 500-600 homes would need to be allocated in and around the urban area.

5.31 In the rural area, using either the Liverpool or Sedgefield methodologies, of the 622 homes identified, land to deliver around 300 homes should be capable of being built out in the short term (by approximately 2021) to ensure the rural area is making an appropriate contribution to the overall land supply position.

5.32 The figures identified above differ from those set out in the note that accompanied the consultation on major modifications to the Core Strategy, which said the Council would look to allocate around 1,000 homes in the Site Allocations Plan, including around 200 in the rural area. This difference reflects the change in the approach to building in past shortfalls

5 How much land needs to be allocated?

in the rate of completion, as a result of the National Planning Policy Framework and the Planning Policy Guidance. The figure also picks up several new deliverable sites that have emerged since the note was prepared, which was based on the figures available at April 2012. These sites are already making their way through the planning system, having either been subject to planning applications or positive pre-application discussions.



Questions 2

- Do you have any comments on the Council's conclusions regarding the availability of existing housing commitments or the approach to incorporating windfall development?
- Do you have any comments on the approach to incorporating past shortfalls and the NPPF buffer in the requirements (i.e. the use of the Liverpool methodology vs the Sedgefield methodology)?
- How many homes do you think we should be planning for in the urban area? Do you think the Council should avoid any risk and plan for the level of housing suggested by the Sedgefield approach (500-600 homes)?
- Do you agree that land for a minimum of 622 new homes should be identified in the rural area, specifically including deliverable sites for 300-350 homes?
- Should an additional allowance for delay in Plan:MK or any other reason be added to these totals?
- If so, why is this and what level of provision do you believe should be made?

6 Where will the allocations be made?

6 Where will the allocations be made?

6.1 Allocations made in the Site Allocations Plan will need to be made in accordance with the development strategy set out in the Council's Core Strategy. Policy CS1 'Milton Keynes Development Strategy' sets out the settlement hierarchy which states that development will be located in those settlements. This may also mean adjoining the settlements, (as explained in Policy CS2 'Housing Land Supply') which may, in some cases, involve changing the settlement boundary:

- the urban area of Milton Keynes (the city)
- the Key Settlements
 - Newport Pagnell
 - Olney
 - Woburn Sands
- the Selected Village
 - Sherington

6.2 In addition, sites will also be considered within the settlement boundaries (as defined on the Local Plan Proposals Map⁽¹⁰⁾) of other rural settlements. However, this plan will not consider any sites that lie outside these settlement boundaries.

This hierarchy is not up for discussion through the preparation of the Site Allocations Plan.

6.3 The hierarchy has been through an Independent Examination during the preparation of the Core Strategy and found to be sound⁽¹¹⁾. It therefore forms the basis for making allocations in the Site Allocations Plan and the allocation of sites around other rural settlements, such as Lavendon and Hanslope, where sites have been promoted recently, will not be considered. This is reflected in the output of stage 1 of the site assessment process (see Annex E 'List of sites ruled out after the Stage 1 assessment')

6.4 Any review of the hierarchy and the overall development strategy will be considered as part of the work on Plan:MK at which time allocations in other areas may be considered.

6.5 What will be open for debate (as covered in Chapter 7 'How will the allocations be made?') is the approach to making allocations across the identified areas, including the level of allocation to be made in each settlement.



¹⁰ The Proposals Map can be seen here: <http://www.cartogold.co.uk/miltonkeynes/>

¹¹ See Inspectors Report, paragraph 96:

http://www.milton-keynes.gov.uk/assets/attach/14498/Milton_Keynes_CS_report_for_FINAL.pdf

7 How will the allocations be made?

7 How will the allocations be made?

7.1 There are several factors that will influence how the Council will make land allocations. The process will make sure that sites minimise adverse impact on the environment and offer the most benefit to local communities, but it will also consider the deliverability of sites to ensure that the Council can meet its statutory obligation to provide sufficient land to meet housing targets.

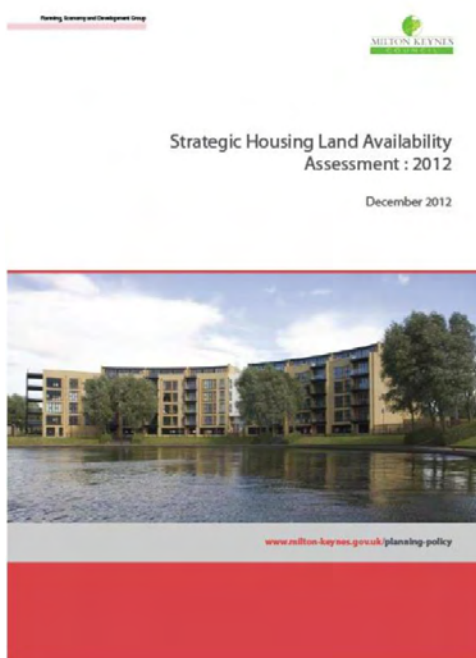
7.2 The process is designed to be transparent, so everyone can see how a particular outcome has been arrived at. It ensures that the principles of national policy are reflected in the allocations process and that development will take place in the most sustainable locations.

7.3 Feedback is being sought on the draft Site Assessment Framework in Annex D 'Draft Site Assessment Framework' to ensure that local communities, land owners, developers, agents and statutory consultees are confident that it provides an appropriate basis for the consistent and transparent assessment of sites. Any feedback on the framework will be considered and appropriate changes made prior to it being used to assess sites.

7.4 In the rural area, as well as considering the relative suitability of possible sites, the Council will also need to make judgements as to how much land should be allocated in each rural settlement. This is discussed in Chapter 8 'Rural Allocations'.

What land is available?

7.5 The first step is to establish the land that is available from which to make new allocations. A 'long list' of potential sites has been established through the Strategic Housing Land Availability Assessment (SHLAA)⁽¹²⁾, which was updated during 2012. Through the SHLAA process, potential sites were put forward for consideration by landowners and developers, and listed alongside sites with planning permission and already allocated for development. Sites were also identified from other sources by Council Officers.



7.6 The SHLAA shows that there are more than sufficient potential sites available in and around the settlements identified in the previous section from which to make choices about which sites should be allocated for development.

12 The SHLAA can be viewed here:
http://www.milton-keynes.gov.uk/assets/attach/13558/SHLAA_280213.pdf

7 How will the allocations be made?

7.7 A full list of sites has been included in Annex F 'Profiles of potential Site Allocations' of this paper. Outside of the SHLAA process, other sites have also been put forward to the Council for consideration. These have also been included in the list and are part of this consultation.

7.8 This plan is only considering new non-strategic housing allocations. Sites for other uses and major, strategic residential developments will be considered through Plan:MK. A judgement has been made to include sites that could accommodate up to around 600-700 homes, which is the maximum size of site that would need to deal with the housing challenge the plan is seeking to address.

Questions 3

Do you know of any other sites which don't already appear in Annex F 'Profiles of potential Site Allocations' that we should be considering for allocation through the Site Allocations process? If so, please provide details and a location plan on the form provided in Annex C 'Proforma for submitting new sites for consideration'.

Is the available land suitable for development and is it deliverable?

7.9 At this stage, the Council has only carried out a basic overview of the potential suitability and deliverability of each site for housing development. This is included in a proforma for each site, set out in Annex F 'Profiles of potential Site Allocations' to this report.

At this stage, the Council has not identified its preferred sites nor has it scored or ranked the sites in any way.

7.10 The Council intends to follow a four stage assessment process to establish the full suitability and deliverability of sites, from which decisions about allocations can be made. This will sit alongside separate work to be undertaken on the Sustainability Appraisal of the document.

7.11 The draft framework for carrying out the assessment is set out in Annex D. A key part of this consultation process will be to ensure that the framework provides a suitable basis for the assessment of sites and we welcome your views on this issue.

7.12 Work has started to collate the information required to undertake the assessment and this information has been used to carry out an initial Sustainability Appraisal of the sites, which informs this consultation. Details of the outcome of the initial sustainability appraisal of each site are also noted in Annex F 'Profiles of potential Site Allocations'.

7.13 Stage 1 of the process (see below) has already been undertaken to provide clarity to those who have already put forward sites that clearly don't fit within the established strategy that their sites won't be considered further. A list of these sites can be seen in Annex E 'List of sites ruled out after the Stage 1 assessment'.

7.14 The four stages of the process are:

7 How will the allocations be made?

Stage 1: Filtering out any sites that are clearly contrary to national/local policy⁽¹³⁾ or have environmental constraints that render them clearly unsuitable for development

Stage 2: Assessing the availability and deliverability of each potential site

Stage 3: Assessing the suitability and sustainability of each site, scoring them to allow comparison

Stage 4: Assessing any added value of developing the site (i.e addition benefits delivered as part of the development.



7.15 The second round of consultation of the document will be on the Council's Preferred Options. Stages 2 to 4 of the assessment will be undertaken during the development of the Preferred Options, enabling the Council to use the outcomes of the assessment process to select its preferred sites.

7.16 During this time a full Initial Sustainability Appraisal report will also be prepared to inform decisions on the Preferred Options. This will build on the initial sustainability of sites

undertaken to inform the Issues and Options consultation. The Sustainability Appraisal work will overlap somewhat with Stage 3 of the assessment process, but will be a separate consideration in the site selection process.

7.17 As part of this process, any site specific requirements linked to the development of individual sites will be identified. This may include particular points relating to access, design, layout etc, which will form the basis of policies accompanying each allocation.

Questions 4

- Do you have any comments to make on the Site Assessment Framework set out in Annex D 'Draft Site Assessment Framework'?
- Are there any other factors the Council needs to consider, or any that are not relevant to assessing site suitability?
- Do you agree with the weighting criteria included in Stage 3 of the Framework? *(this point is also covered more specifically in Chapter 9 'Where should development go in the urban area?')*
- Do you agree with the list of sites ruled out after Stage 1 of the assessment in Annex E 'List of sites ruled out after the Stage 1 assessment'? If, not tell us why sites should be considered further.

¹³ Local Policy is the Development Strategy set out in the Core Strategy - Policy CS1 'Milton Keynes Development Strategy'

7 How will the allocations be made?

Stakeholder Feedback

7.18 In addition to the technical assessment to be carried out, comments from local residents, land owners and other interested parties will play an important role in informing decisions made by the Council regarding the allocation of sites.

7.19 As well as supporting the technical assessment of sites, feedback from the public and other stakeholders, both positive and negative, will be fed into the decision making process.

Questions 5

Do you have any general comments to make about any of the potential sites identified in the Potential Sites document? Please ensure when commenting on a site that you include the reference on the site proforma.

NB. If additional alternative sites are put forward for consideration through this consultation, there will still be an opportunity to comment on them through the Preferred Options consultation process prior to the plan being finalised. Parish and Town Council's will also be made aware of any additional sites put forward for consideration and given a chance to express their initial views.

The relationship with Neighbourhood Plans

7.20 The process of allocating sites for development must dovetail with several emerging Neighbourhood Plans, particularly in the rural area. The relationship between Neighbourhood

Plans and the Site Allocations Plan will evolve over the plan preparation process.

7.21 The key outcome will need to be the allocation of sufficient land - whether this is in Neighbourhood Plans or the Site Allocations Plan. Officers have worked closely with Town and Parish Councils, particularly in the rural area where each of the Key Settlements are in the process of preparing (or in the case of Woburn Sands have produced) Neighbourhood Plans, to make sure they are aware of the need for new housing land to be identified.

7.22 In Olney and Newport Pagnell (see 8 'Rural Allocations'), Neighbourhood Plans are being prepared in the context of providing sufficient deliverable housing land to meet Milton Keynes Council's rural target. However, these plans are subject to a referendum. Therefore, even if they are positively prepared and propose the allocation of sufficient levels of housing land, there is no guarantee the referendum will be successful and the plan formally 'made'.

7.23 Therefore, it is important that this site allocations process runs concurrently with the preparation of these plans and is in a position to allocate sufficient sites if either of the Neighbourhood Plans don't progress to submission in a timely manner, or the referendum don't produce a positive outcome. This will ensure that the Council's land supply position is not left exposed by the failure of Neighbourhood Plans to progress.

7 How will the allocations be made?



7.24 If the Neighbourhood Plans allocate sufficient deliverable sites in the rural area to meet the Council's housing requirement, the Site Allocations Plan may not need to allocate any new rural sites - unless there is any particular qualitative reason to do so (e.g. because a site is identified elsewhere that would benefit from the certainty provided by a new housing policy). The final Site Allocations Plan will simply recognise the Neighbourhood Plan allocations and they will be added to the Council's land supply position.

Questions 6

Do you have any comments to make of the relationship between Neighbourhood Plans and the Site Allocations Plan process?

8 Rural Allocations

What should the split of sites be across the rural settlements?

8.1 As set out Chapter 6 'Where will the allocations be made?', across the rural area, there are four main areas where new allocations could be considered. These are the three Key Settlements of Newport Pagnell, Olney and Woburn Sands, and the Selected Village of Sherington. A view will need to be taken on how much land should be allocated in each settlement.

8.2 Aside from establishing the availability of potential sites in each settlement, and assessing their relative suitability through the assessment framework, there are a number of other factors that the Council will need to take into consideration alongside land availability in making new land allocations. It won't simply be a case that the sites with the best score in the assessment framework are allocated for development.

8.3 The following discussion does not give definitive answers or choices, but each of the factors discussed will help inform decisions about how much land should be allocated where.

1. The role of Sherington

8.4 Sherington needs to be considered separately from the Key Settlements as it is a lower order 'Selected Village'. The inclusion of Sherington as a Selected Village in the Core Strategy Settlement Hierarchy was on the basis of supporting the aspirations of the Parish Council; rather than the village being seen as a sustainable location for development and a key part of the rural strategy.

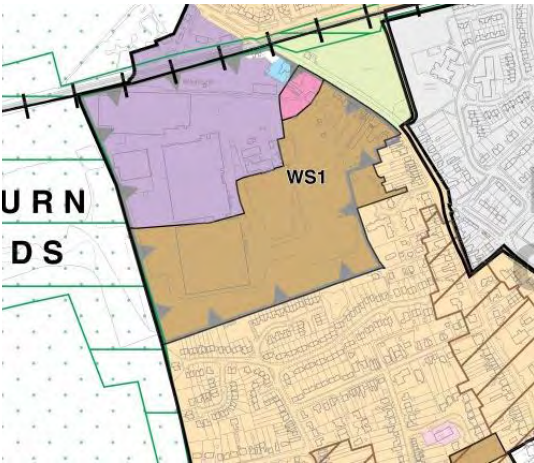
Therefore, only a small amount of land (for c.20-40 homes) will be allocated for development in Sherington. The level of allocation and the preferred site(s) for development will be a matter for discussion primarily with the Parish Council, the local community and other interested parties, rather than for general consideration as part of the wider rural strategy.

2. Existing rural commitments

8.5 In establishing the appropriate level of allocation to be made in the Key Settlements we first propose to look at the recent level of development and level of existing permissions/allocations in each of the settlements.

8.6 This is seen as being key to ensuring that development in rural settlements respects their character and maintains a focus on delivering homes to meet local need, rather than being seen as an opportunity for significant, potentially inappropriate growth of settlements. The level of development already planned and that has taken place over the first three years of the Core Strategy plan period, will be a key consideration, helping to avoid over development in individual settlements.

8.7 The tables in Annex B 'Existing commitments & completions by settlement' show the level of recent completions and existing commitments in the four rural settlements. The total cumulative completions shown in the table represents the current level of development committed in each settlement towards delivering the Core Strategy housing target. The figures include a small allowance for future, unplanned windfall development.



8.8 The figures show that nearly 60% of development that has taken place or is already planned in the rural area over the Core Strategy plan period is in Woburn Sands. This growth, when considered alongside completions in the years immediately before the start of the Core Strategy plan period will have increased the number of homes in the town by more than 50% since 2006 (number of homes in 2006 = 1,044; Total completions since 2006 = 542).

8.9 This growth will have more than met any locally generated need. This suggests that new allocations for the rest of the Core Strategy Plan period should mainly be focused on Newport Pagnell, Olney and Sherington, rather than Woburn Sands.

3. The size of the rural settlements

8.10 Related to the point above, a further consideration is the relative size of each of the settlements and notionally how much of a contribution each would be expected to make if they were to take a proportion of the housing target related to the size of their housing stock at the start of the plan period - effectively taking their 'fair share' of development.

8.11 We know that over the last 10 years around 75% of all rural completions have taken place in the Key Settlements. By 2026, if the Core Strategy housing target is to be achieved this suggests there will have been approximately 1,320 completions across the three Key Settlements (the remainder would be spread across the other rural settlements, mainly as windfall).

8.12 We also know the housing stock of each settlement at the start of the plan period (see Table 2 'Notional share of rural housing target on a pro-rata basis'). Based on the relative size of each settlement at the start of the plan period, if each were to take their pro-rata share of the 1,320 homes, there would have been the following growth in each of the Key Settlements:

Table 2 Notional share of rural housing target on a pro-rata basis

Settlement	Housing Stock at April 2010	Proportion of Key Settlement homes	Pro-rata share of need
Newport Pagnell	6,365	61%	805
Olney	2,826	27%	356
Woburn Sands	1,247	12%	158

8.13 Based on what we already know about completions and commitments in each settlement, this would leave additional land for the following number of homes to be found in each settlement to enable it to ensure each settlement delivers it's notional 'fair share' of the rural housing requirement:

8 Rural Allocations

Table 3 Additional land supply needed to meet notional pro-rata share in each settlement

Settlement	Existing completions/ supply	Residual to meet pro-rata share
Newport Pagnell	212	593
Olney	52	304
Woburn Sands	362	-204

8.14 This appears to further reinforce the fact that Woburn Sands already has sufficient housing land identified and that new rural housing land allocations should be focused on Newport Pagnell and Olney.

8.15 The number of homes already delivered and planned in Woburn Sands is significantly greater than its notional 'fair share' of development. Therefore if a proportionate split approach were to be followed, to ensure the rural housing target continues to be delivered, the Council would not have to allocate the full 'fair share' figures outlined in Table 3 'Additional land supply needed to meet notional pro-rata share in each settlement' in the other Key Settlements as those figures could be reduced to take account of development already planned in Woburn Sands.

8.16 We already know that after windfall has been considered land for around 622 homes needs to be found (see Chapter 5 'How much land needs to be allocated?'). To deliver this number of homes, based on the relative size of Newport Pagnell and Olney, a split of around 225-250 homes in Olney

and 425-450 in Newport Pagnell may be broadly appropriate, which includes an additional allowance to cater for the ongoing NPPF buffer.

8.17 There are alternatives to each settlement taking a 'fair share' of development in relation to its size. These would include splitting the housing target equally across the settlements with each taking the same amount of development. splitting the residual requirement (after taking into account completions to date and commitments) equally across each settlement or basing the split more on the specific sites that are available and their capacity.

8.18 We would appreciate your views on the appropriateness of these alternative approaches, particularly whether you believe they are reasonable and sound in planning terms or whether a more considered approach, which takes into account factors, such as the impact on the character of towns and their relative role in the rural area, is more appropriate.

8.19 The relative merits of any alternative approaches will be considered though the Sustainability Appraisal process to help inform the decision making process.

4. Service and infrastructure opportunities and constraints

8.20 Providing access to good quality local services, such as schools and doctors, is key to the role of rural settlements. The three key settlements provide services not only for their own residents, but also for other smaller

villages in the rural area of the Borough - this is part of the reason why they are identified as Key Settlements.

8.21 New development can put pressure on existing services, through increasing demand. However, new development can also be beneficial for towns by increasing patronage of facilities which may need additional support to survive.

8.22 The Council will undertake a full analysis of service provision as part of the allocations process to identify any potential pressures or opportunities that exist. It will also look in detail at local infrastructure, including the road network, to identify any constraints that could limit development or improvements that would need to be made if a particular site were to be allocated. The findings will influence choices about which sites to allocate, but also the detailed policy that sits alongside any allocations made.

8.23 It will be helpful to hear your views on any pressure on services and infrastructure that you would particularly like us to look at in considering making housing allocations. It would also be useful if you could tell us about any situations where existing services may benefit from new allocations being made nearby or where you think there may be an opportunity to tackle an existing service deficit by the development of a mixed use development, where housing could be provided alongside another use.

5. Sustainability

8.24 As has been noted at points through this paper, Sustainability Appraisal will be a key consideration in making decisions about where allocations should be made. As well as assessing individual sites, the issues highlighted throughout this chapter will be subject to sustainability appraisal. The findings of the appraisal process will be included in the Sustainability Appraisal report which will accompany the Preferred Options document.

Relationship with Neighbourhood Plans

8.25 To guide the development of Neighbourhood Plans in the rural area in the Key Settlements it is the 'fair share' housing figure that Officers have discussed with Town Council's as the minimum that they should be looking to plan for in their own plans. Whilst these figures are just given as a guide, they provide an appropriate starting point for the Town Council's to use for consultation with their communities.

8 Rural Allocations

Questions 7

- Do you agree that the focus of new allocations should mainly be on Newport Pagnell, Olney, and to a lesser extent Sherington, given the level of recent development, and ongoing development, in Woburn Sands?
- Alternatively, should further growth be considered in Woburn Sands? If so, what is the justification for this?
- Do you have any general views on the split of development across the rural settlements, particularly the potential approach of planning for 225-250 homes in Olney and 425-450 homes in Newport Pagnell?
- Do you think that splitting the rural housing requirement equally across the three Key Settlements, and the other approaches set out in paragraph 8.17 are would be reasonable approaches to take?
- Are there any pressures on services in the rural settlements that you feel should be taken into account in making new allocations? If so, what are these?
- Are there any opportunities for new development to support the continued viability of local services that you would like to be taken into account?



9 Where should development go in the urban area?

9 Where should development go in the urban area?

Overview

9.1 As set out in Chapter 5 'How much land needs to be allocated?' (see paragraphs 5.28-5.29), across the urban area we will potentially need to identify and allocate land for around 500 homes (subject to final agreement), capable of being built out by 2021 to enable a robust five year land supply to be maintained. Through the Strategic Housing Land Availability Assessment (SHLAA) process (and subsequent submissions), we are already aware of available land for approximately 4,000 additional homes, excluding the largest, most strategic, potential expansion areas, which could accommodate a further 10-15,000 homes on top of existing commitments.

9.2 Clearly not all of this land will need to be allocated so once the appropriate level of development for the urban area has been established, decisions will need to be made as to which sites are the most appropriate to be brought forward for development.

9.3 The non-strategic land available covers a wide range of sites, from brownfield opportunities to greenfield land, both inside the existing city boundary and adjoining it.

9.4 A key decision will be whether sites within the existing city boundary should be given priority over new, small urban extensions. There is an argument that further greenfield growth is not appropriate or sustainable when more centralised sites already exist. However, it is possible that some greenfield expansion sites may be more

deliverable or suitable for development, and would help to fulfil the purpose of allocations at this time more successfully than brownfield sites, which may have particular constraints that limit their immediate deliverability.



9.5 The Site Assessment Framework looks to address this issue, with the proposed weightings giving priority to sites inside the existing urban area.

Land inside the urban boundary

9.6 There are a range of different sites inside the development boundary of the city that need to be considered. The details of those we already know about are listed in Annex F 'Profiles of potential Site Allocations'.

9.7 A number of these are brownfield development sites, where an existing use has either ceased or is not expected to continue for much longer. Consideration will need to be given as to whether these sites are suitable for housing. Consideration will also need to be given to how deliverable they are, or whether to provide certainty, alternative, more straightforward development sites need to be identified.

9 Where should development go in the urban area?

9.8 The NPPF makes it clear that the Council should not restrict development of sites allocated for employment use when there is no reasonable prospect of the site being used for that purpose (paragraph 22). A review of the continued suitability of sites for employment use was carried out as part of the development of the Core Strategy with a number of specific sites identified as having no reasonable prospect of being developed for employment purposes.

9.9 The two main areas of undeveloped employment land⁽¹⁴⁾ the review considered should no longer realistically be incorporated into the Council's supply of employment land are included in the Potential Sites list in Annex F 'Profiles of potential Site Allocations' alongside a few other small areas of employment land put forward by landowners who consider that they are no longer suitable for employment development. Consideration will need to be given as to whether housing development would be a suitable alternative use for these areas. Part of the consideration in making this judgement will be the conclusions of the Economic Growth and Employment Land Study, which is currently under preparation. This study will provide feedback on the ongoing suitability of these sites to satisfy the demands of the modern employment land market.

9.10 The NPPF also suggests that areas of designated open space could be considered for development, but that this must be subject to an assessment showing that the land is surplus to requirements. Consideration will need to be given as to whether it would be appropriate and beneficial to

release some open space for housing development, for example where ongoing maintenance may be an issue or redevelopment may enable improvements to other areas of related open space for the benefit of communities. Such an approach may have a benefit in limiting the need for further greenfield expansion outside the current city boundary. There are not currently any open space sites identified as having potential, but there may be sites you can think off that would benefit from redevelopment.

9.11 Equally, there are areas in city estates which are classed as amenity open space - spaces left undeveloped but not specifically identified as open space on the local plan proposals map. Some of this land will have been designed to be an attractive feature in a built up area. Others are left over pieces of land which have limited value for estates. Local Plan Policy L2 envisages that there will be infill opportunities on some pieces of land like this. Again, at this time sites like this haven't been identified in the list of potential sites, but there might be sites you would like to put forward to us for consideration.



14 The two main pieces of land are at Broughton/Atterbury and Wolverton Site G

Sites outside the city boundary

9.12 Through the SHLAA process, the Council is aware of a number of potential areas for greenfield expansion around the edge of the urban area. A number of these areas are large strategic sites that were considered as part of the Core Strategy process, and are likely to be best considered again during the preparation of Plan:MK.

9.13 However, there are a number of smaller, discrete greenfield sites that will need to be given due consideration through this process. There could also be scope for smaller parts of larger land holdings to come forward as standalone sites - although the Council is mindful that this allocations process is about giving consideration to smaller sites that were not considered individually through the Core Strategy process, and identifying sites that are deliverable in the short term. This Site Allocations process is not a second opportunity to consider allocating large strategic sites that were not allocated in the Core Strategy. That will be addressed as necessary through the preparation of Plan:MK.

9.14 Whilst the proposed Site Assessment Framework in Annex D 'Draft Site Assessment Framework' currently seeks to prioritise the use of brownfield sites and areas within the existing urban area, the Council recognises that there may be greenfield sites that are well located for development or sites where allocation for development could bring added benefits, and the Site Assessment Framework reflects this.

Size of sites

9.15 Related to the issue of the location of sites is their size. The SHLAA shows that there are a range of different sized site areas available both within and outside the urban area, capable of accommodating between 10 units and 500+ homes. Each site will be considered through the same process, however consideration will need to be given as to the mix of sites that will best help to deliver the additional completions the Council needs to find by 2021 to maintain a five year land supply.

9.16 There are various options including:

- allocation of one or two of the larger sites;
- allocation of a number of small sites,
- a mix of small and medium sites.

9.17 Each approach has its merits. For example, more small sites would provide contingency if one site doesn't come forward as expected, and one or two large sites would potentially cause disruption to a smaller part of the city's population.

9.18 However, each also has problems with a range of smaller sites potentially meaning less affordable housing will be provided (if sites are for fewer than 15 homes) and large sites having longer lead in times, making it less certain they will be built out within five years.

9 Where should development go in the urban area?

Sustainability Appraisal

9.19 As has been noted elsewhere in this paper, Sustainability Appraisal will be a key consideration in making decisions about where allocations should be made. As well as assessing individual sites, the issues highlighted throughout this chapter will be subject to Sustainability Appraisal to help inform the decision making process. The findings of the appraisal process will be included in the Sustainability Appraisal report which will accompany the Preferred Options document.

Questions 8

- Do you agree that increased weight in the Site Assessment Framework should be given to:
 - a. Brownfield sites over greenfield sites; and
 - b. Sites inside the designated area rather than sites outside the designated area in the open countryside
 - Do you support the principle of altering the designation of some employment sites in the city, which have remained undeveloped since the designation of the city and which aren't seen as deliverable employment sites? Aside from those sites listed in the Potential Sites document, are there any other areas we should be considering?
- Do you think it would be appropriate to consider re-designating some areas classed as open space for development, if this meant limiting the need for greenfield expansion on the edge of the city?
 - If so, under what circumstances would the release of open space for development be acceptable and do you know of any areas that may benefit from redevelopment?
 - Do you know of any pieces of amenity open space that could be suitable for development?
 - If the higher housing requirement is followed, do you think the focus should be on selecting one or two larger sites (c.500-600 homes) for allocation or should the Council focus on identifying a greater range of smaller sites?



10 Other issues

Overcoming constraints

10.1 As well as the allocation of land, the Site Allocations Plan will include a policy for each site. This policy will set out criteria against which future planning applications will be considered.

10.2 The criteria included in these policies will be based on any issues resulting from the site assessment process and feedback received through the consultation. Likely issues to be covered include:

- Access arrangements
- Density
- Capacity (i.e. how many homes)
- Design
- Landscaping.



Further flexibility

10.3 This paper has set out conclusions regarding the amount of land the Council should be looking to allocate in the Site Allocations Plan. These conclusions are based on existing forecasts of the deliverability of land at this moment in time.

10.4 However, it may be prudent for the Council to consider additional land allocations to provide further certainty that it will be able to meet its housing requirements. This would allow for:

- Under performance against current site by site forecasts; and
- Further unforeseen delay in the preparation of Plan:MK.

Questions 9

- Should the Council consider allocating additional land to provide further flexibility to the land supply position? (*this would be over and above the 20% buffer already required by the NPPF*).
- If so, what additional allowance do you think it would be prudent to consider?

11 The potential sites

11 The potential sites

11.1 Annex F 'Profiles of potential Site Allocations' sets out details of each of the available sites we already know about. These are the sites that have been put forward to us for consideration through the SHLAA process or that have been identified by Officers through other sources, including pre-application discussions.



11.2 In the document for each site there is:

- a reference number
- a location plan
- a summary of the initial Sustainability Appraisal conclusion
- a brief summary of site suitability, including main constraints or opportunities
- an indication of the number of homes that could be accommodated on the site (based on a simple calculation relating to the size of the site and an average density).

11.3 The sites are not ranked or scored in any way at this stage. A full assessment of suitability, using the Framework being consulted on through this consultation (in Annex D 'Draft Site Assessment Framework'), will be

prepared for each site as part of the work to inform decisions made in the Preferred Options document.

The identification of the sites in the document DOES NOT automatically mean they will be developed or that their development is/will be supported by the Council.

11.4 Please make sure you quote the reference number in any comments you wish to make about any of the sites.

11.5 The sites are listed by settlement/estate. Within the list there is a summary of the potential sites in each settlement, summarising their location, size and the potential number of houses that could be accommodated.

11.6 For each of the Key Settlements and the Selected Village in the rural area there is also some more context to guide any feedback you may wish to make. This covers any major constraints that exist in each and also provides a summary of sites already permitted or allocated for development.

11.7 As mentioned earlier, there will be other sites identified as a result of this consultation and further evidence gathering. There will be an opportunity to comment on the sites put forward and shape the document through the preferred options consultation ahead of the plan being finalised.

Annex A Forecast future land supply positions

Annex A Forecast future land supply positions

Overall Land Supply Position - Liverpool approach

Start of 5 year period	2014/15	2015/2016	2016/17	2017/18
Predicted completions in five year period (a)	11,488	11,505	11,092	10,305
Basic annual (CS target x 5) (b)	1,750 x 5 = 8750	1,750 x 5 = 8750	1,750 x 5 = 8750	1,750 x 5 = 8750
Buffer (@20% of basic requirement) (c)	8750 x 0.2 = 1,750	8750 x 0.2 = 1,750	8750 x 0.2 = 1,750	8750 x 0.2 = 1,750
Projected shortfall (shortfall in completions since April 2010/remaining plan years x 5) (d)	(1823/12) x 5 = 760	(1781/11) x 5 = 810	(1386/10) x 5 = 693	(598/9) x 5 = 332
Total requirement (b + c + d) (e)	11,260	11,310	11,193	10,832
Difference between supply and requirement (a-e)	+228	+195	-101	-527

Overall Land Supply Position - Sedgefield approach

Start of 5 year period	2014/15	2015/2016	2016/17	2017/18
Predicted completions in five year period (a)	11,488	11,505	11,092	10,305
Basic annual (CS target x 5) (b)	8,750	8,750	8,750	8,750
Buffer (@20% of basic requirement) (c)	1,750	1,750	1,750	1,750
Projected shortfall (shortfall in completions since April 2010) (d)	1,823	1,781	1,386	598
Total requirement (b+c+d) (e)	12,323	12,281	11,886	11,098
Difference between supply and requirement (a-e)	-835	-776	-794	-793

Annex A Forecast future land supply positions

Urban Land Supply Position - Liverpool approach

Start of 5 year period	2014/15	2015/2016	2016/17	2017/18
Predicted completions in five year period (a)	10,949	11,089	10,803	10,100
Basic annual (CS target x 5) (b)	1,640 x 5 = 8,200	1,640 x 5 = 8,200	1,640 x 5 = 8,200	1,640 x 5 = 8,200
Buffer (@20% of basic requirement) (c)	8,200 x 0.2 = 1,640	8,200 x 0.2 = 1,640	8,200 x 0.2 = 1,640	8,200 x 0.2 = 1,640
Projected shortfall (shortfall in completions since April 2010/remaining plan years x 5) (d)	(1,737/12) x 5 = 724	(1,743/11) x 5 = 801	(1,400/10) x 5 = 700	(621/9) x 5 = 345
Total requirement (b +c + d) (e)	10,564	10,641	10,540	10,185
Difference between supply and requirement (a-e)	+385	+448	+263	-85

Urban Land Supply Position - Sedgefield approach

Start of 5 year period	2014/15	2015/2016	2016/17	2017/18
Predicted completions in five year period (a)	10,949	11,089	10,803	10,100
Basic annual (CS target x 5) (b)	8,200	8,200	8,200	8,200
Buffer(@20% of basic requirement)(c)	1,640	1,640	1,640	1,640
Projected shortfall(shortfall in completions since April 2010) (d)	1,737	1,743	1,400	621
Total requirement (b+c+d) (e)	11,577	11,583	11,241	10,461
Difference between supply and requirement (a-e)	-628	-494	-437	-361

Annex A Forecast future land supply positions

Rural Land Supply Position - Liverpool approach

Start of 5 year period	2014/15	2015/2016	2016/17	2017/18
Predicted completions in five year period (a)	539	416	289	205
Basic annual (CS target x 5) (b)	110 x 5 = 550	110 x 5 = 550	110 x 5 = 550	110 x 5 = 550
Buffer(@5% of basic requirement)(c)	550 x 0.05 = 28	550 x 0.05 = 28	550 x 0.05 = 28	550 x 0.05 = 28
Projected shortfall (shortfall in completions since April 2010/remaining plan years x 5)(d)	(86/12) x 5 = 35	(40/11) x 5 = 18	-12	-21
Total requirement(b + c + d) (e)	613	596	566	557
Difference between supply and requirement (a-e)	-74	-180	-277	-352

Rural Land Supply Position - Sedgfield approach

Start of 5 year period	2014/15	2015/2016	2016/17	2017/18
Predicted completions in five year period (a)	539	416	289	205
Basic annual (CS target x 5) (b)	110 x 5 = 550	110 x 5 = 550	110 x 5 = 550	110 x 5 = 550
Buffer (@5% of basic requirement) (c)	550 x 0.05 = 28	550 x 0.05 = 28	550 x 0.05 = 28	550 x 0.05 = 28
Projected shortfall (shortfall in completions since April 2010) (d)	86	40	-12	-21
Total requirement (b+c+d) (e)	664	618	566	557
Difference between supply and requirement (a-e)	-125	-202	-277	-372

Annex B Existing commitments & completions by settlement

Annex B Existing commitments & completions by settlement

Newport Pagnell

	Actual completions				Forecast completions ⁽¹⁵⁾		
Year	2010/11	2011/12	2012/13	2013/14	2014/15	2015 onwards	Forecast stock
Housing stock (start of year)	6,365	6,411	6,472	6, 473	6,476	6,514	6,726
Completions in year	46	61	1	3	38	63	
Plan period-Cumulative completions	46	107	108	111	149	212	

Olney

	Actual completions				Forecast completions		
Year	2010/11	2011/12	2012/13	2013/14	2014/15	2015 onwards	Forecast stock
Housing stock (start of year)	2,826	2,832	2,835	2,838	2,841	2,856	2,878
Completions in year	6	3	3	3	15	22	
Plan period-Cumulative completions	6	9	12	15	30	52	

15 Future forecasts do not include any allowance for windfall development

Annex B Existing commitments & completions by settlement

Woburn Sands

	Actual completions				Forecast completions		
Year	2010/11	2011/12	2012/13	2013/14	2014/15	2015 onwards	Forecast stock
Housing stock (start of year)	1,247	1,296	1,328	1,373	1,415	1,478	1,609
Completions	49	32	45	42	63	131	
Cumulative completions	49	81	126	168	231	362	

Sherington

	Actual completions				Forecast completions		
Year	2010/11	2011/12	2012/13	2013/14	2014/15	2015 onwards	Forecast stock
Housing stock (start of year)	389	390	390	392	394	394	394
Completions	1	0	2	2	0	0	
Cumulative completions	1	1	3	5	5	5	

Annex C Proforma for submitting new sites for consideration

The following proforma is also available to download from the Council's website or from the Supporting Documents tab on the Site Allocations Plan part of the Consultation Portal at

http://miltonkeynes-consult.objective.co.uk/portal/dev_plans/sap

Milton Keynes Site Allocations Plan 'Call for Sites'

This proforma is provided to enable you to submit details of sites you wish to be considered for inclusion in the Site Allocations Plan. Information provided will assist Officers with their own assessments as to whether sites are potentially suitable and available for housing. Please provide as much detail as possible to enable a thorough site assessment to be carried out.

Assumptions regarding the suitability of sites and potential housing numbers will ultimately be based on observations of Officers, based on a thorough assessment of sites and feedback from the public and other stakeholders.

It should not be assumed that sites put forward through this process will automatically be considered suitable for development, that they will be allocated or that planning permission would be granted for development. This remains a decision to be made through the plan-making process - this is simply a starting point and an opportunity to put land forward as a possible site for development for consideration alongside others.

All proformas must be accompanied by:

- a site plan; and
- confirmation of land availability (e.g. in cases where sites are put forward by an agent, confirmation of consent to do so by the land owner must be provided). If you do not know who owns a site but would like us to look into it, please make this clear.

Proformas without this information will not be accepted.

Checklist

'DO' submit sites that:

- Are likely to be developed by 2026 at the latest
- Could accommodate **10 or more** dwellings within or immediately adjoining*:
 - Milton Keynes - Woburn Sands - Sherington
 - Newport Pagnell - Olney
- Or are within the **existing boundaries** (as defined on the Local Plan proposals map) of*:

Astwood, Bow Brickhill, Castlethorpe, Clifton Reynes, Emberton, Hanslope, Lavendon, Little Brickhill, Long Street, New Haversham, Newton Blossomville, North Crawley, Ravenstone, Stoke Goldington, Wavendon and Weston Underwood.

** These areas are those identified for development in the adopted Milton Keynes Core Strategy (July 2013). They are therefore the areas which could contribute to future land supply across the Borough, subject to consideration through the formal plan making process. This hierarchy is not being revised through the Site Allocations Plan. Sites under 10 dwellings are considered as windfall.*

pto

Annex C Proforma for submitting new sites for consideration

'DO NOT' submit sites that:

- Already have planning permission for development, (unless a significantly new and different proposal is likely in the future)
- Are allocated in the Milton Keynes Adopted Local Plan 2001-2011
- Are not within the parameters set out on the previous page

Permitted and allocated sites will already be included in the assessment as commitments. Sites not within the parameters set out on the first page fall outside of the areas where the Core Strategy directs development and therefore would not be able to contribute to the Council land supply position.

How to reply

Forms should be returned to the Council no later than 5pm on **5th November 2014**.

Email: siteallocations@milton-keynes.gov.uk

Post: Development Plans Team, Planning and Transport, Milton Keynes Council, Civic Offices, 1 Saxon Gate East, Central Milton Keynes, MK9 3EJ

Fax: 01908 252211

If you have any queries about this process please contact the Development Plans team using the details above or call **01908 252358**

Annex C Proforma for submitting new sites for consideration

Site Name and Address:

--

1. Contact details

Name:
Organisation (if applicable)
Position (if applicable)
Address:
Postcode:
Telephone:
Email:

Site owner (if different from above)

Name:
Address:
Postcode:
Telephone:
Email:

If you are an agent submitting information on behalf of a landowner, please provide conformation of their consent to do so, or clarify why this is not possible.

2. Site details

Size (hectares)- if known	
Current use(s)	

Planning history (if any)

Summary of potential
(e.g. uses, reasons for seeking
(re)development)

3. Ownership and availability

I (or my client) is:

Sole owner of the site	
Part owner of the site	
Hold no (legal) interest in the site	

If you hold part/no interest in the site, do you know who owns the site/or remainder of the site? Please provide as much detail as possible.

Are any of the following relevant to the site?

	Yes	No	Not sure
Legal constraints (e.g. ransom strip, restrictive covenant)			
An existing use on site needs to be relocated			
Public rights of way			
Reliant on development of other land			
Contamination needs to be cleared			

Annex C Proforma for submitting new sites for consideration

If you answered Yes to any of the above, please give details. Also add details of any other factors which may affect the potential development of the site?

--

Is there any developer interest in the site? Please give details.

Nature of interest	Tick	Comments
Owned by a developer		
Under option to a developer		
Site is being marketed for sale		
Enquiries received from developers		

Please give an indication of when the site would be available for development, if it were to be identified in a future policy document.

Immediately	
Within 5 years	
5 - 10 years	
10 - 15 years	
Beyond 15 years	

4. Suitability of the site for development

Are any of the following factors relevant to the site? If yes, please comment on how you believe they could be overcome.

	Tick	Comment
Flooding		
Listed building/building of historic importance/conservation area		
Nature conservation		
Ecology		
Archaeology		
High quality agricultural land		
Pollution/contamination		

Does the site have good access or how could access be effectively achieved? Please give details

Does the site benefit from any of the existing services?

	Yes	No	Not sure
Mains water supply			
Mains sewerage			
Gas supply			
Electric supply			
Landline telephone/broadband internet			
Other (please specify)			

5. Additional information

Please provide any further information which you feel would benefit the assessment of the site for development? Are there any other uses you feel would be suitable for the site?

Annex C Proforma for submitting new sites for consideration

6. How to respond

Please return the questionnaire along with an up-to-date Ordnance Survey based map (**without this mapped information we are unable to register the site**) outlining the precise boundaries of the site in its entirety and the part which may be suitable for housing (if this is less than the whole) no later than 5pm on 5th November 2014 to one of the following addresses:

Email: siteallocations@milton-keynes.gov.uk

Post: Development Plans Team
Planning and Transport
Civic Offices
1 Saxon Gate East
Central Milton Keynes
MK9 3EJ

Fax: 01908 252211

Important note

Officers will need to access the site to carry out an assessment. Please confirm that this is acceptable to enter the site by signing below. If there are any issues of access, please let us know. If you do not hold an interest in the site and cannot grant access, please ensure question 3 is completed with as much detail as possible to allow us to investigate site ownership.

Signature.....

Annex D Draft Site Assessment Framework

The following Framework is also available to download from the Council's website or from the Supporting Documents tab on the Site Allocations Plan part of the Consultation Portal at

http://miltonkeynes-consult.objective.co.uk/portal/dev_plans/sap

Annex D Draft Site Assessment Framework

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	

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 Policy CS1?		
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			
Access - can it be achieved? Are there any local highway constraints? In consultation with the Highways Team			
Utilities - is there capacity to provide all required utilities? Water, sewage, gas, electric companies service/asset/management plans			
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			

Annex D Draft Site Assessment Framework

<p>Impact of neighbouring uses (e.g. noise, smell) - would any limit suitability or marketability of the site?</p> <p>Site Visits/mapped information</p>			
<p>Is the site a logical extension to a settlement - 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>			
Environmental constraints			
<p>Landscape character- would development harm the landscape character of the area it lies in?</p> <p>Site visit/Landscape Character Assessment</p>			
<p>Impact on areas of biological or geological importance - would development cause harm?</p> <p>GIS/Internal consultation</p>			
<p>Impact on public open space - would development of the site lead to the loss of publicly accessible open space.</p> <p>Local Plan Proposals Map</p>			
<p>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?</p> <p>GIS/internal consultation</p>			
Deliverability/availability constraints			
<p>Existing uses (e.g. ongoing employment) - is there any activity that would limit current development potential?</p> <p>Site visit/developer feedback</p>			
<p>Ownership arrangements - is there confirmation that the site is available for development, with a willing landowner?</p> <p>Site proforma/consultation</p>			
<p>Is development of the site economically viable- are there any particular factors that would limit the viability of development?</p> <p>Site visit/desktop work</p>			
<p>Do the local schools have capacity? Would development of the site cause particular issues with the provision of education?</p> <p>School Organisation Framework/education team</p>			

Annex D Draft Site Assessment Framework

<p>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)</p> <p>Desktop study/internal consultation</p>			
<p>What level of recent housing development has there been in the local area? Is there still capacity in the local market?</p>			
<p>Overall conclusions on deliverability</p>			

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>Nature of site</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>Weighting x 2</p>		
<p>Relationship with settlement</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>Weighting x 2</p>		
<p>Distance to bus stop –</p> <p>GIS</p>	<p>under 200m – 5 200m - 400m -4 400m - 800m – 3 800m - 1000m - 2 over 1000m - 1</p>		
<p>Distance to health centre/doctors (inc proposed facilities)</p> <p>GIS</p>	<p>Under 500m - 5 501 - 1000m- 4 1001 - 1500m - 3 1501m - 2000 - 2 over 2000m -1</p>		
<p>Distance to primary school</p> <p>GIS</p>	<p>Under 500m - 5 501 - 1000m- 4 1001 - 1500m - 3 1501m - 2000 - 2 over 2000m -1</p>		
<p>Distance to secondary school</p> <p>GIS</p>	<p>Under 500m - 5 501 - 1000m- 4 1001 - 1500m - 3 1501m - 2000 - 2 over 2000m -1</p>		
<p>Distance to town/local centre</p> <p>GIS</p>	<p>Under 500m - 5 501 - 1000m- 4 1001 - 1500m - 3 1501m - 2000 - 2 over 2000m -1</p>		
<p>Distance to a supermarket</p> <p>GIS</p>	<p>Under 500m - 5 501 - 1000m- 4 1001 - 1500m - 3 1501m - 2000 - 2 over 2000m -1</p>		

Annex D Draft Site Assessment Framework

Distance to employment area (as defined on the proposals map) Desktop study/GIS	Under 500m - 5 501 - 1000m - 4 1001 - 1500m - 3 1501m - 2000 - 2 over 2000m - 1		
Distance to play area GIS	Under 200m - 5 200m-300m - 4 300m-400m - 3 400m-500m - 2 Over 500m - 1		
Distance to park/publically accessible open space GIS	Under 400m - 5 400m-500m - 4 500-600m - 3 600m-700m - 2 Over 700m - 1		
Quality of agricultural land GIS	50% or more in non-agricultural - 5 50% or more is grade 4 or 5 - 4 50% or more is grade 3 - 3 50% or more is grade 2 - 2 50% or more is grade 1 - 1		
Total score			

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 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	
Conclusion	

Overall conclusions and recommendations

Annex E List of sites ruled out after the Stage 1 assessment

Of the sites under consideration through the Site Allocations process, as listed in Annex F 'Profiles of potential Site Allocations', it is not proposed to take forward the following sites any further as they clearly fail Stage 1 of the proposed site assessment process.

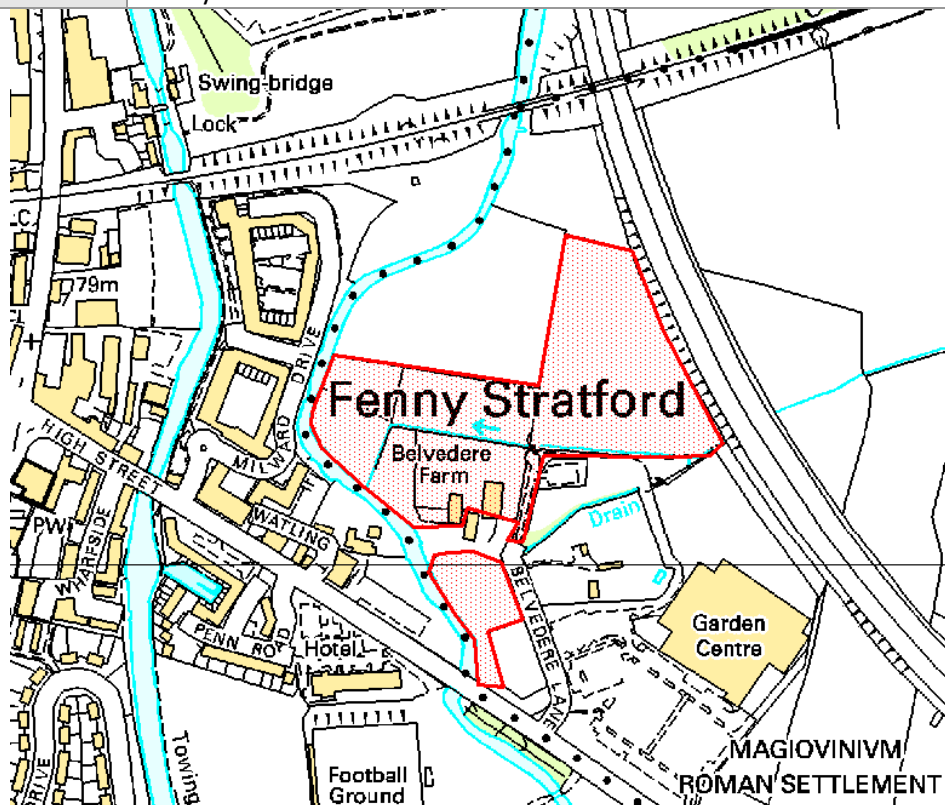
- Belvedere Farm, Fenny Stratford: Site fully in an area of flood risk
- Former Gas Works Site, Stony Stratford: site too small. Sites under 10 dwellings considered as windfall.

Annex F Profiles of potential Site Allocations

Reference	Name	Area/estate	Size (ha)	Indicative site capacity	Parish area affected*
Urban Sites					
U1	Belvadere Farm	Bletchley/Fenny	4.29	129	Bletchley and Fenny Stratford
U2	Former MFI Unit	Bletchley/Fenny	0.7	28	Bletchley and Fenny Stratford
U3	Land off Hampstead Gate	Bradwell Common	0.4	16	Bradwell Parish Council
U4	Land at Broughton Atterbury	Broughton	4.5	118	Broughton and Milton Keynes
U5	Gunnards Avenue	Fishermead	0.36	14	Campbell Park
U6	Land off Sigleton Drive	Grange Farm	0.55	22	Shenley Church End
U7	Woodlands off Breckland	Linford Wood	0.6	21	Stantonbury Parish Council
U8	Land North of Vernier Crescent	Medbourne	0.4	14	Shenley Church End
U9	Land off Ladbroke Grove	Monkston	0.71	25	Kents Hill and Monkston
U10	Land off Lillishall Avenue	Monkston	0.69	24	Kents Hill and Monkston
U11	Galleon Wharf	Old Wolverton	0.59	21	Wolverton and Greenleys
U12	Res site 62 off Manifold Lane	Shenley Brook End	0.52	18	Shenley Brook End and Tattenhoe
U13	Independent School site off Daubeney Gate	Shenley Church End	2.6	68	Shenley Church End
U14	Former gas works site	Stony Stratford	0.17	7	Stony Stratford
U15	Land to the rear of Hayes	Stony Stratford	0.35	13	Stony Stratford
U16	Land off Calverton Road	Stony Stratford	1.7	68	Stony Stratford
U17	Land at Towergate	Walnut Tree	5.6	147	Walton, Wavendon
U18	Land to the rear of Morrisons Supermarket	Westcroft	0.63	25	Shenley Brook End and Tattenhoe
U19	Reserve Site 3 East of Snellshall Street	Westcroft	0.54	22	Shenley Brook End and Tattenhoe
U20	Wolverton Railway Works	Wolverton	14.3	286	Wolverton and Greenleys
U21	Wolverton Mill Site G	Wolverton Mill	4	120	Wolverton and Greenleys
Urban expansion					
U22	Land East of Brickhill Street	Expansion	35.4	604	Bletchley and Fenny Stratford, Caldecotte, Bow Brickhill
U23	Land at Eaton Leys	Expansion	40.5	709	Bletchley and Fenny Stratford, Little Brickhill, (AVDC)
U24	Land at Linford Lakes	Expansion	11	193	Great Linford, Haversham CLL
U25	Land South of Lower End Road (a)	Expansion	1	18	Wavendon
U26	Land South of Lower end Road (b)	Expansion	2.63	46	Wavendon
U27	Land West of Bow Brickhill	Expansion	7	184	Bow Brickhill. Caldecotte
U28	Land at Little Linford Lane	Expansion	19.68	344	Newport Pagnell, Haversham
U29	Shenley Dens Farm	Expansion	22.4	392	Shenley Church End, Whitehouse, Whaddon (AVDC)
U30	Land off Ridgeway	Expansion	7.9	158	Stony Stratford, Calverton, Fairfields
Rural					
R1	Former Garage Site	Little Brickhill	0.63	22	Little Brickhill
R2	Network House	Newport Pagnell	1.94	80	Newport Pagnell
R3	Portfields Farm	Newport Pagnell	7.5	197	Newport Pagnell
R4	Tickford Fields Farm	Newport Pagnell	22.5/21.4	394/375	Newport Pagnell
R5	Land off Marsh End Road	Newport Pagnell	8.2	215	Newport Pagnell
R6	Land West of Olney a	Olney	21.3	372	Olney
R7	Land West of Olney b	Olney	11.5	201	Olney
R8	Land West of Olney c	Olney	14.4	252	Olney
R9	Land north and South of Lavendon Road	Olney	0.8/1.3	28/46	Olney
R10	Land off Aspreys	Olney	9.59	252	Olney
R11	Land off Warrington Road	Olney	4.44	117	Olney
R12	Land off Yardley Road	Olney	2.26	59	Olney
R13	Smiths Yard	Sherington	1.1	15	Sherington
R14	Land at Crofts End	Sherington	1.6	32	Sherington
R15	Land at High Street	Sherington	1	30	Sherington
R16	Land rear of School Lane	Sherington	1.5	45	Sherington
R17	Land East of Vandyke Close	Woburn Sands	2.42	54	Woburn Sands
R18	Land North of Woburn Sands	Woburn Sands	13.1	196	Wavendon, Woburn Sands
R19	Land West of Newport Road	Woburn Sands	4.1	92	Woburn Sands
R20	Wyvale Nursery Site	Woburn Sands	3.88	87	Wavendon, Woburn Sands

* This is normally the Parish within which the site lies. In the case of potential areas of expansion, neighbouring parishes are also included. Some sites on the edge of the settlement boundary of Woburn Sands are actually in the Parish of Wavendon.

Site Name	Belvedere farm, Watling Street	Reference number	U1
Settlement/area	Fenny Stratford		



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Size of site	4.29 ha (total)	Indicative site capacity	129
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Summary of site opportunities and constraints

The site is currently classed as being part of the open countryside. It consists of farm land and buildings. The whole site lies in the floodplain of the River Ouzel and was automatically assessed as being unsuitable for housing through the SHLAA process on this basis. The southern part of the site is an Archaeological Notification Site and is also a wildlife corridor.

Access to the site would be available via Belvedere Lane, which provides good access to Fenny Stratford and also the A5. Some of the site would be affected by noise from the A5, but some of the site would also have a river frontage setting.

Site ruled out at stage 1 of assessment process due to flooding constraints

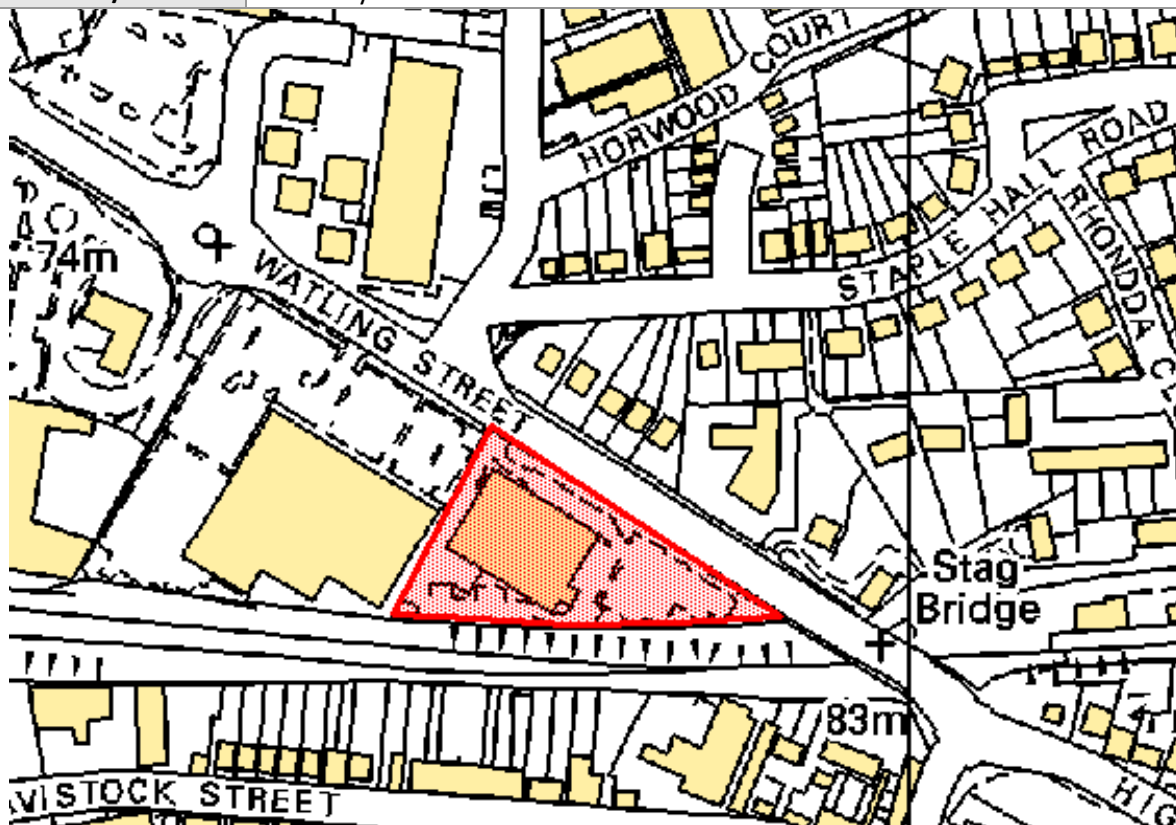
Summary of initial sustainability appraisal findings

Not assessed due to being ruled out for further consideration due to flood risk.

Although the site scores positively on some objectives, the location within the floodplain means it is not sustainable, particularly in the long-term with climate change.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Former MFI Unit, Watling Street	Reference number	U2
Settlement/area	Bletchley		



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Size of site	0.7 ha	Indicative site capacity	28
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Summary of site opportunities and constraints

The site is allocated as retail use on the proposals map, but is part of a mixed use area with some residential development nearby.

Site is currently occupied with a retail unit which has a lease with time to run and still trading. Site is therefore not immediately available and would require some demolition before development could take place. The site is bounded to the south by the east/west railway line, meaning it suffers from some noise. The site's southern boundary is within the 67m railway consultation zone. Large retail store on the site immediately to the north of the site would need some suitable boundary treatment.

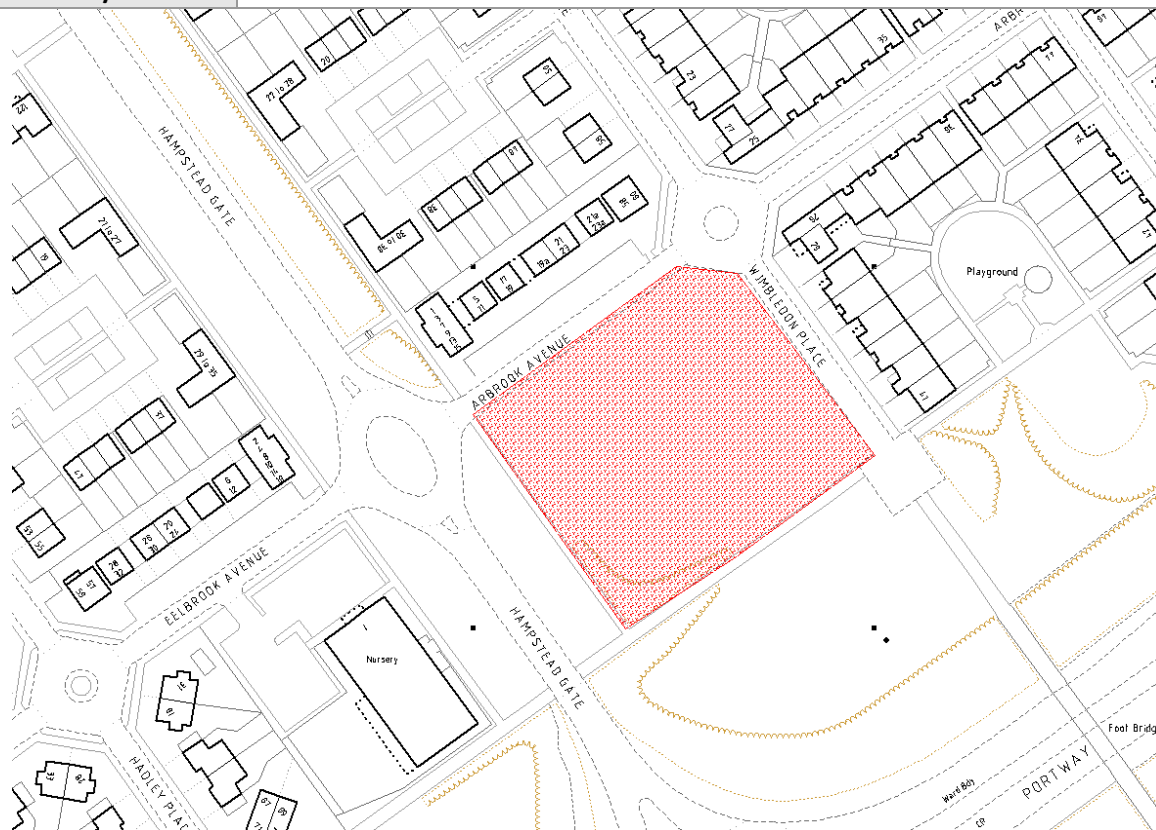
Access would be readily from Watling Street and the site does benefit from good access to local amenities and the nearby train station.

Summary of initial sustainability appraisal findings

The site is accessible, brownfield and can be well integrated into the surrounding area without pressurising facilities too extensively. This opportunity is offset by a small loss in employment though

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land off Hampstead Gate (reserve site)	Reference number	U3
Settlement/area	Bradwell Common		



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Size of site	0.4 ha	Indicative site capacity	16
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Summary of site opportunities and constraints

The site is currently identified as a reserve site on the proposals map. Market and specialist housing are listed in the local plan as two possible use for the site. It is currently grass land, with a road access point already in place.

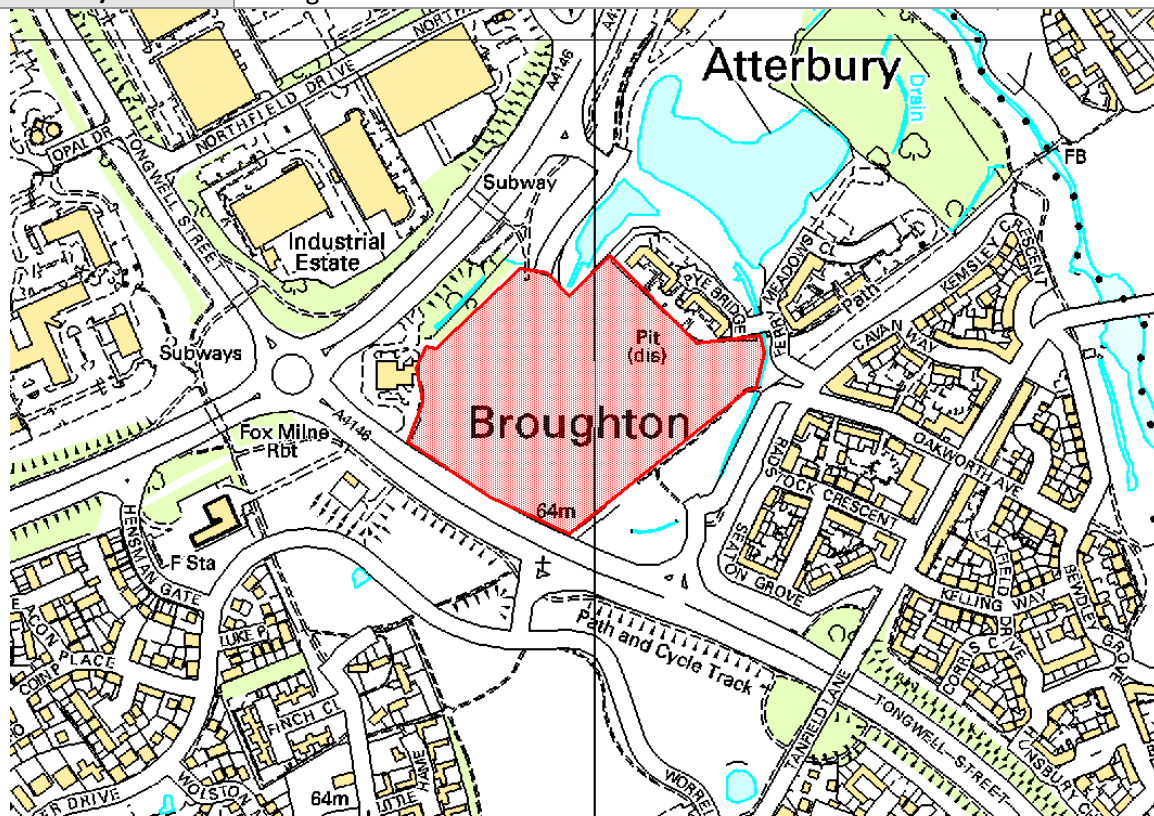
The site is surrounded on two sides by residential properties. It is adjacent to an area containing a day nursery and is walking distance to a primary school, and other local amenities, including a pub, health centre and shops.

Summary of initial sustainability appraisal findings

The site is greenfield but relates well to existing development and has no obvious constraints to development. It is particularly favourable in terms of proximity to the city centre.

1	2	3	4	5	6	7	8	9	10	11
---	---	---	---	---	---	---	---	---	----	----

Site Name	Land at Broughton Atterbury, Tongwell Street	Reference number	U4
Settlement/area	Broughton		



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Size of site	4.5 ha	Indicative site capacity	118
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Summary of site opportunities and constraints

The site is currently allocated for employment use on the proposals map. Site identified through work on the Core Strategy as having limited prospects of being suitable for employment use given the relationship to surrounding employment areas, the shape and size of the site and access arrangements.

In an area with significant other residential development. Access to the site already in place. There are limited constraints to development but the site was used in the past as a landfill site which may have an impact on development potential, but similar nearby sites have been developed in recent years.

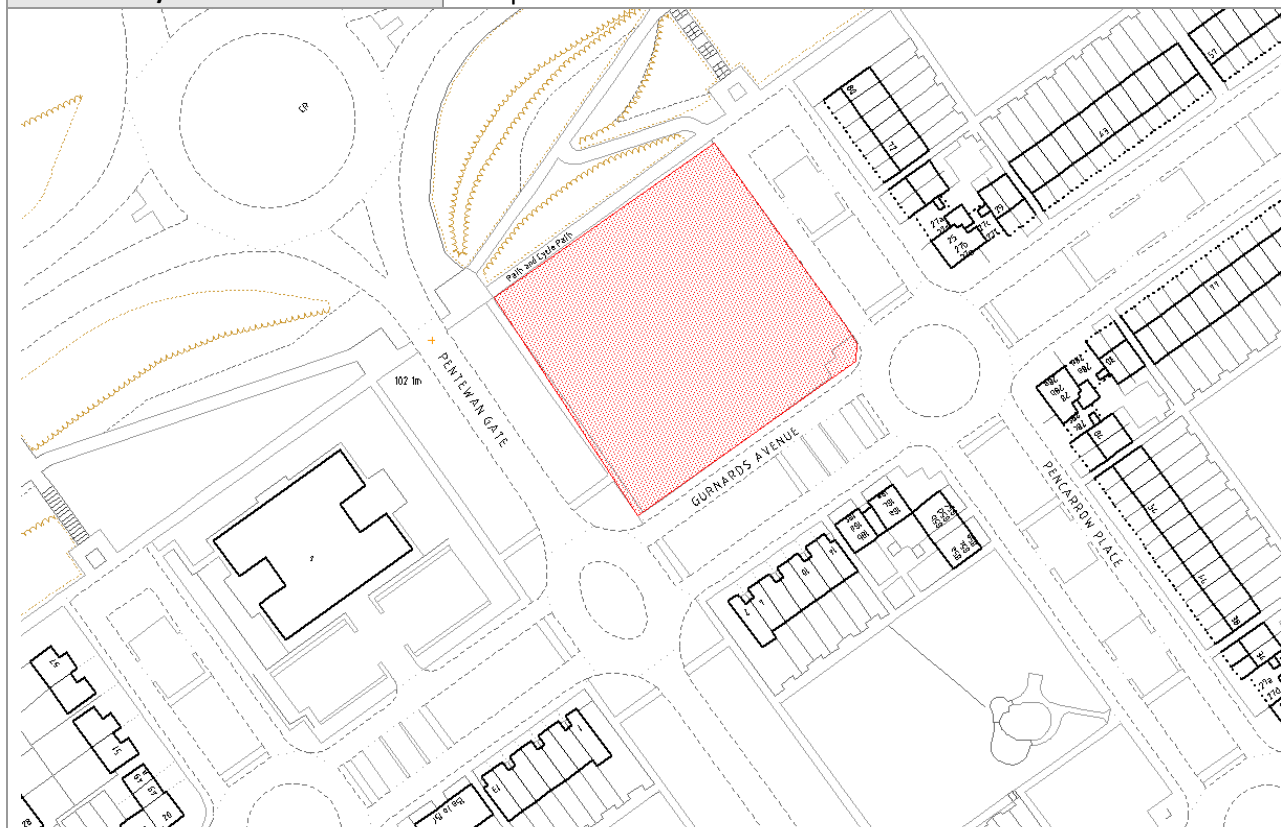
The site is also an informal buffer zone for the Bedford-Milton Keynes Waterway.

Summary of initial sustainability appraisal findings

The site is a greenfield site although will be easily integrated into the surrounding community with good access to facilities. It has no other constraints other than a potential lack of local secondary education provision.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land off Gurnards Avenue, Fishermead	Reference number	U5
Settlement/area	Campbell Park		



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Size of site	0.36 ha	Indicative site capacity	14
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Summary of site opportunities and constraints

The site is currently identified employment land on the proposals map. It was one of two sites allocated either side of Pentewan Gate for small scale employment use, the other of which has been developed.

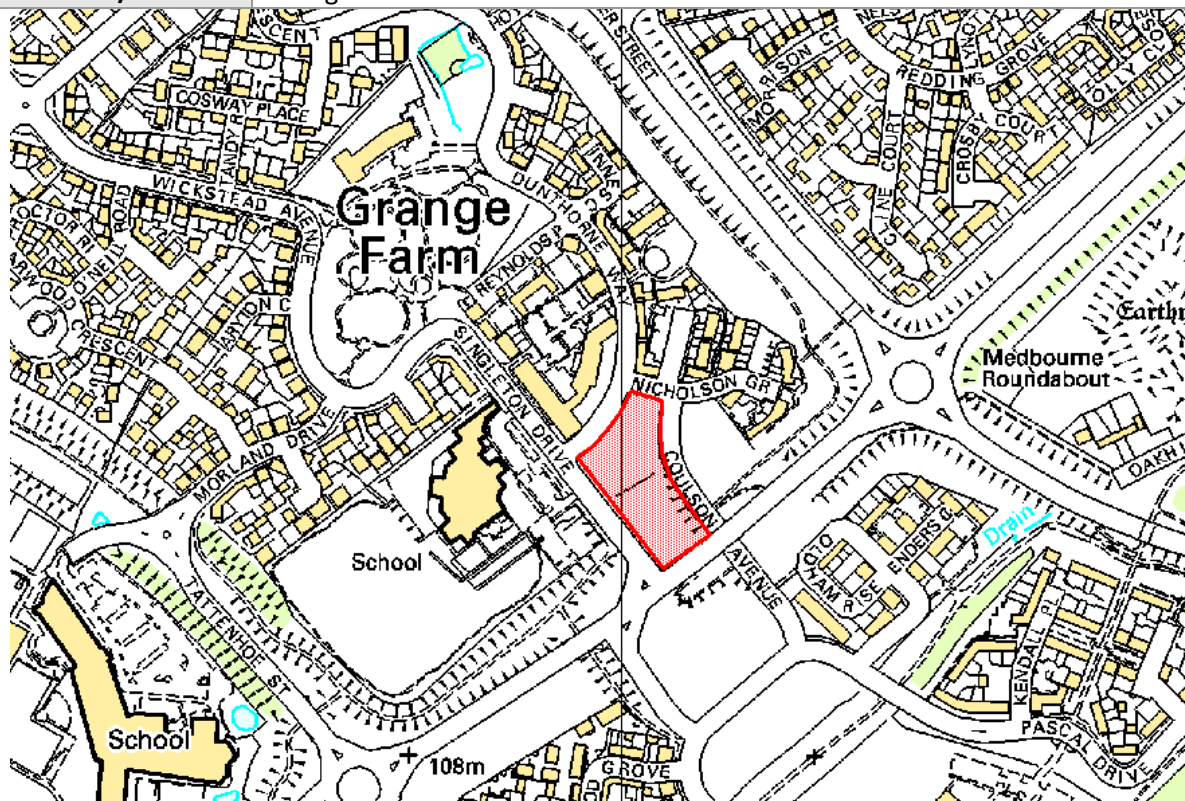
The site is at the entrance to a mainly residential area. It is overlooked on two sides by residential development. There are good links into Central Milton Keynes and the facilities there, as well as local facilities in Fishermead. The site also has good access to bus routes.

Summary of initial sustainability appraisal findings

The site is a greenfield site although is well located in terms of existing development and is accessible to the city centre. Most notably it is located within one of the area's 20% most deprived estates meaning development could potentially help address this.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land off Singleton Drive (reserve site)	Reference number	U6
Settlement/area	Grange Farm		



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Size of site	0.55 ha	Indicative site capacity	22
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Summary of site opportunities and constraints

The site is currently identified as a reserve site on the proposals map. Specialist housing is listed in the local plan as one possible use for the site. It is currently over grown grass land, with a road access point already in place.

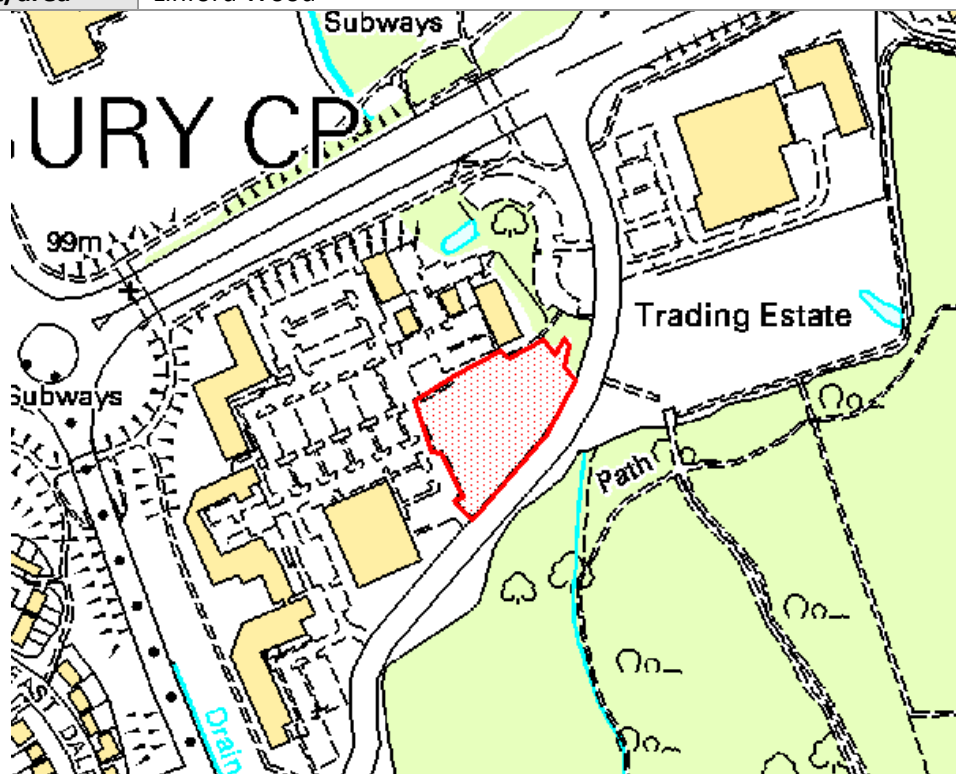
The site is adjacent to a local centre with primary and secondary schools in walking distance. It is one of two reserve sites next to each other – the other of which is in the ownership of the Community Foundation.

Summary of initial sustainability appraisal findings

The site is a greenfield site although is very well located in terms of existing development and facilities. It has excellent public transport links and is unconstrained other than local healthcare and education provision.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Woodlands, off Breckland	Reference number	U7
Settlement/area	Linford Wood		



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Size of site	0.6 ha	Indicative site capacity	21
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Summary of site opportunities and constraints

The site is currently identified for employment on the proposals map and is one of only two parcels of land in the immediate area undeveloped for employment purposes. The site has planning permission for office development which has only partly been implemented. It lies in a wider employment area with no other residential in the vicinity, although amenities at Stantonbury Campus are within walking distance. Due to its isolation from other residential development, the site was classed as unsuitable for residential development in the SHLAA.

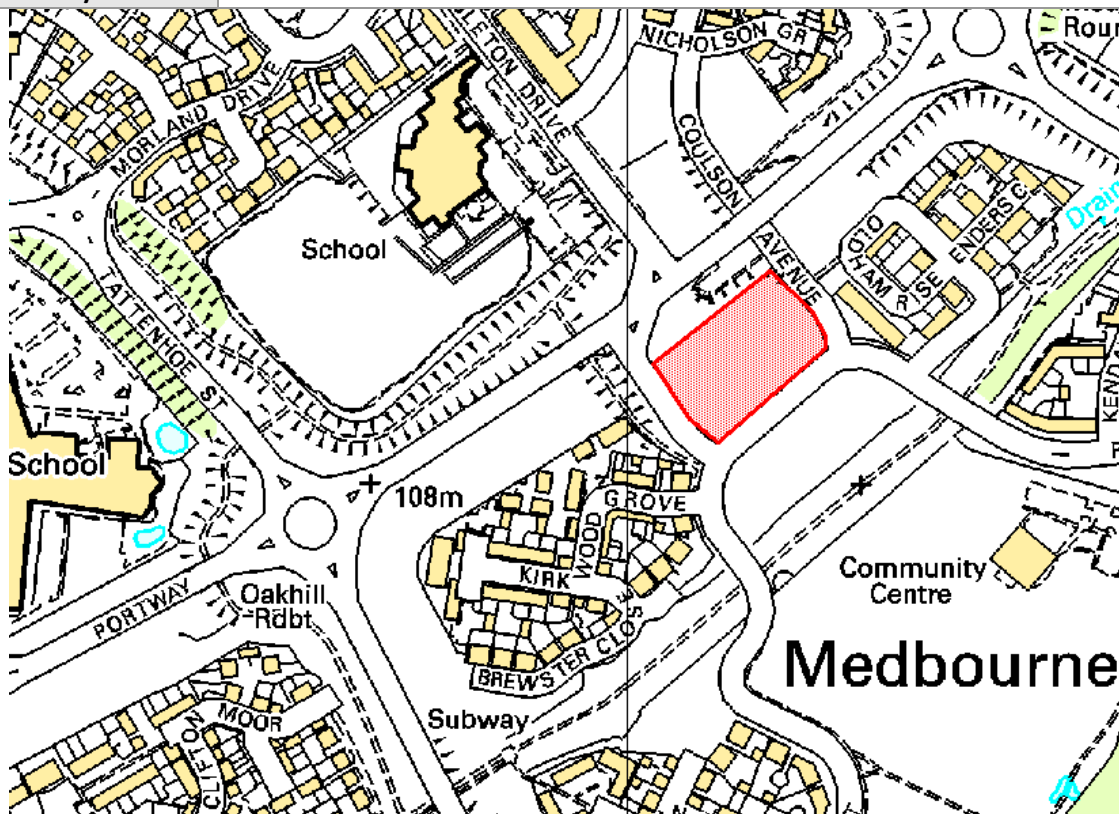
The site is in the woodlands wildlife corridor.

Summary of initial sustainability appraisal findings

The site is a greenfield site with an employment designation. Its small size and location within an existing employment site make it highly unsustainable for residential development.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land North of Vernier Crescent	Reference number	U8
Settlement/area	Medbourne		



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Size of site	0.4 ha	Indicative site capacity	14
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Summary of site opportunities and constraints

The site is currently identified for commercial facilities on the proposals map and a pub has been proposed in the past, which may no longer be viable. The site is located within a predominantly residential area with good links to day to day amenities in Grange Farm.

Access to the site would be easily achieved from Vernier Crescent. Potentially should be considered alongside the land to the south of Vernier Crescent for consistency.

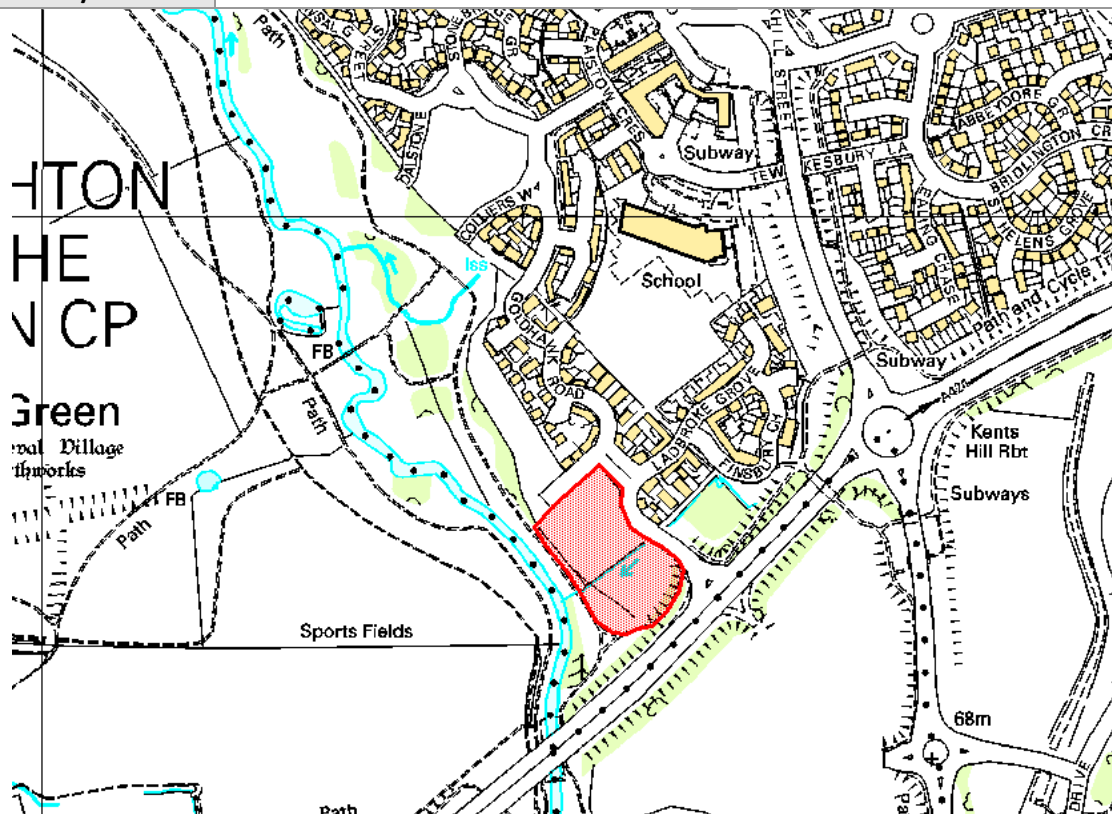
The north part of the site is within the Transport Corridor.

Summary of initial sustainability appraisal findings

The site is a greenfield site but is very well located in terms of existing development and facilities. It has excellent public transport links and is unconstrained other than local education and health provision.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land off Ladbroke Grove, Monkston Park	Reference number	U9
Settlement/area	Monkston		



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Size of site	0.71 ha	Indicative site capacity	25
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Summary of site opportunities and constraints

The site is currently identified for commercial use on the proposals map. It is however on the periphery of a relatively small residential estate which already has a separate commercial area. Site is currently scrubland, adjacent to new build housing. Development would have an attractive open aspect to the west. Part of the site is within a wildlife corridor.

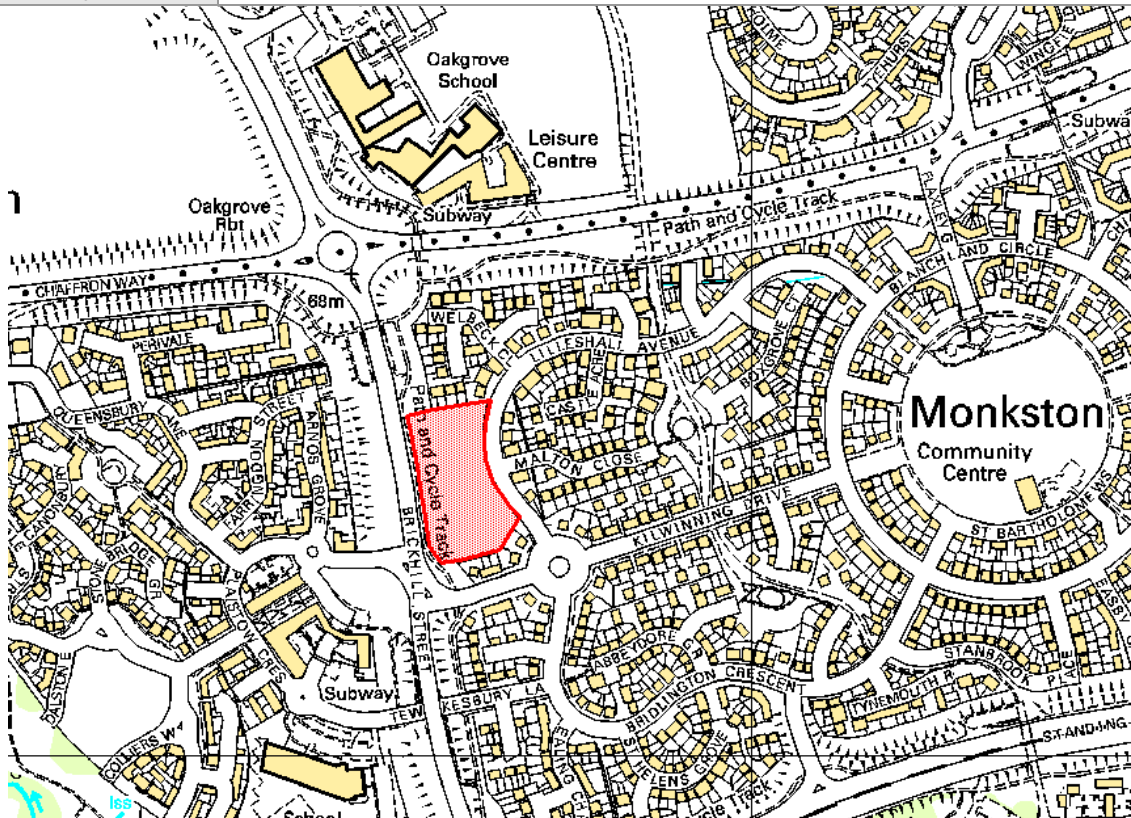
Access would be easily provided from Ladbroke Grove.

Summary of initial sustainability appraisal findings

The site is a greenfield site but is well-located in terms of existing development and facilities. The location near the linear park would enable attractive marketable properties to be delivered.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land off Lilleshall Avenue, Monkston	Reference number	U10
Settlement/area	Monkston		



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Size of site	0.69 ha	Indicative site capacity	24
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Summary of site opportunities and constraints

The site is currently identified as a reserve site on the proposal map with specialist housing seen as one potential use. Site was subject of a refused application in 2011, on the grounds that it was 100% affordable housing, failed to provide full s106 contributions to mitigate the impact of the development and density.

Part of a residential area. Access point already in place. Close to local amenities.

The site is also a 250m landfill buffer zone.

Summary of initial sustainability appraisal findings

The site a greenfield site but is well located in terms of existing development and facilities. The site is unconstrained other than local healthcare capacity.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Galleon Wharf, Old Wolverton Road	Reference number	U11
Settlement/area	Old Wolverton		



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Size of site	0.59 ha	Indicative site capacity	24
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Summary of site opportunities and constraints

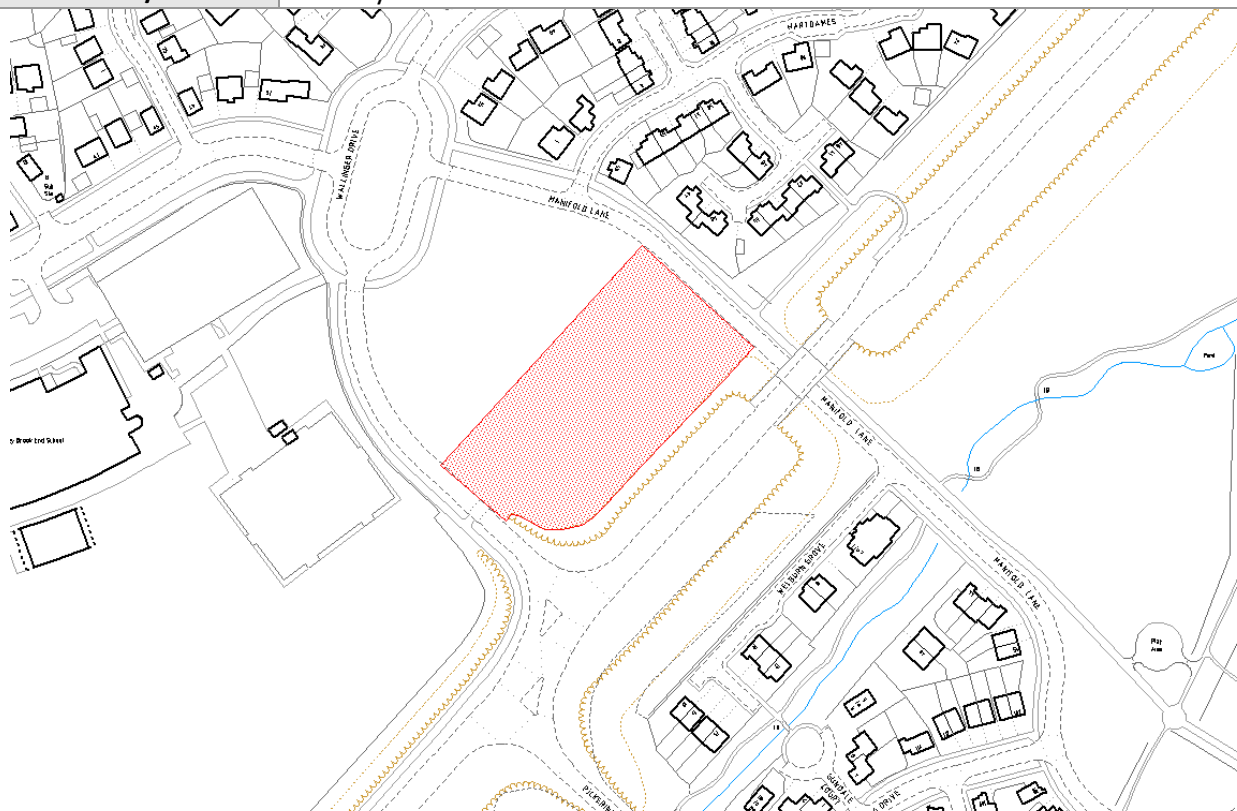
The site is in use as an employment area. It is allocated on the proposals map for a canal freight interchange. Access to the site is limited to a small lane between a dwelling and pub. The nature of the site (long and thin) could make it difficult to accommodate a residential area. The site was assessed as being unsuitable for residential development through the SHLAA.

The site is within the 150m canal corridor and a wildlife corridor for the canal.

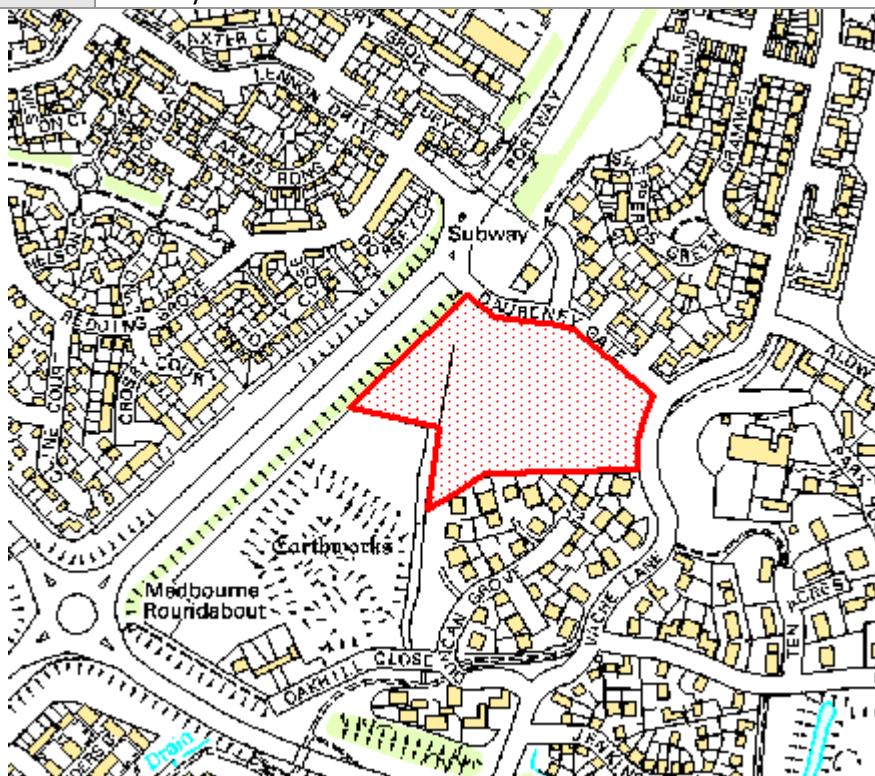
Summary of initial sustainability appraisal findings

The site is not well-located for facilities and would lead to a loss of employment land. It does not have many constraints to development besides its unconventional layout and access.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land off Manifold Lane (reserve site)	Reference number	U12							
Settlement/area	Shenley Brook End									
										
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Size of site	0.52 ha	Indicative site capacity	18							
Summary of site opportunities and constraints										
<p>The site is currently identified as a reserve site on the proposals map. Market and specialist housing are listed in the local plan as two possible uses for the site. It is currently overgrown grass land.</p> <p>The site is lies between two estate roads from which an access point could be created. It is adjacent to another reserve site, which is in the control of the Community Foundation, which needs to be a consideration. It is overlooked on one side by residential properties, which are set behind a wall. The site is within easy walking distance of the local secondary school, across the road, and is also relatively close to other local amenities including the doctors surgery and shops in Westcroft.</p>										
Summary of initial sustainability appraisal findings										
<p>The site is greenfield although it is a reserve site meaning it would relate well to existing development. It has no constraints and is relatively close to a range of facilities although not any significant employment centres.</p>										
1	2	3	4	5	6	7	8	9	10	11

Site Name	Independent School Site, Daubeney Gate	Reference number	U13
Settlement/area	Shenley Church End		



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Size of site	2.6 ha	Indicative site capacity	68
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Summary of site opportunities and constraints

The site is allocated as a site for an independent school on the proposals map. It is currently open space with overgrown grass. It is in a well established residential area near to a good range of local amenities. Access to the site could be created off Daubeney Gate.

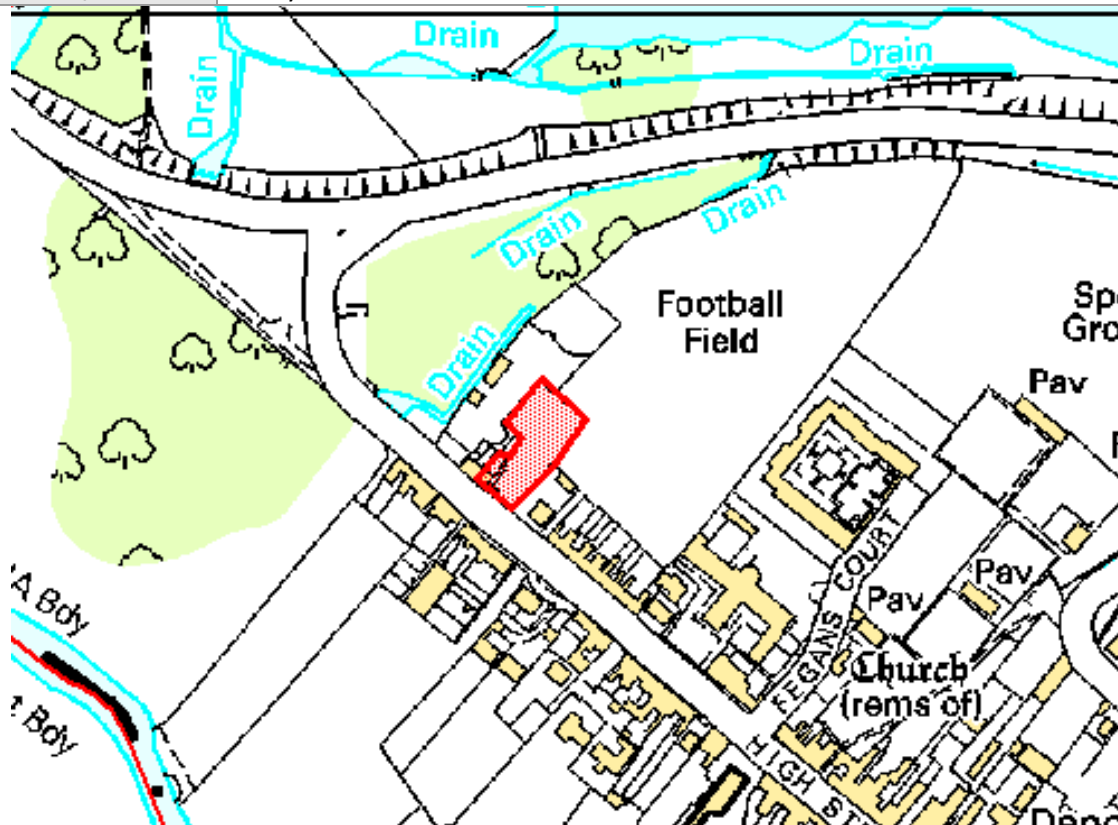
It was classed as being unavailable for residential development through the SHLAA due to the expectation that it may be necessary to continue to reserve the site for a school. This position will need to be reviewed through the Site Allocations process.

Summary of initial sustainability appraisal findings

The site is a greenfield site although is well located to existing development and facilities. It has no constraints other than limited capacity at local healthcare and education facilities.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Former gas works site, High Street	Reference number	U14
Settlement/area	Stony Stratford		



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Size of site	0.17 ha	Indicative site capacity	7
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Summary of site opportunities and constraints

The site is currently washed over by a residential notation on the proposals map. It is vacant and overgrown. No obvious constraints to development but the site may suffer from contamination. Ownership of the site is also currently uncertain. Redevelopment could offer the opportunity to tidy up a key site at the entrance to the town.

Site is located in a High Street location in a popular town. This part of the High Street is characterised by residential development. All local amenities in walking distance.

The site is in a mineral search area and is covered by an archaeological notification area.

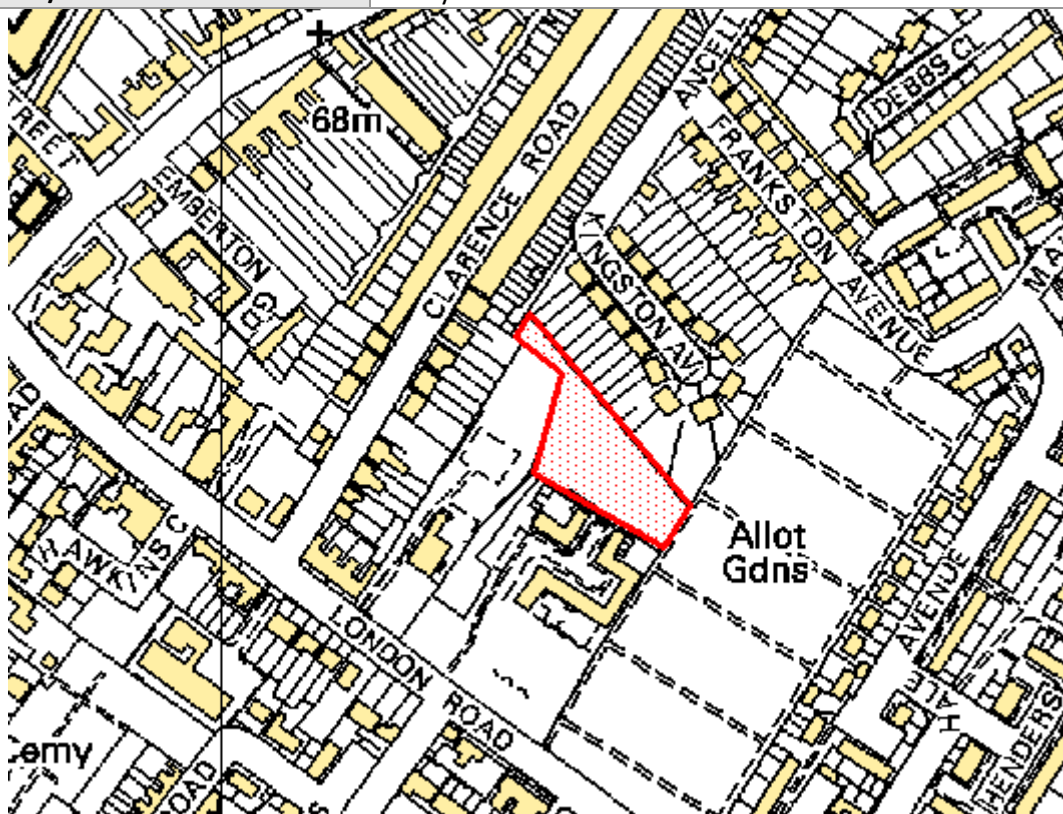
Site ruled out at stage 1 of the assessment process as it is likely to be for under 10 dwellings – covered by windfall

Summary of initial sustainability appraisal findings

The site is relatively small but is brownfield, has good access to facilities and has no constraints other than local healthcare and education provision. It represents an opportunity to improve the entrance to Stony Stratford and potentially remedy crime and contamination.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land to the rear of Hayes	Reference number	U15
Settlement/area	Stony Stratford		



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Size of site	0.35 ha	Indicative site capacity	13
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Summary of site opportunities and constraints

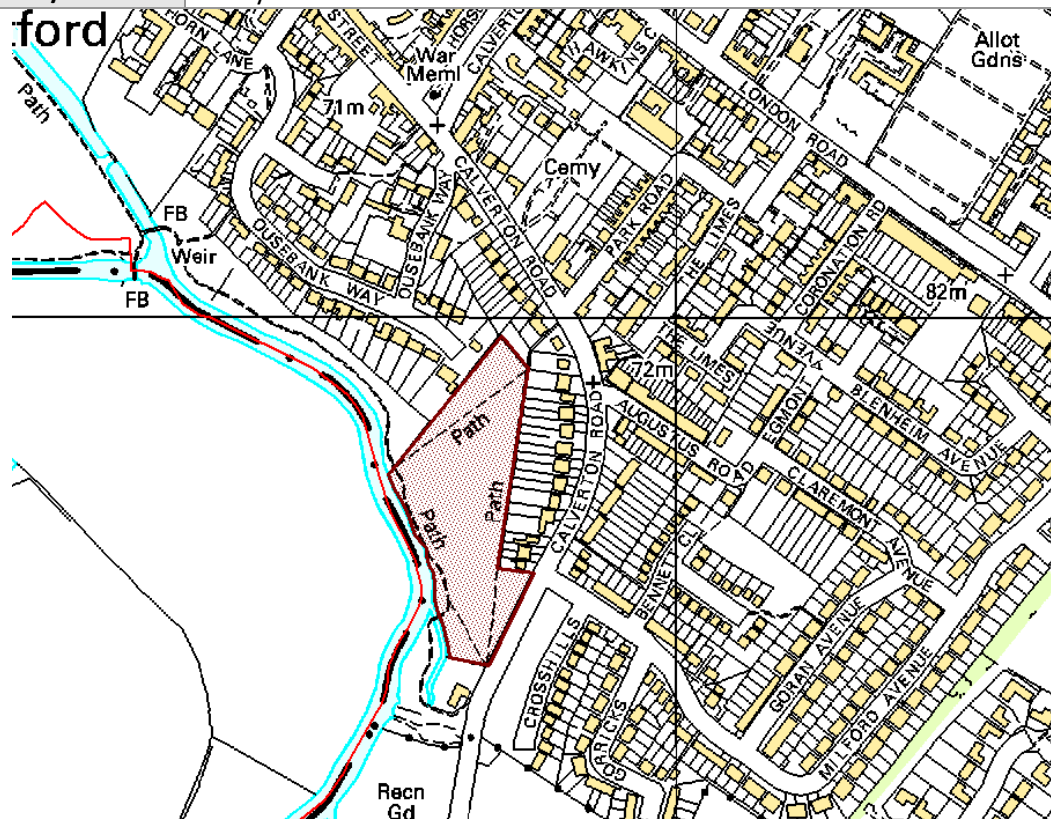
Site is washed over by a residential notation on the proposals map. It is at the rear of a popular, recently completed development site. Only realistic highway access is via the recently completed housing development, where a potential access point has been left, but this could be subject to a ransom strip. Other access points could potential be created but this is uncertain. Ownership arrangements and availability for development also uncertain.

Summary of initial sustainability appraisal findings

The site is well-located amongst other residential development and has no constraints other than local healthcare and education provision.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land off Calverton Road	Reference number	U16
Settlement/area	Stony Stratford		



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Size of site	1.7 ha	Indicative site capacity	68
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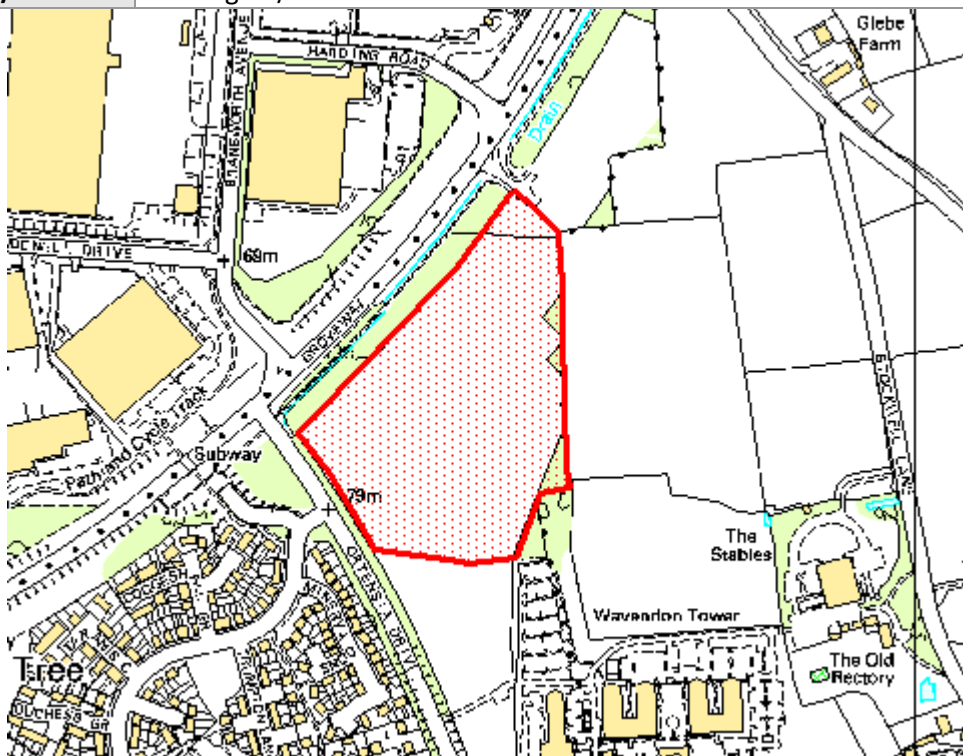
Summary of site opportunities and constraints

Site is designated as liner park on the proposals map and lies outside the development boundary of the city. It is currently paddock land. Site is surrounded by residential development and fronts onto an attractive riverside setting. The edge of site lies within zone 2 flood plain, with the main flood plain being to the west of the river. The site contains several notable bird species and is a Wildlife Corridor. Access would need to be created off Calverton Road which is seen as being achievable south of the Milford Road junction. Slight slope on the site would need to be built into any development. Development could be used to enhance public access to the riverside setting.

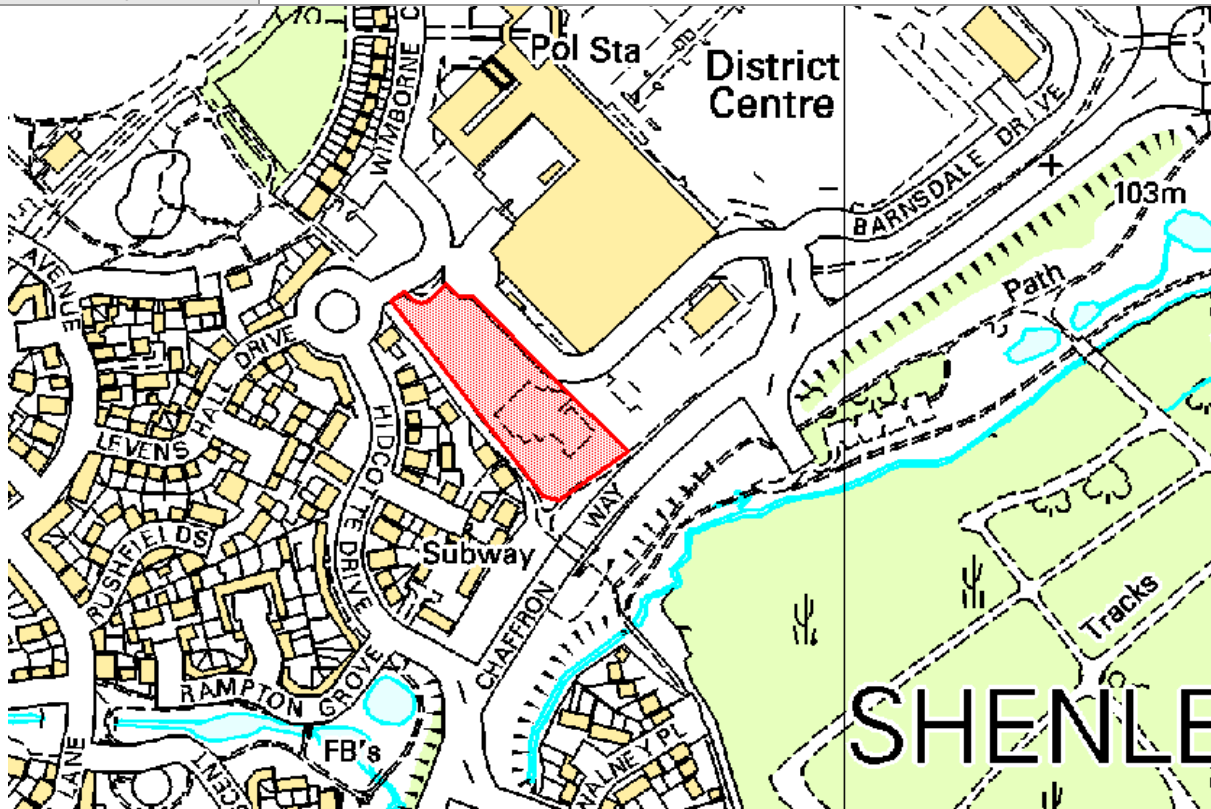
Summary of initial sustainability appraisal findings

The site is a greenfield site with flooding and biodiversity constraints. The nearest schools and healthcare facilities are also short on capacity. It would be well located to existing development and facilities but would be unsustainable unless existing constraints can be mitigated.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land at Towergate	Reference number	U17							
Settlement/area	Towergate/Walton Parish									
										
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Size of site	5.6 ha	Indicative site capacity	147							
Summary of site opportunities and constraints										
<p>The site is currently allocated for employment use on the proposal map. The site lies opposite an existing employment site (Brinklow) north of Groveway, but is bounded by existing residential development to the south of Ortensia Drive. The eastern edge of the site currently overlooks open countryside but this area is already allocated for development as part of the Strategic Land Allocation (SLA) in the Core Strategy and this site could form a logical extension to that site.</p> <p>A car sales garage has been built on half of the original employment allocation, limiting the size of the remaining developable area to 5.6 ha, with a shape that could limit the development options for the site. However, the site is still relatively large and makes up part of the Council’s current employment land supply</p> <p>An existing access point is available from Groveway, which is also likely to be a main access in to the SLA. Access could also be taken from Ortensia Drive</p> <p>There are two notable butterfly species and two notable mammal species within the site boundary.</p>										
Summary of initial sustainability appraisal findings										
<p>Development on the site would result in a loss of allocated employment land. It is currently poorly located for residential development as it will be relatively isolated from facilities until the SLA has been built out. The site is also home to multiple notable species that would require careful consideration to make development sustainable.</p>										
1	2	3	4	5	6	7	8	9	10	11

Site Name	Land to the rear of Morrisons Supermarket	Reference number	U18
Settlement/area	Westcroft		



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Size of site	0.63 ha	Indicative site capacity	25
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Summary of site opportunities and constraints

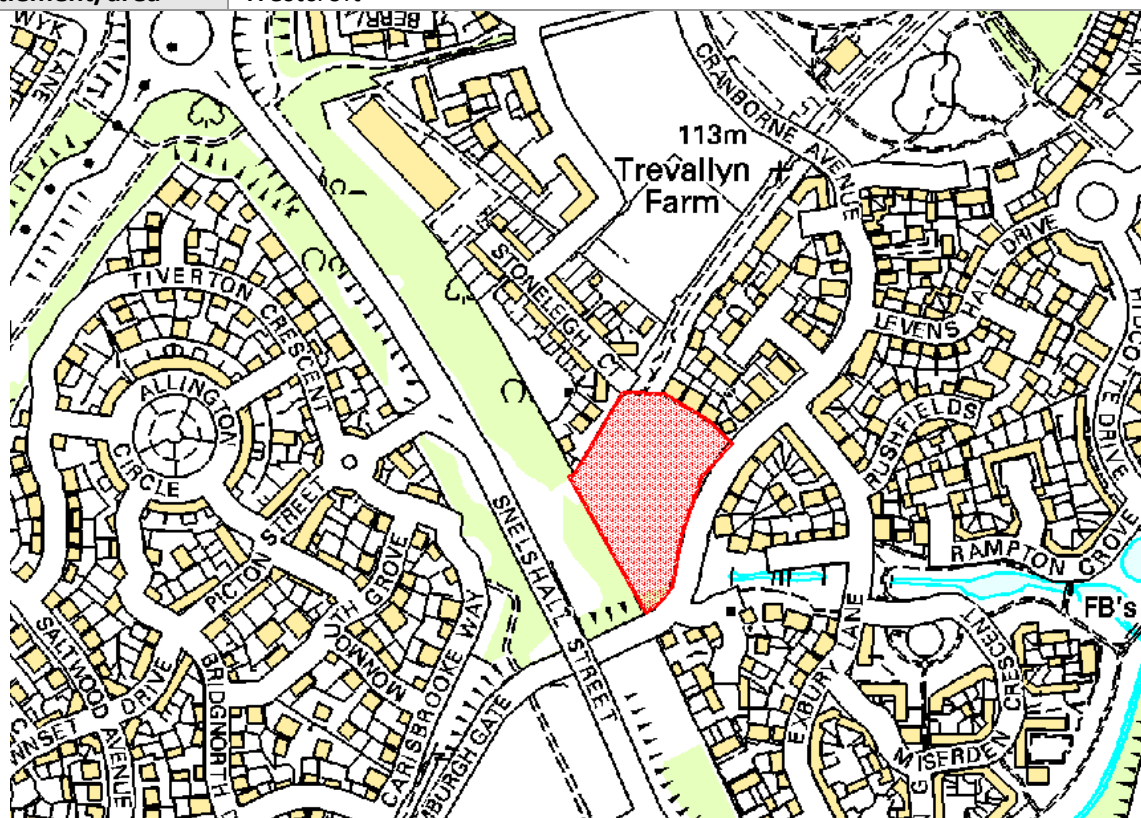
Site is currently allocated for retail use on the proposal map. The site, which looks to have been previously developed, sits to the rear of the existing Morrisons store, separate from the main retail area. To the south of the site is residential development. An existing access point is available from Barnsdale Drive. Access could also potentially be created from Wimborne Crescent, but there is a slight level difference that would need to be addressed. Design of development in the area likely to be slightly compromised by the view of the back of Morrisons.

Summary of initial sustainability appraisal findings

The site is a greenfield site but is very well located in terms of existing development and facilities. The district centre and public transport are within easy access whilst there are no constraints to development other than local education capacity.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Reserve site 3 East of Snellshall Street	Reference number	U19
Settlement/area	Westcroft		



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Size of site	0.54 ha	Indicative site capacity	22
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Summary of site opportunities and constraints

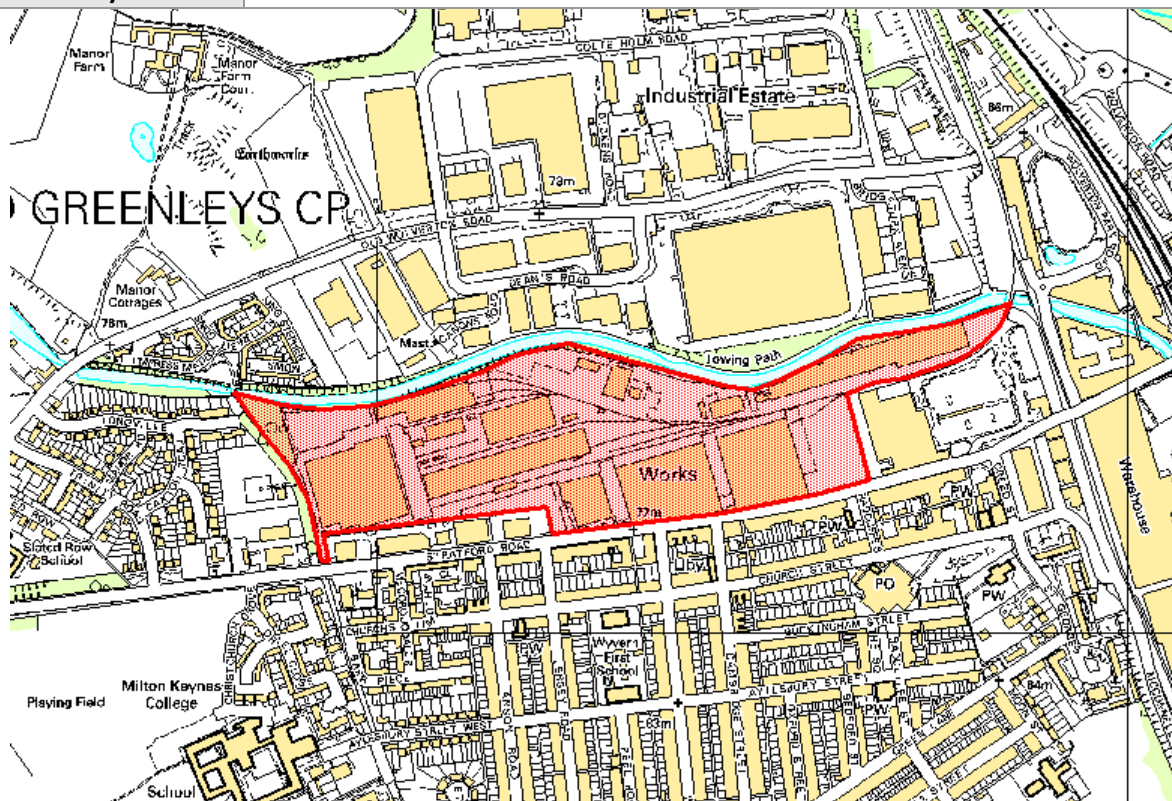
The site is currently identified as a reserve site on the proposals map. In the past the site has been considered as a commercial development opportunity but this has not progressed. Housing is listed as one possible use in the proposals map. Site is on the edge a predominantly residential area which has a good range of local facilities. Access point already available from Cranborne Avenue.

Summary of initial sustainability appraisal findings

The site is a greenfield site that is allocated as reserve site – as such it is well located to existing development and facilities. It has no constraints although does not have particularly good public transport connections.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land at Wolverton Railway Works, Stratford road	Reference number	U20
Settlement/area	Wolverton		



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Size of site	14.3 ha	Indicative site capacity	286
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Summary of site opportunities and constraints

The site is currently identified for employment use on the proposals map. Part of the site is still in use for rail related industry, but large areas are redundant. The potential for the site to be redeveloped is recognised in the Wolverton Town Centre Neighbourhood Plan. It would be expected that any ongoing employment use would be retained if some of the site were to be redeveloped.

The site lies in the conservation area. Several large, historically important buildings lie on the site, which could be converted as part of any redevelopment, subject to further investigation. Development of the site has the potential to open up public access to the canal.

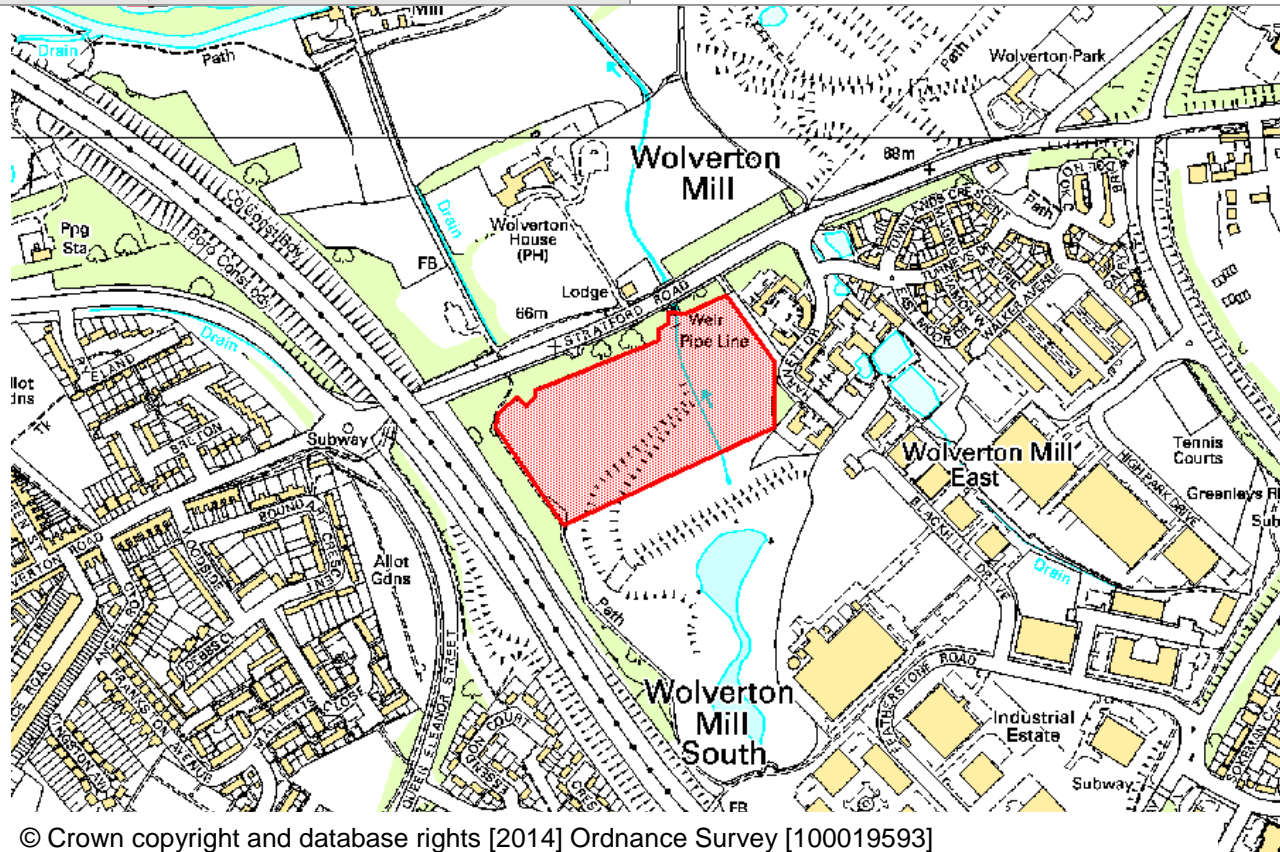
The site is in the canal corridor and rail corridor.

Summary of initial sustainability appraisal findings

The site is a brownfield site with an employment designation that is largely redundant. Redevelopment represents an opportunity to revitalise and preserve heritage in the area in the short-term. In the longer term the site is a sustainable option close to existing amenities. Constraints include health, education and potentially congestion although the site is of large enough size that it should be able to deliver some mitigation in this respect.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Wolverton Mill Site G, Stratford Road	Reference number	U21
Settlement/area	Wolverton Mill		



Size of site	4 ha	Indicative site capacity	120
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Summary of site opportunities and constraints

Currently allocated for employment use on the proposals map but feedback that flood attenuation scheme near/crossing the site heavily limits developability for employment purposes due to size of developable plots, particularly in relation to the location of the site.

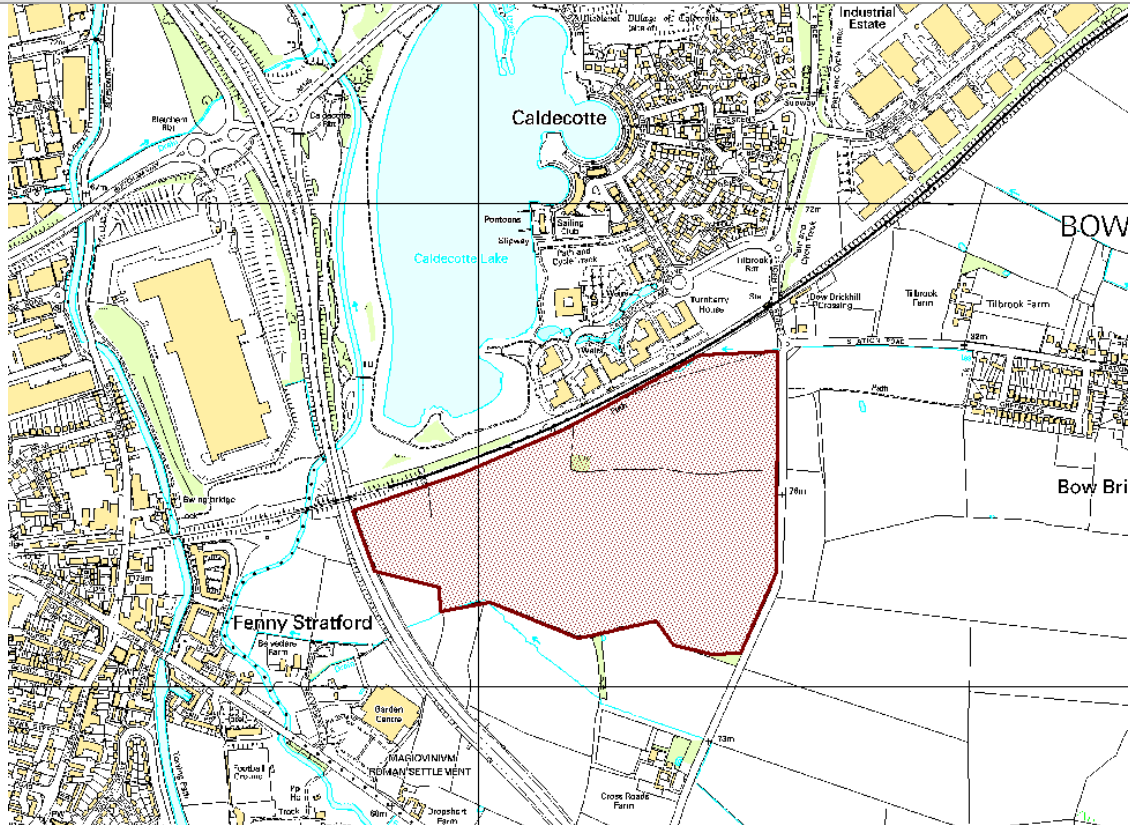
Also many vacant office units on adjacent site. Currently an open greenfield site used for grazing. Well located in relation to local amenities. Some noise from A5 nearby. Flood attenuation issues and need for access to dam facility will limit the nature of development on site. Access available directly from Wolverton Road and also Harnett Drive. Therefore access available to both sides of drainage channel. Site covered by a TPO group that would need to be taken into account in any development of the site.

Summary of initial sustainability appraisal findings

The site is a greenfield site currently allocated for employment (although this is unlikely to come forward). The site has some constraints in the form of access, local health and education provision, and possibly noise.

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Site Name	Land East of Brickhill Street	Reference number	U22
Settlement/area	Fenny Stratford, Bow Brickhill, Caldecotte area		



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Size of site	35.4 ha	Indicative site capacity	620
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Summary of site opportunities and constraints

Allocated as open countryside on the proposals map, lying outside the existing city development boundary. A small part of site to the north is in flood zone 2, which would need to be addressed. Some noise from A5 to the west and railway line to the north, which would need to be mitigated through design.

Access would need to be via Brickhill Street. Further detailed work would need to be undertaken to assess the capability of the A5 roundabout and Brickhill Street to cope with additional traffic movements, particularly the level crossing over the railway line in the light of east west rail. Impact of any development on the Brickhills AAL would need to be looked at in more detail.

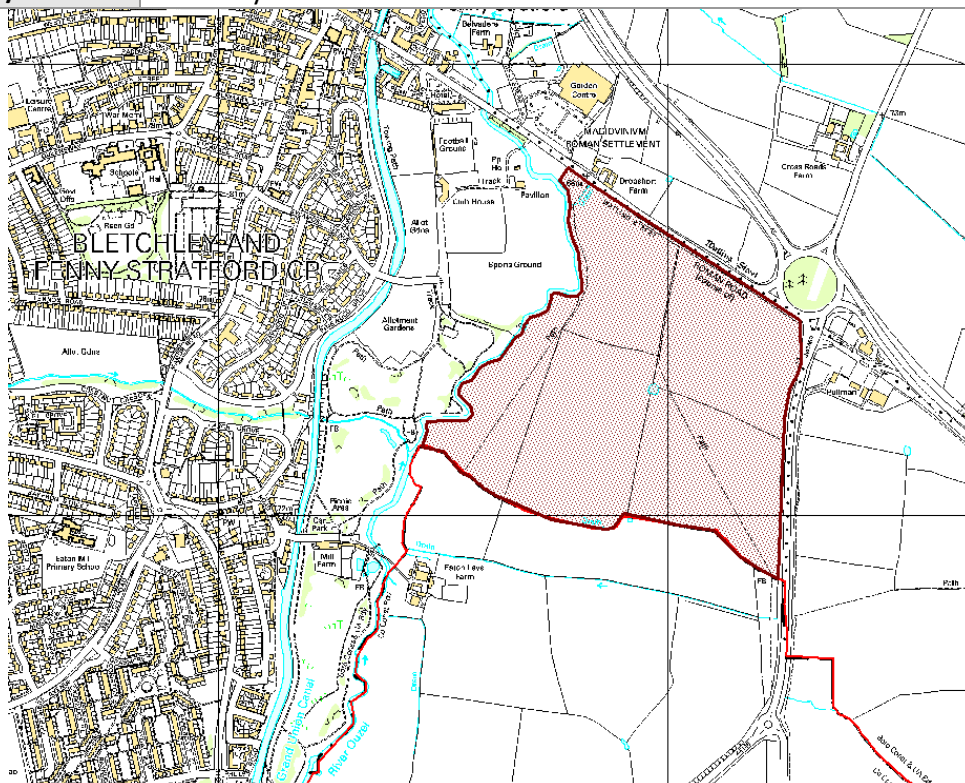
The site is also an Archaeological Notification Site and has sand and gravel deposits.

Summary of initial sustainability appraisal findings

The site is a greenfield location and somewhat isolated on the edge of the settlement away from facilities. However, if transport impacts are deemed to be acceptable, it could be a relatively sustainable option due to its size and ability to provide some of its own services.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land at Eaton Leys, Watling Street	Reference number	U23
Settlement/area	Bletchley		



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Size of site	40.5 ha	Indicative site capacity	709
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Summary of site opportunities and constraints

The site currently lies outside of the city development boundary in the open countryside. It adjoins the linear park to the west. Part of the site is in the flood plain and there is also a Scheduled Ancient Monument in the northern part of the site, which would affect the developability of the site, along with an area covered by an Archaeological Notification.

The western boundary of the site is a wildlife corridor and there is a notable species (fish) near the north western boundary of the site.

Access would potentially be possible from Watling Street (subject to constraints relating to the Scheduled Ancient Monument) and the A4146 with links to Fenny Stratford and the A5. Site would need to provide some of its own facilities but is close to amenities of Fenny Stratford.

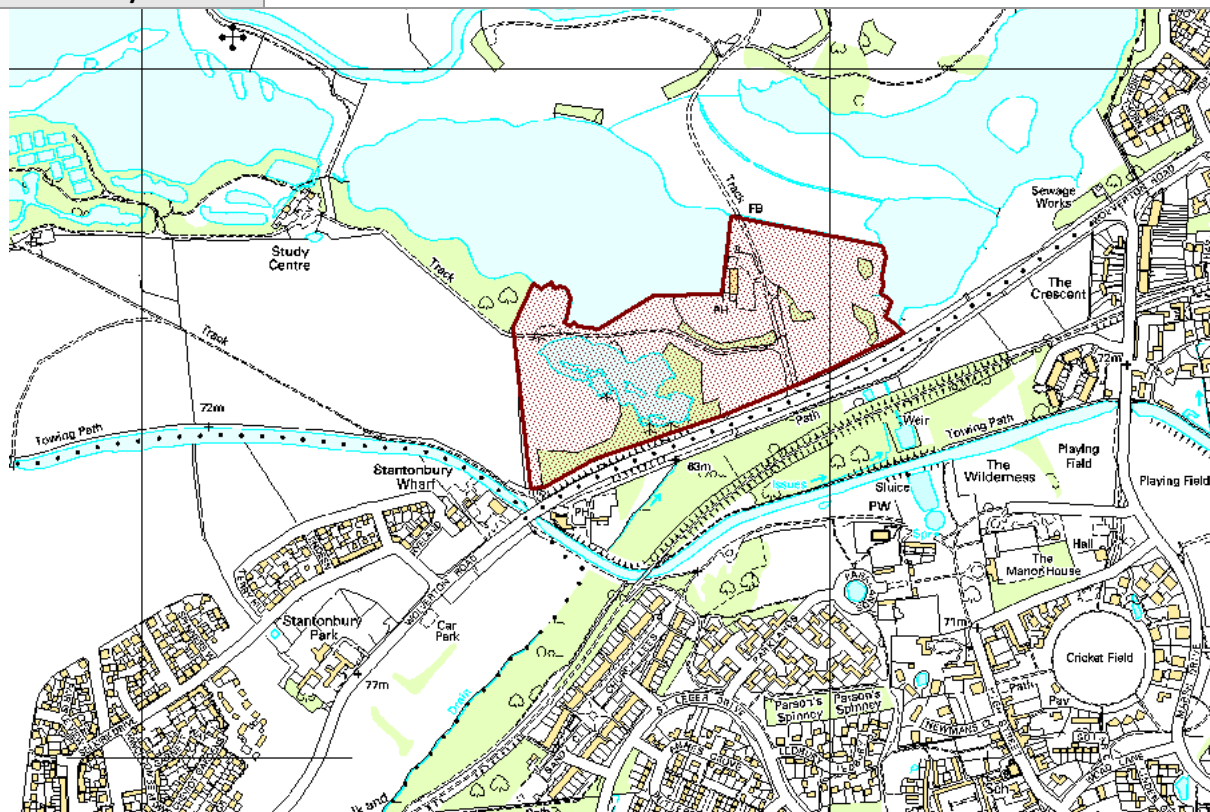
The site borders the boundary with Aylesbury Vale to the south, with potential for future growth over the boundary.

Summary of initial sustainability appraisal findings

The site is quite isolated and not well-located to existing facilities although could provide some on-site. There would almost certainly be negative impacts on heritage and flooding.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land at Linford Lakes, Wolverton Road	Reference number	U24
Settlement/area	Nr Great Linford		



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Size of site	11 ha	Indicative site capacity	193
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Summary of site opportunities and constraints

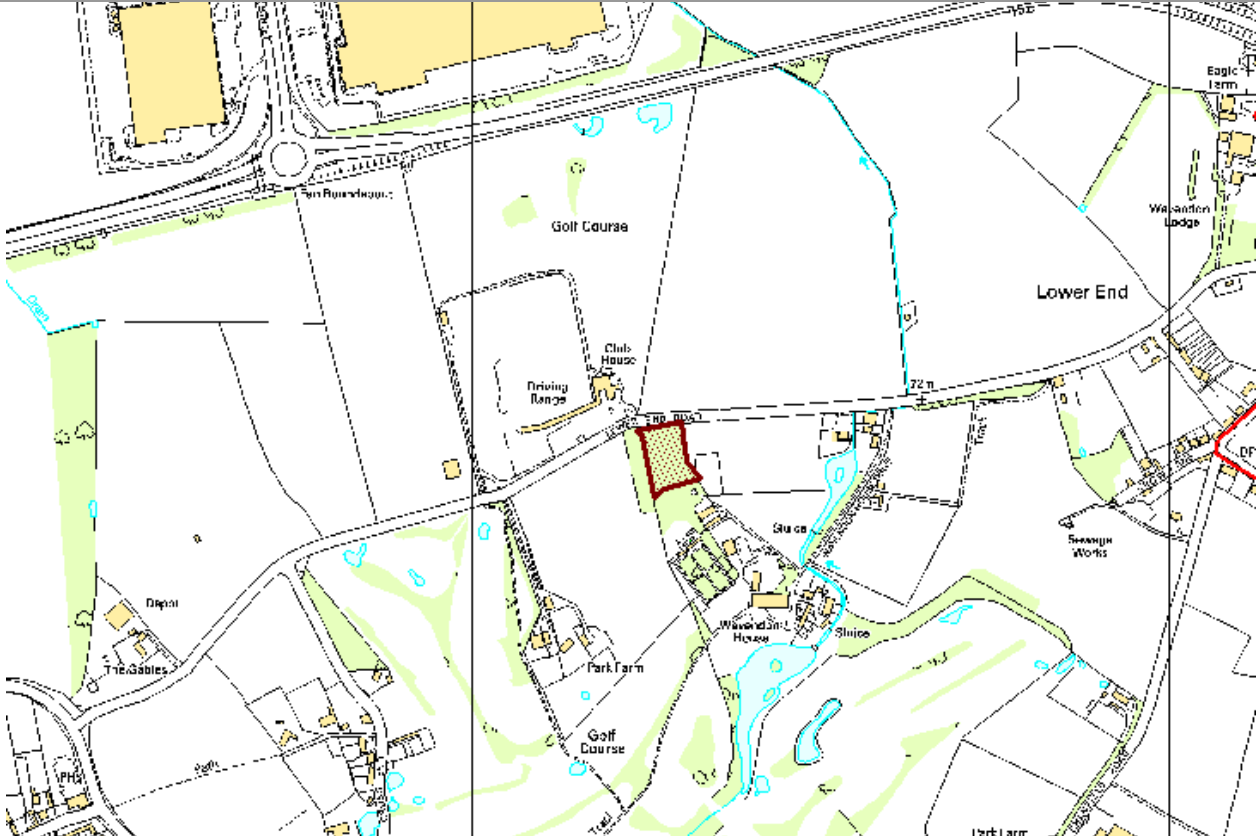
The site is currently identified as open countryside and linear park extension on the proposals map. An area of the site lies in the flood plain, but there are potentially developable areas within the site. Access is already provided off Wolverton Road to the Marle Inn, which could be upgraded, however the site is somewhat disconnected from other residential areas and would need new footpath connections to be provided as a minimum. The site contains several notable animal species, and is a Wildlife Corridor and Biological Notification Site.

Subject to addressing flooding concerns, development would provide an attractive waterside setting and could also provide additional country park, through an extension of Stanton Low to the west.

Summary of initial sustainability appraisal findings

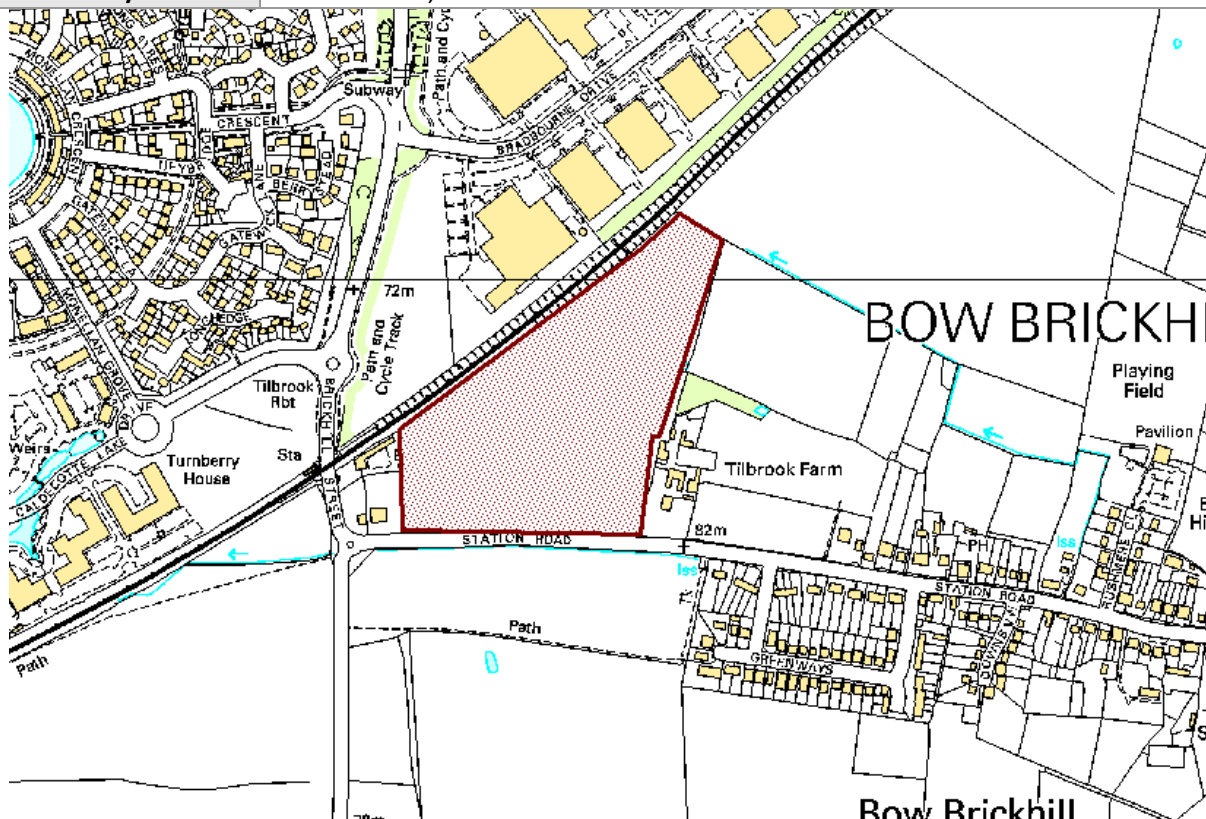
The site is a greenfield site with numerous constraints and designations including flooding, biodiversity and connectivity (isolation from facilities). It would be an attractive but potentially unsustainable location for residential development.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land south of Lower End Road (a), south of SLA	Reference number	U25							
Settlement/area	Wavendon Parish									
 <p>© Crown copyright and database rights [2014] Ordnance Survey [100019593]</p>										
Size of site	1 ha	Indicative site capacity	18							
Summary of site opportunities and constraints										
<p>Allocated as open countryside on the proposals map. Outside strategy for growth to 2026 set out in the Core Strategy. Lies on the edge of the Core Strategy Strategic Land Allocation. Access would be available from Lower End Road. Would be best considered as part of any future wider growth proposals in the area with adjoining land. With no access proposed from the SLA to Lower End Road, site would be somewhat separated from the urban area, to which Lower End Road was seen as a logical buffer.</p> <p>The site is also covered by a Tree Preservation Order.</p>										
Summary of initial sustainability appraisal findings										
<p>The site is greenfield and located well away from existing development. Development would affect the open countryside setting. It is currently an unsustainable location but could be reviewed when the SLA is closer to build-out.</p>										
1	2	3	4	5	6	7	8	9	10	11

Site Name	Land south of Lower End Road, south of SLA	Reference number	U26							
Settlement/area	Wavendon Parish									
© Crown copyright and database rights [2014] Ordnance Survey [100019593]										
Size of site	2.63 ha	Indicative site capacity	46							
Summary of site opportunities and constraints										
Allocated as open countryside on the proposals map. The site lies on the edge of the Core Strategy Strategic Land Allocation. Impact of development on existing neighbouring properties would need to be considered. Access would be available from Lower End Road. Would be best considered as part of any future wider growth proposals in the area with adjoining land. With no access proposed from the SLA to Lower End Road, site would be somewhat separated from the urban area, to which Lower End Road was seen as a logical buffer.										
Summary of initial sustainability appraisal findings										
The site is greenfield and located well away from existing development. Development would affect the open countryside setting. It is currently an unsustainable location but could be reviewed when the SLA is closer to build-out.										
1	2	3	4	5	6	7	8	9	10	11

Site Name	Land west of Bow Brickhill, Station Road	Reference number	U27
Settlement/area	Bow Brickhill, Caldecotte area		



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Size of site	7 ha	Indicative site capacity	184
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Summary of site opportunities and constraints

The site is allocated as open countryside on the proposals map. It forms part of a wider site considered as a strategic allocation through the Core Strategy process. Separated from the main urban area by the railway line, which forms a logical boundary to the south of the city in this area. Separated from Bow Brickhill but the impact on the village would need to be given consideration. Access could be provided from Station Road. Consideration would need to be given to whether development in this area would be seen as establishing the acceptability of the wider land holding promoted through the Core Strategy process.

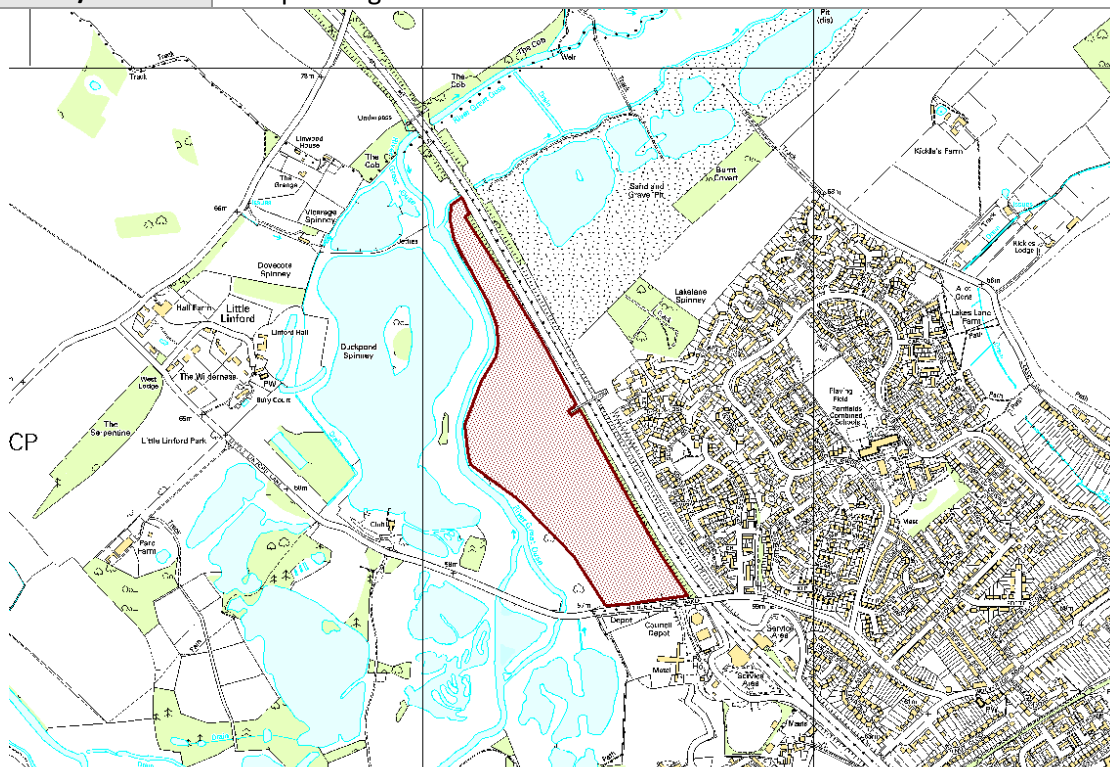
Part of the site is within the railway consultation zone and another part is marked for Aquifer Superficial Deposits (clay, silt, sand and gravel.)

Summary of initial sustainability appraisal findings

The site is a greenfield site that is isolated from existing development and would affect the openness of the countryside. Its poor proximity to facilities means it is potentially an unsustainable option for residential development.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land at Little Linford Lane, nr Newport Pagnell	Reference number	U28
Settlement/area	Newport Pagnell		



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Size of site	19.68 ha	Indicative site capacity	344
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Summary of site opportunities and constraints

The site is currently identified as open countryside and linear park extension on the Proposals Map. It lies outside the current city boundary. Part of the north of the site is covered by flood plain, limiting development potential. The north of the site is also covered by a Minerals Search Area (sand and gravel) and Aquifer Superficial Deposits (clay, silt, sand and gravel.)

The site contains two Archaeological Notification Sites and the area contains a notable animal species (otter). It also falls in the local Area of Attractive Landscape and part of the site is in the wildlife corridor of the River Great Ouse. Access to the site would need to be via Little Linford Lane. The junction of Little Linford Lane with Wolverton Road is assessed as operating at capacity, which limits scope for development of the site.

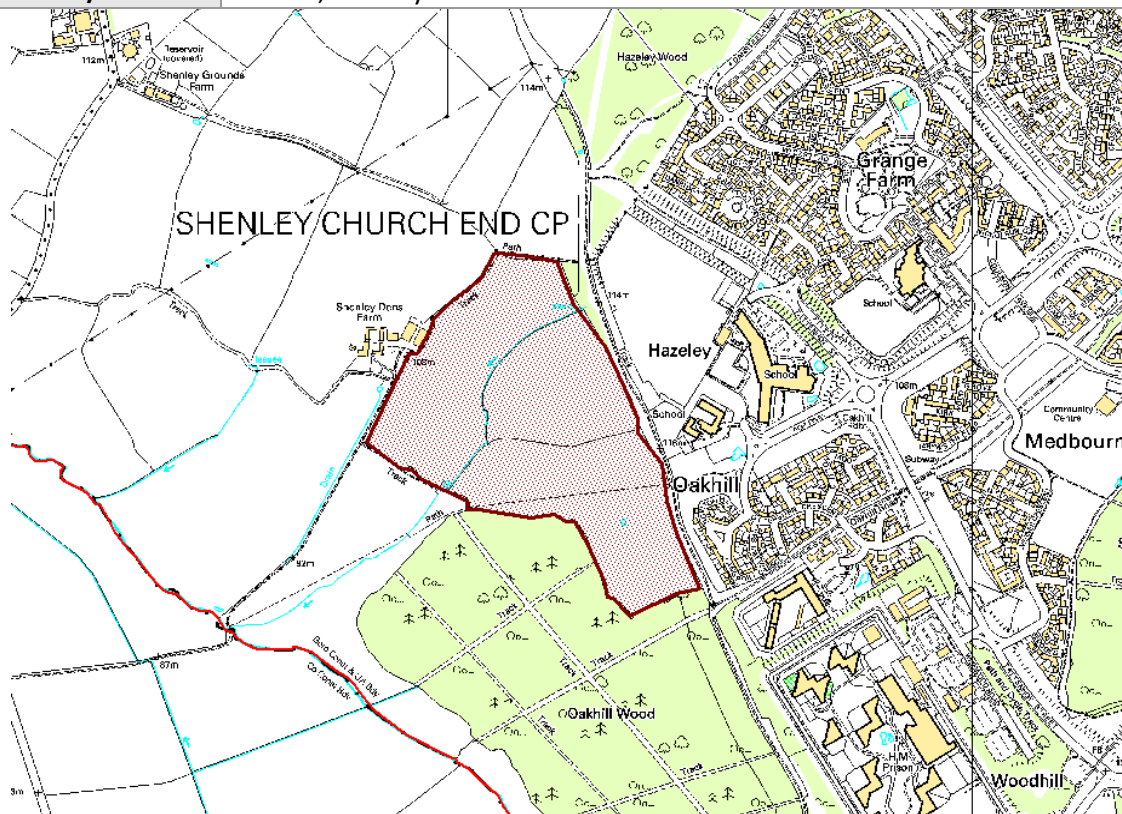
Part of the site would have an attractive waterside aspect. The M1 runs along the eastern edge of the site, generating significant noise that would need to be attenuated and separating the site from Newport Pagnell. Part of the site is also within a 250m landfill buffer zone.

Summary of initial sustainability appraisal findings

The site is a greenfield site with multiple designations/constraints including flooding, noise, access, wildlife and attractive landscape. It is unlikely all these issues can be resolved meaning the site is potentially an unsustainable location for development.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Shenley Dens Farm, west Milton Keynes	Reference number	U29
Settlement/area	Oakhill, Hazeley area		



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Size of site	22.4 ha	Indicative site capacity	392
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Summary of site opportunities and constraints

Allocated as open countryside on the proposals map. Outside strategy set out to 2026 set out in Core Strategy. Over the Shenley Landscape Ridge, so has potential to have an adverse impact on landscape character in the area. This was recognised in the Local Plan Inspectors Report (2005), in relation to the wider 10.4 area, which said that development would be visible from a large part of the Whaddon Valley.

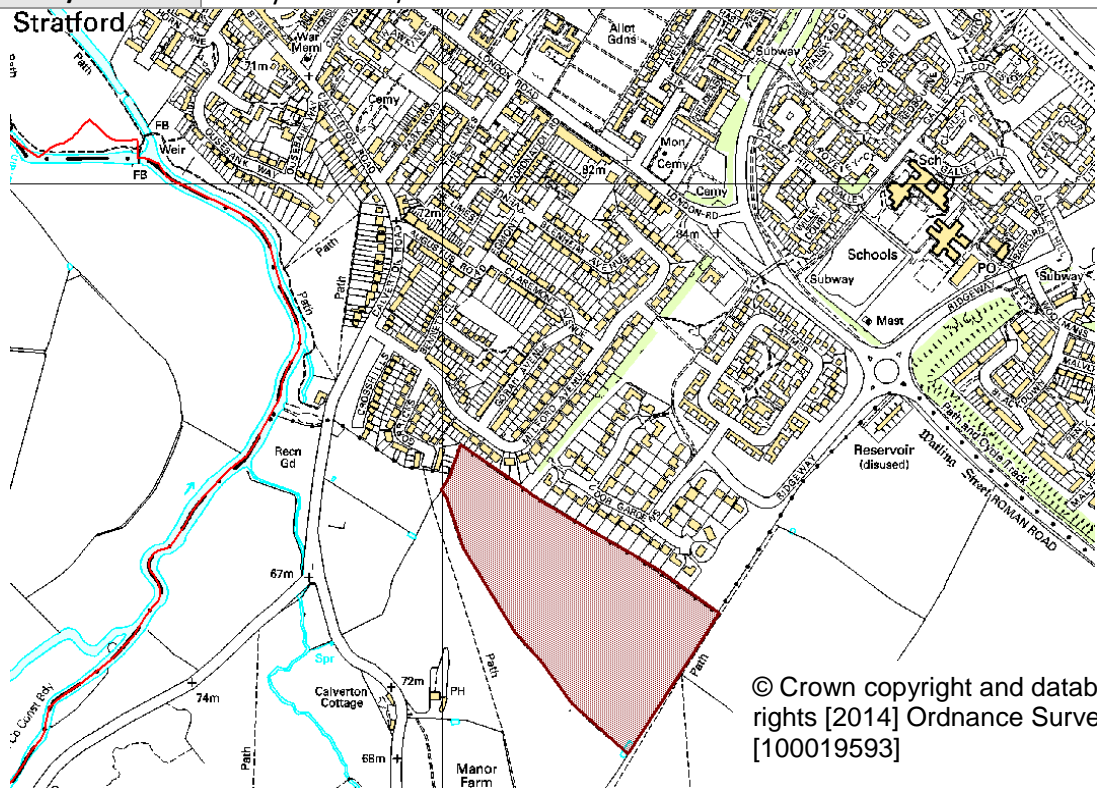
The location of this smaller site, tucked behind Oakhill Wood, may partly mitigate this issue. This would need further investigation if the site were to be considered for allocation. Access available via existing grid road reserve through Oakhill.

Part of the southern edge of the site is in the wood wildlife corridor.

Summary of initial sustainability appraisal findings

The site is a greenfield site that is poorly located in terms of existing development/facilities. It also has a wildlife corridor designation that would require mitigation. The surrounding open countryside would potentially be adversely affected by development.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land off Ridgeway (Windmill Field East)	Reference number	U30							
Settlement/area	Stony Stratford/Calverton									
 <p>© Crown copyright and database rights [2014] Ordnance Survey [100019593]</p>										
Size of site	7.9 ha	Indicative site capacity	158							
Summary of site opportunities and constraints										
<p>Site is currently designated as open countryside and lies outside the city development boundary. To the north east is an attractive residential development and to the south east is the edge of the Western Expansion Area, where development has just commenced.</p> <p>To the south west are the village of Calverton and the edge of the Calverton Conservation Area. Development of the site would bring development closer to the edge of the conservation area. A precedent for development in this area has already been set through the allocation of the WEA. However the plan for the WEA is for a substantial landscape buffer to Calverton which would mitigate some of the impact on the conservation area.</p> <p>Access is available via a grid road reserve corridor, although it is in different ownership.</p>										
Summary of initial sustainability appraisal findings										
<p>The site is a greenfield site but has no real constraints/designations other than local healthcare and education provision. The overall sustainability of the site may increase as the WEA is built out.</p>										
1	2	3	4	5	6	7	8	9	10	11

Newport Pagnell Summary

Potential sites

There are four potential sites identified in Newport Pagnell. These are:

- Tickford Fields Farm
- Land off Marsh End Road Road
- Portfields Farm
- Network House, North Crawley Road

In total these sites cover approximately 40-60 ha of land and have an indicative capacity for 886-1,261 homes (depending on the capacity of Tickford Fields Farm).

The first three of these are greenfield sites which lie outside the current settlement boundary, in the open countryside.

Network House is a redundant brownfield site with redevelopment potential. This site is already identified in our land supply figures, given interest shown in developing the site for housing over the last year. However, given the lack of a planning consent at the current time, there is still currently scope for views to be gathered as to the suitability of housing on the site and for the preparation of a policy to ensure that any development picks up on local views and concerns.

Existing housing commitments (over 10 homes)

The other sites already accounted for in Newport Pagnell are:

- Police Station Houses (15 homes)

This site is an existing allocation in the Local Plan (2005). It currently doesn't have planning permission.

Major planning constraints

In Newport Pagnell the scope for development to the north of the town is largely limited by flood plain and Bury Field. The area to the north and east is also home to several notable wildlife species and is identified locally as an area of attractive landscape.

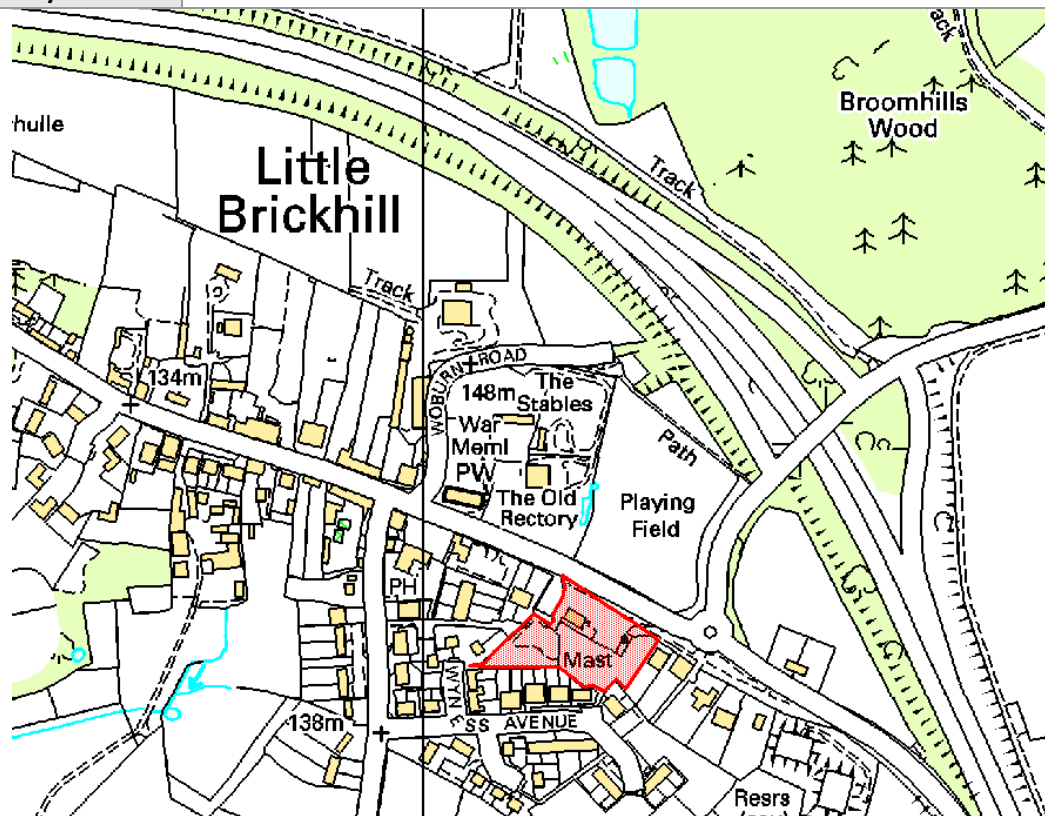
To the west and south, the M1 and A422 provide hard boundaries to any potential expansion.

To the east there are several archaeological notification sites, where extensive research would need to be undertaken before any development could be allowed.

Within the town the centre, the conservation area is a potential constraint to redevelopment, along with a number of listed buildings that need to be taken into account.

The flood plain also follows the river through the town centre down towards the A509, limiting any further house building occurring in this area.

Site Name	Former Garage Site	Reference number	R1
Settlement/area	Little Brickhill		



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Size of site	0.63 ha	Indicative site capacity	22
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Summary of site opportunities and constraints

The site lies within a residential area on the proposals map. It is in an attractive edge of village location, in the Area of Attractive Landscape local landscape designation. Development of the site would significantly enhance the entrance to the village.

Former petrol filling station site is flat with no obvious physical constraints. There may be some contamination to address on site from former use. Easy access to the site is available from the High Street.

There appear to be no significant physical constraints to prevent development but the site is not currently in the hands of a developer (to the best of our knowledge) and development proposals do not currently appear to be being progressed. This may change as the housing market improves.

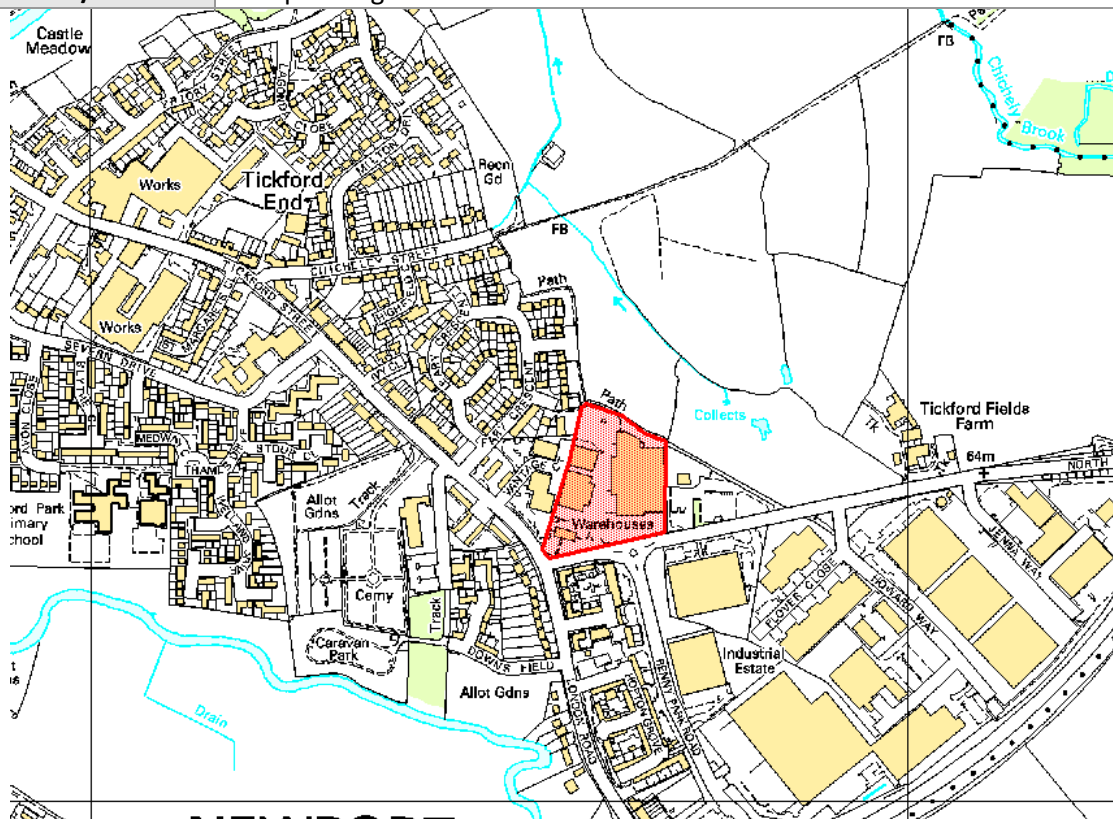
The site is in a conservation area, is an Archaeological Notification Site, and is also a minerals search area (for sand and gravel deposits).

Summary of initial sustainability appraisal findings

The site is a brownfield site that would be revitalised by redevelopment. There could be constraints presented by pollution but redevelopment may represent a chance to improve soil quality. The site is not close to major facilities although is well-served by public transport.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Network House, Newport Pagnell	Reference number	R2
Settlement/area	Newport Pagnell		



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Size of site	1.94 ha	Indicative site capacity	80
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Summary of site opportunities and constraints

Site is currently allocated for employment use on the Proposals Map. On site there are several out-dated office and light industrial units, which are vacant. To the south of the site is some recent housing development. To the east is a Council waste recycling facility.

Access point already available from the North Crawley Road. Relatively close to a range of local amenities. Part of the site forms part of the Tickford Fields Farm Strategic Reserve Area, identified as a first area of search for new housing sites in the Local Plan. Access could be provided to potential development site at Tickford Fields Farm through this site.

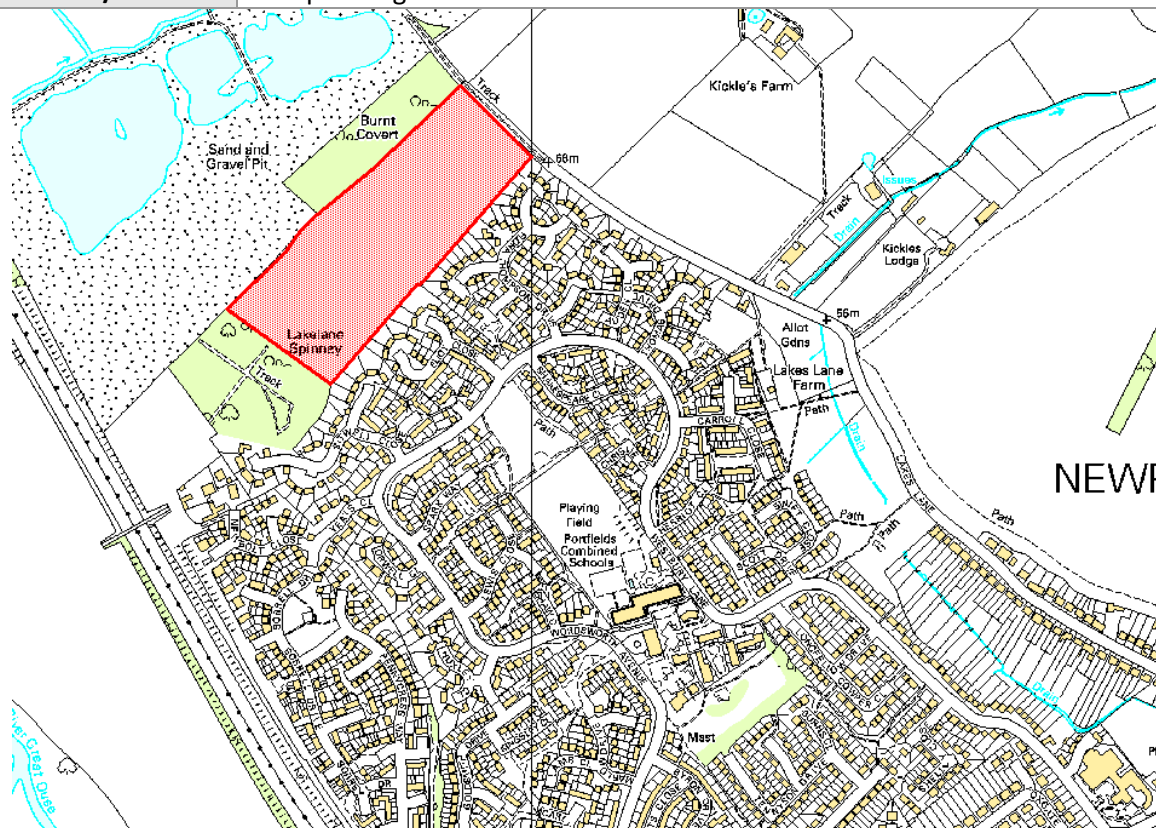
The site is covered by a Minerals Search Area for sand and gravel deposits.

Summary of initial sustainability appraisal findings

The site is a brownfield site with good access to facilities in Newport Pagnell town centre and public transport. There are minimal constraints and the loss of employment land should be offset by good access to other employment sites that are more viable.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Portsfield Farm, Lakes Lane	Reference number	R3
Settlement/area	Newport Pagnell		



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Size of site	7.5 ha	Indicative site capacity	197
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Summary of site opportunities and constraints

The site is currently identified as open countryside on the proposals map. It lies adjacent to the established Poets Estate. Access to the site would need to be via Lakes Lane.

It is currently unclear whether this road is suitable for access as at the top end; it is largely single carriageway and unsuitable for motor vehicles. Whilst not making the site unsuitable, the issue of access will need more thorough consideration as part of a Site Allocations process, as will the general capacity of Lakes Lane to cope with increased traffic.

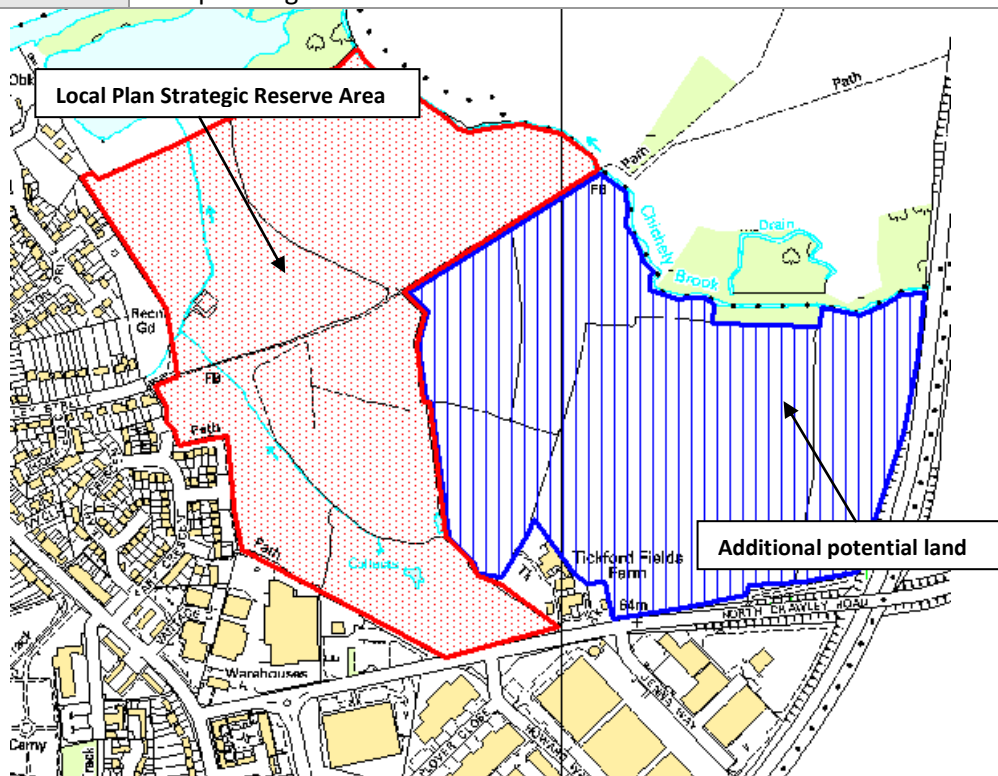
The site is also in the Area of Attractive Landscape and is home to two notable bird species and, in part, is part of the Ouse Wet Corridor. The northern part of the site would be an attractive setting, on the edge of a popular town and overlooking open countryside.

Summary of initial sustainability appraisal findings

The site has several constraints that give it unsustainable characteristics. It is greenfield and in an area of attractive landscape and has two notable species. The access arrangements would need careful consideration in relation to the adjacent cul-de-sac whilst general impact on the road network is also unclear at this stage.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Tickford Fields Farm, North Crawley Road	Reference number	R4
Settlement/area	Newport Pagnell		



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Size of site	22.5/21.4	Indicative site capacity	394/ 375
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Summary of site opportunities and constraints

Part of the site is identified as a Strategic Reserve in the Local Plan (2005), making it a first area of search for new housing land. The suitability for housing was assessed through the Local Plan preparation process and nothing has fundamentally changed to affect this decision.

Site is currently used as grazing farm land. Access to the site would be achievable from North Crawley Road to the south, with improvements to the local road network likely to be required. The northern part of the site is in the flood plain, which would need to be a consideration in any design. It also contains a landfill buffer (250m) and Aquifer Superficial Deposits (clay, silt, sand and gravel).

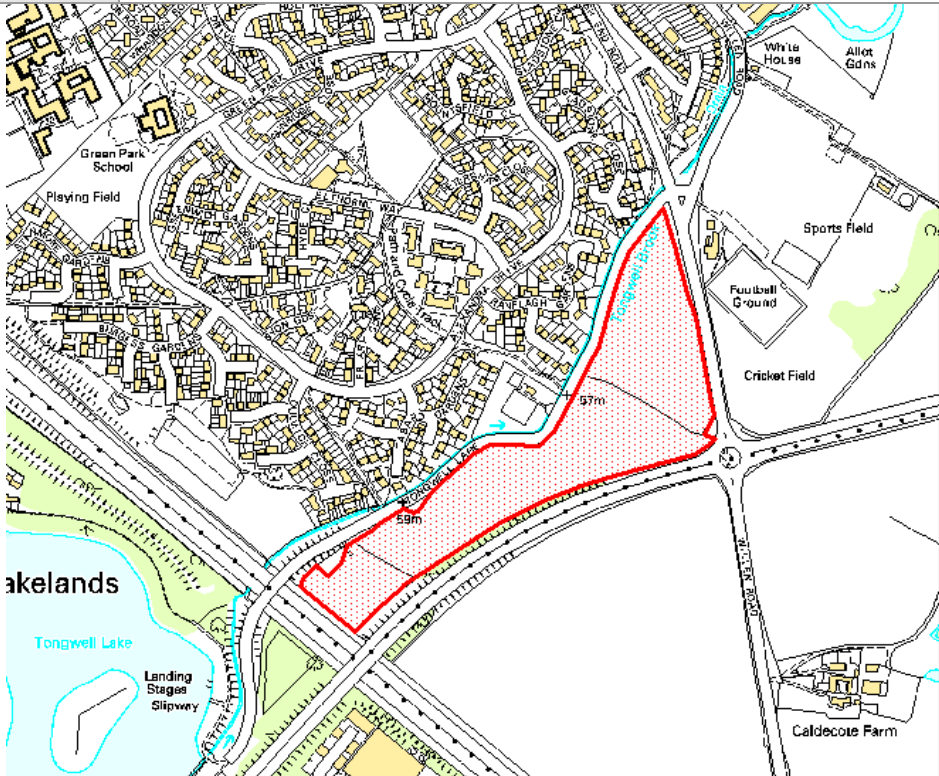
The site lies in a local Area of Attractive Landscape, contains an Archaeological Notification Site, and is home to several notable bird species, which whilst not precluding development, need to be considerations.

A site of this size could provide some of its own facilities. Further land outside the strategic reserve area provides additional scope for development or introduction of additional uses that would be supported by a more comprehensive development proposal.

Summary of initial sustainability appraisal findings

Development on the site would potentially be unsustainable without implementing measures to overcome flooding, traffic and biodiversity constraints. However, the site has enough capacity to indicate that it can deliver sufficient mitigation in the longer term as well as its own facilities.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land off Marsh End Road	Reference number	R5							
Settlement/area	Newport Pagnell									
										
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Size of site	8.2 ha	Indicative site capacity	215							
Summary of site opportunities and constraints										
<p>The site currently identified as open countryside on the proposals map. The edge of the site lies in the flood plain related to the Tongwell Brook which runs adjacent to the site.</p> <p>The southern tip of the site lies adjacent to the M1 motorway and suffers from related noise pollution. The southern edge of the site also lies adjacent to a major road (the A509) but the visual and noise impact is somewhat mitigated by changes in the levels and established vegetation.</p> <p>The land is in use as grazing but the agricultural classification is ‘mainly urban land’ meaning it is little agricultural quality.</p> <p>Access would need to be taken off Willen Road, and not the A509.</p>										
Summary of initial sustainability appraisal findings										
<p>The site is greenfield although relatively accessible and well served by nearby shops and facilities. There would be flooding and noise issues on certain portions. Sustainability could therefore be improved if the site was considered in part (specifically the northern section, which is relatively free of the aforementioned constraints).</p>										
1	2	3	4	5	6	7	8	9	10	11

Olney Summary

Potential sites

There are five potential sites identified in Olney. These are:

- Land of Aspreys
- Land off Warrington Road
- Land off Yardley Road
- Land off Lavendon Road
- Land west of Olney

The last two of these sites contain more than one potential site. The land off Lavendon Road contains parcels both north and south of the road, whilst the land West of Olney contains at least three potential development areas due to its scale. Therefore, there are potential eight separate sites within the five areas listed.

Existing housing commitments (over 10 homes)

Other sites already committed in Olney are:

- Former employment land allocation off Warrington Road (35 homes)

This site was granted outline planning consent in March 2014. It links directly to the 'Land off Yardley Road' site listed above.

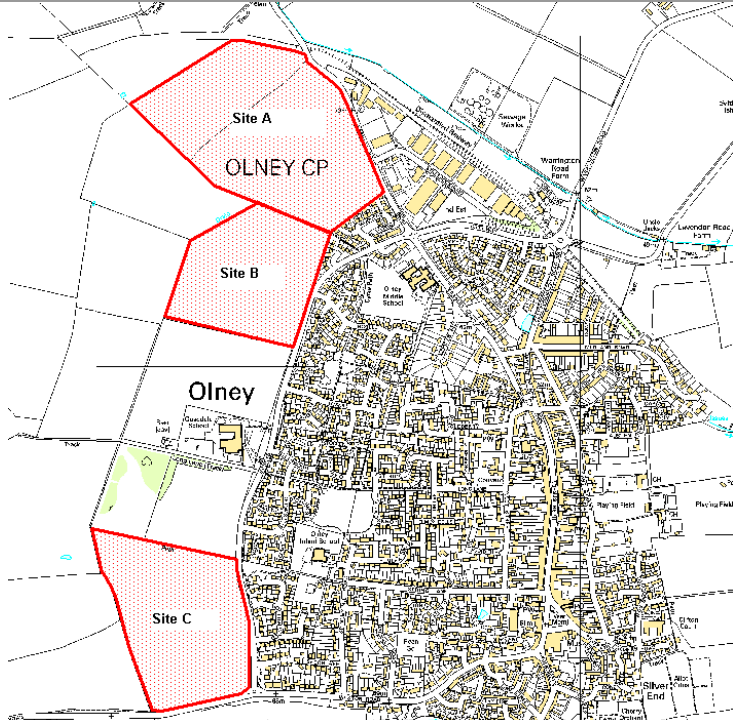
Major constraints

Olney is heavily constrained by flood plain to the south and east.

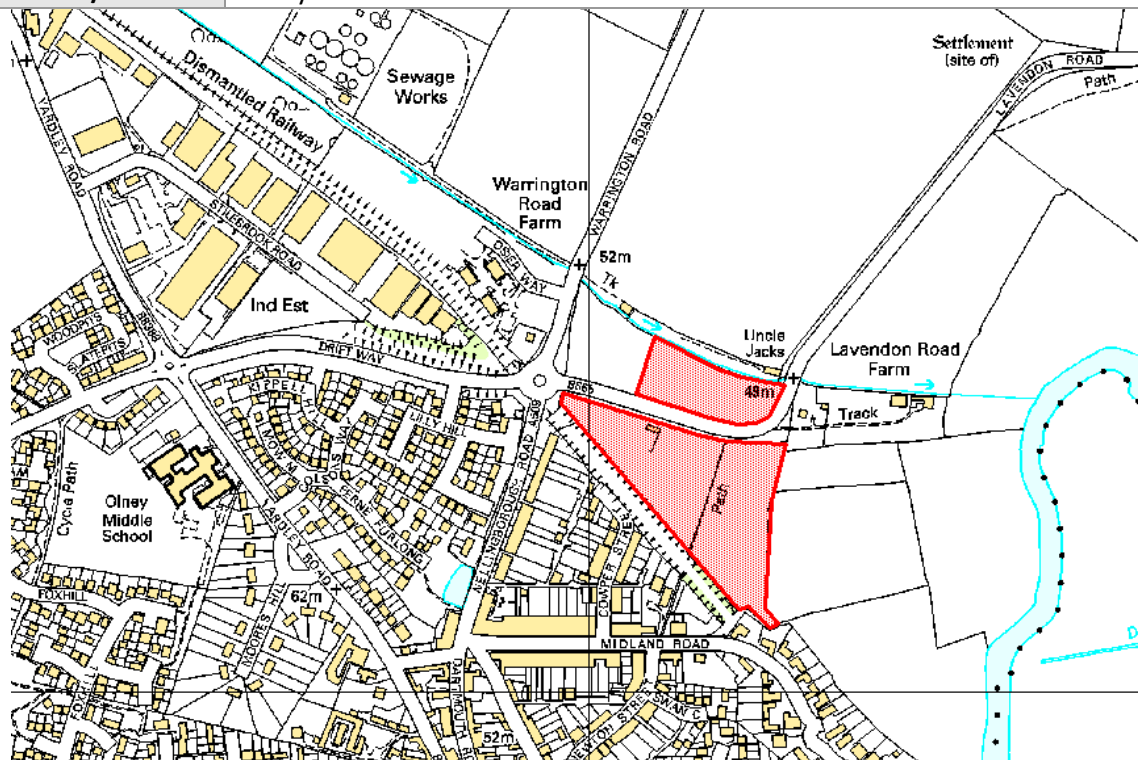
To the north there is extensive archaeological potential that would need extensive investigation prior to any development taking place. There is also a Scheduled Ancient Monument (a roman site) to the north east of the town which limits development potential.

Land to the west is largely grade 3 agricultural land, meaning it is limited quality. The land to the south west of the town is identified locally as an area of attractive landscape, and is also home to several notable bird species.

In the town redevelopment potential is limited by the conservation area and a significant number of important listed buildings.

Site Name	Land west of Olney	Reference number	R6/R7/R8							
Settlement/area	Olney									
										
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Size of site	Site A- 21.3 ha Site B- 11.5 ha Site C- 14.4 ha Total- 47.2 ha	Indicative site capacity	Site A- 372 Site B- 201 Site C- 252 Total- 825							
Summary of site opportunities and constraints										
<p>All sites are currently allocated as open countryside on the proposals map. Site C also lies in an AAL.</p> <p>The western edge of the sites would have views of open countryside, approaching a subtle landscape ridge. The eastern edge of all sites faces existing residential development, and is separated from it by Aspreys, from which access could easily be taken for each site. Part of site A would face the Stilebrook Road Industrial Estate, separated by the Yardley Road. Access to the sites could be achieved from Aspreys.</p> <p>Part of site A is in a 250m landfill buffer. All three sites are areas of major aquifer ground water. Site C contains four notable species (badgers, hedgehogs and two species of butterfly), but in general there are limited physical constraints to development in the area.</p> <p>The sites could be considered individually, in combination or only in part, given their scale in relation to housing need.</p>										
Summary of initial sustainability appraisal findings										
<p>The site(s) are greenfield with an attractive landscape and notable species designation. Their large size means a sustainable community with its own facilities would be deliverable. Due to the designations they may be more sustainable if considered in part (i.e. without the constraints presented by the southern ‘site C’).</p>										
1	2	3	4	5	6	7	8	9	10	11

Site Name	Land north and south of Lavendon Road	Reference number	R9
Settlement/area	Olney		



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Size of site	0.8 ha (north) / 1.3.ha (south)	Indicative site capacity	28 / 46 (74 in total)
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Summary of site opportunities and constraints

The sites are allocated as open countryside on the proposals map and form part of the local Area of Attractive Landscape designation. They are currently in use for grazing. Immediately to the north of the site is a Scheduled Ancient Monument and the northern area contains an Archaeological Notification Site. The eastern edge of the southern area is affected by flood plain.

Access is available directly from Lavendon Road to both areas. The road would need to be upgraded with footpaths to the development site and consideration given to dealing with other highway safety issues given the current nature of the road. Principle of development north of Lavendon Road established by granting of permission for a petrol station on land adjacent to the area north of Lavendon Road.

The site is an attractive location- on the edge of a popular village. It is a minerals search area (for sand and gravel deposits) and the disused railway along the southern boundary of the site is a wildlife corridor.

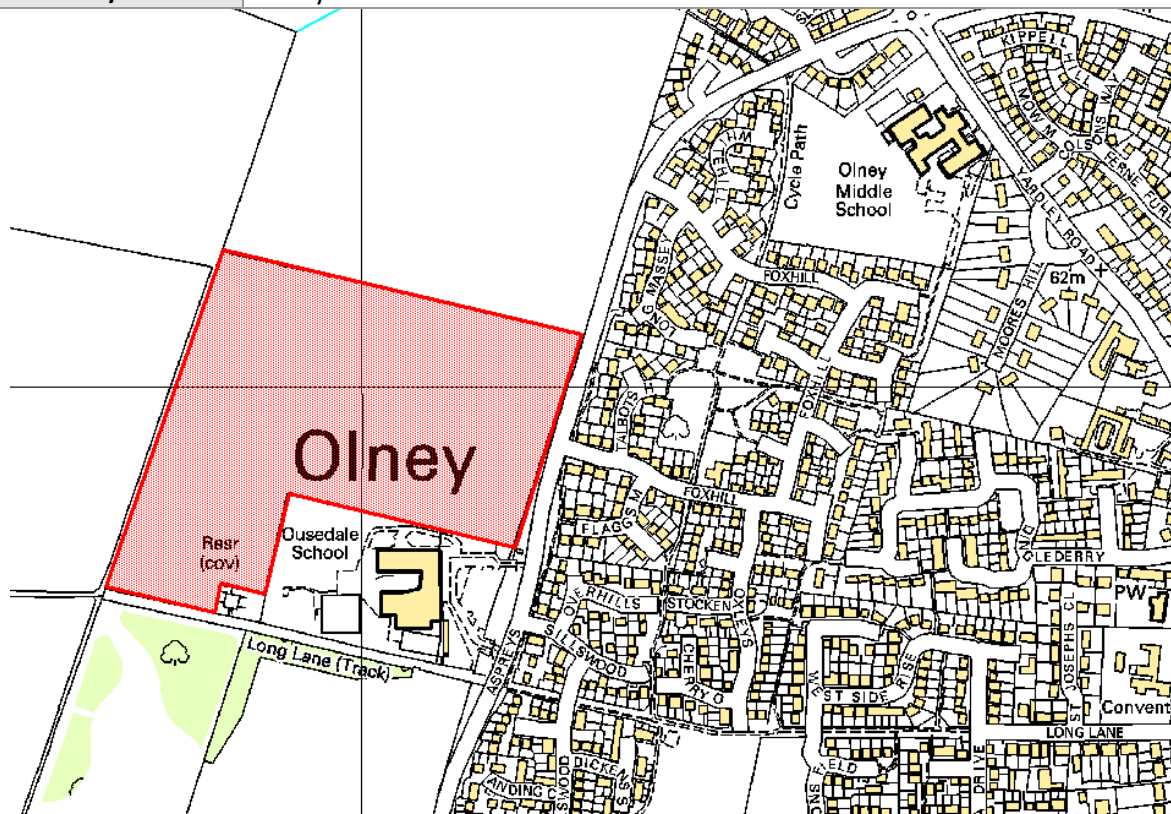
Recently Sainsburys has submitted a planning application to develop a retail store on the northern area which may limit the availability of the site is permitted.

Summary of initial sustainability appraisal findings

The site is a greenfield site in an area of attractive landscape. However, it is well located to the existing settlement and close to facilities. There are constraints on part of the site including heritage, flooding and wildlife. As such it may be more sustainable to consider it in part.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land off Aspreys	Reference number	R10
Settlement/area	Olney		



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Size of site	9.59 ha	Indicative site capacity	252
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Summary of site opportunities and constraints

The site is currently allocated on the proposals map as part of a wider land allocation for a secondary school. The school has now been completed and the remaining land is in agricultural use.

The site is adjacent to a relatively recent expansion of Olney to the east. Access could be easily created off Aspreys. The development would protrude into the open countryside from an established edge of Olney, but this line has already been broken by the development of the secondary school. The far west of the site appears to be approaching a subtle landscape ridge, which may be best to avoid. The site could be suitable in part or as a whole.

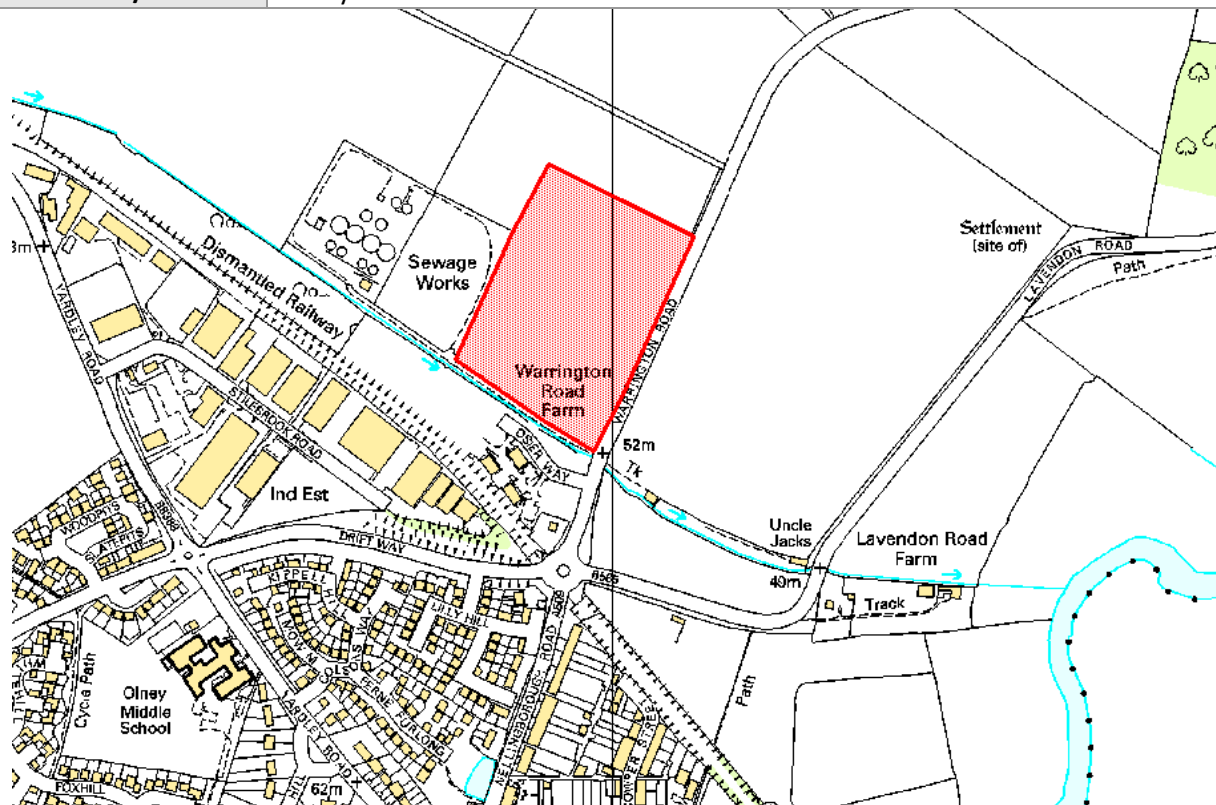
The site is on the edge of a popular town and the northern and western edges of the site would have views over the open countryside. The site is in an area of major aquifer ground water.

Summary of initial sustainability appraisal findings

The site is a greenfield site but is well located in terms of existing development. It is within walking distance of town-centre facilities and is of sufficient size to deliver some of its own on-site.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land off Warrington Road	Reference number	R11
Settlement/area	Olney		



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Size of site	4.44 ha	Indicative site capacity	117
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Summary of site opportunities and constraints

The site is currently allocated on the proposals map as open countryside. It is in use for agriculture. There appears to be no physical constraints to development of the site, although it is in a prominent location on the edge of the settlement, on a key approach road, so consideration would need to be given to how the site could be sensitively integrated into the town.

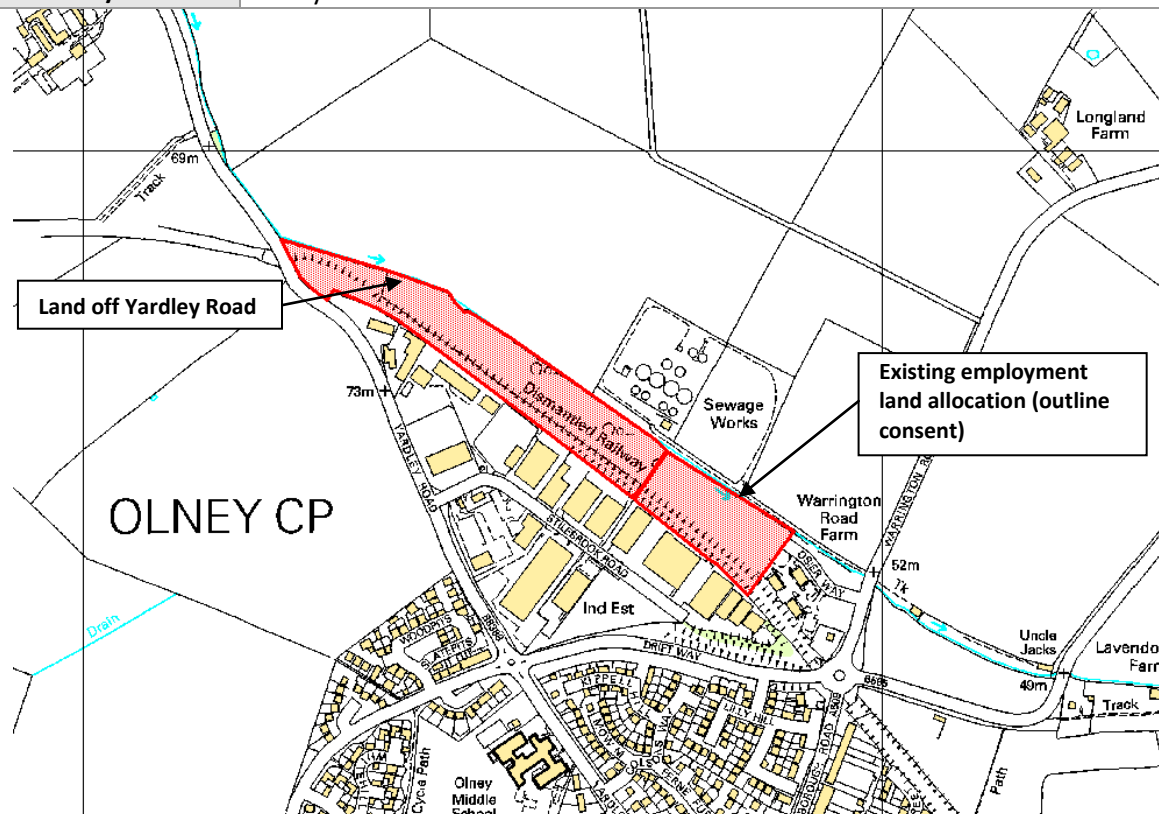
Some highway concerns over the appropriateness of a new entrance road being created from the A509 due to increase in instances of stopping and turning on a major road. Could be overcome through investment in the A509 to create a right turn box. Site is adjacent to local sewage treatment works, which on site visits has not smelt, but may limit attractiveness of the site. Site is also covered by an Archaeological Notification. Part of the site is also a minerals search area for sand and gravel.

Summary of initial sustainability appraisal findings

The site is a greenfield site and not well-located in terms of existing development. It has few constraints though and is sizeable enough to make a significant contribution to affordable housing stock.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land off Yardley Road	Reference number	R12
Settlement/area	Olney		



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Size of site	2.26 ha	Indicative site capacity	59
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Summary of site opportunities and constraints

The Yardley Road site is currently allocated as open countryside on the proposals map. The site sits to the north of the old railway embankment which divides the site from an industrial estate and forms a wildlife corridor. To the north of the site is the local sewage treatment works, which on sites visits has not smelt and is fairly well screened by mature trees.

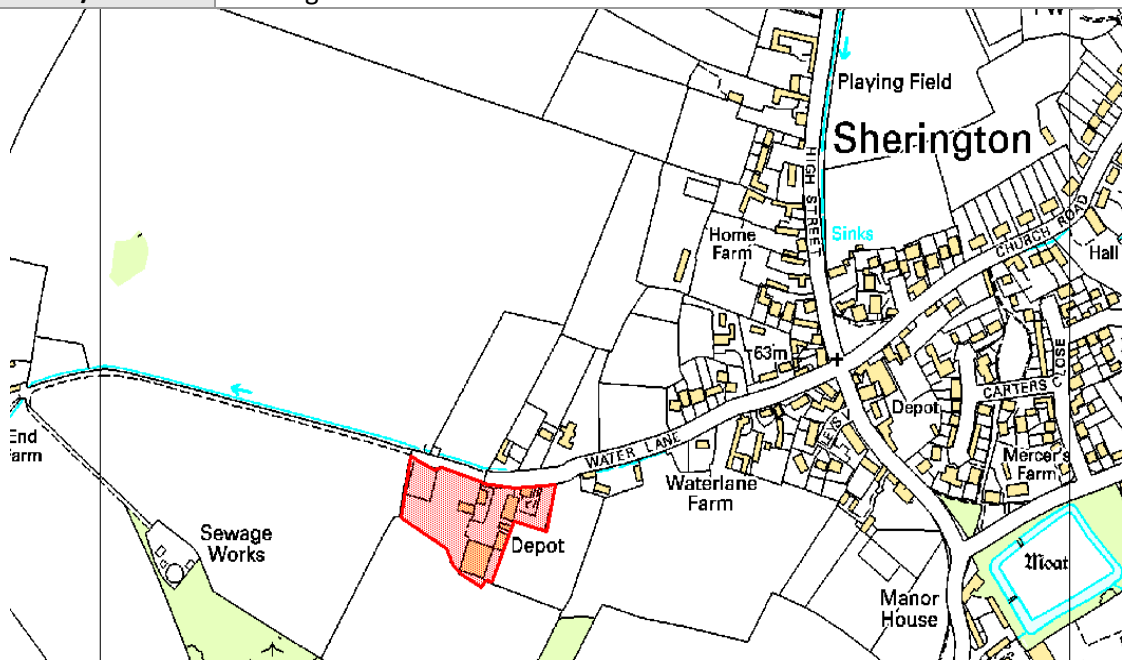
The site is separated from the A509 via a half built out employment site also shown above, which was allocated for development in the Local Plan. Outline consent has recently been granted to develop the remained of the site for residential.

Access to the site could be only achieved via the entrance to the employment land as access from Yardley Road would be inappropriate. The site is long and thin in nature which could limit the form of development that could be created. Site does feel isolated from the main area of Olney due to the separation of the railway embankment, but there are already footpath links into town on the A509.

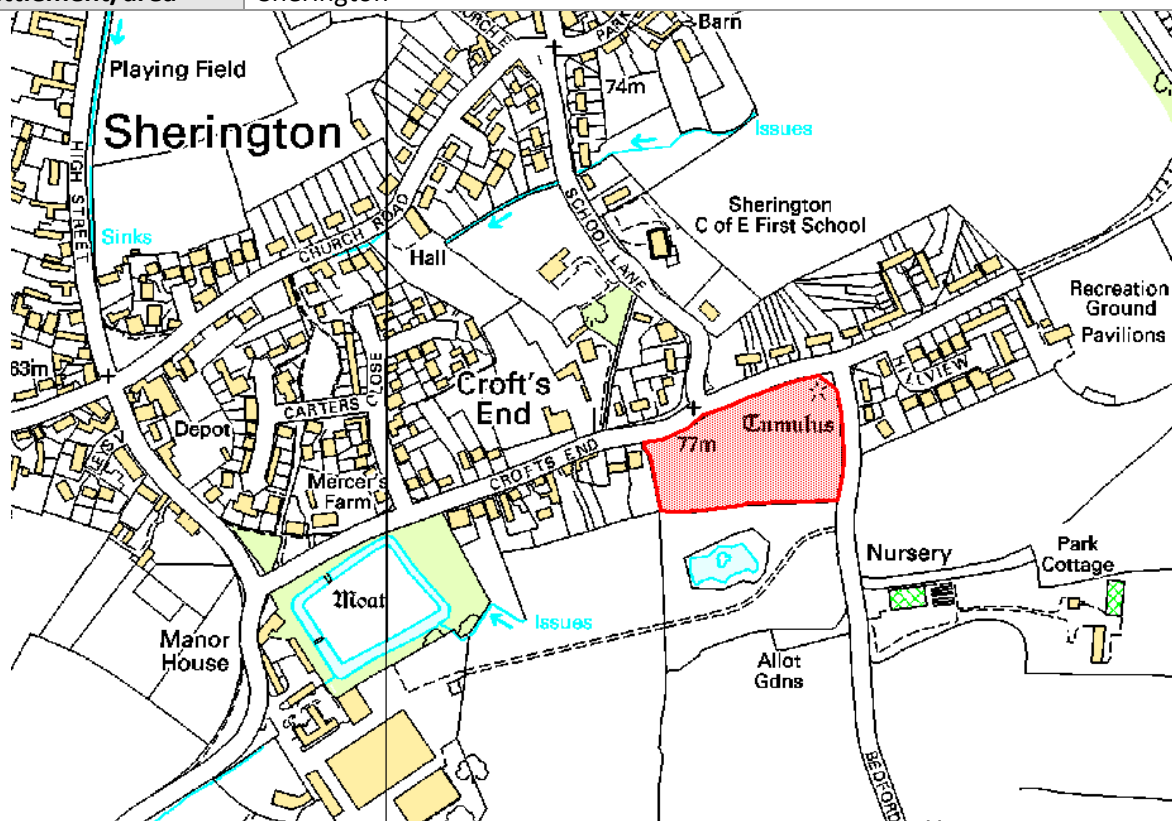
Summary of initial sustainability appraisal findings

The site is a greenfield site which has previously been allocated for employment use. Development on the site would be isolated from the existing settlement whilst there may be constraints in terms of access and the neighbouring sewage works.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Smiths Yard	Reference number	R13							
Settlement/area	Sherington									
										
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Size of site	1.1 ha	Indicative site capacity	15							
Summary of site opportunities and constraints										
<p>The site is currently allocated as open countryside on the proposals map and is covered by the Area of Attractive Landscape local landscape designation. It is separated from the village boundary by a series of residential properties along Water Lane, which could potentially be bought into the village boundary.</p> <p>The site itself is in use as an industrial yard with several small businesses operating from old shed style buildings. Part of the site stores old cars and appears largely unkempt. Development of the site would improve the appearance of the site. Details of tenancies are not available, but these could affect the timing of any potential redevelopment.</p> <p>Access to the site would be via Water Lane which has been upgraded but is very narrow in places with further potential for improvement limited. There are highway concerns that any redevelopment of the site should not lead to an increase in traffic movements along Water Lane. This would be likely to limit the potential capacity of the site (indicative capacity above reflects this but would need further investigation).</p> <p>The quiet, edge of village location would be in a highly desirable location and would probably be very attractive to buyers.</p>										
Summary of initial sustainability appraisal findings										
<p>The site is a brownfield site currently used for small-scale employment. Redevelopment would improve the appearance of the site although there would be difficulties in ensuring adequate access. Overall sustainability is low due to isolation from and poor connectivity to existing facilities.</p>										
1	2	3	4	5	6	7	8	9	10	11

Site Name	Land at Crofts End	Reference number	R14
Settlement/area	Sherington		



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Size of site	1.6 ha	Indicative site capacity	32
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Summary of site opportunities and constraints

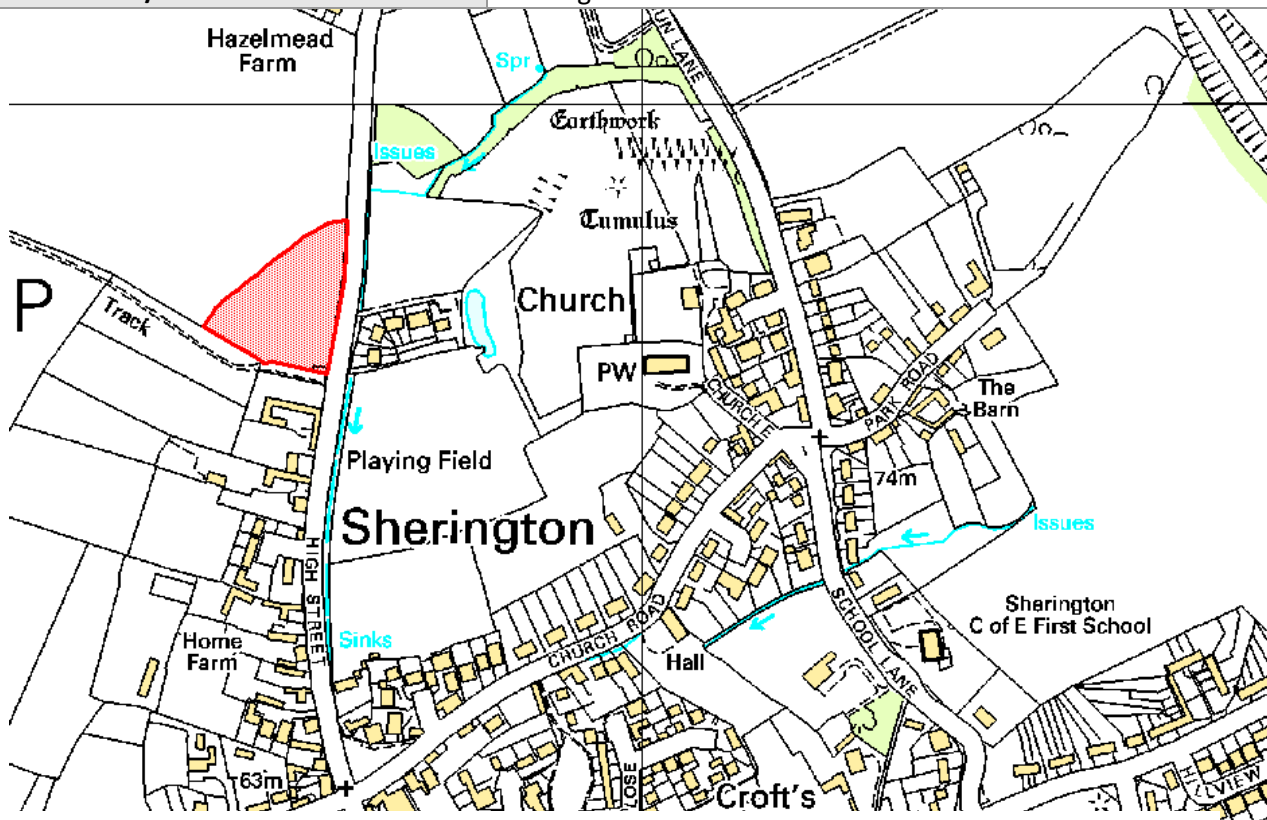
The site is allocated as open countryside on the proposals map. It is also part of the Area of Attractive Landscape local landscape designation. There is a Scheduled Ancient Monument to the north east of the site which would severely limit the form of development in the immediate vicinity. The site is covered by an Archaeological Notification requirement. Access would be able to be created off Crofts End. Development would form a logical rounding off of the south edge of the village, but would also block views out of the village.

Homes would be in a very desirable location and the southern edge would overlook open countryside.

Summary of initial sustainability appraisal findings

The site is a greenfield site in an area of attractive landscape. The overall sustainability is low due to the poor connectivity to facilities and the possible impacts on a Scheduled Ancient Monument.

1	2	3	4	5	6	7	8	9	10	11
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Site Name	Land at High Street	Reference number	R15							
Settlement/area	Sherington									
										
Size of site	1 ha	Indicative site capacity	30							
Summary of site opportunities and constraints										
<p>The site is currently allocated as open countryside on the proposals map and is covered by the Area of Attractive Landscape local landscape designation.</p> <p>It is a large, unconstrained field on the edge of the village. Development of the whole field would be inappropriate, but consideration could be given to the 1ha identified in the submission.</p> <p>Consideration would need to be given to the conservation area immediately to the south of the site and the fact that the site lies on a key entrance to the village. There are no other obvious physical constraints to development. It is likely that the location of the site would make it highly attractive to property buyers.</p>										
Summary of initial sustainability appraisal findings										
<p>The site is a greenfield site in an area of attractive landscape. It would be a desirable location and of modest enough size to fit with the surrounding development. Overall sustainability is low though due to poor connectivity to facilities.</p>										
1	2	3	4	5	6	7	8	9	10	11

Site Name	Land rear of School Lane	Reference number	R16							
Settlement/area	Sherington									
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Size of site	1.5 ha	Indicative site capacity	45							
Summary of site opportunities and constraints										
<p>The site is allocated as open countryside on the proposals map and forms part of the Area of Attractive Landscape local landscape designation.</p> <p>The site is surrounded on three sides by development, with access through the school site being suggested as an option. The school have previously indicated that they would potentially consider enabling access if it was considered to be for the benefit of the school and the village. However, previous consultation with the Parish Council indicated that they did not think it was a viable option.</p> <p>There are concerns for how the development of the site would be viable, given the need for investment in the school and a new access to the site.</p> <p>The site would be in a marketable location; on the edge of the village with views over the open countryside for the part of the development on the eastern edge of the site.</p>										
Summary of initial sustainability appraisal findings										
<p>The site is greenfield site in an area of attractive landscape. However, the location represents a logical in-fill development if issues of access can be resolved. Sustainability remains low due to poor connectivity to services.</p>										
1	2	3	4	5	6	7	8	9	10	11

Woburn Sands Summary

Potential sites

There are four potential sites identified in Woburn Sands. These are:

- Land East of Vandyke Close
- Land north of Woburn Sands
- Land West of Newport Road
- Wyvale Nursery Site

In total these sites cover approximately 23.5 ha of land and have an indicative capacity for around 429 homes.

The first three of these sites are greenfield sites which lie outside the existing settlement boundary. The final site contains existing buildings and hard standing, which would make it a brownfield site if it were to come forward for development.

Existing housing commitments (over 10 homes)

The other sites already accounted for in Woburn Sands are:

- Nampak (Parklands Development) (160 homes remaining (as of 1st April 2104 – subject to number of homes in final phase of the development, which has yet to be granted planning consent)
- Green Park Hotel (35 homes)

Both of these sites are already under construction.

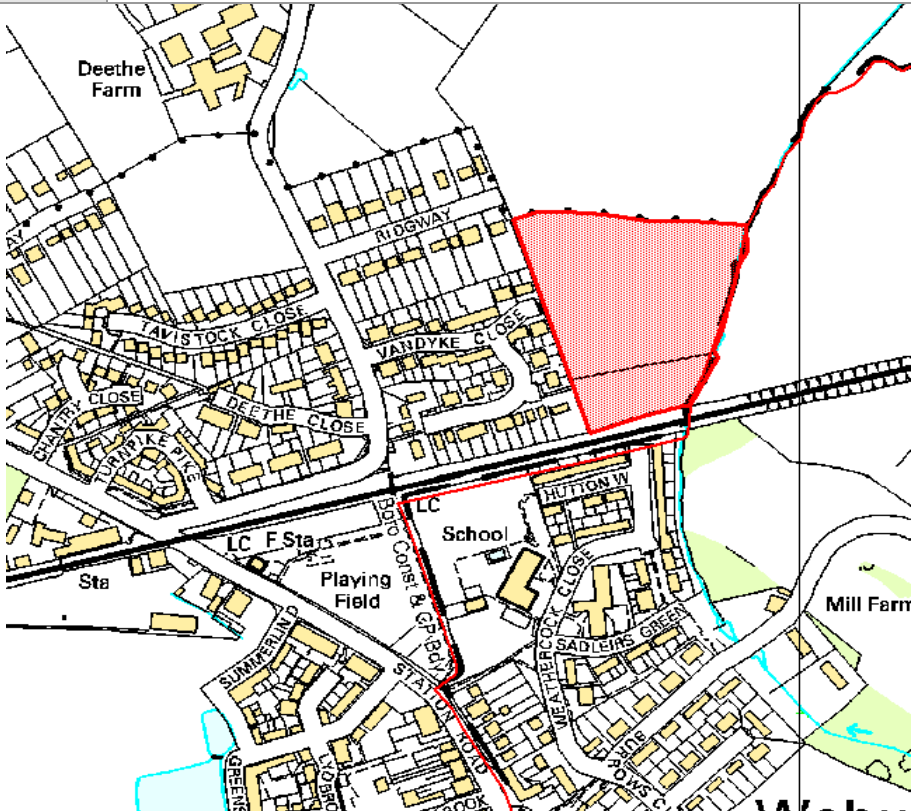
Major planning constraints

Woburn Sands, as is noted in the main document, already has a significant amount of planned (and recently completed) development.

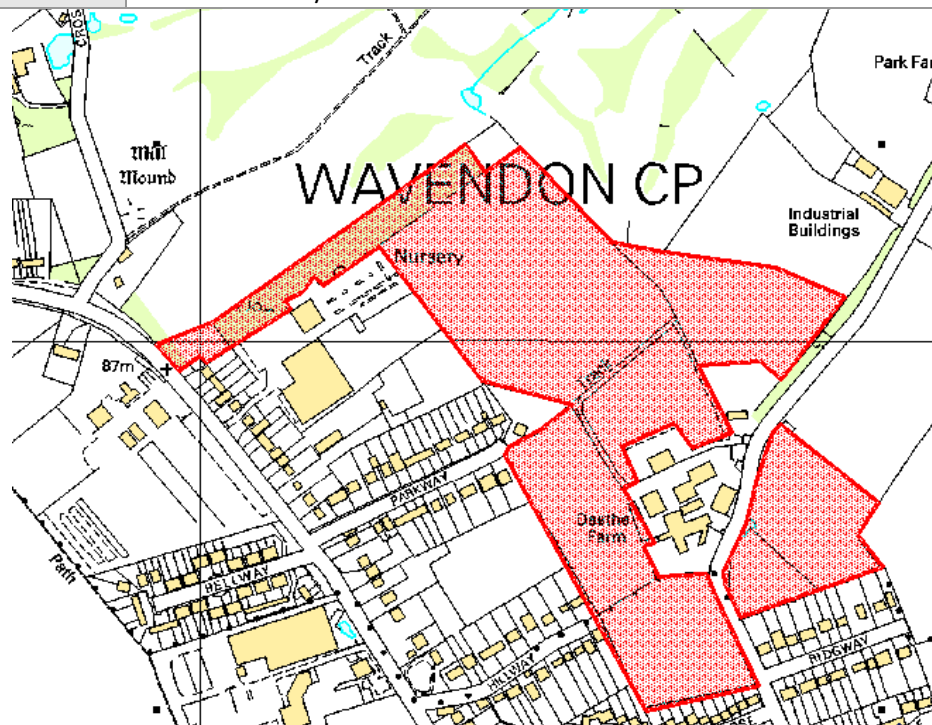
To the south west of the town there is an area identified locally as an Area of Attractive Landscape. To the west of the town, along the railway, is a wildlife corridor, which extends to the eastern edge of the town. This area also contains several notable wildlife species.

In the southern area of the town is a conservation area which needs to be taken into account.

The local highway network is affected by the level crossing on the main street through the town. There are particular issues with junctions near the crossing. Development could potentially further exacerbate existing problems, which would need to be a consideration.

Site Name	East of Vandyke Close	Reference number	R17							
Settlement/area	Woburn Sands									
										
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Size of site	2.42 ha	Indicative site capacity	54							
Summary of site opportunities and constraints										
<p>Site is designated as open countryside on the proposals map. It is currently scrub land. Access would be available from the end of Vandyke Close, an existing residential street. There is some noise from the railway line to the south which would need to be mitigated through any design on site.</p> <p>The site is screened on three sides by mature trees which provide a clear boundary to the site. There appear to be no obvious physical constraints to development, although the southern part of the site is in the railway corridor.</p> <p>The site is an edge of town site and is likely to be very marketable. The landowner has received enquiries from developers for the land. As with all sites in Woburn Sands in particular, achievability of development would need to consider the impact of recent and planned growth on local services and facilities.</p>										
Summary of initial sustainability appraisal findings										
<p>The site is a greenfield site that is reasonably well-located in terms of existing development. It is close to some but not all facilities but would benefit from good public transport provision. The site may suffer from noise pollution from the nearby railway.</p>										
1	2	3	4	5	6	7	8	9	10	11

Site Name	Land north of Woburn Sands	Reference number	R18
Settlement/area	Woburn Sands/Wavendon		



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Size of site	13.1 ha	Indicative site capacity	196
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Summary of site opportunities and constraints

Site is designated as open countryside on the proposals map. Part of site (6.42 ha for 102 dwellings) was subject to a refused planning application in 2011 (11/00936/OUT) which highlighted a number of issues with the site, several of which could potentially be mitigated through improved design or submission of additional detail.

Aside from the fact that the proposal was for development in the open countryside, of particular concern was the impact of the development on the public highway at the Cranfield Road/Newport Road junction. This reason for refusal has been overcome through a further recent application but the application was still refused as the site is in the open countryside. The impact of this development on the highway, for nearly twice as many homes, would need very careful consideration.

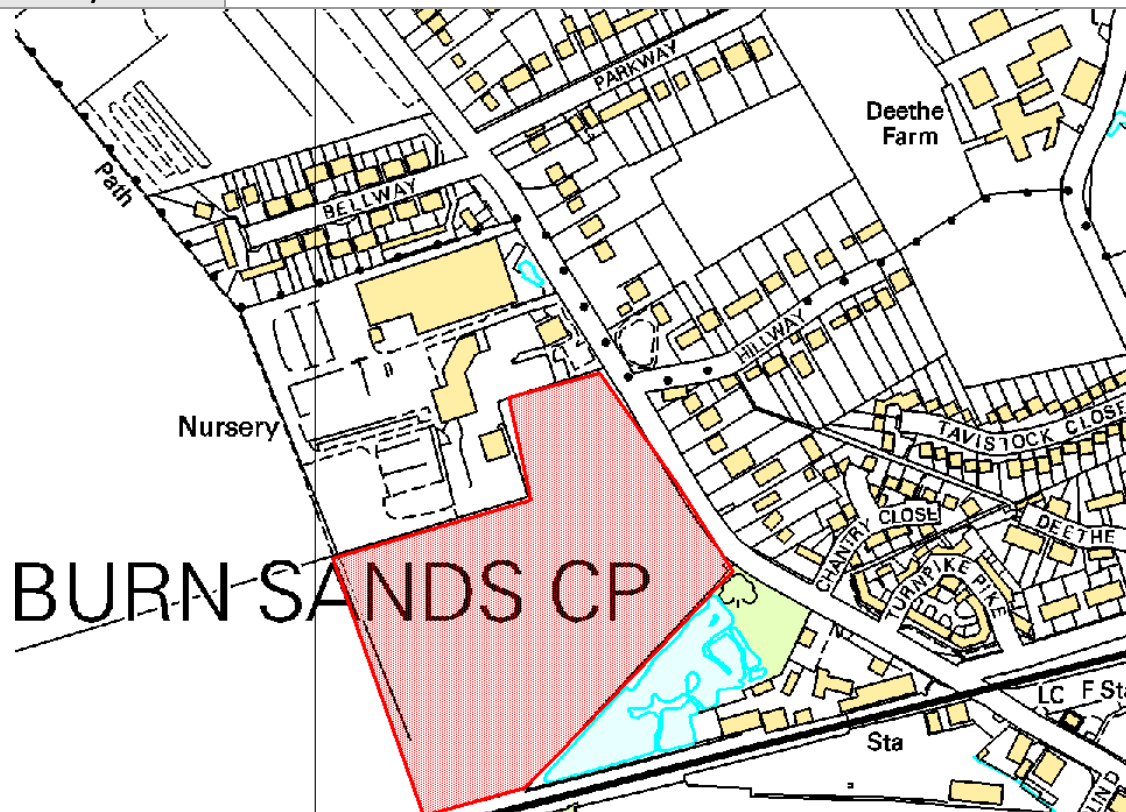
Access points to the site would need to be created off Cranfield Road and the relationship with the existing settlement boundary would need to be carefully considered. As with all sites in Woburn Sands in particular, achievability of development would need to consider the impact of recent and planned growth on local services and facilities.

Summary of initial sustainability appraisal findings

The site is a greenfield site with an unorthodox composition that would relate well to existing settlement in part. It would benefit from good access to some facilities (but not all) whilst public transport provision is generally good. The site's size means it may be able to contribute some facilities of its own but capacity would be lower if highways impact and relation to existing development remain a constraint even after mitigation.

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Site Name	Land west of Newport Road	Reference number	R19
Settlement/area	Woburn Sands		



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Size of site	4.1 ha	Indicative site capacity	92
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Summary of site opportunities and constraints

Site is designated as open countryside on the proposals map and is currently used for grazing. It is bordered by Frosts Garden Centre to the north and the railway line to the south, which is set beyond a series of lakes. Access would be available directly from Newport Road and there is good access to the railway station to the south. The site was put forward for consideration as part of a wider area for the growth of Milton Keynes. The land is in the control of a housing developer and could be brought forward if the policy position were amended accordingly.

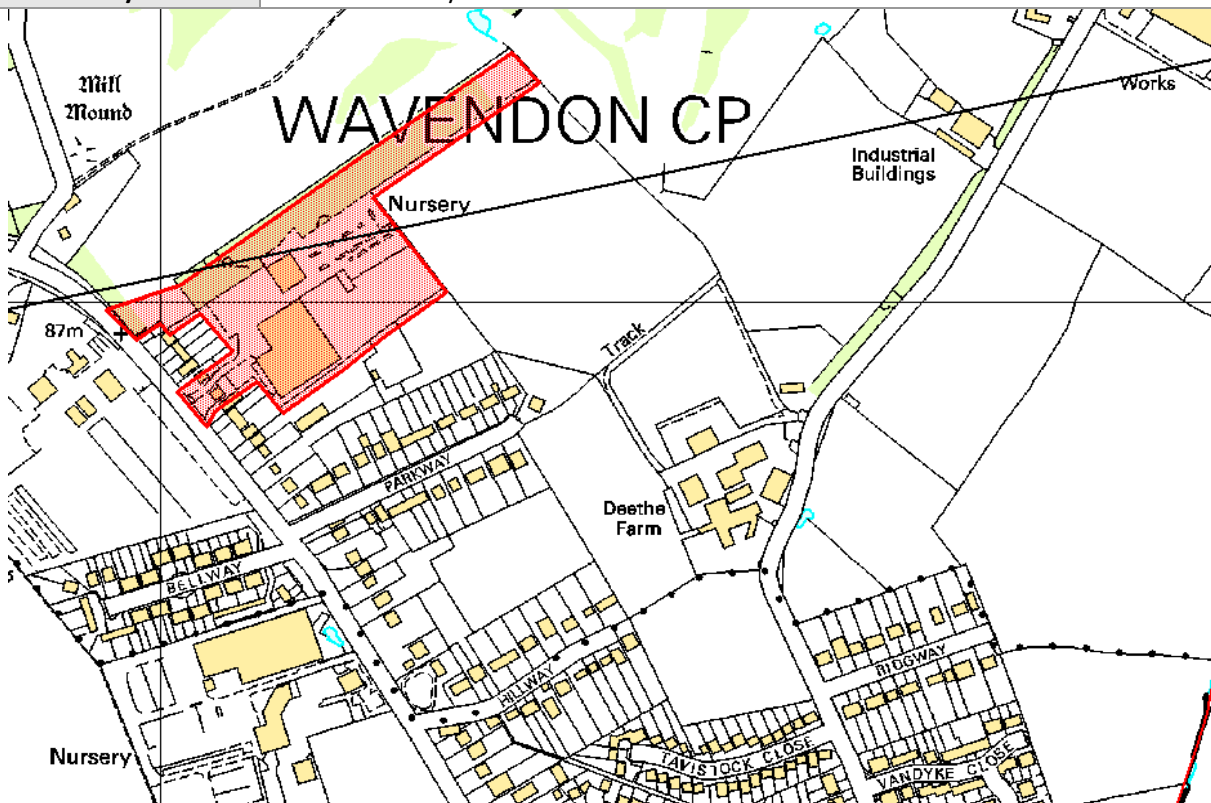
The site would be in an attractive market town setting and is likely to be very marketable. But, as with all sites in Woburn Sands, development would need to consider the impact of recent and planned growth on local services and facilities.

The site is within the 250m landfill buffer zone and is an area of Aquifer Superficial Deposits (clay, silt, sand and gravel.)

Summary of initial sustainability appraisal findings

The site is a greenfield site in open countryside that nevertheless relates well to the existing settlement. It would be close to some facilities (but not all) whilst public transport provision is generally good. The site may be constrained by railway noise to the south and also water quality in the adjacent lakes system.

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Site Name	Nursery Site	Reference number	R20							
Settlement/area	Woburn Sands/Wavendon									
										
Size of site	3.88 ha	Indicative site capacity	87							
Summary of site opportunities and constraints										
<p>Site is designated as open countryside on the proposals map. However, the site has been previously developed and is home to a garden centre.</p> <p>There are numerous buildings on the site, particularly green house style constructions, with the remaining area of the site being covered by hard standing for car parking. Good access to the site is available via the existing car park entrance from Newport Road, but a footpath would need to be provided.</p> <p>Although the site lies adjacent to the edge of Woburn Sands on the proposals map, it is actually in the Parish of Wavendon. The site is in an attractive edge of town location and is likely to be very marketable. As with all sites in Woburn Sands in particular, achievability of development would need to consider the impact of recent and planned growth on local services and facilities.</p>										
Summary of initial sustainability appraisal findings										
<p>The site is a brownfield site although it is not underused and redevelopment would lead to the loss of retail jobs. The site would relate well to existing development, be close to some facilities and have good public transport connections. It has no constraints although residential development may increase congestion.</p>										
1	2	3	4	5	6	7	8	9	10	11

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