

Assessment of Five-Year Housing Land Supply: 2022/23 - 2026/27

October 2022

Development Plans



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1. Introduction

- 1.1. Local planning authorities should, as required in Paragraph 74 of the National Planning Policy Framework (NPPF), identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement, as set out in adopted strategic policies; this is also known as a five-year housing land supply ("5YHLS"). This assessment of 5YHLS responds to this requirement.
- 1.2. This statement, and its associated appendices, should be read alongside the '*Milton Keynes Council Housing Land Supply Phasing Methodology 2021*' ("The Phasing Methodology"). The Phasing Methodology provides more detail on national policy and guidance associated with preparing a 5YHLS position; outlines the methodology used and the processes we have undertaken in preparing the 2022 5YHLS position, including how we have assessed the deliverability of each site and the evidence we have used to inform this assessment, and; outlines a set of locally specific, evidenced-based assumptions which are used as part of the assessment. The 2021 Phasing Methodology is the second version of the Phasing Methodology and sets out the engagement that has been undertaken with the development industry and stakeholders in the preparation of the 5YHLS assessment. Details on how the first Phasing Methodology, produced in 2020, was prepared, including engagement that was undertaken with the development industry can be found in the 2020 Phasing Methodology document, which is published on our website.
- 1.3. Previously, the Phasing Methodology has been updated on an annual basis, to take account of most recent local housing delivery data and to reflect any new national policy/guidance and/or national studies. For the purposes of the 2022 5YHLS assessment it has been decided that an update will not be carried out – no new national policy, guidance or studies which impact upon the assumptions outlined in the 2021 Phasing Methodology have been published and, local housing data from 2021/22 would not result in any significant changes to the assumptions either, albeit any changes would have been positive due to the ongoing delivery of housing above the annual housing requirement levels. All 2021/22 data has been published on our website so can still be viewed and, the Phasing Methodology will once again be reviewed for the 2023 assessment – a view on the frequency of updating the Phasing Methodology will be undertaken at this time as well.
- 1.4. This statement covers the five-year period from 1st April 2022 to 31st March 2027. The report firstly outlines the housing requirement that we need to demonstrate is deliverable, and then provides a summary of the land supply that is deemed deliverable in order to meet the requirement over the next five years. The report then sets out our 5YHLS position as at 1 April 2022.

- 1.5. Attached to the report are a number of appendices. Appendix 1 outlines our housing trajectory and schedule of sites for the remainder of the Plan:MK period (2016-2031) and beyond; this includes an annual breakdown of projected delivery for every site. Appendix 1 also demonstrates the sites that contribute towards the 5YHLS, including the number of units from each, as well as outlining the 5YHLS calculation itself. Appendices 2 and 3 then provide relevant evidence and site specific information on the deliverability assessment of every site.
- 1.6. The assessment has been carried out in accordance with national policy and guidance, and the development framework, provided by the below documents:

National Policy and Guidance

- National Planning Policy Framework (NPPF) (July 2021)
- National Planning Practice Guidance (PPG) (March 2014 and as updated)
- Housing Delivery Test Measurement Rule Book (July 2018)

The 'Development Plan'

- Plan:MK (adopted March 2019)
 - Milton Keynes Site Allocations Plan (adopted July 2018)
 - All made Neighbourhood Plans within the Borough of Milton Keynes
- 1.7. This report does not outline the relevant sections of national policy and guidance and set out how the Council's approach has been led by this, this is instead contained within the Phasing Methodology document and is therefore not repeated here.

2. The Five-Year Land Supply Requirement

The Basic Requirement

- 2.1. Plan:MK was adopted in March 2019 and is less than five years old. Therefore, in accordance with Paragraph 74 of the NPPF, the starting point for establishing the five year land supply requirement is the housing requirement set out in the adopted strategic policies of Plan:MK.
- 2.2. The housing target outlined within Policy DS2 (Housing Strategy) of Plan:MK is to deliver a minimum of 26,500 net dwellings across the Borough over the period 2016-2031. This provides an annual requirement of 1,766.67 homes, which Plan:MK outlines as 1,766 as the annualised target for which we will be monitored against. However, for the purposes of previous 5YHLS assessments this has been rounded up to an annual figure of 1,767. This starting point gives a basic five-year requirement for 8,835 homes.

$$1,767 \times 5 = 8,835$$

Performance and Shortfall

- 2.3. Detailed analysis of the Council's delivery performance against the Plan:MK housing requirement is outlined on the monitoring pages of our website and is published in the 2022 Annual Monitoring Report, which is also available on the website¹. Table 1 summarises the annual housing completions in Milton Keynes since the base date of Plan:MK; 1st April 2016. The gross figure indicates the total number of dwellings completed, whereas the net completions reflects the losses from dwelling conversions, changes of use and demolitions.

Table 1: Housing Completions 2016/17 to 2021/22

		Total Dwellings		
	Requirement	Gross	Net	Shortfall
2016/17	1,767	1,247	1,230	537
2017/18	1,767	1,527	1,518	249
2018/19	1,767	1,787	1,781	-14
2019/20	1,767	2,090	2,076	-309
2020/21	1,767	1,998	1,993	-226
2021/22	1,767	2,005	2,003	-236
Total	10,602	10,654	10,601	1

- 2.4. Table 1 also outlines performance against the Plan:MK housing requirement. Housing completions continuously rose year on year over the first four years of the Plan:MK period, showing a minor dip in 2020/21 (possibly due to the impacts of Covid-19) before returning to

¹ <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy>

completion levels of over 2,000 units in 2021/22. For the past 4 years we have achieved net completions in excess of our housing requirement. As a result, Table 1 outlines that the shortfall in supply that had accumulated over the first two years of the plan period (2016/17 and 2017/18) has been reduced to a total of 1 unit as at 1 April 2022.

- 2.5. However, this shortfall is measured against a rounded annual figure of 1,767 units, as outlined in Table 1. If instead, the annualised figure for the total Plan:MK requirement is used, the number of units to be delivered in the first 6 years of the plan totals 10,600. As such, the 10,601 net units delivered to-date, in the first 6 years of the Plan:MK period, means that as of 1 April 2022 there is no shortfall in supply and the Council has delivered one more unit than required.
- 2.6. There is therefore no shortfall to address in the calculation of the requirement for the forthcoming five-year period and the basic requirement is applied.

The Housing Delivery Test and the Buffer

- 2.7. As set out in Paragraph 74, the NPPF requires an appropriate buffer (moved forward from later in the plan period) to be applied to the housing requirement (including any shortfall). The appropriate buffer to be applied is one of:
- a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan , to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under delivery of housing over the previous three years (as determined by the Housing Delivery Test (HDT)), to improve the prospect of achieving the planned supply.
- 2.8. Option b) does not apply as we are not seeking to demonstrate a 5YHLS through either an annual position statement or a recently adopted plan.
- 2.9. In relation to Option c), the fourth HDT measurement results, for the year 2021, were published in January 2022. Table 2 shows the measurement results for Milton Keynes Council.

Table 2: Housing Delivery Test Measurement Results 2020 (January 2022)

Year	Homes Required	Homes Delivered	HDT 2021 Measurement
2018/19	1,767	1,781	
2019/20	1,617	2,076	
2020/21	1,176	1,993	
Total	4,560	5,850	128%

2.10. As a result of being above 95%, there are no consequences for the Council and the application of a 20% buffer on the five-year land supply, as per Option c) above, is not required. We will therefore apply a 5% buffer to our requirement, as per Option a), so as to ensure choice and competition in the market for land.

The Residual Housing Requirement

2.11. Taking into account the basic requirement (with no shortfall) and applying the 5% buffer identified in the NPPF, the five-year housing requirement for the period 2022/23 to 2026/27 is as follows:

8,835 (basic requirement) x 1.05 (buffer) = **9,277 homes**

3. Housing Supply

- 3.1. As of 1 April 2022 land was available on major development sites for a total of 27,158 homes within the Borough of Milton Keynes. Table 3 outlines the breakdown of this supply.

Table 3: Total Housing Supply for Milton Keynes (1 April 2022)

Permission	Outline	9,694
	FUL/REM	9,064
Allocated Sites		8,400
Total		27,158

- 3.2. As outlined in the full housing trajectory in Appendix 1, not all of these homes are expected to be delivered within the five-year period. For the purposes of the 5YHLS assessment, each site (or parcel on a larger strategic site) has been assessed to determine the realistic prospect of development taking place within the next five years, in line with the definition of ‘deliverable’ as set out in the 2021 NPPF and, taking account of; guidance set out in the PPG, case law and recent appeal decisions.
- 3.3. The processes we have undertaken, and the types of evidence we have gathered and used, to assess and determine the deliverability of each site for the purposes of this 2022 5YHLS assessment are outlined in full in the Phasing Methodology, and as such are not repeated here.
- 3.4. For every site (or parcel of a larger strategic site) contained within the housing trajectory, Appendix 3 of this report provides an overview of the assessment of deliverability carried out and the resulting conclusion. A site profile is included for every site which provides key details including outlining; its planning status, its delivery record in recent years (where applicable), the number of units under construction, the landowner/developer/housebuilder associated with the site, whether a Statement of Common Ground (SoCG) or Proforma has been submitted for this years’ assessment, a summary conclusion relating to the deliverability of the site and the justification for the conclusion reached and, an annual breakdown of the projected completions on site for the five-year period and beyond, including a summary of why the specific projections have been applied.
- 3.5. Furthermore, for each site, relevant evidence documents have also been attached, where applicable, to assist in demonstrating and justifying our conclusions on the deliverability of the site and the projections outlined. This includes, for example, site-specific SoCG and proforma that have been submitted to inform the assessment.

Supply from Major Development Sites

- 3.6. In total 164 major development sites (or parcels of larger strategic sites), which form the wider housing trajectory, were assessed for the 2022 assessment and, of these, 120 were deemed to be deliverable or partially deliverable as per the NPPF definition, providing land for a total of 10,845 units within the five-year period between 1 April 2022 and 31 March 2027. The housing trajectory in Appendix 1 outlines the sites that contribute towards this five-year supply and the site-specific pages in Appendix 3 provide the detail and evidence for each of these sites.
- 3.7. Table 4 provides a breakdown of the deliverable supply from major development sites in terms of their planning status as at 1 April 2022 and their relation to the categories of site in the definition of 'deliverable' as outlined in the NPPF. Of the 120 sites deemed deliverable, 97 of these (81%) fell within Category A of the NPPF definition as at 1 April 2022 and these provide 90.5% of the 9,277 required units for the five-year period (73.8% of the total supply). With the inclusion of a windfall allowance this means that only 4.8% of the 9,277 required units for the five-year period are from category B sites.

Table 4: Composition of Deliverable Units by planning status (As at 1 April 2022)

NPPF Definition of Deliverable Category	Planning Status	Number of units in Five-Year Supply	Percentage of Overall Five-Year Supply
Category A Sites	FUL permission/REM approval	8,354	73.8%
Total Category A sites		8,354	73.8%
Category B Sites	Outline Permission	1,031 ¹	9.11%
	Outline Permission (REM application awaiting determination)	453 ²	4.00%
	Allocation	200 ³	1.77%
	Allocation (FUL application awaiting determination)	229 ⁴	2.02%
	Allocation (Resolution to grant FUL permission)	288 ⁵	2.54%
	Allocation (OUT application awaiting determination)	290 ⁶	2.56%
	Allocation (Resolution to grant OUT permission)	0	0
Total Category B Sites		2,491	22%
Total		10,845	95.8%⁷

¹Since 1 April 2022, 159 of these units now have REM applications awaiting determination

²Since 1 April 2022, 248 of these units have now been granted REM approval.

³Since 1 April 2022, 40 of these units have now have a FUL application awaiting determination.

⁴Since 1 April 2022, 24 of these units now have a resolution to grant FUL planning permission.

⁵Since 1 April 2022, all 288 of these units have been granted FUL permission.

⁶Since 1 April 2022, 70 of these units now have a resolution to grant outline permission.

⁷The remainder of the deliverable supply consists of a windfall allowance, as outlined below.

Windfall Supply

- 3.8. The deliverability of individual sites of less than 10 units has not been specifically assessed. Instead, a windfall allowance totalling 95 homes per year (35 homes per year in the rural area and 60 per year within the urban area) has been included. This windfall allowance was agreed as a suitable allowance for the Borough during the examination of Plan:MK, at which a detailed justification for the allowance was presented and accepted.
- 3.9. Table 5 shows the number of completions from sites of less than 10 units recorded during the Plan:MK period to-date on an annual basis. This shows an annual average number of completions of between 124 and 125 homes, which remains above the 95 homes per year allowance. It is worth noting that the data for 2017/18 is the only year in Council records whereby the allowance has not been exceeded. This demonstrates that an average of 95 homes per year remains a suitable windfall allowance to apply.

Table 5: Completions from sites under 10 dwellings during Plan:MK period.

	No. of homes from sites under 10 units
2016/17	166
2017/18	79
2018/19	169
2019/20	99
2020/21	126
2021/22	109
Total	748

Total Deliverable Supply

- 3.10. Over the five-year period, the annual windfall allowance adds a further 475 units to the deliverable supply. Therefore, with the inclusion of the windfall allowance, the total deliverable supply for the five-year period between 1 April 2022 and 31 March 2027 is 11,320 units.

10,845 (deliverable supply from major development sites) + 475 (Windfall) = **11,320 homes**

4. The Five-Year Land Supply Position

- 4.1. The total deliverable land supply for homes across the Borough (11,320) for the five-year period 2022/23 to 2026/27 is in excess of that required to meet the housing requirement, of 9,277 homes, established earlier in this paper. As set out in Table 6 below, and in more detail at the bottom of the housing trajectory in Appendix 1, this assessment of five-year housing land supply confirms that the Council can currently demonstrate that deliverable supply is in place for 6.10 years' worth of housing land.

Table 6: Milton Keynes five-year housing land supply position 2022/23 – 2026/27

	Net no. of dwellings
Annual Housing Requirement	1,767
Basic Five-Year Housing Requirement 2021/22 – 2025/26	8,835
Shortfall at 1 April 2022	0
5% Buffer	442
Five-Year Land Supply Requirement	9,277
Overall Supply of Deliverable Sites	11,320
Overall Supply compared to requirement	2,043
Overall years Supply	6.10 years

Appendix 1 – The Housing Trajectory

Area	Site	DEVELOPER	STATUS @ 1 April 2022	2021/22 delivery	2022/23			2023/24			2024/25			2025/26			2026/27			2027/28			2028/29			2029/30/31			Post 2031			Totals			Planning Reference	OUT	FUL	REM	OTHER	
					Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions						
STRATEGIC GROWTH SITES AND CITY COMPLETION																																								
BROOKLANDS	BOWPHASE 1B REPLAN	BOW	REM PERMISSION	S71 - C84 - UC48	0	20	40	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	68	19/01615/REM				68			
BROOKLANDS	BOW PHASE 3A, 4B, 5A, 7A, 7B	BOW	REM PERMISSION	S53 - C26 - UC43	0	4	30	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	47	16/03397/REM				47			
BROOKLANDS	BROOKLANDS PARCEL 5B - 6B	BOW	FUL PERMISSION	S40 - C0 - UC40	0	50	30	0	54	40	0	50	54	0	20	50	0	0	40	0	0	0	0	0	0	0	0	0	0	0	174	214	17/02226/REM				214			
BROOKLANDS	BROOKLANDS PARCEL 5B - 6B (re-plan)	BOW	REM PERMISSION	SITE NYS	0	0	0	0	10	0	0	20	20	0	16	20	0	0	6	0	0	0	0	0	0	0	0	0	0	0	46	46	20/03322/REM				46			
BROOKLANDS	PARCEL E - FEN STREET	Places for People	FUL PERMISSION	S0 - C0 - UC38	0	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	18/02561/FUL				38			
BROOKLANDS	FORMER MARKETING SUITE, FEN STREET	Baratt	REM PERMISSION	SITE NYS	0	0	0	0	15	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	19/00051/REM				15				
BROOKLANDS	BROOKLANDS RESERVE SITE	Thrive Homes	FUL PERMISSION	SITE NYS	0	33	0	0	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	33	20/02419/FUL				33				
BROOKLANDS SUMMARY					0	107	138	0	79	118	0	70	89	0	36	70	0	0	46	0	0	0	0	0	0	0	0	0	0	0	292	461								
KINGSMEAD	KINGSMEAD SOUTH SITES 3 AND 4 PART 1	MORRIS	REM PERMISSION	S15 - C12 - UC28	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	17/00098/REM				28			
KINGSMEAD	KINGSMEAD SOUTH SITES 3 AND 4 PART 2	MORRIS	REM PERMISSION	S0 - C7 - UC13	0	15	15	0	14	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	42	17/00103/REM				42				
KINGSMEAD SUMMARY					0	15	43	0	14	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	70									
TATTENHOE PARK	TATTENHOE PARK PHASE 3 re-plan	CREST NICHOLSON	REM PERMISSION	S15 - C0 - UC15	0	30	10	0	22	20	0	15	30	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	67	82	21/01479/REM				82				
TATTENHOE PARK	TATTENHOE PARK PHASE 3	CREST NICHOLSON	REM PERMISSION	S30 - C1 - UC29	0	0	20	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	19/02187/REM				29				
TATTENHOE PARK	TATTENHOE PARK PHASE 2	Countryside Properties	REM PERMISSION	S125 - C0 - UC125	0	70	109	0	50	98	0	68	82	0	5	29	0	0	0	0	0	0	0	0	0	0	0	0	0	193	318	19/01940/REM				318				
TATTENHOE PARK	TATTENHOE PARK PHASE 4	Bellway	REM PERMISSION	SITE NYS	0	40	17	0	50	40	0	50	40	0	20	40	0	0	23	0	0	0	0	0	0	0	0	0	0	160	160	21/01402/REM				160				
TATTENHOE PARK	TATTENHOE PARK PHASE 4a	Lodge Park	REM PERMISSION	SITE NYS	0	10	0	0	15	15	0	5	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	21/02536/REM				30					
TATTENHOE PARK	TATTENHOE PARK PHASE 6	Homes England	OUT PERMISSION	SITE NYS	78	0	0	0	20	0	0	20	20	0	20	20	0	18	20	0	0	18	0	0	0	0	0	0	0	78	78	17/00918/OUT				78				
TATTENHOE PARK	TATTENHOE PARK PHASE 6	Homes England	OUT PERMISSION	SITE NYS	0	0	0	170	0	0	0	50	25	0	40	35	0	40	35	0	40	35	0	35	0	0	5	0	0	170	170	17/00918/OUT				170				
TATTENHOE PARK	TATTENHOE PARK PHASE 7	Homes England	OUT PERMISSION	SITE NYS	0	0	0	0	0	0	150	0	0	0	20	0	50	40	0	40	54	0	30	30	0	10	26	0	0	150	150	17/00918/OUT				150				
TATTENHOE PARK SUMMARY					78	150	156	170	157	182	150	208	212	0	105	146	0	108	118	0	80	107	0	30	65	0	10	31	0	0	398	848	1017							
WESTERN EXPANSION AREA	WEA AREA 10.1-10.3 REMAINDER	L&Q	OUT PERMISSION	SITE NYS	0	0	0	581	60	30	0	165	125	440	150	140	212	180	137	259	180	217	0	180	185	0	180	186	0	197	135	0	200	337	1492	1492	1492	06/00291/MKPCO		1492
WESTERN EXPANSION AREA	Area 10.1 Parcels Q & R	Bellway	OUT Permission (REM application awaiting determination)	SITE NYS	175	30	0	0	70	35	0	35	35	0	30	35	0	10	35	0	0	35	0	0	0	0	0	0	0	175	175	175	21/03528/REM				175			
WESTERN EXPANSION AREA	Parcels S,T & U	Bellway	OUT Permission (REM application awaiting determination)	SITE NYS	277	10	0	0	40	30	0	50	45	0	50	45	0	50	45	0	50	45	0	27	40	0	32	0	0	0	277	277	22/00716/REM				277			
WESTERN EXPANSION AREA	Area 10.1 Parcels J-K-L	Vistry Group	REM PERMISSION	S20 - C0 - UC20	0	50	25	0	50	50	0	50	50	0	33	50	0	20	48	0	0	0	0	0	0	0	0	0	0	203	223	21/00318/REM				223				
WESTERN EXPANSION AREA	Area 10.1 Parcels M-N-O	Crest Nicholson	REM PERMISSION	SITE NYS	0	20	0	0	40	30	0	40	30	0	30	30	0	16	30	0	0	26	0	0	0	0	0	0	0	146	146	21/01436/REM				146				
WESTERN EXPANSION AREA	10.2A, G & H	BOVIS	REM PERMISSION	S46 - C25 - UC23	0	40	30	0	20	50	0	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	125	19/01330/REM				125					
WESTERN EXPANSION AREA	Parcels 10.3G Parts 1 & 2	TAYLOR WIMPEY	REM PERMISSION	S26 - C41 - UC26	0	3	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	29	18/00726/REM				29					
WESTERN EXPANSION AREA	Parcels 10.4A Parts B & D (Aka Parcels X & Y)	TAYLOR WIMPEY	REM PERMISSION	S28 - C0 - UC28	0	50	50	0	50	50	0	29	40	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	129	157	20/02559/REM				157				
WEA AREA 10 SUMMARY					452	203	134	581	330	275	0	369	370	440	293	317	212	276	295	259	230	318	0	207	225	0	180	218	0	197	135	0	200	337	1944	2485	2624			
WESTERN EXPANSION AREA	WEA AREA 11 -REMAINDER	L&Q	OUT PERMISSION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	229	40	0	230	70	50	336	120	70	0	150	210	0	150	179	0	265	286	795	795	795	06/00123/MKPCO		795
WESTERN EXPANSION AREA	Land at Watling Street North of Calverton Lane	BOW	OUT PERMISSION (REM application awaiting determination)	SITE NYS	40	0	0	0	10	0	0	15	20	0	15	20	0	0	0	0	0	0	0	0	0	0	0	0	40	40	40	21/03028/REM				4				

Area	Site	DEVELOPER	STATUS @ 1 April 2022	2021/22 delivery	2022/23		2023/24		2024/25		2025/26		2026/27		2027/28		2028/29		2029/30		2030/31		Post 2031		Totals		Planning Reference	OUT	FUL	REM	OTHER											
					Start Commenced	Physical Status	Physical Completion	Physical Status	Physical Completion	Physical Status	Physical Completion	Physical Status	Physical Completion	Physical Status	Physical Completion	Physical Status	Physical Completion	Physical Status	Physical Completion	Physical Status	Physical Completion	Physical Status	Physical Completion	Physical Status	Physical Completion	Physical Status							Physical Completion									
CAMPBELL PARK	G4.2	MKDP	PLAN/MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	202	25	0	0	50	45	0	50	45	0	50	45	0	27	45	0	0	22	202	202	202	allocation				202			
CAMPBELL PARK	G4.3	MKDP	PLAN/MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	0	166	25	0	0	50	40	0	50	40	0	41	40	0	0	46	166	166	166	allocation				166		
CAMPBELL PARK	LAND TO NORTH OF GLEBE ROUNDABOUT OVERGATE	Parks Trust	REM PERMISSION	SITE NYS	0	0	0	0	30	0	0	30	30	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60	16/03/48/REM				60			
CENTRAL MILTON KEYNES	LAND TO SE OF CRESSWELL LANE & N OF AVEBURY BOULEVARD	Palmer Capital with Packaged Living	FUL PERMISSION	S0 - C0 - UC294	0	0	294	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	294	18/02/82/OUT				294			
CENTRAL MILTON KEYNES	C3.3	MKDP	PLAN/MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	113	20	0	0	40	40	0	43	40	0	10	33	0	0	0	0	113	113	113	allocation				113			
CMKC/CAMPBELL PARK SUMMARY				S4 - C118 - UC484	0	25	294	250	30	120	0	130	80	400	160	140	366	245	85	707	340	235	250	384	340	0	300	334	200	194	275	0	460	839	2173	2258	2742					
SOUTH EAST MILTON KEYNES	SEMK - Land west of Newport Road, Woburn Sands	Swan Hill Homes Ltd	PLAN/MK ALLOCATION (OUT application awaiting permission)	SITE NYS	0	0	0	103	0	0	0	10	0	0	50	30	0	30	40	0	13	33	0	0	0	0	0	0	0	0	0	0	103	103	103	21/02/08/OUT				103		
SOUTH EAST MILTON KEYNES	SEMK STRATEGIC GROWTH AREA - Woburn by Bow North	OBH	PLAN/MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	300	0	0	30	0	350	100	75	0	150	125	350	150	125	0	570	675	1000	1000	1000	allocation				1000	
SOUTH EAST MILTON KEYNES	SEMK STRATEGIC GROWTH AREA - Woburn by Bow South	OBH	PLAN/MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	350	0	0	0	20	0	50	25	0	80	75	0	100	150	0	100	75	0	0	25	350	350	350	allocation				350	
SOUTH EAST MILTON KEYNES	SEMK STRATEGIC GROWTH AREA - Land North of Bow Brickhill Road And Woburn Sands Road	L&Q Estates Ltd and Fox Land & Property Ltd	PLAN/MK ALLOCATION (OUT application awaiting permission)	SITE NYS	0	0	0	0	0	0	0	0	0	300	0	0	300	40	0	80	50	300	100	100	0	180	150	300	180	150	500	1120	1250	1700	1700	22/00/53/OUT/IS				1700		
SOUTH EAST MILTON KEYNES				S9 - C9 - UC9	0	0	0	103	0	0	0	10	0	650	50	30	600	90	40	0	173	108	650	290	250	0	430	425	650	430	350	500	1690	1950	3153	3153						
MILTON KEYNES EAST (4600 dws)	EAST OF M1 STRATEGIC GROWTH AREA (Berkeley)	St James Group (Berkeley)	OUT PERMISSION	SITE NYS	0	0	0	0	0	0	450	0	0	0	50	0	0	125	75	0	125	100	1050	125	100	0	150	100	0	150	150	3100	3875	4075	4600	4600	4600	21/00/99/OUT/IS				4600
MILTON KEYNES EAST (800 dws)	EAST OF M1 STRATEGIC GROWTH AREA (Bloor Homes)	Bloor Homes	PLAN/MK ALLOCATION (OUT awaiting permission)	SITE NYS	0	0	0	450	20	0	0	50	20	350	125	100	0	125	100	0	125	100	0	100	100	0	55	100	0	50	100	0	150	180	800	800	800	21/03/42/OUT/IS				800
MILTON KEYNES EAST	EAST OF M1 STRATEGIC GROWTH AREA (Milton Keynes Council)	MKC	PLAN/MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	350	0	0	0	50	0	0	300	350	350	350	allocation				350		
				S9 - C9 - UC9	0	0	0	450	20	0	450	50	20	350	175	100	0	250	175	0	250	200	1050	225	200	350	205	200	0	250	250	3100	4325	4605	5750	5750	5750					
TOTAL STRATEGIC GROWTH SITES AND CITY COMPLETION																																										
LAKES ESTATE REGENERATION PROGRAMME SITES																																										
LAKES ESTATE	SERPENTINE COURT (SC1) PHASE A	MKC	FUL PERMISSION	SITE NYS	0	50	0	0	50	50	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	100	20/09/42/OUT				100		
LAKES ESTATE	SERPENTINE COURT (SC1) PHASE B	MKC	OUT PERMISSION	SITE NYS	0	0	0	281	0	0	0	0	0	0	0	0	0	37	0	0	0	37	0	0	0	0	0	0	0	0	0	0	0	281	37	37	20/09/42/OUT				37	
LAKES ESTATE	STOKE ROAD INFILL (IN2)	MKC	FUL PERMISSION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	50	0	0	40	30	0	0	60	0	0	0	0	0	0	0	0	0	90	90	20/09/42/OUT				90		
LAKES ESTATE	DRAYTON ROAD INFILL (IN1)	MKC	FUL PERMISSION	SITE NYS	0	34	0	0	0	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34	34	20/09/42/OUT				34		
LAKES ESTATE	SKENE CLOSE INFILL (IN4)	MKC	FUL PERMISSION	SITE NYS	0	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	20/09/42/OUT				6		
LAKES ESTATE	MELFORT DRIVE INFILL (DS1)	MKC	FUL PERMISSION	SITE NYS	0	0	0	0	32	0	0	30	62	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	62	20/09/42/OUT				62		
TOTAL LAKES ESTATE REGENERATION PROGRAMME SITES				S9 - C9 - UC9	0	90	0	281	82	90	0	30	112	0	0	0	0	87	0	0	40	67	0	0	60	0	0	0	0	0	0	0	0	281	329	329						
OTHER LARGE (OVER 10 UNITS) BROWNFIELD SITES																																										
BLETCHLEY	LAND TO SOUTH OF PRINCES WAY & WEST OF ALBERT STREET	RG-PI Winvic Construction Ltd	FUL PERMISSION	SITE NYS	0	110	0	0	62	0	0	12	72	0	0	80	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	184	184	16/02/451/FUL & 21/00679/FUL/MMA				184		
BLETCHLEY	LATHAMS BUILDBASE		LOCAL PLAN ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	75	0	0	0	25	0	0	50	30	0	0	45	0	0	0	0	0	0	0	0	75	75	75	Allocation				75	
BLETCHLEY	FORMER MP BUILDING		PLAN/MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	0	0	0	14	0	0	14	0	0	18	0	0	0	28	28	28	Allocation				28		
BLETCHLEY	BERWICK DRIVE	MKC	PLAN/MK ALLOCATION (FUL awaiting determination)	SITE NYS	12	0	0	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	12	allocation				12	
BLETCHLEY	LAND TO REAR OF 20-22 SIMPSON ROAD	McCann Homes	FUL PERMISSION	SITE NYS	0	34	0	0	6	34	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	19/02/228/FUL				40		
CENTRAL MILTON KEYNES	YMCA REDEVELOPMENT	Mayforth	FUL PERMISSION	S0 - C0 - UC281	0	0	261	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	261	16/01/69/FUL				261		
CENTRAL MILTON KEYNES	E OF JOHN LEWIS CAR PARK	MKDP	SAP ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	93	0	0	93	0	0	0	0	0	0	93	0	0	0	0	0	0	0	0	0	93	93	93	allocation				93	
CENTRAL MILTON KEYNES	WYEVALE GARDEN CENTRE (D4.4 NORTH)	Asbergate Developments	FUL PERMISSION	SITE NYS	0	328	0	0	0	0	0	0	328	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	328	328	18/01/591/FUL				328		
CENTRAL MILTON KEYNES	R/O CENTRAL LIBRARY	MKC	PLAN/MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	98	98	98	98	98	98	98	allocation				98		
CENTRAL MILTON KEYNES	R/O SAXON COURT	MKDP/MKC	PLAN/MK ALLOCATION (FUL granted by DCC awaiting issue)	SITE NYS	288	0	0	0	288	0	0	0	0	0	0	0	0	0	288	0	0	0	0	0	0	0	0	0	0	0	0	0	0	288	288	288	21/02/246/FUL/IS				288	
CENTRAL MILTON KEYNES	R/O WESTMINSTER HOUSE	MKDP	PLAN/MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	63	0	0	0	63	30	0	0	33	0	0	0	0	0	0	0	0	63	63	63	allocation				63	
CENTRAL MILTON KEYNES	C4.2	MKDP	PLAN/MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	93	0	0	0	0	0	93	40	0	0	40	0	0	13	0	0	0	93	93	93	allocation				93	
CENTRAL MILTON KEYNES	D3.4	MKDP	PLAN/MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	250	0	0	0	0	100	50	0	100	70	0	50	70	0	0	60	0	250	250	250	allocation				250	
CENTRAL MILTON KEYNES	FOOD CENTRE	Hermes	HYBRID PERMISSION	SITE NYS	0	0	0	422	0	0	0	0	482	0	200	0	219	222	0	144	0	0	119	0	0	0	219	0	0	144	0	0	119	482	904	904	19/02/84/OUT				482	
CENTRAL MILTON KEYNES	BOWBACK HOUSE	Cannon Capital Development Ltd	FUL PERMISSION	SITE NYS	0	306	0	0	0	0	0	0	306	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	306	306	20/001/65/FUL				306		
NETHERFIELD	CRIPPS LODGE	MKC	FUL PERMISSION	SITE NYS	0	0	0	66	0	0	0	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	66	66	20/02/245/FUL				66			
STANTONBURY	ROWLE CLOSE	Taylor Wimpey	PLAN/MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	66	0	0	0	20	0	0	30	33	0	16	33	0	0	0	0	0	0	0	0	66	66	66	allocation				66		
STONY STRATFORD	HIGH STREET (FORMER GAS WORKS SITE)		PLAN/MK ALLOCATION (FUL awaiting determination)	SITE NYS	24	0	0	0	24	0	0	0	15	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24	24	21/02/658/FUL				24			

Area	Site	DEVELOPER	STATUS @ 1 April 2022	2021/22 delivery	2022/23			2023/24			2024/25			2025/26			2026/27			2027/28			2028/29			2029/30			2030/31			Post 2031			Totals			Planning Reference	OUT	FUL	REM	OTHER
					Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions	Start Committed	Physical Starts	Physical Completions					
FULLERS SLADE	CAVENDISH SITE	MKC	PLAN MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	37	0	0	0	0	10	0	0	17	20	0	10	17	0	0	0	0	0	37	37	37	allocation				37	
GRANGE FARM	LAND OFF SINGLETON DRIVE (SAP1)	MKDP	SAP ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	22	0	0	0	22	22	0	0	0	0	0	0	0	0	0	0	0	22	22	22	allocation				22		
GREENLEYS	FORMER MILTON KEYNES RUGBY CLUB	MKC/Belway	PLAN MK ALLOCATION (FUL awaiting determination)	SITE NYS	110	0	0	0	0	30	0	0	50	36	0	30	53	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	110	110	110	2103740/FUL				110		
KENTS HILL PARK	TIMBOLD DRIVE (SAP9) (Sites C1 & D1)	MKDP	OUT PERMISSION	SITE NYS	171	0	0	0	0	50	9	0	50	50	0	40	50	0	25	50	0	6	12	0	0	0	0	0	0	0	0	0	171	171	171	2001176/OUT		171				
MEDBOURNE	LAND NORTH OF VERNIER CRESCENT (SAP3)	MKDP	SAP ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	14	7	0	0	7	0	0	0	0	0	0	14	14	14	allocation				14		
MEDBOURNE	DEVELOPMENT SITE B, VERNIER CRESENT/PASCAL DRIVE	Paul Newman Homes	FUL PERMISSION	S19 - C0 - UC19	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	19/01245/FUL		19					
MEDBOURNE	S OF VERNIER CRESCENT	MK Community Foundation	PLAN MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18	0	0	0	18	0	0	0	0	0	0	0	0	18	18	18	Allocation				18		
MIDDLETON	WORELLE AVENUE	MORRIS	FUL PERMISSION	S10 - C14 - UC6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	17/02415/FUL		6					
MONKSTON	LINDISFARNE DRIVE	MK Community Foundation	PLAN MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
MONKSTON	WADHURST DRIVE	MK Community Foundation	PLAN MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	17	0	0	0	17	17	0	0	0	0	0	0	0	0	0	0	17	17	17	Allocation				17		
OXBRIDGE PARK	LAND ON CORNER OF NEWPORT ROAD & SELKIRK DRIVE	Red Eagle Securities Ltd	FUL PERMISSION	S10 - C0 - UC10	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	18/02160/FUL		10					
OLD FARM PARK	BYRD CRESCENT	MK Community Foundation	PLAN MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	25	0	0	10	0	15	25	0	0	0	0	0	0	0	0	0	0	25	25	25	Allocation				25			
REDHOUSE PARK	THE WALNUTS	Private Landowner	PLAN MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	100	0	0	30	0	0	30	25	0	40	50	0	0	25	0	0	100	100	100	allocation				100		
REDHOUSE PARK	SITE N OF REDHOUSE PARK (REAR OF MY DAYS INN MOTEL)	Paradigm Housing	FUL PERMISSION	S0 - C4 - UC73	0	0	73	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73	18/03002/FUL		73					
SHENLEY BROOK END	MANFOLD LANE (SAP10)	MKDP /BPHA	SAP ALLOCATION (FUL awaiting determination)	SITE NYS	33	8	0	0	25	15	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	33	33	21/00163/FUL				33			
SHENLEY CHURCH END	LAND AT DAUBENEY GATE (SAP6) (Former Independent school site)	Taylor Wimpey	FUL PERMISSION	S4 - C0 - UC4	0	40	24	0	29	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	69	73	2/03283/FUL		73						
SPRINGFIELD	SPRINGFIELD BOULEVARD 1	MKC	NEIGHBOURHOOD PLAN ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	13	13	13	13	13	13	13	allocation				13		
STONY STRATFORD	STRATFORD HOUSE	Clayson County Homes	FUL PERMISSION	SITE NYS	0	10	0	0	3	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	16/02507/FUL		13						
TATTENHOE	HOWE ROCK PLACE	MK Community Foundation	PLAN MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	0	17	17	0	0	0	0	17	17	17	allocation				17			
TATTENHOE	WINFOLD LANE	MK Community Foundation	PLAN MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	10	0	14	24	0	0	0	0	24	24	24	allocation				24			
TATTENHOE	HOLBORN CRESCENT	MK Community Foundation	PLAN MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	0	12	12	0	0	0	0	0	0	0	12	12	12	allocation				12				
WALNUT TREE	HOCKLITFE BRAE	MK Community Foundation	PLAN MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	22	0	12	0	10	22	0	0	22	0	0	0	0	0	0	0	22	22	22	allocation				22				
WALNUT TREE	LICHFIELD DOWN	MK Community Foundation	PLAN MK ALLOCATION	SITE NYS	0	0	0	0	0	0	19	0	0	0	0	0	19	0	0	19	0	0	19	0	0	0	0	0	0	0	19	19	19	allocation				19				
WALNUT TREE	LAND AT BERGMOT GARDENS (SAP5)	Walton Community Council	SAP ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	15	0	0	0	0	0	0	0	15	15	15	allocation				15				
WALNUT TREE	RESERVE SITE HINDHEAD KNOLL (Highgate Over Res)	Grand Union Housing	FUL PERMISSION	S30 - C0 - UC30	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	19/02856/FUL		30						
WALTON MANOR	LAND AT WALTON MANOR, GROVEWAY/SIMPSON ROAD (SAP13)	MKDP	OUT PERMISSION	SITE NYS	0	0	0	0	0	0	174	0	0	0	20	0	0	50	40	0	50	40	0	34	40	0	30	40	0	14	0	0	174	184	174	19/00218/OUT		174				
WAVENDON GATE	ISAACSON DRIVE	MK Community Foundation	PLAN MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	14	0	0	14	14	0	14	14	0	0	0	0	0	0	0	14	14	14	allocation				14				
WAVENDON GATE	LAND AT TOWERGATE, GROVEWAY (SAP12)	Crest Nicholson	REM PERMISSION	S79 - C0 - UC79	0	10	20	0	41	30	0	20	30	0	0	30	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	71	150	20/02632/REM		150					
WESTCROFT	POWIS LANE	MK Community Foundation	PLAN MK ALLOCATION	SITE NYS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	0	0	14	10	0	10	14	0	0	0	0												

Area	Site	DEVELOPER	STATUS @ 1 April 2022	2021/22 delivery	2022/23		2023/24		2024/25		2025/26		2026/27		2027/28		2028/29		2029/30		2030/31		Post 2031		Totals		Planning Reference	OUT	FUL/REM	OTHER							
					Starts Committed	Physical Starts	Starts Committed	Physical Starts	Starts Committed	Physical Starts	Starts Committed	Physical Starts	Starts Committed	Physical Starts	Starts Committed	Physical Starts	Starts Committed	Physical Starts	Starts Committed	Physical Starts	Starts Committed	Physical Starts	Starts Committed	Physical Starts	Starts Committed	Physical Starts						Starts Committed	Physical Starts				
NEWPORT PAGNELL	FORMER POLICE STATION, HIGH STREET	Churchill Retirement Living	NEIGHBOURHOOD PLAN ALLOCATION (FUL application 22/05/2026/FUL) awaiting determination)	SITE NYS	50	0	0	0	47	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	50	allocation			50					
OLNEY	FORMER EMPLOYMENT ALLOCATION PHASE 1	Lioncourt Homes	REM PERMISSION	S3 - C0 - UC3	0	6	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	9	16/00533/REM			9					
OLNEY	FORMER EMPLOYMENT ALLOCATION PHASE 2	Lioncourt Homes	REM PERMISSION	S15 - C7 - UC11	0	4	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	15	18/00796/REM			15						
OLNEY	LAND WEST OF YARDLEY ROAD AND WEST OF ASPREYS OLNEY	Bovis	REM PERMISSION	S155 - C81 - UC99	0	60	75	0	9	75	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	60	168	20/00835/REM			168					
OLNEY	LAND SOUTH OF LAVENDON ROAD FARM	Francis Jackson Homes Ltd	REM PERMISSION	S13 - C21 - UC14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	19/01345/REM			14						
OLNEY	LAND SOUTH OF WARRINGTON ROAD	McCarthy & Stone	FUL PERMISSION	S10 - C0 - UC10	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	19/01484/FUL			10						
WAVENDON	FROSTS GARDEN CENTRE, WAIN CLOSE	Hayfield Homes	REM PERMISSION	S32 - C25 - UC25	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	18/00581/REM			25						
WAVENDON	FROSTS GARDEN CENTRE, WAIN CLOSE (Phase 2)	Hayfield Homes	FUL PERMISSION	S12 - C0 - UC12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	20/02682/FUL			12						
WAVENDON	LAND NORTH OF WAVENDON BUSINESS PARK (Phase 2)	Abbey Developments	REM PERMISSION	NYS	0	10	0	0	30	10	0	15	25	0	20	0	0	0	0	0	0	0	0	0	0	0	55	18/01304/REM			55						
WAVENDON	LAND NORTH OF WAVENDON BUSINESS PARK (Phase 1 - West Side)	Abbey Developments	REM PERMISSION	S72 - C17 - UC56	0	6	30	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	62	19/01357/REM			62						
TOTAL RURAL SITES					50	139	271	430	149	212	0	52	111	500	80	73	0	100	150	0	100	100	0	100	100	0	330	400	980	1250	1617						
TOTAL HOUSING COMMITMENTS - MAJOR SITES (>10 dwellings)					1406	2220	2464	2275	2666	2139	793	1444	2642	3125	1193	1791	1971	1744	1909	1360	1889	1627	2434	1940	1817	350	1650	2092	850	1386	1663	4086	7773	9114	18650	23905	27158
URBAN WINDFALL ALLOWANCE*					60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	0	0	0	540	540	540					
RURAL WINDFALL ALLOWANCE*					35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	0	0	315	315	315						
TOTAL HOUSING COMMITMENTS - INCLUDING WINDFALL ALLOWANCE					1501	2315	2559	2370	2761	2234	888	1539	2737	3220	1288	1886	2066	1839	1904	1455	1984	1722	2529	2035	1912	445	1745	2187	945	1481	1758	4086	7773	9114	19505	24760	28013
TOTAL URBAN COMMITMENTS					1416	2141	2253	1905	2577	1987	853	1452	2591	2685	1173	1778	2031	1704	1719	1420	1849	1587	2494	1900	1777	410	1610	2052	910	1346	1623	4086	7443	8714	18210	23195	26081
TOTAL RURAL COMMITMENTS					85	174	306	465	184	247	35	87	146	535	115	108	35	135	185	35	135	135	35	135	135	35	135	135	0	330	400	1295	1565	1932			
5 YEAR LAND SUPPLY POSITIONS (AS AT START OF EACH YEAR)- URBAN					2023-27	10238			2023-28	8662			2024-29	9452			2025-30	8913																			
5 YEAR LAND SUPPLY POSITIONS (AS AT START OF EACH YEAR)- RURAL										992				709				698																			
5 YEAR LAND SUPPLY POSITIONS (AS AT START OF EACH YEAR)- TOTAL										11326				10181				8768																			
End of year shortfall										0			0			0																					
Completions 2016/17 to 2021/22										10,601																											
Requirement 2016/17 to 2021/22										10,600																											
Shortfall against target										-1																											
Shortfall to be applied to SYHLS										0																											
Requirement Sedgefield										2022-27	9277		2023-28	9277		2024-29	9277		2025-30	9277		2030-31	9277														
Land Supply in years																																					

Appendix 2 – MKDP and MKC Housing Engagement

Appendix 2 outlines agreed meeting notes and correspondence between:

- Milton Keynes City Council planning officers and Milton Keynes Development Partnership (MKDP) with regards to progress on sites under the ownership of MKDP (meeting undertaken on 10 March 2022).
- Milton Keynes City Council planning officers and the Head of Housing Delivery at Milton Keynes City Council with regards to progress on Council Housing and regeneration sites (meeting undertaken on 22 March 2022).

The notes and correspondence are referred to within the relevant site profiles contained within Appendix 3 but are presented here in a separate appendix so as to avoid duplication by including them in each of the site profiles for the sites they refer to.

James Williamson

From: Matthew Green
Sent: 16 March 2022 15:10
To: James Williamson
Subject: RE: MKDP Sites Progression for 2022/2023 5YHLS

Hi James,

Thanks for the note, it all looks accurate to me.

Kind regards,
Matt

From: James Williamson <James.Williamson@Milton-keynes.gov.uk>
Sent: 11 March 2022 14:36
To: Matthew Green <Matthew.Green@mkdp.org.uk>
Subject: MKDP Sites Progression for 2022/2023 5YHLS

Hi Matt,

Thanks for your time yesterday – I have attached a note of our discussion outlining the current status of each MKDP site within our Housing Trajectory.

If you could please take a look over the note and check that it is a correct record of our discussion and the status of each site and then either confirm by response to this email or, let me know if there are any amendments you would like made.

Thanks,

James Williamson

Monitoring and Implementation Team Leader (Development Plans)

T: 01908 254231

M: 07775111072

Web: www.milton-keynes.gov.uk/planning-and-building/

Milton Keynes Council | Civic | 1 Saxon Gate East | Milton Keynes | MK9 3EJ

Deliverability and Progress of Milton Keynes Development Partnership Sites meeting - Thursday 10 March 2022



Attendees:

- James Williamson (Monitoring and Implementation Team Leader, Development Plans, Milton Keynes Council)
- Matthew Green (Property Development Director (Private Sector), Milton Keynes Development Partnership)
- Jennifer Head (Monitoring and Information Officer, Development Plans, Milton Keynes Council)
- Carmell Thomas (Planning Officer, Development Plans, Milton Keynes Council)

Purpose of Meeting:

To review all Milton Keynes Development Partnership (MKDP) owned sites which are designated for residential use taking account of progress towards delivery, so as to inform an updated assessment of the site's deliverability and its potential to deliver housing over the next five year period (1 April 2022 - 31 March 2027).

Notes of Meeting:

Sites with Extant Detailed Planning Permission (FUL/REM)

It was noted that for the following sites, all of which have detailed planning permission and housebuilders associated with the scheme, there was no evidence to suggest that the developments would not be deliverable within the next five years. Indeed, a number are already under construction.

- Campbell Park Canal side Marina (Crest Nicholson): Under construction.
- Bradwell Common, Hampstead Gate (Grand Union): Under construction.
- Broughton Atterbury (Morris Homes): Under construction.
- Medbourne, Development Site B, Vernier Crescent (Paul Newman Homes): under construction.
- Middleton, Worrelle Avenue (Morris Homes): Under Construction.

- Central Milton Keynes Wyevale Garden Centre (Abbeygate Developments): ground broken late February/early March 2022 and work underway.
- Walnut Tree, Reserve Site Hindhead Knoll (Grand Union): under construction and almost complete.
- Shenley Church End, Daubeney Gate: Planning permission was granted on 15 September 2021 (20/03283/FUL) following an agreed PPA (19/02630/PPA) and clearance works are now underway.

Sites with Resolution to Permit

- Central Milton Keynes, Rear of Saxon Court: FUL application submitted in July 2021 (21/02246/FULEIS) following extensive pre-application with MKC Planning Service. Resolution to grant permission at development Control Committee on 2 December 2021; now awaiting completion of S106 which is likely to be completed within the next month.

Average Timescales for Progression of Sites

For MKDP sites, the average time taken for a development to start on site from when it has been put to the market is between 18 months and 2 years. This is the case for both, sites which are put to the market with an extant outline permission, and those sites which are put to the market with only an allocation but will be seeking a full permission as opposed to an outline.

This timing includes approximately: 6 - 9 months for marketing of the site and exchanging contracts with the preferred developer; 3 - 4 months post signing of contract to submission of a planning application (this requirement is built into contracts); and 9 -12 months from submission of the application to start on site.

Sites with Outline Permission

Broughton Atterbury self-build plots:

Plots will be sold as soon as the remainder of the Broughton Atterbury Site, which is currently under construction, is completed. All parcels will be serviced and infrastructure will be completed as part of the wider Broughton Atterbury site.

Wider Broughton Atterbury Site is almost complete and will be finished in 2022/23 and discussions are currently ongoing with Morris Homes, developer of the wider site, with regards to final delivery of servicing and access for self/custom build plots.

Kents Hill Park, Timbold Drive Sites C1 & D1:

Preferred development partner now in place following marketing of the site in May 2021 with exchange of contracts due at the end of March/early April 2022. REM application then due to be submitted summer 2022, delivery of units will therefore be within five-year period. This site is also to form the first MKC Local Housing Company site.

Statement of Common Ground (SoCG) to be prepared between the Council and MKDP.

Land at Walton Manor, Groveway/Simpson Road:

Site, which has outline permission for 174 units, is reliant on delivery of a new roundabout at the northern end of the site. MKC Highways Team were commissioned to carry out works and currently MKDP have been working with the Highways Team to finalise design of the roundabout and go through procurement. Clearance works and utility diversion have taken place and intent is to start work on delivery of roundabout in April 2022, following grant of planning permission – application has been submitted, no issues raised and determination expected imminently. Roundabout delivery expected to be completed by September/October 2022.

As soon as planning consent for the roundabout is granted the site will be marketed in its entirety – expectation for completion of marketing Summer 2022.

Statement of Common Ground (SoCG) to be prepared between the Council and MKDP.

Allocated Sites:

Campbell Park Northside:

Urban Splash have now exchanged contracts on the full site following Crest Nicholson dropping out and, will be delivering the site in its entirety. A PPA is in place and pre-application with MKC Planning Service has been ongoing for the past year in relation to the first parcel of the site, at the southern end, to be brought forward via a FUL application in Spring 2022 for circa 250 units.

The remainder of the site will then be covered via submission of an Outline application, expected to be submitted within the next 12-18 months. Urban Splash are contractually obliged to deliver at least 1,400 units across the totality of the site.

Agreed that a Memorandum of Understanding (MoU)/SoCG will be put together between the Council, MKDP and Urban Splash to outline agreed delivery timescales.

Campbell Park southern parcels (F4.4, G4.1, G4.2, G4.3):

Current focus on delivering Campbell Park northside and as such these parcels will not come forward until later in the Plan:MK period; agreed that none of these parcels should be considered as deliverable by the 1 April 2027 at this stage.

Central Milton Keynes, C3.3:

Site has an approved development brief but is currently being used as the works site compound for delivery of the neighbouring site (Land to southeast of Cresswell Lane and north of Avebury Boulevard). This agreement is due to end later in 2022 with the completion of the neighbouring site however, there is no plan currently in place for marketing it and, as such, it was agreed that the site should not be considered deliverable by 1 April 2027 at this stage.

Central Milton Keynes, East of John Lewis Car Park:

The site is adjacent to the Hotel La Tour development, which is now underway and due to complete imminently. Hotel La Tour do have a deal in place to utilise this site as a car park for a period of three years after completion of their scheme, however it is expected that this is no longer needed due to the multi-storey car park constructed immediately adjacent.

The intention is to market this site relatively quickly after the completion and opening of Hotel La Tour however, as per MKDP protocol, a Development Brief will need to be delivered first. With this in mind there are no definitive timescales set for marketing of the site presently and, it is likely that any development would likely be delivered after 1 April 2027.

Central Milton Keynes, Rear of Westminster House:

Site is pending the Council's wider CMK Renaissance work. Site is yet to be marketed and at this stage it is not proposed to be marketed in the near future. Agreed that the site should not therefore be considered deliverable by the 1 April 2027 at this stage.

Central Milton Keynes, C4.2:

Site is pending the Council's wider CMK Renaissance work, it does not have a development brief and has not been marketed, therefore agreed that it should not be considered deliverable by the 1 April 2027 at this stage.

Central Milton Keynes, D3.4:

Site is pending the Council's wider CMK Renaissance work and progression with neighbouring site potentially coming forward (via a private landowner). It has not been marketed and whilst there is potential that a scheme could come forward, there are no definitive timescales at this stage and it is therefore agreed that it should not be considered deliverable by the 1 April 2027.

Caldecotte Site C:

Uncertainty over delivery of site due to potential for it to be needed to provide infrastructure for south-east strategic growth area; therefore agreed that it should not be considered deliverable by the 1 April 2027 at this stage.

Crownhill, reserve site Hendrix Drive:

Local housing company – board approval to do feasibility study and do costings; would then work up a planning application, submit and build ourselves. Applications expected next 2-3 years.

This site is to be incorporated within the Council's Local Housing Company and is one of the sites that MKDP now have board approval for to carry out a feasibility study and prepare costings. Following this a planning application will be drawn up and submitted by MKDP and will be built out – therefore no need for site marketing/sale etc. Likely that the site will be delivered as entirely affordable housing.

Planning application expected to be submitted within next 2-3 years, but at this stage no definitive timescale for this site.

Grange Farm, Land off Singleton Drive:

Local housing company – board approval to do feasibility study and do costings; would then work up a planning application, submit and build ourselves. Applications expected next 2-3 years.

This site is to be incorporated within the Council's Local Housing Company and is one of the sites that MKDP now have board approval for to carry out a feasibility study and prepare costings. Following this a planning application will be drawn up and submitted by MKDP and will be built out – therefore no need for site marketing/sale etc. Likely that the site will be delivered as entirely affordable housing.

Planning application expected to be submitted within next 2-3 years, but at this stage no definitive timescale for this site.

Medbourne, Land north of Vernier Crescent:

Local housing company – board approval to do feasibility study and do costings; would then work up a planning application, submit and build ourselves. Applications expected next 2-3 years.

This site is to be incorporated within the Council's Local Housing Company and is one of the sites that MKDP now have board approval for to carry out a feasibility study and prepare costings. Following this a planning application will be drawn up and submitted by MKDP and will be built out – therefore no need for site marketing/sale etc. Likely that the site will be delivered as entirely affordable housing.

Planning application expected to be submitted within next 2-3 years, but at this stage no definitive timescale for this site.

Shenley Brook End, Manifold Lane:

Developer (BPHA) has exchanged and, following pre-application advice with MKC Planning Service (19/00260/PRELAR) submitted a FUL application for the delivery of 33 units (21/00163/FUL) in February 2021. Site is currently awaiting planning approval and will then progress with delivery, with all units being delivered prior to 1 April 2026.

Updated statement of Common Ground to be prepared between the Council, MKDP and BPHA.

Westcroft Reserve Site 3:

Local housing company – board approval to do feasibility study and do costings; would then work up a planning application, submit and build ourselves. Applications expected next 2-3 years.

This site is to be incorporated within the Council's Local Housing Company and is one of the sites that MKDP now have board approval for to carry out a feasibility study and prepare costings. Following this a planning application will be drawn up and submitted by MKDP and will be built out – therefore no need for site marketing/sale etc. Likely that the site will be delivered as entirely affordable housing.

Planning application expected to be submitted within next 2-3 years, but at this stage no definitive timescale for this site.

Wolverton Mill Site G:

Contracts with Developer, Orbit exchanged in December 2021. Developer consultation with Ward Members currently ongoing and FUL planning application for 40 dwellings currently with MKDP for approval prior to submission, which will take place in spring/summer 2022.

Statement of Common Ground to be prepared between the Council, Orbit and MKDP.

James Williamson

From: Will Rysdale
Sent: 07 April 2022 12:56
To: James Williamson
Subject: 20220322 MKC Housing meeting - agreed note.docx
Attachments: 20220322 MKC Housing meeting - agreed note.docx

Hi James

Following your email last week please find the note attached with a couple of minor amends and one comments.

Also fyi, we successfully secured the Lakes planning permission and the tender has been published.

Thanks

Will

Will Rysdale
Head of Housing Delivery



E: will.rysdale@milton-keynes.gov.uk

Milton Keynes Council | Civic Offices | 1 Saxon Gate East | Milton Keynes | MK9 3EJ

Deliverability and Progress of Milton Keynes Council Housing Team Sites meeting - Tuesday 22 March 2022

Attendees:

- James Williamson (Monitoring and Implementation Team Leader, Development Plans, Milton Keynes Council)
- Will Rysdale (Head of Housing Delivery, Milton Keynes Council)
- Jennifer Head (Monitoring and Information Officer, Development Plans, Milton Keynes Council)

Purpose of Meeting:

To review all Milton Keynes Council Housing Team sites which are designated for, or have planning permission for residential use, taking account of progress towards delivery, so as to inform an updated assessment of the site's deliverability and its potential to deliver housing over the next five year period (1 April 2022 - 31 March 2027).

Notes of Meeting:

Lakes Estate Regeneration

Progress still being made; resolution to approve planning permission in October 2020 with the finalisation of an MOU and S106 expected this week (w/c 21 March 2022) therefore enabling grant of permission (Outline permission for all of scheme and FUL permission for Phase A).

Tender for construction partner to deliver Phase A due to go out on Friday 25 March 2022, with budget approval for the delivery of all of Phase A approved by the Council in July 2021. Delivery of Phase A has slightly evolved from original plan and will now only deliver 202 new dwellings, with the remainder of those permitted under Phase A to be delivered as part of Phase B

Work on site scheduled to start January/February 2023 with delivery of first completions expected January/February 2024. Programme for Phase B yet to be agreed.

SoCG/Proforma to be drafted to cover the above for the 5YHLS assessment.

Fullers Slade Regeneration

MKC have appointed engineers and MACE, as cost consultants, and are working with Local Partnerships to draw up a business case and feasibility study following the referendum

within the estate in 2020. A draft report on the feasibility is to be presented at the end of March 2022 with a final report being produced in April 2022. Further engagement with the estate renewal forum has also been ongoing in early 2022.

Current timescales are to have a planning application prepared by the end of 2022 however at this stage there are no definitive timescales for delivery of any scheme, as such, no certainty over delivery of units within the next five-year period.

Note: Cavendish Site in current Plan:MK housing trajectory is to form part of the wider Fullers Slade regeneration rather than coming forward as an individual site.

Berwick Drive, Bletchley

Currently awaiting determination of submitted planning application; once determined, progress will continue on delivery. Site will deliver units in five-year period.

SoCG/Proforma to be drafted to cover the above for the 5YHLS assessment.

Kirkstall Place, Oldbrook

Currently awaiting determination of submitted planning application; once determined, progress will continue on delivery. Site will deliver units in five-year period.

SoCG/Proforma to be drafted to cover the above for the 5YHLS assessment.

Cripps Lodge, Netherfield

Progress continuing to be made following grant of planning permission and demolition of existing building on site during 2020 and 2021.

Budget of £21.4 million approved by MKC for the scheme in December 2021. A delegated decision is being taken by MKC on 29 March 2022 to finalise the purchase of required land from the Parks Trust. Architects, Ecologists and engineers all lined up ready for final approval to appoint and detailed ground investigations now ongoing.

Tender pack to procure construction partner currently being prepared so as appointment is made by the end of 2022. Start on site scheduled for March/April 2023 with first completions to be delivered in May 2024.

SoCG/Proforma to be drafted to cover the above for the 5YHLS assessment.

Coltsfoot Place, Conniburrow

All units under construction and nearing completion – completion all of site in July 2022.

Gurnards Avenue – Fishermead

Sign off has now been achieved from building control for fire safety of the 70 units to be delivered. Work to start up on site again in April 2022 with units to start being put in place from May 2022 with a 6 month completion period from this date. All off site to therefore be completed by the end of 2022.

SoCG/Proforma to be drafted to cover the above for the 5YHLS assessment.

Kellan Drive Sites 1 and 2, Fishermead

Previously submitted planning applications were withdrawn and are due to be re-submitted in next 2-3 months with issues raised resolved. Site due to provide delivery within next 5 year period.

SoCG/Proforma to be drafted to cover the above for the 5YHLS assessment.

Springfield Boulevard 1

Site has been removed from pipeline – will not provide any delivery within next five-year period.

Appendix 3 – Site Profiles

The following pages contain a site profile for each site (or parcel of a larger strategic site) within the Milton Keynes Housing Trajectory outlined in Appendix 1. Furthermore, where relevant, included with each site profile is site specific, supporting information and evidence which has been used to assess and determine the deliverability of each site.

For larger, strategic sites, a front sheet covering cumulative information on the entirety of the site is provided before a site profile of each active parcel and the remainder of the outline permission (where relevant).

As the delivery of sites is ongoing, information and evidence gathered and presented in previous years' Five-Year Land Supply Assessments is also considered when assessing each individual site (or parcel of a site). To avoid duplication, site-specific evidence presented in previous reports has not been included here but may be referred to. All previous Five-Year Land Supply reports produced by the Council are available to view on our website and, as such, should be taken into consideration when reading this report alongside the updated information and evidence presented in this appendix.

The site profiles are presented in the order of the Housing Trajectory presented in Appendix 1.

Brooklands (06/00220/MKPCO) Front Sheet

Brooklands formed part of the strategic urban extension known as the Eastern Expansion Area (EEA) which was allocated through the 2005 Local Plan, it was granted outline permission for 2,501 units and has been delivering completions since 2008.

As of 1 April 2022, there are seven remaining parcels on the development all of which have REM approval or FUL permission, two of which delivered completions in 2021/22 and a further two of which have units under construction. There remain four active housebuilders on site (Barratts, David Wilson, Places for People and Thrive Homes).

The completions for the Brooklands element of the EEA site as a whole over the past 8 years are outlined below:

Year	No. of Completions
2014/15	144
2015/16	305
2016/17	239
2017/18	242
2018/19	187
2019/20	301
2020/21	250
2021/22	158

A detailed breakdown of each remaining parcel, including relevant evidence, is provided on the pages following this front sheet, including the projected completion rates for each parcel.

The combined projections for completions on all remaining parcels for the next 5 years are outlined below:

Year	No. of Completions
2022/23	138
2023/24	118
2024/25	89
2025/26	70
2026/27	46

Overall, the projected average annual completions rate for the next five years come to 92dpa which is below the average annual build out rate for a strategic site of this size (220dpa), as outlined in the Council's Phasing methodology, and below the average annual build out rate for Brooklands (228dpa) for the past 8 years as outlined above.

Furthermore, the projections do not go above these averages in any of the five years, with most annual build-out rates being substantially lower than any of the actual completions recorded for the previous 8 years.

Whilst these projections do represent the last 5 years of the development of Brooklands and therefore a slower annual delivery rate could be expected, these figures are very conservative when viewed against the actual historic data for this site; they are however felt to be realistic, as outlined in the detailed breakdown of each parcel on the following pages.

Site Name: Brooklands – Brooklands Phase 1B re-plan						
Planning Status of site @ 1 April 2022:				Under Construction (19/01615/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		84	
Progress on site as of 1 April 2022:		No. of Units U/C: 48		No. of Units Not Started: 20		
Developer/Landowner:				BDW		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Granted REM approval in October 2019 this represents the re-plan of the remainder of Phase 1B which had not already been delivered (the remainder of Phase 1B was completed during 2020/21). BDW provided a proforma (attached) for the 2019 assessment outlining that work would start on site in June 2020 and the entirety of Phase 1B replan would be completed by 2022/23.</p> <p>No updated proforma has been provided by the housebuilder for this year's or last year's assessment, however our monitoring shows that work started on site in October 2020 (slightly later than anticipated by the developer in their 2019 proforma), but no units were delivered during 2020/21 (the proforma projected 60 completions for 2020/21). Given that 55 units were under construction as at 1 April 2021, it appeared at that time that delivery of the parcel was running approximately one year behind the projections outlined in the 2019 proforma.</p> <p>A substantial number of units were however delivered in 2021/22 and, as such, delivery has caught up slightly with the original projections for the site, albeit not completely.</p> <p>With the number of units completed in 2021/22 and the high number under construction as at 1 April 2022, it is possible that the whole phase could be completed by the end of 2022/23 as originally anticipated however, taking into account the other parcels this developer is delivering on the wider site and in line with the assumptions outlined in the Council's Phasing Methodology, the delivery of the remaining units has been spread over the next two years.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	40	28	0	0	0	0

Williamson, James

From: Quayle, Adam <[REDACTED]>
Sent: 13 June 2019 14:14
To: Williamson, James
Subject: [EXT] Brooklands BDW Phase 1B (14-01069-REM)
Attachments: Brooklands BDW Phase 1B (14-01069-REM).docx

James,

See attached development forecast for our Brooklands 1B development.

Regards

Adam Quayle BSc (Hons)
Technical Project Manager

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Working together to give nature a home:



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MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
May 2019

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2019)
14/01069/REM	Brooklands BDW Phase 1B	181

The table below sets out the recorded actual completions for 2018/19 and our forecasts for when we believe the remainder of the above development will be completed. These forecasts are based on information received through our last survey, and take into account the number and rate of any completions in recent years.

Please can you amend the figures where your own completions data and forecasts vary from those in the table, or confirm that the forecasts are accurate by ticking the box below the table?

The years run from 1st April to 31st March.

Year	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Dwellings	0	0	60	60	61	0	0	0	0	0	0
Year	29/30	30/31	Post 2031								
Dwellings	0	0	0								

NB an approximate period would be more helpful than "unknown" if there is no clear programme yet

The forecasts are accurate, no need to amend them (please tick)
 If not, please suggest any changes in the above table.

/

Other site specific questions

If the development has yet to commence and you are unsure of the future build out rate; can you give an anticipated date for start on site?

June 2020

Do you expect all dwellings to be completed prior to April 2029? (yes or no)

Yes

Alternatively, is it the intention not to proceed with the permitted development? (yes or no)

If yes, is it your intention to still pursue some form of residential development on the site, subject to a revised application? (yes or no)

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed, market conditions)? Please include any details below.

Signed: Adam Quayle

Name: Adam Quayle

Position: Project Manager

Company: BDW Northampton

Date: 13/06/2019

Please return to james.williamson@milton-keynes.gov.uk

Site Name: Brooklands – Phase 3A, 4B, 5A, 7A, 7B						
Planning Status of site @ 1 April 2022:				Under Construction (16/03397/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	60		57		26	
Progress on site as of 1 April 2022:		No. of Units U/C: 43		No. of Units Not Started: 4		
Developer/Landowner:				BDW		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>The site was granted REM approval in February 2017, construction started on site during quarter 2 of 2017/18 and consistent levels of completions have now been delivered in every year since 2018/19.</p> <p>No proforma was provided for the site this year, however the last proforma submitted by BDW for the 2019 assessment outlined the site would complete in 2022/23. Actual completions in the first 3 years of delivery matched those projected by the developer in the 2019 proforma however, the number of completions in 2021/22 was lower than expected.</p> <p>Whilst the large majority of remaining units are under construction as at 1 April 2022, taking account of the lower number of units delivered in 2021/22 and the number of other parcels on this wider site currently being delivered by the same housebuilder, the projections for the remaining units on this phase have been spread out over the next years, rather than all completing in 2022/23.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	30	17	0	0	0	0

Site Name: Brooklands – Parcel 5B – 6B						
Planning Status of site @ 1 April 2022:				Under Construction (17/02226/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 40		No. of Units Not Started: 174		
Developer/Landowner:				BDW		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>The site was granted REM approval in October 2018, numerous conditions were discharged and a non-material amendment approved during 2021/22 (21/03849/DISCON - 21/01346/DISCON - 21/01347/DISCON - 21/01348/DISCON - 21/01350/DISCON - 21/03786/DISCON - 21/02874/DISCON - 21/02919/NMA), infrastructure construction work began during Quarter 2 of 2021/22 and, work on the first housing units began during Quarter 3 of 2021/22 resulting in 40 units being under construction as at 1 April 2022 – none of yet were to complete.</p> <p>No proforma was provided for the site this year however, with construction underway and a high number of units now under construction, the site is highly likely to deliver its first completions during 2022/23. A lower average annual build-out rate, than that which would be expected of a parcel of this size, as per the assumptions outlined in the Council's phasing methodology, has been applied moving forward so as to take account of BDW's ongoing activity on other parcels of the wider Brooklands site.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	30	40	54	50	40	0

Site Name: Brooklands Phase 5B & 6B (Replan)						
Planning Status of site @ 1 April 2022:				REM Permission (20/03322/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 46		
Developer/Landowner:				BDW		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>This forms part of the wider Brooklands Phase 5B & 6B initially granted REM approval in October 2018 under 17/02226/REM) and now under construction. A further REM application was approved in March 2021 to enable the re-plan/plot substitution of 46 units of the originally approved OUT permission/REM approval (this parcel represents these 46 units).</p> <p>Construction has started on the wider Phase 5B & 6B, with 40 units being under construction as at 1 April 2022; construction on this re-plan element of the phase has however yet to begin. The re-plan is expected however to form part of the delivery of the wider Phase as opposed to being delivered separately and progress has been made during 2021/22 with all conditions associated with the permission being discharged (21/03786/DISCON - 21/01348/DISCON).</p> <p>Whilst no proforma has been submitted for this year's assessment, given construction has begun on the wider phase and progress has been made towards delivery of the re-plan element, the projections for delivery of this part of the site been aligned with those of the wider phase to ensure that when considered as a whole, annual delivery rates still remain below the assumptions for a parcel of this size as outlined in our Phasing Methodology. Consideration of delivery on BDW's other parcels within the wider Brooklands development has therefore also been taken into consideration here, as it was in projecting completions for the main part of Phase 5B & 6B.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	20	20	6	0

Site Name: BROOKLANDS PARCEL E FEN STREET						
Planning Status of site @ 1 April 2022:				Under Construction (18/02561/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 38		No. of Units Not Started: 0		
Developer/Landowner:				Places for People		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>This site was granted FUL permission in April 2019 for the change of use to residential use from a parcel of land that was originally designated within the wider Brooklands site for employment use. This parcel represents the only remaining parcel on Brooklands under the ownership of Places for People with planning permission.</p> <p>Construction started on the site in 2020/21 and all 38 units (which are all apartments) were started in Quarter 4 of 2020/21. A proforma with projected completions for the site has been provided by the housebuilder outlining all units will be completed in 2022/23. As all units are apartments and will therefore be delivered all at once, these projections are considered to be realistic given all are under construction as at 1 April 2022 and have been being built out since early 2021.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	38	0	0	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
18/02561/FUL	BROOKLANDS, PARCEL E, FEN STREET	38

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	38	0	0	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

n/a

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

Signed:



Name: Matt colbran

Position: Build Director

Company: Places for people

Date: 24/6/22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Brooklands – Former Marketing Suite, Fen Street						
Planning Status of site @ 1 April 2022:				REM Approval (19/00051/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 15		
Developer/Landowner:				BDW		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>This site has held the BDW marketing suite for Brooklands during the build-out of the site. In April 2019 it was granted REM approval to deliver 15 residential units. As at 1 April 2021 the site was still in its use as a marketing suite and as units are still being delivered and sold on the wider Brooklands site, it is expected to still be in this use for a further period of time.</p> <p>No proforma has been provided for this parcel and as such, the delivery of units has therefore been pushed back to align with the latest date in which it can come forward in line with the conditions applied to phases within the Brooklands site. Whilst this is a much more conservative timescale than would be expected for a parcel of this size, it is felt to be appropriate given its current use.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	15	0	0	0

Site Name: Brooklands Reserve Site						
Planning Status of site @ 1 April 2022:				FUL permission (20/02419/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 33		
Developer/Landowner:				Thrive Homes		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>This is a 100% affordable housing scheme located on one of the former community reserve sites within the Brooklands area of the Eastern Expansion Area. The scheme will deliver a community leisure centre and 33 flats across two residential blocks and was issued full planning permission in December 2021.</p> <p>The site is already cleared and ready for construction to start on site, but as at 1 April 2022, construction on the residential blocks was yet to start.</p> <p>No proforma has been received from the developer however, as part of the planning application, the applicants submitted a housing accommodation schedule (available to view on public access under the documents for this application) in October 2021 which outlined that all units were intended to be handed over in April 2023 and occupied in May 2023.</p> <p>For a site with FUL permission this would be deemed an achievable lead-in time as per the assumptions outlined in the Council's Phasing Methodology, however for a site of this size, it would be expected that the site would be built out over two years, rather than one. As this site is all flats and all affordable and therefore likely to come forward at once, it is accepted that delivery of all units will be in one year and with the developers anticipating deliver very early in 2023/24, even with some slippage, delivery of all units could still be achieved in 2023/24 – the projections provided by the developer have therefore been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	33	0	0	0	0

Site Name: Kingsmead South Sites 3 and 4 Part 1						
Planning Status of site @ 1 April 2022:				Under Construction (17/00098/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	48		16		12	
Progress on site as of 1 April 2022:		No. of Units U/C: 28		No. of Units Not Started: 0		
Developer/Landowner:				Morris		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Site was part of wider Kingsmead South grid square outline permission and was granted REM approval in October 2017. Construction of units began in quarter 1 of 2018/19 and completions have been delivered in each year since 2018/19 inclusive.</p> <p>As of 1 April 2022, all units are under construction with pro-forma from the developer stating that all units will be complete in 2022/23. These align with assumptions for a site of this size in the Council's Phasing Methodology and align with previous history on the site and current status and have therefore been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	28	0	0	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
17/00098/REM	KINGSMEAD SOUTH SITES 3 & 4 PART 1	28

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	28	0	0	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

Signed

Name:  MIKE WALKER.

Position: LAND DIRECTOR.

Company: MORRIS HOMES.

Date: 30-5-22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Kingsmead Site 3- & 4-Part 2						
Planning Status of site @ 1 April 2022:				Under Construction (17/00103/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		7	
Progress on site as of 1 April 2022:		No. of Units U/C: 13		No. of Units Not Started: 29		
Developer/Landowner:				Morris		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? No – more conservative build-out rate applied		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Site was part of wider Kingsmead South grid square outline permission and was granted REM approval in October 2017. Construction of units began in early 2020/21, with first completions in Q4 of 2021/22.</p> <p>As of 1 April 2022, 13 units remained under construction, but no new units had been started during 2020/21. A proforma has been submitted by Morris Homes stating that all units will be complete in 2022/23. This would mean that the whole of the Kingsmead South site would be complete by the end of 2022/23.</p> <p>Whilst this does form part of a wider site and therefore delivery of 42 units in a year could be achieved (and has been on the wider site in previous years), given there are only 13 of the remaining units under construction on this phase at the start of the year and the housebuilder is also currently completing Phase 1 of this site it is considered that these projections are ambitious. Recent site monitoring site visits have also shown that this phase has been being constructed at a slower rate. It has therefore been decided to spread out the delivery of this phase over the next two years.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	15	27	0	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
17/00103/REM	KINGSMEAD SITE 3&4 PART 2, KINGSMEAD	42

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	15 42	10 10	8 8	0	0	0	0	0
Year	30/31	Post 2031						
Dwellings	0	0						

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

Signed:

Name:

MIKE WALKER

Position:

LAND DIRECTOR

Company:

MORRIS HOMES.

Date:

30-5-22.

Please return to housing.monitoring@milton-keynes.gov.uk

Tattenhoe Park (17/00918/OUT) Front Sheet

Tattenhoe Park is one of the original, incomplete new town grid squares within the existing urban area of Milton Keynes and is in the ownership of Homes England. A site wide Outline planning permission for 1,310 units was granted in 2007 (06/00856/MKPCO) and was extended in 2017. Homes England split the site into 8 parcels to dispose of to housebuilders to deliver. Phase 1 for 138 units was completed in 2015 and further site wide infrastructure is in place, including the primary school which is now open.

Since the examination of Plan:MK in the summer of 2018, Homes England have continued to provide the Council with updates as to the delivery programme of Phases 2-7 of the site and progress being made.

As at 1 April 2022, Phases 2, 3, 4 and 4a had been sold on to housebuilders and had gained REM approval and work had started on housing units on Phases 2 and 3, with Phase 3 delivering its first completion in 2021/22. Phase 5 has been marketed and a preferred housebuilder selected and Phases 6 and 7 are due to go to the market in late 2022/23 as per the Homes England disposal plan for the forthcoming years.

For the 2022 assessment, engagement directly with the housebuilders of Phases 2 and 4 has taken place with updated projections and phase specific information having been provided. Furthermore, Homes England have continued to provide regular updates to the Council on the progress of Phases 5, 6 and 7 in line with the SoCG that was completed in 2021. This information, along with previous submissions by the housebuilders and Homes England alongside publicly available information on the Homes England disposal hub have been used to assess the deliverability of the phases subject to outline permission and also to prepare the projected lead-in times and build-out rates for each parcel; alongside the phase specific information provided by the relevant housebuilders where applicable.

A detailed breakdown of each parcel, including relevant evidence, is provided on the pages following this front sheet, including the projected completion rates for each parcel. The combined projections for completions on all remaining parcels for the next 5 years are outlined below:

Year	No. of Completions
2022/23	156
2023/24	182
2024/25	212
2025/26	146
2026/27	118

Overall, the projected average annual completions rate for the next five years come to 162dpa which is above that which would be expected of an extra-large site (135dpa) as outlined in the Council's Phasing Methodology. However, when the average annual rate projected for the entirety of the development is calculated, it comes to 113dpa, which is below the rate outlined in the Council's Phasing Methodology. Taking this into account alongside the number of parcels under separate housebuilders that will be contributing towards this delivery rate and, that the projected build-out rate for each parcel is inline or below that expected of an individual parcel within an extra-large site, the projected build-out rates for the site as a whole are deemed to be realistic and achievable.

Site Name: Tattenhoe Park – Phase 3 and Phase 3 re-plan						
Planning Status of site @ 1 April 2022:				Under Construction (19/02187/REM & 21/01479/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		1	
Progress on site as of 1 April 2022:		No. of Units U/C: 44		No. of Units Not Started: 67		
Developer/Landowner:				Crest Nicholson		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>Phase 3 was granted REM approval in November 2019 and Crest Nicholson subsequently discharged conditions throughout 2020 and early 2021. In February 2021 work started on site as per the timetable outlined in a proforma submitted by Crest Nicholson for the 2020 assessment.</p> <p>In May 2021 a new REM approval application was submitted, and subsequently approved in December 2021, covering a partial re-plan of the site which resulted in the overall reduction of 5 units from the original permission. Both, the remaining units on the original REM approval and those covered by the re-plan are outlined here, despite having separate lines on the housing trajectory.</p> <p>As at 1 April 2022, both parts of the site were under construction (including all units still covered by the original REM permission) and the first completion had been delivered.</p> <p>No new proforma has been submitted by Crest Nicholson this year but, to-date, progress has continued in line with the proforma submitted for the 2020 assessment, which outlined that the full site would be completed in 2025/26 – this was also confirmed in the SoCG submitted by Homes England for the purposes of the 2021 assessment.</p> <p>The projected annual build-out rate through to a completion in 2025/26 would be a very conservative rate, averaging between 22dpa and 27dpa, well below that expected of a parcel of this size on an extra-large site (35dpa) as outlined in the Council's phasing methodology. However, when these projections are considered alongside the delivery of the wider Tattenhoe Park site as a whole and when consideration is given to Crest Nicholson's involvement in other schemes across Milton Keynes, plus the end date of March 2026 aligning with Homes England's submitted data, the projections provided are considered to be realistic and evidenced based and, as such, have been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	30	29	30	22	0	0

Site Name: Phase 2 – Tattenhoe Park						
Planning Status of site @ 1 April 2022:				Under Construction		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 125		No. of Units Not Started: 193		
Developer/Landowner: Countryside						
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Phase 2 was granted REM approval in October 2019 and work began on site in quarter 1 of 2021/22, with 125 units being under construction as at 1 April 2022.</p> <p>Countryside have submitted a proforma for this year's assessment that outlines broadly the same projections as their previous year's. With work on residential units on site well underway and enough units under construction to deliver the larger number expected to be completed in 2022/23, the projections are considered to be achievable.</p> <p>Countryside's proforma outlines projections for annual completions on the parcel which average at 79dpa over the years for which the development is delivering units, which is higher than what would be expected for a parcel of this size on an extra-large site as outlined in the Council's phasing Methodology. However, given the site has now been under construction for close to a year and given the number of units under construction, which monitoring observations show to be progressing well, it is deemed that the projections from the developer are acceptable and have therefore been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	109	98	82	29	0	0

James Williamson

From: Ben Hunt <Ben.Hunt@cpplc.com>
Sent: 30 May 2022 18:35
To: Housing Monitoring
Subject: [EXT]RE: Milton Keynes Council - Housing Monitoring 2022
Attachments: Monitoring Proforma 2022 - TATTENHOE PARK - PHASE 2 BDH.docx
Categories: Filed Proforma

You don't often get email from ben.hunt@cpplc.com. [Learn why this is important](#)

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Report spam or suspected malicious email via the REPORT MESSAGE icon above.

Hi Jennifer

Please see attached which is based on forecast legal completions for the private tenure plots.

Regards,

Ben Hunt B.Eng
Associate Director (Development)
Northern Home Counties
Turnford Place
Great Cambridge Road
Broxbourne
Hertfordshire
EN10 6NH

T: 01992 942252 | M: 0773 900 2083 | countrysidepartnerships.com



From: Housing Monitoring <Housing.Monitoring@milton-keynes.gov.uk>
Sent: 26 May 2022 11:43
To: Ben Hunt <Ben.Hunt@cpplc.com>
Subject: [EXTERNAL] FW: Milton Keynes Council - Housing Monitoring 2022

This message originated from outside Countryside Properties

Hello Ben,

I originally sent the below email to Rhiannon but have found that she is on maternity leave and that you are the person to contact in her absence. Please can you action the below.

Thank you,

Jennifer Head

Monitoring and Information Officer - Development Plans
M: 07881857916

W: <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/monitoring-data-for-planning>

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
19/01940/REM	PHASE 2, TATTENHOE PARK	318

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	109	98	82	29	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

Signed:

Name:

Position:

Company:

Date:

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Tattenhoe Park Phase 4						
Planning Status of site @ 1 April 2022:				REM Approval (21/01402/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 160		
Developer/Landowner:				Bellway		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? No – more conservative build-out rate applied		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Phase 4 was marketed by Homes England alongside Phase 4A during summer 2019 with Bellway being selected as the preferred developer in October 2019. Bellway subsequently undertook pre-application engagement with Milton Keynes Council (20/02358/PREOFM) during late 2020 and submitted a REM application in May 2021.</p> <p>Following approval of REM application in October 2021, Bellway have discharged a number of conditions and had a non-material amendment approved during late 2021/22 (22/00424/DISCON - 21/03820/DISCON - 21/03274/DISCON - 21/03099/NMA).</p> <p>Bellway have submitted a proforma outlining that they will be starting construction on site in June 2022 (work has commenced on the site in April 2022) and expect first completions later in 2022/23 with a programme of build for the full site over the next 4-year period. These figures seem slightly high for a parcel of this size when considered against the Council's Phasing Methodology assumptions and, as such, a slightly more conservative approach has been taken, spreading deliver over an extra year.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	17	40	40	40	23	0

James Williamson

From: Elaine Connolly <elaine.connolly@bellway.co.uk>
Sent: 30 May 2022 11:20
To: Jennifer Head
Subject: [EXT]RE: Milton Keynes Council - Housing Monitoring 2022
Attachments: Monitoring Proforma 2022 - SLA - GLEBE FARM - LOT 2 PARCEL A - BHL.docx;
Monitoring Proforma 2022 - SLA - GLEBE FARM - PARCEL B LOT 1 2 - BHL.docx;
Monitoring Proforma 2022 - TATTENHOE PARK - PHASE 4 - BHL.docx; Monitoring
Proforma 2022 - WEA - AREA 10 PARCELS QR - BHL.docx

CAUTION: This email originated outside of Milton Keynes Council.
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Dear Jennifer
Please find attached from Bellway Homes Limited, as requested.
Regards
Elaine.
Elaine Connolly
Senior Planning Manager

01908 364 200
Mob: 07805 817686
Bellway Homes Limited (Northern Home Counties)
Building 5
Caldecotte Lake Drive
Caldecotte
Milton Keynes
Buckinghamshire
MK7 8LE
www.bellway.co.uk



From: Jennifer Head <Jennifer.Head@milton-keynes.gov.uk>
Sent: 26 May 2022 11:03
To: Elaine Connolly <elaine.connolly@bellway.co.uk>
Subject: Milton Keynes Council - Housing Monitoring 2022

ALERT: This message originated outside of Bellway's network. **BE CAUTIOUS** before clicking any link or attachment.

Dear Sir/Madam,

Hope you are keeping well.

Milton Keynes Council is currently undertaking its annual housing monitoring and updating of housing forecasts.

As part of this work, we would kindly ask for your assistance in reviewing and updating our current projections for the site(s) that you are involved with, and providing us with any new information you are able to.

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
21/01402/REM	PHASE 4, TATTENHOE PARK	160

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	17	79	44	20	0	0	0	0

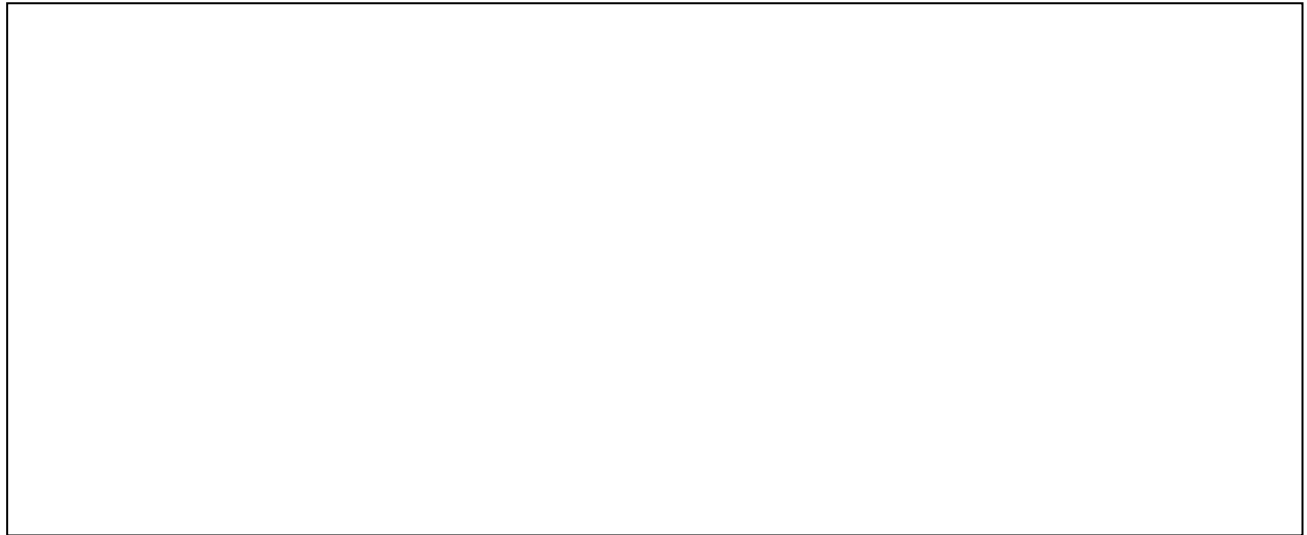
Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

June 2022

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.



Signed: Elaine Connolly

Name: Elaine Connolly

Position: Senior Planning Manager

Company: Bellway Homes Limited (Northern Home Counties)

Date: 30th May 2022

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Tattenhoe Park – Phase 4A						
Planning Status of site @ 1 April 2022:				REM Approval (21/02536/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 30		
Developer/Landowner:				Lodge Park		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Phase 4a was marketed by Homes England alongside Phase 4 during summer 2019 with Lodge Park being selected as the preferred developer in October 2019. Following purchase of the site, Lodge Park undertook pre-application engagement during late 2019/early 2020 and in August 2021 submitted a REM application, in line with the timescales outlined in the proforma submitted by Lodge Park for the 2021 assessment. REM approval was granted in March 2022.</p> <p>An updated proforma has not been submitted by Lodge Park for this year's assessment and despite progress with submission of a REM application aligning with their previous information, a start on site was not achieved in January 2022 as initially projected. As at 1 April 2022 construction work has still not begun, as such, a lead-in time and build-out rates which align with the assumptions in the Council's Phasing Methodology have been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	15	15	0	0	0

Site Name: Tattenhoe Park – Phase 5						
Planning Status of site @ 1 April 2022:				Outline Permission (17/00918/OUT)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 78		
Developer/Landowner:				Homes England		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Homes England have provided previous submissions regarding the projected disposal and delivery of all parcels on Tattenhoe Park which they have continued to work towards delivering in the past four years, with Parcels 2, 3, 4 and 4a all disposed of and Parcel 5 having been marketed and a preferred developer now chosen.</p> <p>Whilst a proforma has not been submitted this year, for the 2021 assessment Homes England submitted a proforma outlining updates to their programme for Tattenhoe Park. With regards Phase 5, the timetable outlined marketing of the parcel in September 2021, followed by submission of a REM application in June 2022. The Homes England Land Hub outlined in March 2022 that the parcel was on the market (excerpt attached) and correspondence at regular meetings with Homes England provided detail that initial marketing of this phase was completed at the end of March 2022 with Keepmoat homes being selected. Keepmoat are due to engage in pre-application discussions with Milton Keynes Council in October 2022 before bringing forward a REM application.</p> <p>With all site wide infrastructure in place, parcels on the wider site under construction and this phase having been marketed and a housebuilder chosen, there is clear evidence that this phase is deliverable and is progressing as per Homes England's programme for the delivery of the wider site.</p> <p>The projected build-out rates outlined by Homes England for their 2021 assessment were marginally higher than would be expected on a parcel of this size on an extra-large site (35dpa) as outlined in the Council's phasing methodology and, represented a faster completion of the entire site than would be expected. For the purposes of the 2021 assessment a slightly more conservative approach to the build-out of the site was applied. Given the stage of delivery the site is at, following the selection of Keepmoat as housebuilders, it is felt that these projections remain achievable however, as there has been a slight delay from last year's projections for the submission of a REM application the date of first completions has been pushed back by approximately 6-9 months into 2024/25.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	20	20	20	18

Home England Land Hub – Accessed Friday 25 March 2022

Tattenhoe Park Phase 5

Site Details | Land Hub

Homes England Land Hub Sites


+

https://experience.arcgis.com/experience/d33eab0621814ab194c936aba2d5d1fc/page/Site-Details/?data_id=dataSource_4-Land_Hub_Sites_WFL1_5983%3A390%2CdataSource_4-Land_Hub_Sites_WFL1_7605%3A390

Phase 5 Tattenhoe Park, Milton Keynes, MK4 3GE

Enquiries

Click on the button to submit your enquiry about site 13880 .



This is an aerial photography with a red line boundary

Site Reference: 13880

Local Authority: Milton Keynes

DPS Region: Not Applicable

Postcode: MK4 3GE

Gross Area (Acres): 5.54

Housing Capacity: 78

Disposal Route: DPP

Proposed Use: Residential

Planning Status: Outline Consent Granted

Marketing Status: On market

Marketing Date: On market

of Housing Tr...

Phase 7 HE Land H...

Inbox - James.Willi...

Site Details | Land ...

ENG

16:41

25/03/2022

Site Name: Tattenhoe Park – Phase 6						
Planning Status of site @ 1 April 2022:				Outline Permission (17/00918/OUT)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 170		
Developer/Landowner:				Homes England		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>Homes England have provided previous submissions regarding the projected disposal and delivery of all parcels on Tattenhoe Park which they have continued to work towards delivering in the past three years, with Parcels 2, 3, 4 and 4a all now disposed of.</p> <p>For the 2021 assessment a SoCG was submitted by Homes England outlining their programme for Tattenhoe Park. With regards Phase 6 this includes marketing of the parcel in June 2022, followed by submission of a REM application in July 2023, start on site in February 2024 and full completion of the site in December 2028. Updates provided by Homes England this year have outlined that this is now slightly behind this previously submitted schedule, but that the site is going to market in quarter 4 of 2022/23, a delay of approximately 4-6 months.</p> <p>All site wide infrastructure on Tattenhoe Park is in place, Homes England have already disposed of earlier parcels in line with their programme for bringing this site forward and parcels on the wider site now under construction and delivering houses. The SoCG from Homes England for the 2021 assessment outlines a clear programme for the delivery of the remaining parcels and Homes England provide regular updates to the Council on progress against this schedule, so as an up-to-date position can be reported. Together it is considered that this provides clear evidence of the landowner's commitment to bringing this phase and the remainder of the site forward; Phase 6 is therefore deemed to be deliverable.</p> <p>The projected build-out rates outlined by Homes England (57dpa) are however significantly higher than would be expected on a parcel of this size on a large site (35dpa) as outlined in the Council's phasing methodology, as such, the build-out rate assumptions for a parcel of this size on an extra-large site have been applied. Given the slight delay in getting the site to market, this delay has also been reflected by pushing back the programme for delivery.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	25	35	35	75

Site Name: Tattenhoe Park – Phase 7						
Planning Status of site @ 1 April 2022:				Outline Permission (17/00918/OUT)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 150		
Developer/Landowner:				Homes England		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>Homes England have provided previous submissions regarding the projected disposal and delivery of all parcels on Tattenhoe Park which they have continued to work towards delivering in the past three years, with Parcels 2, 3, 4 and 4a all now disposed of.</p> <p>For the 2021 assessment a SoCG was submitted by Homes England outlining their programme for Tattenhoe Park. With regards Phase 7 this includes marketing of the parcel in June 2022, followed by submission of a REM application in July 2023, start on site in March 2025 and full completion of the site in December 2030. Updates provided by Homes England this year have outlined that this is now slightly behind this previously submitted schedule, but that the site is going to market in quarter 4 of 2022/23, a delay of approximately 4-6 months.</p> <p>All site wide infrastructure on Tattenhoe Park is in place, Homes England have already disposed of earlier parcels in line with their programme for bringing this site forward and parcels on the wider site now under construction and delivering houses. The SoCG from Homes England for the 2021 assessment outlines a clear programme for the delivery of the remaining parcels and Homes England provide regular updates to the Council on progress against this schedule, so as an up-to-date position can be reported. Together it is considered that this provides clear evidence of the landowner's commitment to bringing this phase and the remainder of the site forward; Phase 7 is therefore deemed to be deliverable in part.</p> <p>The projected build-out rates outlined by Homes England (37.5dpa) are however slightly higher than would be expected on a parcel of this size on a large site (35dpa) as outlined in the Council's phasing methodology, as such, the build-out rate assumptions for a parcel of this size on an extra-large site have been applied. Whilst there has been a slight delay in getting the site to market, the lead-in time outlined by Homes England for this phase was already elongated in comparison to what would be expected of a parcel of this size, as such, the previous projected lead-in time has been retained.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	150

Western Expansion Area (WEA) Area 10 Front Sheet

The WEA Area 10, alongside Area 11, forms the strategic urban extension known as the Western Expansion Area (WEA) which was allocated through the 2005 Local Plan. Area 10 was allocated for approximately 4,320 units in total, it was granted outline permission in October 2007 and the first parcel was granted REM approval in April 2015 with first completions on site being delivered in September 2015. The site has continued to deliver completions in every year since 2015 and, to-date has been built out by five different housebuilders (a sixth is to start building out soon) with lead developer, L&Q (formally Gallaghers) delivering the strategic infrastructure for the site.

As of 1 April 2022, there are five parcels with REM approval and two awaiting determination of a REM application, being brought forward by four different housebuilders. There are four parcels currently under construction, three of which have delivered completions in previous years. Two further parcels have been disposed of during 2021/22, both of which have REM applications awaiting determination as at 1 April 2022. There is also the remainder of the outline permission (approx. 1,492 units) which is still under the ownership of landowners L&Q and Milton Keynes Council, who in March 2019 completed a conditional agreement for sale and purchase of the Council's land and in doing so agreed a disposal strategy for all remaining phases of WEA Area 10 (more detail on this is provided under the site-specific page for the remainder of the outline permission).

The total completions for the WEA Area 10 as a whole over the past 8 years are outlined below:

Year	No. of Completions
2014/15	0
2015/16	21
2016/17	124
2017/18	270
2018/19	297
2019/20	341
2020/21	151
2021/22	141

A detailed breakdown of each remaining parcel and the remainder of the outline permission, including relevant evidence, is provided on the pages following this front sheet, including the projected completion rates for each parcel.

The combined projections for completions on all remaining parcels for the next 5 years are outlined below:

Year	No. of Completions
2022/23	134
2023/24	275
2024/25	370
2025/26	317
2026/27	295

Overall, the projected average annual completions rate for the next five years comes to 278dpa which is above the average annual build-out rate expected for a strategic site of this size (220dpa), as outlined in the Council's Phasing methodology however, when considered alongside the actual

delivery from the first seven years of this site (which averaged at 192dpa - as outlined above), this brings the average annual completions rate to 228dpa, which more broadly aligns with the phasing methodology assumptions for a site of this size. Both of these averages also align or sit below the highest recent delivery averages for a strategic site in Milton Keynes (as outlined in Appendix 2 of the Phasing Methodology and Nathaniel Lichfield (2020)), with the Eastern Expansion Area as a whole delivering at an average rate of 276dpa and Brooklands in the last 8 years delivering at a rate of 228dpa. It must also be considered that this does not represent the full build-out of the site, which will continue beyond 2026/27.

Furthermore, the last two years have represented a lower number of completions reflecting the lower number of new parcels disposed of in 2018/19 and 2019/20 (as outlined in disposal strategy originally produced in 2019/20), which also impacts upon the projections shown for 2022/23. However, with 7 new parcels disposed of in the last 2 years, a number of which have REM approval and some which have begun construction, the higher projected completion rates over the forthcoming years is representative of the number of outlets that will be delivering at the same time; a similar situation to that seen in the peak delivery years of WEA Area 10 to-date (2017/18 – 2019/20 inclusive).

Taking into account all of the above and the more detailed parcel by parcel review of the site (as outlined in the following pages) including site specific evidence provided by the developers and housebuilders active on the site, the projections are evidence-based and realistic.

Site Name: WEA Area 10 Remainder			
Planning Status of site @ 1 April 2022:		Outline Permission (05/00291/MKPCO)	
Delivery Record (No. of completions per year):	2019/20	2020/21	2021/22
	See front sheet for site wide delivery	See front sheet for site wide delivery	See front sheet for site wide delivery
Progress on site as of 1 April 2022:	No. of Units U/C: 0		No. of Units Not Started: 1492
Developer/Landowner:		L&Q Estates/Milton Keynes Council	
SoCG/Proforma submitted: Yes		Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes	
Site Deemed Deliverable? Yes (a proportion of the remaining units are deemed deliverable)			
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>This represents the remainder of the outline permission for the wider WEA Area 10 site and which therefore remains in the ownership of the two landowners L&Q Estates (who are also lead developer) and Milton Keynes Council.</p> <p>L&Q (and previously Gallaghers) hold regular update meetings with Council officers whereby progress on disposal and delivery of parcels, and delivery of site wide infrastructure is discussed in relation to Milton Keynes Council landholdings on the site and also the MK Tariff. Through these meetings, Council officers are involved in planning the disposal of new parcels and can therefore utilise this information in projecting delivery from the remainder of the outline permission. This is also supplemented by the submission (by L&Q) of proforma/SoCG on at least an annual basis which confirms projected build-out rates for the remainder.</p> <p>As outlined on the front sheet, the WEA Area 10 has been delivering significant numbers of units for 7 years and a large proportion of site wide infrastructure has been delivered, allowing a quick start and build-out rate once REM approval is granted for further parcels. As outlined in the 2021 disposal strategy (contained in the 2021 5YHLS assessment) and the 2022 Land Sale Summary document, site wide infrastructure for all of Parcels A & B of Area 10 is now complete which has enabled this process to continue for the delivery of these Parcels. The speed at which parcels on this site can come forward is clearly demonstrated in the Council's Phasing methodology; for example, Phases G&H were granted REM approval in September 2019, following submission of an application in May 2019 and, by the end of quarter 3 of 2019/20 (December 2020) construction had already begun on 5 units. A similar output was also seen on Parcels J, K & L during 2021/22.</p> <p>In March 2019, the Council and L&Q completed a conditional agreement for the sale and purchase of land owned by the Council in the wider Western Expansion Area and following this, in December 2019, a disposal strategy was agreed between both parties outlining the timing for, and details of, completion of remaining site wide infrastructure provision across the site and, the timings for disposal of each of the remaining parcels within the outline permission (including the number of units each parcel would deliver).</p>			

Due to an ongoing adverse possession claim at the time (See site specific information on WEA Area 11), an updated 2021 Disposal Strategy was prepared to reflect updated development projections for Area 11 and to outline a change in focus with hard infrastructure delivery and disposal of parcels on the later stages of Area 10 (Whitehouse) being focused on and brought forward earlier than originally anticipated. As at 1 April 2022, due to the outcome of the adverse possession claim, this remains the case and earlier delivery of the remainder of Area 10 is still being prioritised with a number of parcels having been brought forward for sale earlier than originally intended.

During 2021/22 further progress was made on the disposal of parcels, with Sub-Parcels Q & R being disposed of to Bellway, in line with the projected timetable (Bellway now have REM approval on these) and Sub-Parcels S, T & U also being disposed of to Bellway, but slightly ahead of the timetable outlined last year (Bellway have submitted a REM application for these sub-parcels as well and await determination).

All remaining sub-parcels of Parcel A and Parcel B, barring Sub-Parcels Y and Z, were marketed during late 2021 and early 2022, as per the 2021 disposal strategy. Sub-parcels 10.4 A-A, A-C and A-E of Parcel D were also marketed at the same time, ahead of the schedule outlined in the 2021 Disposal Strategy.

As outlined in the 2022 Land Sale summary document submitted by L&Q and their updated 2022 SoCG, housebuilders have now been chosen for all these parcels and REM applications for all are due to be submitted prior to the end of October 2022. All of which demonstrates continued progress on delivery of the remainder of the site.

The updated SoCG has also outlined an updated breakdown of the delivery timetable from disposal to final completion, for each remaining sub-parcel on Area 10 (excluding those where sales were fully completed in 2021/22). The projections within the SoCG outline build-out rates for each sub-parcel which are below the Council's assumptions for parcels of their size (as outlined in the Council's Phasing methodology) however, when considered as a whole, they align with the expectations for a strategic site overall. The updated SoCG is considered up-to-date evidence and as such the updated build-out rates outlined within, which support those set-out in the 2021 disposal strategy for the site, have been applied for the purposes of the assessment.

The high delivery rate of units on the site to-date alongside, the continued disposal of new parcels, continued granting of REM approvals and starts on new parcels and, delivery of site wide infrastructure by L&Q, accompanied by an agreed disposal plan for all remaining parcels, which is being adhered to, provides clear evidence of the deliverability of further units on the site in the five-year period. This was supported by two appeal decisions in Milton Keynes (one of which was a Secretary of State decision) at Rectory Farm, Bow Brickhill (APP/Y0435/W/19/3234204 – decision dated April 2020), and at Cranfield Road, Wavendon (APP/Y0435/W/17/3169314 – decision dated June 2020), both of which concluded that evidence of this nature was deemed to be clear evidence that the remainder of the WEA Area 10 could be determined as deliverable. The continued engagement and correspondence with L&Q, including submission of documents such as the 2022 Land Sale summary and completion of updated SoCG on at least an annual basis, serves to further supplement this clear evidence of deliverability.

5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	30	125	140	137	1060

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
05/00291/MKPCO	WEA Area 10 (Whitehouse) Remainder	1492

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery

Overall, the Whitehouse site has already delivered c.1,400 units as of 1 April 2022, since its first completion in 2015/16 and, has a further c.680 units with REM permission currently being delivered and c.450 units on two parcels that as of 1 April 2022 were awaiting determination of applications for REM approval (one has been subsequently approved and the other is expected to be determined shortly).

Following the completion of a Conditional Agreement for Sale and Purchase between L&Q Estates and Milton Keynes Council on 31 March 2019, a Disposal Strategy document was assembled and agreed between both parties in December 2019. The document provided updates on the progression of delivering hard infrastructure and details for the disposal of each remaining parcel; the document was updated in 2021 to provide further updates on progress and a further land sale summary document has been prepared in 2022, to provide updates on the sub-parcels that were put to the market in late 2021/early 2022.

As outlined in the 2021 Disposal Strategy, all infrastructure works for the delivery of parcels A and B

of the remainder of WEA Area 10 was completed in 2020, with the exception of the connection across Calverton Lane, which will allow the site to connect with those sub-parcels in Parcel C (Area 11 – Fairfields). This work was delayed due to an adverse possession claim over certain land titles within Parcel C. As outlined in the 2021 Disposal Strategy, due to the lack of certainty with regards the adverse possession issue on Parcel C, focus on the delivery of hard infrastructure was diverted to instead deliver that which will enable Parcel D (part of Area 10) to be delivered earlier than initially planned. As at 1 April 2022, due to the outcome of the adverse possession claim, this remains the case and earlier delivery of the remainder of Area 10 is still being prioritised with a number of parcels now being brought forward for sale earlier than originally intended.

To this end, disposal of parcels during 2021/22 was slightly ahead of that outlined in the 2021 Disposal Strategy, with Sub-Parcels Q & R being disposed of to Bellway in line with the projected timetable (Bellway now have REM approval on these) and Sub-Parcels S, T & U also being disposed of to Bellway, but slightly ahead of the timetable outlined last year (Bellway have submitted a REM application for these sub-parcels as well and await determination).

The remaining sub-parcels of Parcel A and Parcel B were all marketed during late 2021 and early 2022, except for Parcel Y, which has been held back for the time being in relation to possible options to deliver infrastructure to connect Area 10 with Area 11. Furthermore, Sub-parcels 10.4 A-A, A-C and A-E of Parcel D were also marketed at the same time, ahead of the schedule outlined in the 2021 Disposal Strategy so as to enable Parcel D to start being delivered earlier than originally anticipated to replace those elements of Area 11 which have been delayed.

As outlined in the 2022 Land Sale Summary document submitted to Milton Keynes Council, as a result of this marketing, offers were accepted in principle, from Ilke Homes for Sub-Parcels 10.1 P, V, W and Z1 and, from Dandara for Sub-Parcels 10.4 A-A, A-C and A-E however, both have subsequently withdrawn from the purchase and the following housebuilders have now had offers accepted in principle:

Parcels P & V – Bellway – completion by December 2022

Parcel W – Taylor Wimpey – completion by December 2022

Parcels 10.4 A-A, A-C and A-E – Crest Nicholson – completion in March 2023

REM applications are expected to be submitted on all of these sub-parcels before the end of October 2022 – the proposed final completion date of March 2023 for those parcels whereby Crest have had an offer accepted, does not restrict them from applying for REM approval prior to this date.

Updated dates for the remaining parcels which require disposal are outlined in the attached table – due to the original Outline permission expiring later in 2022, a new permission will need to be granted before the remaining sub-parcels, not currently subject to an accepted bid, are disposed of. A new outline application will be submitted on 27th September and the proposed dates for the future sale of land will be dependent upon the time taken for MKC to determine the application; it is currently expected that the disposal of remaining sub-parcels will therefore not take place until 2025/26.

A breakdown of the delivery projections for each remaining sub-parcel is outlined in the attached table and the overall delivery rates for the remainder of WEA Area 10 are totalled as below.

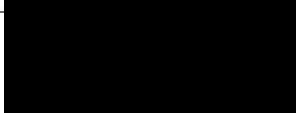
2. Statement of Common Ground

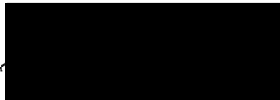
Taking account of information provided here, I James Mooney, Development Manager, at L&Q Estates can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site from 1 April 2022.

Anticipated Start on Site date:	Next parcel (not including those with REM approval or awaiting determination of a REM application) – Q4 2022/23
--	---

Financial Year (1st April - 31st March)	Number of Completions
2022/23	0
2023/24	30
2024/25	125
2025/26	140
2026/27	137
2027/28	217
2028/29	185
2029/30	186
2030/31	135
(2031 and beyond)	337

3. Signatures

Signed: (James Mooney, Development Manager, L&Q Estates)	
Date:	20-9-2022

Signed: (James Williamson, Monitoring and Implementation Team Leader (Development Plans) Milton Keynes Council)	
Date:	07.09.22

WEA Area 10 remainder														
Parcel	Sub-Parcel	No of dws	Land sale	First Comp	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	post 2031
A	10.1 P	90	Completing Dec 22	Oct-23		15	20	20	20	15				
A	10.1 V	52	Completing Dec 22	Oct-23		10	15	15	12					
B	10.1 W	142	Completing Dec 22	Jan-24		5	35	35	35	32				
B	10.1 Z	59	TBC	TBC						15	20	24		
B	10.1Y	200	TBC	TBC						30	30	35	35	70
D	10.4 A-A & A-C	202	Completing March 23	Mar-24			35	35	35	35	35	27		
D	10.4A-E	95	Completing March 23	Mar-24			20	35	35	5				
D	10.3 L, N, M, O & K	440	FY 25/26	FY 26/27 - 27/28						50	50	50	50	240
D	10.3 J, P & I	212	FY 25/26	FY 26/27 - 27/28						35	50	50	50	27
Yearly Totals					0	30	125	140	137	217	185	186	135	337

LAND AT WHITEHOUSE, MILTON KEYNES
known as
WESTERN EXPANSION AREAS 10 & 11



Land Sale Summary – Parcels A, B & D



May 2022

Rev (A)

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4. Offers Accepted inc Payment Terms	7

Appendices:

Appendix A - Ilke and Dandara Offers

Appendix B - Best and Final Offers

Appendix C - Offer comparison

Appendix D - Heads of Terms

Appendix E - All Offers

Quality Control Type

Rev Update

Issue

A

1. Introduction

Further to the tender deadline and receipt of offers on the 22nd April 2022, this document has been assembled to summarise the offers received following the marketing of four lots (P&V, Y&Z, W, A-A & A-C & A-E) totalling eight parcels within Parcels A, B and D. For the purpose of this report, the lots shall be referred to as the following:

Lot Number	Parcels
1	P&V
2	Y&Z
3	W
4	A-A A-C A-E

2. Sales Strategy

In accordance with the Disposal Strategy dated October 2019, and subsequent February 2022 update, L&Q Estates produced four Land Sale Pack's to market four separate Lots of land within Parcels A, B and D.

These Lots were:-

Parcel Identification	NDA	Max Units
10.1 P	3.48	90
10.1 V	2.25	52
10.1 Y	10.42	200
10.1 Z	1.63	31
10.1 W	7.24	142
10.4 A-A	3.297	70
10.4 A-C	6.956	132
10.4 A-E	5.208	95

Offers were received from 12 parties in total, a comparison of the offers can be found in Appendix C. The offers from Ilke and Miller were very competitive for Lots 1 and 3 but both parties declined to offer on Lot 2. Taylor Wimpey, Dandara and Crest Nicholson all submitted competitive offers for Lot 4. Tilia provided the strongest bid for Lot 2.

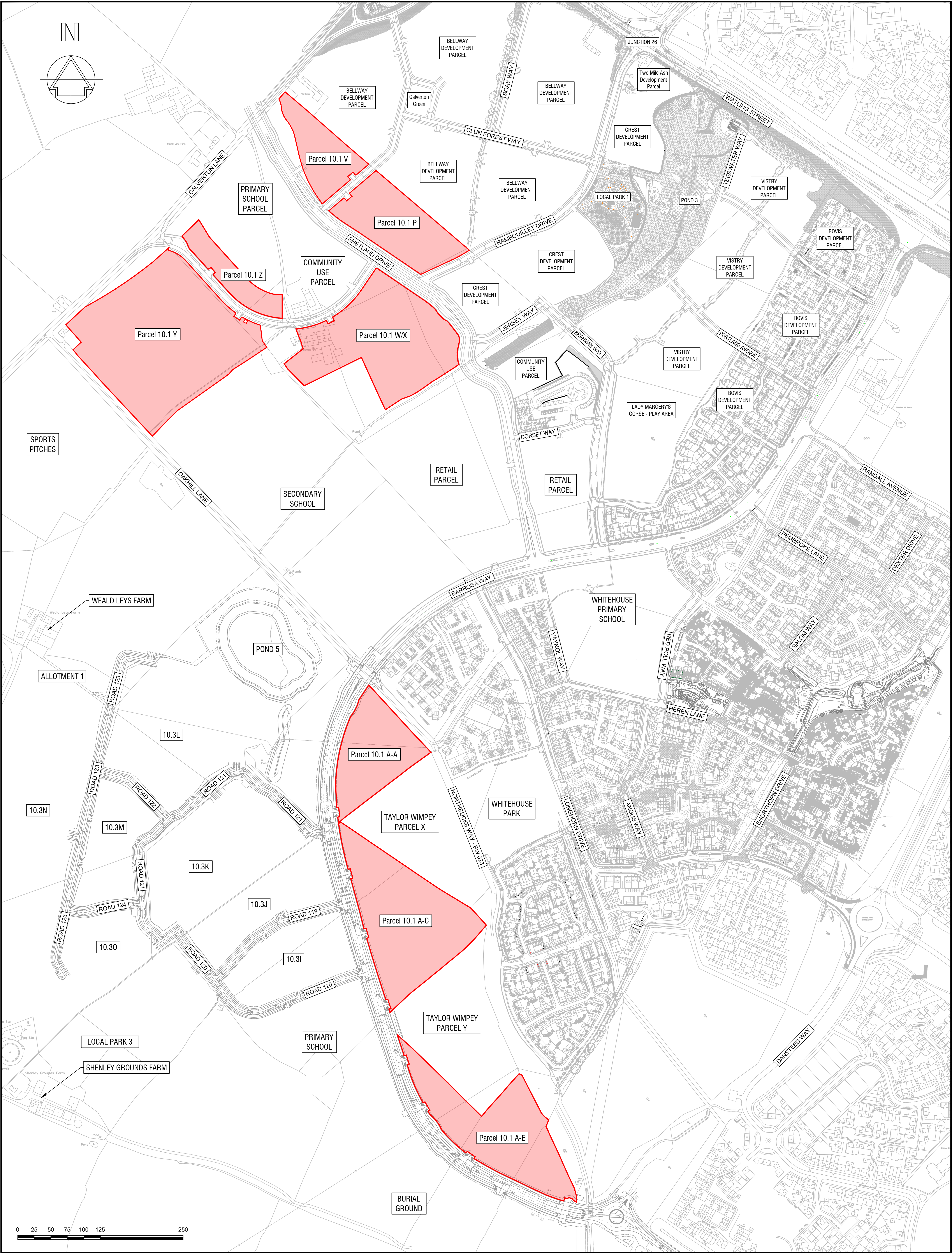
After the bid deadline of the 22nd April, it was decided that due to the successful adverse possession claim on land north-west of Calverton Lane, Parcel Y would be removed from marketing and sale. This was to safeguard the land for possible future infrastructure works necessary to connect Area 10 and Area 11.

Following initial bids, the competitiveness of Taylor Wimpey, Dandara and Crest Nicholson led us to invite these parties to submit best and final offers for lot 4. Miller and Ilke were both invited to provide best and final offers for lots 1, 2 and 3, with lot 3 now being only parcel Z. As Tilia provided such a strong initial offer for lot 2, they were also to provide a best and final offer for lots 2 and 3. Barratt David Wilson submitted an initial offer for all lots and even though they were not invited to provide a best and final offer, they verbally indicated they could increase their offer. On this basis they were then invited to provide a best and final bid, taking into account the changes to lot 2. BDW subsequently declined to submit a final offer and Miller declined to provide an offer for parcel Z.

The deadline for best and final offers was the 4th May.

During the best and finals, unsolicited offers were submitted by Abbey Homes and Persimmon Homes, these can also be found in Appendix B.

Following this extensive marketing process, the decision was made to proceed with Ilke as purchaser for lots 1, 2 and 3, and Dandara as a purchaser for lot 4. These parties offered the highest net amount payable when combined with payment terms and unconditionality,



<div><div>Key</div><div><div></div>Parcel Boundary</div></div>						<div>PROJECT:- Milton Keynes Area 10 Western Expansion Area</div> <div>TITLE:- Whitehouse Area 10 Sales Concept Plan March 2022</div>			<div>L&Q Estates</div> <div>Gallagher House, Gallagher Way,Warwick CV34 6AF</div> <div>e: mail@lqestates.co.uk</div> <div>w: www.lqestates.co.uk</div> <div>t: 01926 339339</div>		
B A	22-02-2022 17-02-2022	Swale Alignment Amended Parcel Boundaries and Labels Amended				SCALE:-	1:2500 @ A1	DATE:-	31-01-2022	DRAWN:-	LJS
REV	DATE	DESCRIPTION				STATUS:-	INFORMATION	DRAWING No:-	8482-1141	REVISION:-	B

Only figured dimensions are to be taken from this drawing. Do not scale. Any discrepancies must be reported to the Company before proceeding. The location of statutory undertakers apparatus is for guidance only. No guarantee is given as to its accuracy. This drawing is copyright and shall not be reproduced nor used in any form except by written permission. Crown Copyright. All rights reserved. License number 10003449 and 10002702.

Only figured dimensions are to be taken from this drawing. Do not scale. Any discrepancies must be reported to the Company before proceeding. The location of statutory undertakers apparatus is for guidance only. No guarantee is given as to its accuracy. This drawing is copyright and shall not be reproduced nor used in any form without written permission. Crown Copyright. All rights reserved. License number 100020480 and 100020572.

Site Name: WEA Area 10.1 Parcels Q&R						
Planning Status of site @ 1 April 2022:			Outline permission – REM Approval application (21/03526/REM) awaiting determination			
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 175		
Developer/Landowner:			Bellway			
SoCG/Proforma submitted: Yes			Have SoCG/Proforma projections been used for 5YHLS Assessment? No – more conservative build-out rate applied			
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>As per the details outlined for the remainder of the Area 10 Outline permission in the 2021 assessment, these sub-parcels were marketed in later 2020/early 2021 and as at 1 April 2021 preferred housebuilders had been selected and legal completion was due in September 2021. This subsequently took place and Bellway, the chosen housebuilder then submitted a REM application in November 2021, which as at 1 April 2022 was still awaiting determination. This represents further progress towards delivery and is further evidence that these sub-parcels are deliverable.</p> <p>Bellway have submitted a proforma covering these sub-parcels outlining that a delay in obtaining planning permission has delayed there start on site, but that it is currently anticipated in October 2022. The proforma also outlines a build-out programme for the site with first completions in 2023/24 and the entire site being built out in 3 years.</p> <p>Both the lead-in time and build-out rate for a parcel of this size on a strategic site seem slightly ambitious when considered alongside the assumptions set out in the Council's Phasing Methodology, as such, a reduction in the annual delivery rate has been applied.</p> <p>REM Approval was granted in late July 2022.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	35	35	35	35	35

James Williamson

From: Elaine Connolly <elaine.connolly@bellway.co.uk>
Sent: 30 May 2022 11:20
To: Jennifer Head
Subject: [EXT]RE: Milton Keynes Council - Housing Monitoring 2022
Attachments: Monitoring Proforma 2022 - SLA - GLEBE FARM - LOT 2 PARCEL A - BHL.docx;
Monitoring Proforma 2022 - SLA - GLEBE FARM - PARCEL B LOT 1 2 - BHL.docx;
Monitoring Proforma 2022 - TATTENHOE PARK - PHASE 4 - BHL.docx; Monitoring
Proforma 2022 - WEA - AREA 10 PARCELS QR - BHL.docx

CAUTION: This email originated outside of Milton Keynes Council.
Please be extra vigilant when opening attachments or clicking on links.
Report spam or suspected malicious email via the REPORT MESSAGE icon above.

Dear Jennifer
Please find attached from Bellway Homes Limited, as requested.
Regards
Elaine.
Elaine Connolly
Senior Planning Manager

01908 364 200
Mob: 07805 817686
Bellway Homes Limited (Northern Home Counties)
Building 5
Caldecotte Lake Drive
Caldecotte
Milton Keynes
Buckinghamshire
MK7 8LE
www.bellway.co.uk



From: Jennifer Head <Jennifer.Head@milton-keynes.gov.uk>
Sent: 26 May 2022 11:03
To: Elaine Connolly <elaine.connolly@bellway.co.uk>
Subject: Milton Keynes Council - Housing Monitoring 2022

ALERT: This message originated outside of Bellway's network. **BE CAUTIOUS** before clicking any link or attachment.

Dear Sir/Madam,

Hope you are keeping well.

Milton Keynes Council is currently undertaking its annual housing monitoring and updating of housing forecasts.

As part of this work, we would kindly ask for your assistance in reviewing and updating our current projections for the site(s) that you are involved with, and providing us with any new information you are able to.

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
21/03526/REM	AREA 10, PARCELS Q&R, WHITEHOUSE	175

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	0	61	69	39	6	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

October 2022

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

Start on site delayed due to delays in securing planning permission on a site the company owns. No other risks to delivery envisaged.

Signed: Elaine Connolly

Name: Elaine Connolly

Position: Senior Planning Manager

Company: Bellway Homes Limited (Northern Home Counties)

Date: 30th May 2022

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: WEA Area 10 Parcels S, T & U						
Planning Status of site @ 1 April 2022:				Outline permission – REM Approval application (22/00716/REM) awaiting determination		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 277		
Developer/Landowner:				Bellway		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>As per the details outlined for the remainder of the Area 10 Outline permission in the 2021 assessment, these sub-parcels were due to be marketed prior to Christmas 2021 with a land sale due in March 2022. However, due to the adverse possession issue related to the remainder of Area 11, as is outlined elsewhere, the decision was made to bring forward the programme for delivery of Area 10. As such these sub-parcels were marketed earlier than originally intended and were sold to Bellway in late 2021.</p> <p>As at 1 April 2022 the land sale was complete, Bellway had undertaken pre-application discussions with MKC Planning (21/03523/PRELAR) between November 2021 and February 2022 and had submitted a REM application for 277 homes (22/00716/REM) in March 2022, which is awaiting determination. This represents further progress towards delivery and is further evidence that these sub-parcels are deliverable.</p> <p>Bellway have not submitted a proforma covering these sub-parcels however, progress on the site has to-date matched if not been ahead of the programme for delivery of these sub-parcels as was outlined in last year's assessment, which was based on agreed evidence from the lead developer L&Q. With a REM application awaiting determination, the projected lead-in time is still very much achievable and, the build-out rates which were well below that expected of a parcel of this size, as per the Council's Phasing Methodology assumptions, to account for the other parcels Bellway are delivering on Area 10 of the WEA, are also deemed to be realistic, particularly when consideration is given to the higher delivery rates Bellway have projected for their other parcel on this site (projections which have been reduced by this assessment).</p> <p>The same lead-in time and projections from the 2021 assessment have therefore been retained.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	30	45	45	45	112

Site Name: Whitehouse 10.1 Parcel J,K&L						
Planning Status of site @ 1 April 2022:				Under Construction (21/00318/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2021:		No. of Units U/C: 20		No. of Units Not Started: 203		
Developer/Landowner:				Bovis		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>This parcel was sold to Bovis Homes in early 2021 and in February 2021 they submitted a REM application which was subsequently approved in June 2021. During 2021/22 Bovis discharged all remaining conditions on the REM (21/01965/DISCON - 21/02090/DISCON - 21/02098/DISCON - 21/02100/DISCON - 21/02109/DISCON - 21/02257/DISCON - 21/02258/DISCON - 21/02205/DISCON - 21/02228/DISCON - 21/02254/DISCON - 21/02255/DISCON - 21/02256/DISCON - 21/03164/DISCON - 21/03337/DISCON - 21/03378/DISCON - 21/03660/DISCON - 22/00343/DISCON - 22/00365/DISCON) and construction started on site during Q3 of 2021/22 and by 1 April 2022 although no units had been completed, 20 were under construction.</p> <p>Bovis have submitted an updated proforma for this year's assessment outlining projected completions for the site which, whilst being slightly lower than would be anticipated for a parcel of this size on a strategic site, as outlined in the Council's Phasing Methodology, align with the projections in the 2021 assessment and are considered realistic when the number of units currently under construction and the fact that Bovis are delivering another parcel on the same site simultaneously are taken into account. The supplied projections have therefore been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	25	50	50	50	48	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
21/00318/REM	AREA 10, PARCEL J-K-L, WHITEHOUSE	223

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

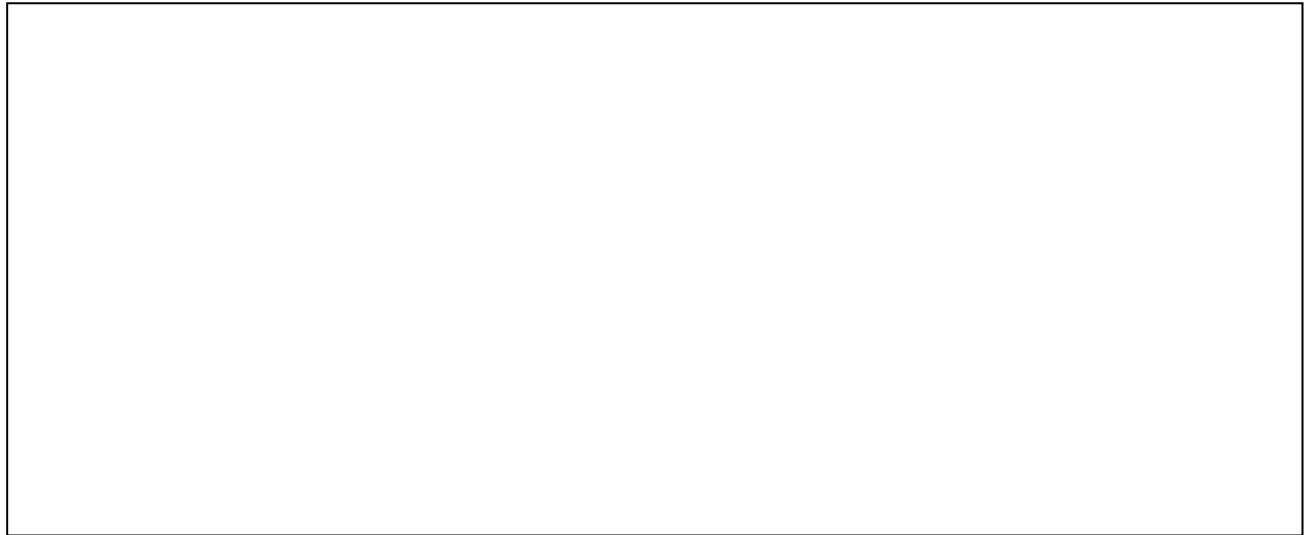
Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	25	50	50	50	48	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

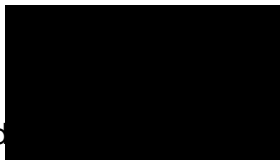
Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.



Signed



Name: Susie Hartas

Position: Senior Design and Planning Manager

Company: Vistry Group

Date: 12.07.22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: WEA Area 10.1 Parcels M-N-O						
Planning Status of site @ 1 April 2022:				REM approval (21/01436/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 146		
Developer/Landowner:				Crest Nicholson		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>This parcel was sold to Crest Nicholson in March 2021, in line with the agreed disposal strategy between MKC and Lead Developer L&Q.</p> <p>A REM application was submitted by Crest in May 2021 and subsequently permitted in February 2022.</p> <p>No proforma has been submitted by Crest for this year's assessment, as such, a lead-in time that aligns with the assumptions for a parcel on a strategic site with REM approval as per the Council's Phasing Methodology has been applied and, a build-out rate commensurate with that of the Council's Phasing Methodology assumptions has also been applied, albeit the annual delivery rate has been slightly reduced to take account of Crest's involvement on a large number of other sites across Milton Keynes.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	30	30	30	30	26

Site Name: WEA Area 10 - 10.2A G&H						
Planning Status of site @ 1 April 2022:				Under Construction (19/01330/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		2		25	
Progress on site as of 1 April 2022:		No. of Units U/C: 23		No. of Units Not Started: 60		
Developer/Landowner:				Bovis		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>This parcel was granted REM approval in September 2019 and construction started during quarter 3 of 2019/20 with first units being completed in Quarter 3 of 2020/21 and a first full year of completions being delivered in 2021/22. Further units were also under construction as at 1 April 2022.</p> <p>An updated proforma has been submitted by Bovis for the 2022 assessment outlining projections for completion of the remainder of the parcel, which sees delivery rates at a fairly steady rate until 2024/25, which sees the completion of the final units on this parcel. These projections align with those outlined in the 2021 assessment and are realistic taking into account the previous year's completions and the number of units currently under construction.</p> <p>The projections also provide an average annual build-out rate which aligns with the assumptions for a parcel of this size on a strategic site, as outlined in the Council's phasing methodology and have therefore been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	30	50	45	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
19/01330/REM	AREA 10.2, PARCEL A-G-H, WHITEHOUSE	125

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	30	50	45	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.



Signed 

Name: Susie Hartas

Position: Senior Design and Planning Manager

Company: Vistry Group

Date: 19.07.22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Parcel 10.3G Part 1&2 – Whitehouse						
Planning Status of site @ 1 April 2022:				Under construction		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	21		55		41	
Progress on site as of 1 April 2022:		No. of Units U/C: 26		No. of Units Not Started: 3		
Developer/Landowner:				Taylor Wimpey		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>This parcel was granted REM approval in July 2018 and construction started during quarter 1 of 2019/20 with consistent levels of completions being delivered in 2019/20, 2020/21 and 2021/22; as of April 2022, there were only 3 units still waiting to be started.</p> <p>The proforma supplied by the developer states that all units will be complete in 2022/23, this would be consistent with previous years completions. It is therefore realistic to accept the numbers provided by the developer and apply accordingly.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	29	0	0	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
18/00726/REM	AREA 10.3, PARCEL G PART 1&2, WHITEHOUSE	29

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	29	0	0	0	0	0	0	0

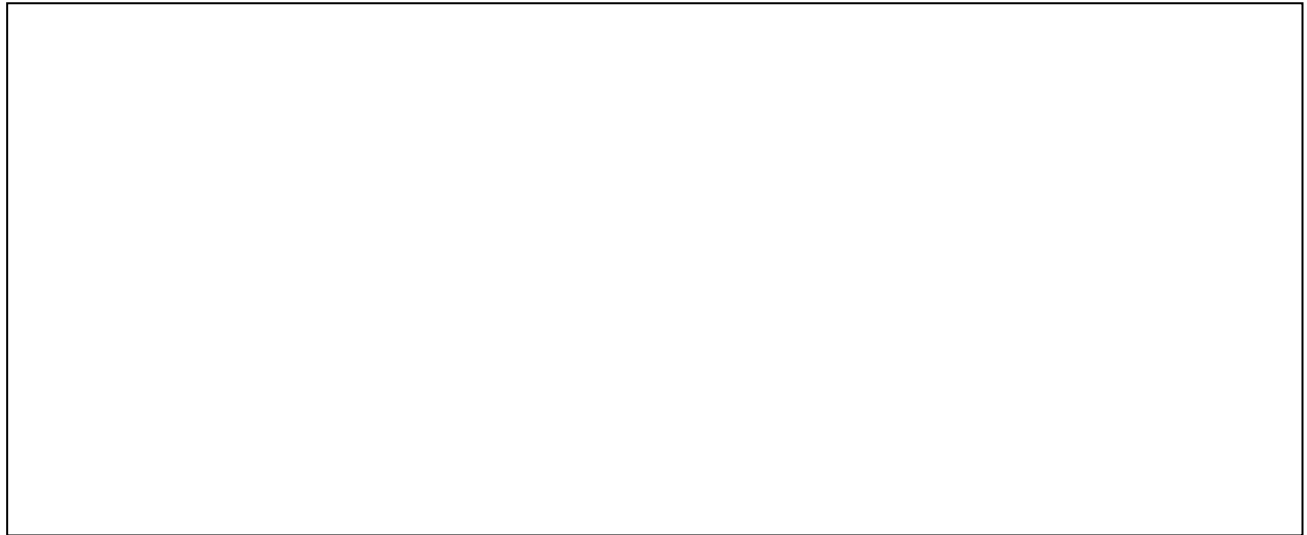
Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Started

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.



Signed:



Name: Emma Walton

Position: Senior Planning Manager

Company: Taylor Wimpey South Midlands

Date: 28.06.22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: WEA Area 10 – 10.4a Parts B&D (aka parcels X&Y)						
Planning Status of site @ 1 April 2022:				Under Construction (20/02559/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 28		No. of Units Not Started: 129		
Developer/Landowner:				Taylor Wimpey		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? No – more conservative build-out rate applied		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>This parcel was granted REM approval in February 2021 and construction on site was first monitored in Q3 2021/22. As at 1 April 2022 a total of 28 dwellings were under construction.</p> <p>An updated proforma has been provided by Taylor Wimpey for this year's assessment, outlining their anticipated projections for completion of the site, within the next two years. With Taylor Wimpey's only other parcel on the WEA expected to complete in 2022/23, this will become their sole parcel on the wider site and, as such, higher completion rates could be expected. The anticipated date for first deliveries is deemed to be realistic given the site is now under construction and the fact that this is a parcel on a wider strategic site however, the projections outlined in their proforma are significantly above those which would be expected of a parcel of this size on a strategic site, as outlined in the Council's Phasing methodology and, whilst Taylor Wimpey have achieved higher annual rates of delivery on this site, it is, at this stage, deemed that the annual build-out rate projections are too high.</p> <p>A build-out rate that is more aligned with the assumptions set out in the Council's Phasing methodology, with consideration given to the fact that this will likely be Taylor Wimpey's' only parcel on the wider site after 2022/23, have therefore been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	50	50	40	17	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
20/02559/REM	AREA 10.4A, PARCELS B&D, WHITEHOUSE (ALSO KNOWN AS PARCELS X&Y)	157

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	74	83	0	0	0	0	0	0

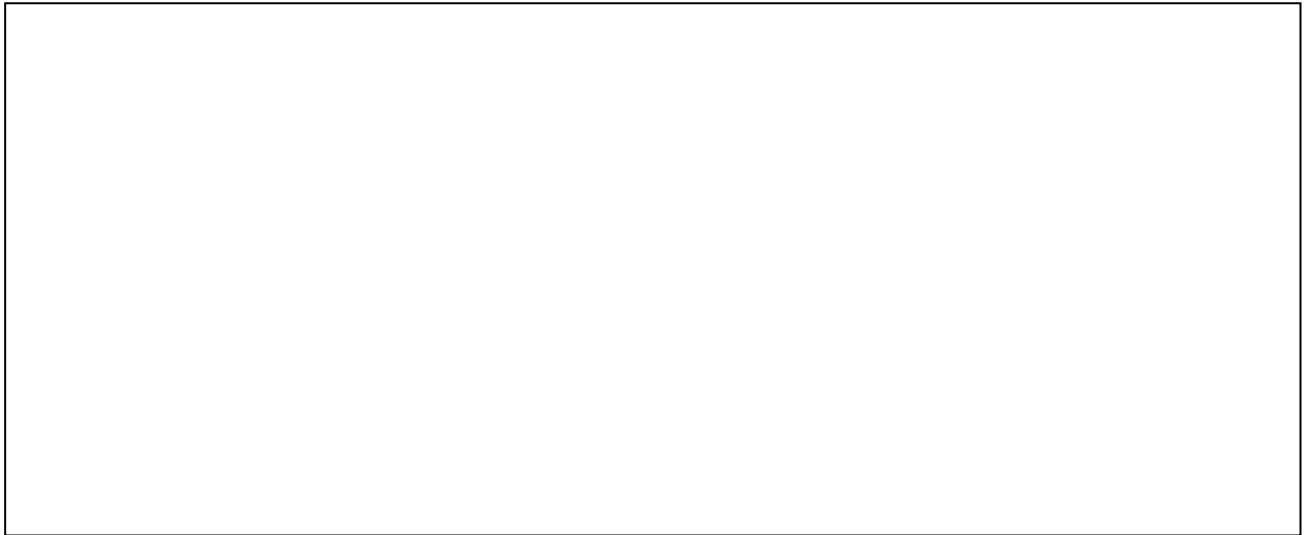
Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Started

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.



Signed:



Name: Emma Walton

Position: Senior Planning Manager

Company: Taylor Wimpey South Midlands

Date: 28.06.22

Please return to housing.monitoring@milton-keynes.gov.uk

Western Expansion Area (WEA) Area 11 Front Sheet

The WEA Area 11, alongside Area 10, forms the strategic urban extension known as the Western Expansion Area (WEA) which was allocated through the 2005 Local Plan. Area 11 was allocated for approximately 2,220 units in total, it was granted outline permission in October 2007 and the first parcel was granted REM approval in February 2015 with first completions on site being delivered in June 2015. The site has delivered completions in each year since 2015 and to-date has been solely built out by Barratts/David Wilson with lead developer, L&Q (formally Gallaghers) delivering the strategic infrastructure for the site. Despite the presence of only two housebuilders, the site has delivered significantly high annual completion rates.

As of 1 April 2022, there remains three parcels with REM approval which are under construction and have delivered completions in previous years, a new parcel including 40 units as part of the delivery of the Fairfields Local Centre which is currently awaiting determination of a REM application and, there is the remainder of the outline permission (approx. 795 units) which is still under the ownership of L&Q.

The total completions for the WEA Area 11 as a whole over the past 8 years are outlined below:

Year	No. of Completions
2014/15	0
2015/16	114
2016/17	165
2017/18	267
2018/19	288
2019/20	163
2020/21	105
2021/22	112

A detailed breakdown of each remaining parcel and the remainder of the outline permission, including relevant evidence, is provided on the pages following this front sheet, including the projected completion rates for each parcel.

The combined projections for completions on all remaining parcels for the next 5 years are outlined below:

Year	No. of Completions
2022/23	77
2023/24	84
2024/25	66
2025/26	20
2026/27	0

Overall, the projected average annual completions rate for the next five years comes to 49dpa which is significantly below the average annual build-out rate for a strategic site of this size (220dpa), as outlined in the Council's Phasing methodology, and well below the average, actual annual build-out rate for the WEA Area 11 (173dpa) since it first registered completions in 2015/16, as outlined above.

Furthermore, the projections do not go above the average, actual annual build-out rate for WEA Area 11 in any of the five projected years and, the projections for all five years are below the lowest annual build-out rate seen on the site (105 dws in 2020/21).

The projected completions for the next five years is significantly lower as it only represents completion of all remaining parcels which have been granted REM approval and are currently under construction, no units from the remainder of the Outline permission have been included. The reasoning for excluding all remaining units of the Outline permission of Area 11 is outlined on the site-specific front page for the remainder of Area 11.

Site Name: WEA Area 11 Remainder			
Planning Status of site @ 1 April 2022:		Outline Permission	
Delivery Record (No. of completions per year):	2018/19	2019/20	2020/21
	See front sheet for site wide delivery	See front sheet for site wide delivery	See front sheet for site wide delivery
Progress on site as of 1 April 2022:	No. of Units U/C: 0	No. of Units Not Started: 795	
Developer/Landowner:		L&Q Estates	
SoCG/Proforma submitted: No		Have SoCG/Proforma projections been used for 5YHLS Assessment?	
Site Deemed Deliverable? No			
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>This represents the remainder of the outline permission for the wider WEA Area 11 site and which therefore remains in the ownership of the lead developer L&Q.</p> <p>L&Q (and previously Gallaghers) hold regular update meetings with Council officers whereby progress on disposal and delivery of parcels, and delivery of site wide infrastructure is discussed in relation to the MK Tariff. Through these meetings, Council officers have advanced knowledge of when sites will be coming forward for disposal and can therefore utilise this information in projecting delivery from the remainder of the outline permission. This is also supplemented by the submission (by L&Q) of proforma/SoCG on at least an annual basis which confirms projected build-out rates for the remainder.</p> <p>As outlined on the front sheet, the WEA Area 11 has been delivering units for 7 years and a large percentage of site wide infrastructure has been delivered, allowing a quick start and build-out rate once REM approval is granted for further parcels.</p> <p>In March 2019, the Council and L&Q completed a conditional agreement for the sale and purchase of land owned by the Council in the wider Western Expansion Area and, following this, in December 2019 a disposal strategy was agreed between both parties which outlined the timing for, and details of, completion of remaining site wide infrastructure provision and, the timings for disposal of each of the remaining parcels within the outline permission (including the number of units each parcel would deliver).</p> <p>This document outlined that no land disposals had taken place since March 2019 (up to publication date of the 2019 Disposal Strategy) but that further parcels were due to be sold in 2020, enabling the delivery of units from new parcels from Q2 of 2021.</p> <p>For the purposes of the 2020 assessment an updated SoCG was also agreed between the Council and L&Q to confirm progress on site against the December 2019 Disposal Strategy; this outlined that an adverse possession claim over certain land titles had led to a delay and that the delivery timescales presented in the 2019 Disposal Strategy had been pushed back by up to a year; this was subsequently reflected in the 2020 Housing Trajectory.</p>			

As at 1 April 2021, the adverse possession claim was yet to be resolved and, as a result an updated Disposal Strategy was being prepared to reflect the further delays to progress on the remainder of Area 11, both in terms of delivering final infrastructure and sale of remaining parcels. This led to a change in focus with hard infrastructure delivery and disposal of parcels on the later stages of Area 10 (Whitehouse) being focused on until the adverse possession issue is resolved; which was expected to be early in 2022.

The updated 2021 Disposal Strategy reflected these delays and the change in focus and, outlined new dates for the disposal and delivery of the remaining parcels of Area 11, with only those parcels which do not require delivery of additional hard infrastructure being considered deliverable within the five-year period at that time. This situation was further confirmed by an updated SoCG (attached) between MKC and L&Q which was agreed for the purposes of the 2021 assessment.

In early 2022 the adverse possession issue was resolved however, due to the outcome, there remains uncertainty around when the remainder of Area 11 will be coming forward for development and it has been agreed with the lead developer that at this time, no further units from the remainder of the outline permission should be deemed deliverable. All remaining units have therefore been pushed outside the current five-year period.

5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	795

Site Name: WEA Area 11 - Land at Watling Street, North of Calverton Lane						
Planning Status of site @ 1 April 2022:				Outline permission (REM application (21/03028/REM) awaiting determination		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0			40	
Developer/Landowner:				Barratt Homes		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>This is a new site within the wider Area 11 of the Western Expansion Area (Fairfields) which seeks to deliver a Local centre for Fairfields and a parcel of housing for 40 units in total.</p> <p>Having Outline permission under the main permission for Area 11 of the western Expansion Area, pre-application advice was sought by the Developer in March 2020 (Ref. 20/00096/PRELAR) for delivery of this parcel. Following advice provided at pre-app stage the developer submitted a REM planning application in October 2021 and as at 1 April 2022 was awaiting determination – which is currently expected in September 2022.</p> <p>A proforma has not been submitted by the developer for this assessment however, as the site forms part of a strategic site which has been under construction for 7 years at a consistent rate and, the immediate areas around this parcel have already been delivered, the progress made on the site with pre-application and submission of a REM application have resulted in the parcel being deemed deliverable.</p> <p>As the developer has not provided any projections, the assumptions for lead-in and build-out rates for a parcel on a strategic site of this size, as outlined in the Council's Phasing Methodology have been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	20	20	0	0

Site Name: WEA Area 11 Parcels 2B, 2C, 5A, 5B, 6D						
Planning Status of site @ 1 April 2022:				Under Construction (16/03133/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	23		0		7	
Progress on site as of 1 April 2022:		No. of Units U/C: 17		No. of Units Not Started: 0		
Developer/Landowner:				BDW Trading		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>The site was granted REM approval in January 2017, construction started on site during quarter 1 of 2017/18 and completions were delivered in 2018/19, 2019/20 and 2021/22.</p> <p>No proforma was provided for this parcel this year however, all remaining units were under construction as at 1 April 2022 and have therefore all been projected for completion in 2022/23.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/224 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	17	0	0	0	0	0

Site Name: WEA Area 11 - Fairfield's Phase 5						
Planning Status of site @ 1 April 2022:				Under Construction (17/01669/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	140		54		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 29		
Developer/Landowner:				BDW Trading		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>The site was granted REM approval in September 2017, construction started on site during quarter 3 of 2018/19 and completions were delivered in 2018/19, 2019/20 and 2020/21.</p> <p>No development occurred on this phase during 2021/22 and as at 1 April 2022 all remaining 29 units were yet to start being constructed. No proforma was submitted by the developer for this year's assessment and whilst the previous high delivery rates on this phase and the wider site by this developer would suggest all remaining units could be delivered quickly, as none of them have yet started, it has been decided to push back delivery by a year.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	29	0	0	0	0

Site Name: WEA Area 11 - Fairfields Phase 6						
Planning Status of site @ 1 April 2022:				Under Construction (19/01494/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		51		105	
Progress on site as of 1 April 2022:		No. of Units U/C: 110		No. of Units Not Started: 51		
Developer/Landowner:				BDW Trading		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>The site was granted REM approval in June 2019 following the submission of a new REM application which replaced a previous approval (Parcels 1A, 1B, 2A - 18/02142/REM) which was for a higher number of dwellings. Construction started on site during quarter 4 of 2019/20 with 31 units starting in the final quarter. Development continued in 2020/21 with a full year's worth of completions (51 units) before a significant year of delivery in 2021/22 (110 units), well above that which was projected.</p> <p>No proforma was provided for this parcel this year however, with delivery on Barratt Homes' other two parcels on this site nearing completion, it is likely that this parcel will remain their focus, especially given the large number of units under construction as at 1 April 2022. Whilst they may be conservative when compared to last year's delivery and the number of units under construction, previous projections for the site have been retained.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	60	55	46	0	0	0

Site Name: SLA – Ripper Land						
Planning Status of site @ 1 April 2022:				OUT permission (17/00303/OUT) REM application (21/02387/REM) awaiting determination		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 108		
Developer/Landowner:				Dandara Homes		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment? No		
Site Deemed Deliverable? Yes						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>The site forms part of the wider Strategic Land Allocation (SLA) which was allocated through the 2013 Core Strategy. Outline planning permission for Ripper Land was granted for 120 homes in August 2018, delivery of the site was however dependent upon the grant of access from Eagle Farm (another part of the wider SLA site), which is legally required to be provided at occupation of the 150th house on Eagle Farm or after 3 years from October 2017; both of which have come to pass.</p> <p>The site was up for sale during 2020 and Dandara homes completed the purchase of the site in mid-2021 before submitting a REM application (21/02387/REM) for 108 homes in August 2021 and submitting applications to discharge remaining conditions associated with the Outline application (21/02153/DISCON - 21/02495/DISCON - 21/03115/DISCON - 21/02755/DISCON - 21/02887/DISCON). Clear progress has been made on site during 2021/22 and with a REM application having been submitted for what is the final parcel of a wider strategic growth site to receive REM approval, it is considered that there is now sufficient evidence to demonstrate that the site can be considered deliverable.</p> <p>Whilst no proforma has been submitted by the housebuilder for this year's assessment, given the location of the site (as part of the wider SLA which is delivering at a high rate since construction started on units 4 years ago and whereby strategic infrastructure is in place) it is expected that once REM approval is granted (the application is expected to be determined during the summer 2022), start on site and the delivery of homes could be achieved quickly, particularly with access to the site no longer an issue. Furthermore, the housebuilder is new to the Strategic Land Allocation and does not have any other active sites in Milton Keynes at this time, so can focus work on this site.</p> <p>However, as no projections have been provided by the housebuilder, the lead-in and build-out assumptions for a parcel of less than 200 units on a strategic site, as set out in the Council's Phasing Methodology have been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	20	35	35	18	0

Strategic Land Allocation (SLA) – Haynes Land (14/02167/OUTEIS) Front Sheet

Haynes Land forms part of the SLA allocated through the Core Strategy (2013). It was granted outline permission for 374 units in April 2015 under the ownership of Gallagher Estates (now L&Q) who then sold the site to BDW Trading.

The site has subsequently been split into two parcels (Phase 3 Parcel B2 and Phase 2 Parcel D1) to be delivered by BDW Trading; both parcels have gained REM approval and as of 1 April 2022 both are under construction and have delivered completions in previous years.

First completions on the site were recorded in Quarter 1 of 2019/20 and, as at 1 April 2022, the site had delivered a total of 227 completions across both phases in three years of construction, a rate of 76dpa across the whole site; one parcel has delivered for three years, the other for two years. This represents a slightly higher annual average number of completions than we would expect to see from a site of this size (200-500 units) with two parcels, as per the Council's phasing methodology.

As at 1 April 2022, there were 78 further units under construction across both parcels.

Updated site-specific information for both parcels was provided by the housebuilders for the 2022 assessment, in the form of an email confirming projected annual build-out rates for each parcel through to completion. A parcel-by-parcel assessment, alongside consideration of the site as a whole, has been undertaken for the site, as outlined in the following pages. This includes a detailed breakdown of each parcel, including relevant evidence and projected completion rates for each parcel.

The combined projections for completions across both parcels on Haynes Land for the next 3 years through to completion of the whole site are outlined below:

Year	No. of Completions
2022/23	72
2023/24	39
2024/25	44

Overall, the average annual completions rate for the site, based on the above projections and the completions to-date, is between 62dpa and 63dpa, which presents a lower average annual build-out rate than would be expected for a site of this size with two parcels (70dpa) as per the Council's phasing methodology.

Given these projections are supported by site specific detail at an individual parcel level, which has then been reviewed downwards so as to ensure a conservative approach to projecting delivery (detail on following pages), and the site has already delivered a large number of units, the above projections are felt to be achievable and realistic.

James Williamson

From: Kelsey, Tim <tim.kelsey@dwh.co.uk>
Sent: 06 July 2022 11:52
To: Jennifer Head
Subject: [EXT]FW: *EXTERNAL: FW: Milton Keynes Council - Housing Monitoring 2022

Categories: Returned Proforma

CAUTION: This email originated outside of Milton Keynes Council.
Please be extra vigilant when opening attachments or clicking on links.
Report spam or suspected malicious email via the REPORT MESSAGE icon above.

Morning Jennifer, hope you're well.
Apologies for the delayed response, please see below from Ami – hope this helps.
Thanks, Tim



Tim Kelsey

Quantity Surveyor

☎ Direct 01604 789024
☎ Mobile 07884 800194
✉ e-Mail tim.kelsey@dwh.co.uk

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www.buildingcareertogether.co.uk

From: DWH South Mids Finance <DWHSouthMidsFinance@dwh.co.uk>
Sent: 06 July 2022 10:29
To: Kelsey, Tim <tim.kelsey@dwh.co.uk>
Subject: RE: *EXTERNAL: FW: Milton Keynes Council - Housing Monitoring 2022

Hi Tim

Please see below:

		Undeveloped homes as at 1st April	Apr22/Mar23	Apr23/Mar24	Apr24/Mar25	Apr25/Mar26
H7905	B2	113	72	39	2	
H7410	B1	28	22	6		
H7449		6	1			5
H7825	D1	45	37	2	6	
H7906	D2	121	9	58	15	39

Thanks

Ami

Site Name: Haynes Land – Phase 3 Parcel B2 – Eagle Farm						
Planning Status of site @ 1 April 2022:				Under Construction (18/02183/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		33		31	
Progress on site as of 1 April 2022:		No. of Units U/C: 48		No. of Units Not Started: 62		
Developer/Landowner:				Barratt/David Wilson Homes		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? No – a more conservative approach has been adopted		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>This parcel was granted permission in December 2018 with the first plots started in June 2019/20.</p> <p>A proforma has been submitted by the developer projecting a higher than usual number of completions for 2022/23 when compared to previous years (this is also the second year running that overly optimistic projections have been provided by the housebuilder; these were not accepted last year, and the Council's projections were more aligned with actual delivery on the site).</p> <p>Given the previous rate of completions on this site, the fact that BDW are also delivering the second parcel of the wider Haynes Land site concurrently and, taking into account the assumptions outlined in the Council's phasing methodology, more conservative annual projections have been applied. This will also ensure that the projected completions for the Haynes Land site as a whole sit below the annual rates expected for a site of this size with two parcels delivering.</p> <p>The projections applied, whilst being more conservative, are supported by site specific evidence from the housebuilder and delivery of this phase to-date.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	35	37	38	0	0	0

Site Name: Haynes Land – Phase 2 Parcel D1 – Eagle Farm South						
Planning Status of site @ 1 April 2022:				Under Construction (17/02483/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	74		44		42	
Progress on site as of 1 April 2022:		No. of Units U/C: 30		No. of Units Not Started: 15		
Developer/Landowner:				BDW Trading (David Wilson)		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Granted REM approval in January 2018, construction started on units in quarter 2 of 2018/19 and a significant number of units, above that which would be expected of a site of this size, as per the Council's phasing methodology, were delivered in 2019/20, with further completions being delivered in each year since.</p> <p>A proforma has been submitted by the developer projecting the remaining completions on the site through until 2024/25. Whilst these projections are below the level of completions seen in each previous year on this site, together with the second parcel which BDW are also currently delivering on the wider Haynes Land site, these would ensure that the projected completions for the site as a whole align with the annual rates expected for a site of this size with two parcels delivering as per the assumptions in the Council's Phasing Methodology – they have therefore been applied.</p> <p>The projections applied, whilst being more conservative, are supported by site specific evidence from the housebuilder and delivery of this phase to-date.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	37	2	6	0	0	0

Site Name: Eagle Farm – Phase 4 Parcel D2						
Planning Status of site @ 1 April 2022:				REM application (21/02065/REM) – builders on site		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 141		
Developer/Landowner:				Barratt/David Wilson		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>This site was given permission in January 2022 and the developer was on site in March 2022, but no plots had been started; all site wide infrastructure is also already in place.</p> <p>The developer has submitted a proforma with projections which are conservative compared with the assumptions for a site of this size with two parcels as outlined in the Council’s Phasing Methodology, even when the projected delivery for the first phase of this site is taken into consideration as well.</p> <p>The projections are however direct from the housebuilder and, as they are conservative, they have therefore, in this case, been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	9	58	15	39	0	0

Site Name: Eagle Farm South – Phase 1- Parcel B1						
Planning Status of site @ 1 April 2022:				Under Construction (17/01038/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	58		64		49	
Progress on site as of 1 April 2022:		No. of Units U/C: 24		No. of Units Not Started: 2		
Developer/Landowner:				Barratt/David Wilson		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Phase 1 of Eagle Farm was granted permission in August 2017, has delivered units in each of the past 4 years and is now nearing full completion.</p> <p>The developer has submitted a proforma in line with expectations of a site this close to completion and in line with the Councils Phasing Methodology. It has therefore been accepted as submitted.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	22	4	0	0	0	0

James Williamson

From: Kelsey, Tim <tim.kelsey@dwh.co.uk>
Sent: 06 July 2022 11:52
To: Jennifer Head
Subject: [EXT]FW: *EXTERNAL: FW: Milton Keynes Council - Housing Monitoring 2022

Categories: Returned Proforma

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Report spam or suspected malicious email via the REPORT MESSAGE icon above.

Morning Jennifer, hope you're well.
Apologies for the delayed response, please see below from Ami – hope this helps.
Thanks, Tim



Tim Kelsey

Quantity Surveyor

DAVID WILSON HOMES
WHERE QUALITY LIVES

☎ Direct 01604 789024
☎ Mobile 07884 800194
✉ e-Mail tim.kelsey@dwh.co.uk

1a Fortune Close | Riverside Business Park

Northampton | Northamptonshire | NN3 9HT

www.barrattcommercialsupport.co.uk

www.barratthomes.co.uk

www.dwh.co.uk

www.wardhomes.co.uk

www.barrattdevelopments.co.uk

www.oakleafhomes.co.uk

www.buildingcareertogether.co.uk

From: DWH South Mids Finance <DWHSouthMidsFinance@dwh.co.uk>
Sent: 06 July 2022 10:29
To: Kelsey, Tim <tim.kelsey@dwh.co.uk>
Subject: RE: *EXTERNAL: FW: Milton Keynes Council - Housing Monitoring 2022

Hi Tim

Please see below:

		Undeveloped homes as at 1st April	Apr22/Mar23	Apr23/Mar24	Apr24/Mar25	Apr25/Mar26
H7905	B2	113	72	39	2	
H7410	B1	28	22	6		
H7449		6	1			5
H7825	D1	45	37	2	6	
H7906	D2	121	9	58	15	39

Thanks

Ami

Strategic Land Allocation (SLA) – Glebe Farm (13/02382/OUT) Front Sheet

Glebe Farm forms part of the SLA allocated through the Core Strategy (2013). It was granted outline permission for 1,140 units in April 2015 under the ownership of Gallagher Estates (now L&Q) who have acted as lead developer on the site.

The site was subsequently split into five parcels which were all sold to housebuilders, except for one which was retained by L&Q. As well as L&Q, parcels were bought up by three further housebuilders; Taylor Wimpey, Bovis and Bellway (who have two parcels).

All site wide strategic infrastructure has been delivered on the site and, as at 1 April 2022 all five parcels had reserved matters approval, were under construction and had been delivering completions in at least the past two years. First completions on the site overall were only delivered in 2019/20, but the overall site has very quickly increased its output in each following year, culminating in a huge number of completions, well above that projected, in 2021/22, as outlined in the table below, which shows total completions delivered since 2019/20 across the whole site:

Year	No. of Completions
2019/20	63
2020/21	177
2021/22	422

Given the large number of units (326) under construction across the site as at 1 April 2022, whilst it is unlikely we will see as significant a number of completions as achieved in 2021/22, it is still likely that a high number of completions will be delivered in 2022/23 as well.

Site specific information for all parcels bar one was provided by the housebuilders for the 2022 assessment, in the form of submitted proforma. A parcel-by-parcel assessment, alongside consideration of the site as a whole, has been undertaken for the site, as outlined in the following pages. This includes a detailed breakdown of each parcel, including relevant evidence and projected completion rates for each parcel and how these have been arrived at.

The combined projections for completions across all parcels on Glebe Farm for the next 5 years are outlined below:

Year	No. of Completions
2022/23	214
2023/24	118
2024/25	48
2025/26	48
2026/27	42

Overall, the average annual completions rate for the site for the next five years is 94dpa which is significantly below the average annual build-out rate that would be expected for a site of this size (135dpa) as per the Council's phasing methodology. When the three years of completions which have already occurred are also taken into consideration this brings an annual delivery rate for the whole site of 142.5dpa.

Whilst this is slightly higher than the assumptions for a site of this size, the projections are felt to be achievable particularly when consideration is given to:

- the large number of units already delivered in the first 3 years on the site,
- the significant number of units under construction as at 1 April 2022,
- the high demand in this area for housing,
- the site having 5 active parcels being delivered by 4 different housebuilders,
- the projections provided by the housebuilders having been reviewed downwards and spread across a longer time period, as it was felt that they were overly optimistic when considered individually and in the context of the delivery of the wider Glebe Farm site, despite previous high developer's high projections on this site coming to fruition.

All parcels on this site are deemed to be deliverable by virtue of being under construction. Given the information outlined above and on the parcel-by-parcel assessment outlined in the following pages, including the site specific evidence provided by the housebuilder on each parcel and, taking account of the conservative approach taken by the Council in reviewing the housebuilders information, the above projections are felt to be achievable and realistic.

Site Name: Parcel B Lot 1 and 2, Glebe Farm, SLA			
Planning Status of site @ 1 April 2022:		Under Construction (20/00288/REM)	
Delivery Record (No. of completions per year):	2019/20	2020/21	2021/22
	0	3	116
Progress on site as of 1 April 2022:	No. of Units U/C: 134		No. of Units Not Started: 128
Developer/Landowner:		Bellway	
SoCG/Proforma submitted: Yes		Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes	
Site Deemed Deliverable? Yes			
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>The final parcel of the Glebe Farm outline permission, this was bought by Bellway from lead developer L&Q and a REM approval was granted in June 2020. Development started on site in Quarter 2 of 2020/21 and first completions were registered at the end of quarter 4 of 2020/21. A significant number of dwellings, well above that projected by MKC or the Developer, were completed in 2021/22 and as at 1 April 2022 there remains a very high number of units under construction.</p> <p>Bellway have submitted an updated proforma for the 2022 assessment outlining annual projections for the delivery of the site. The proforma provides projections for 174 of the remaining units (the rest were transferred to Bellway's sister brand Ashberry Homes for delivery (as outlined in Bellway's proforma for the 2021 assessment) and a proforma was not received for these units) and anticipates completion of these units by 2025/26, a year earlier than the projected completion of the site outlined in the proforma Bellway submitted for the 2021 assessment.</p> <p>The projections provided by Bellway for their remaining units are well below the average annual build-out rate that would be expected of a parcel of this size on an extra-large site as outlined in the Council's Phasing Methodology. However, given the units to be delivered on this parcel by Asberry homes could come forward at the same time, thus increasing the annual build-out rate and, considering Bellway have another parcel on the wider Glebe farm site they are currently also building out, the lower build-out rates are deemed to be realistic.</p> <p>Whilst the units to be delivered by Asberry homes could conceivably come forward at the same time as those being delivered by Bellway and would provide another outlet on site, without specific information being submitted by the housebuilder for these units, it has been decided to add them onto the end of the build-out programme outlined by Bellway in their proforma. This retains a more conservative annual build-out rate for the parcel and extends the final completion date of the parcel to that which was projected by Bellway in their proforma</p> <p>Further, this approach also contributes to a build-out rate for the wider Glebe Farm site which better aligns with the average annual build-out rate which would be expected of an Extra-Large site, as outlined in the Council's phasing methodology.</p>			

5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	76	48	48	48	42	0

James Williamson

From: Elaine Connolly <elaine.connolly@bellway.co.uk>
Sent: 30 May 2022 11:20
To: Jennifer Head
Subject: [EXT]RE: Milton Keynes Council - Housing Monitoring 2022
Attachments: Monitoring Proforma 2022 - SLA - GLEBE FARM - LOT 2 PARCEL A - BHL.docx;
Monitoring Proforma 2022 - SLA - GLEBE FARM - PARCEL B LOT 1 2 - BHL.docx;
Monitoring Proforma 2022 - TATTENHOE PARK - PHASE 4 - BHL.docx; Monitoring
Proforma 2022 - WEA - AREA 10 PARCELS QR - BHL.docx

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Report spam or suspected malicious email via the REPORT MESSAGE icon above.

Dear Jennifer
Please find attached from Bellway Homes Limited, as requested.
Regards
Elaine.
Elaine Connolly
Senior Planning Manager

01908 364 200
Mob: 07805 817686
Bellway Homes Limited (Northern Home Counties)
Building 5
Caldecotte Lake Drive
Caldecotte
Milton Keynes
Buckinghamshire
MK7 8LE
www.bellway.co.uk



From: Jennifer Head <Jennifer.Head@milton-keynes.gov.uk>
Sent: 26 May 2022 11:03
To: Elaine Connolly <elaine.connolly@bellway.co.uk>
Subject: Milton Keynes Council - Housing Monitoring 2022

ALERT: This message originated outside of Bellway's network. **BE CAUTIOUS** before clicking any link or attachment.

Dear Sir/Madam,

Hope you are keeping well.

Milton Keynes Council is currently undertaking its annual housing monitoring and updating of housing forecasts.

As part of this work, we would kindly ask for your assistance in reviewing and updating our current projections for the site(s) that you are involved with, and providing us with any new information you are able to.

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
20/00288/REM	PARCEL B, LOT 1&2, GLEBE FARM	174

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

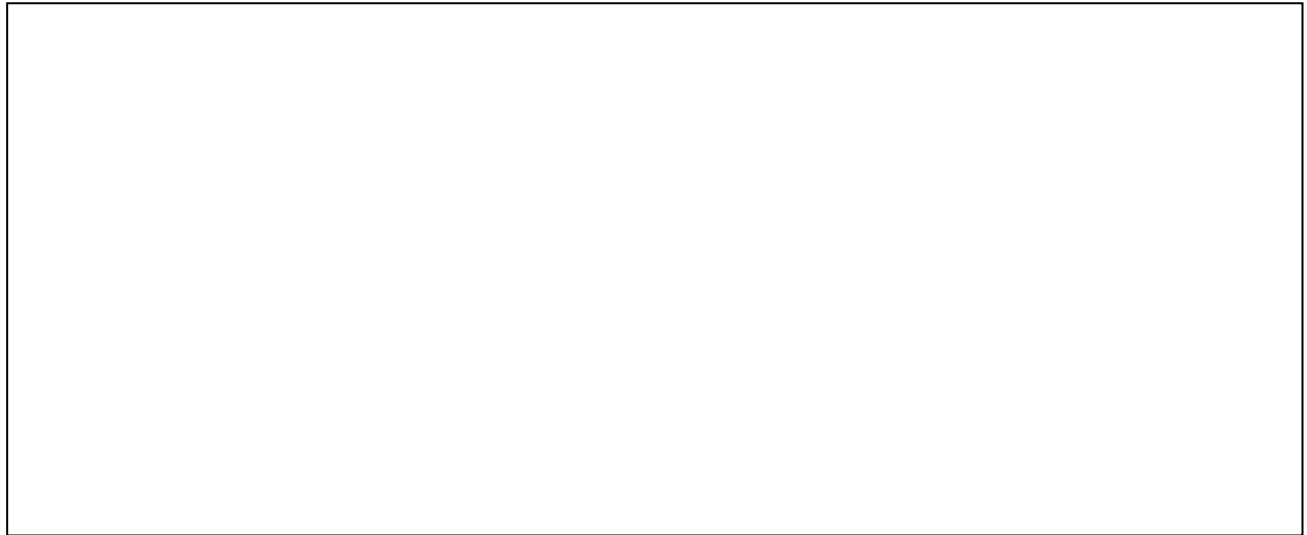
Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	85	46	39	4	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.



Signed: Elaine Connolly

Name: Elaine Connolly

Position: Senior Planning Manager

Company: Bellway Homes Limited (Northern Home Counties)

Date: 30th May 2022

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: SLA – Glebe Farm (Lot 1, Parcel A)						
Planning Status of site @ 1 April 2022:				Under Construction (19/01268/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		36		101	
Progress on site as of 1 April 2022:		No. of Units U/C: 58		No. of Units Not Started: 3		
Developer/Landowner:				Bovis		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>REM approval was granted for this parcel in October 2019 and construction started on site during quarter 3 of 2019/20 with a full year of completions being delivered in 2020/21 and a significant number of units being completed in 2021/22. As at 1 April 2022 all bar 3 units are under construction.</p> <p>Bovis have submitted a proforma for the 2022 assessment providing projected annual completions for build-out of the parcel through to completion, which they have projected for 2023/24; a year earlier than was projected in their proforma for the last two year's assessments. However, given the number of units already delivered on site and the number under construction as at the start of the year, the projections are felt to be realistic and have therefore been applied – albeit a slightly more conservative projection of how many units will be delivered in each of the remaining units has been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	35	26	0	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
19/01268/REM	LOT 1, PARCEL A, GLEBE FARM	61

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

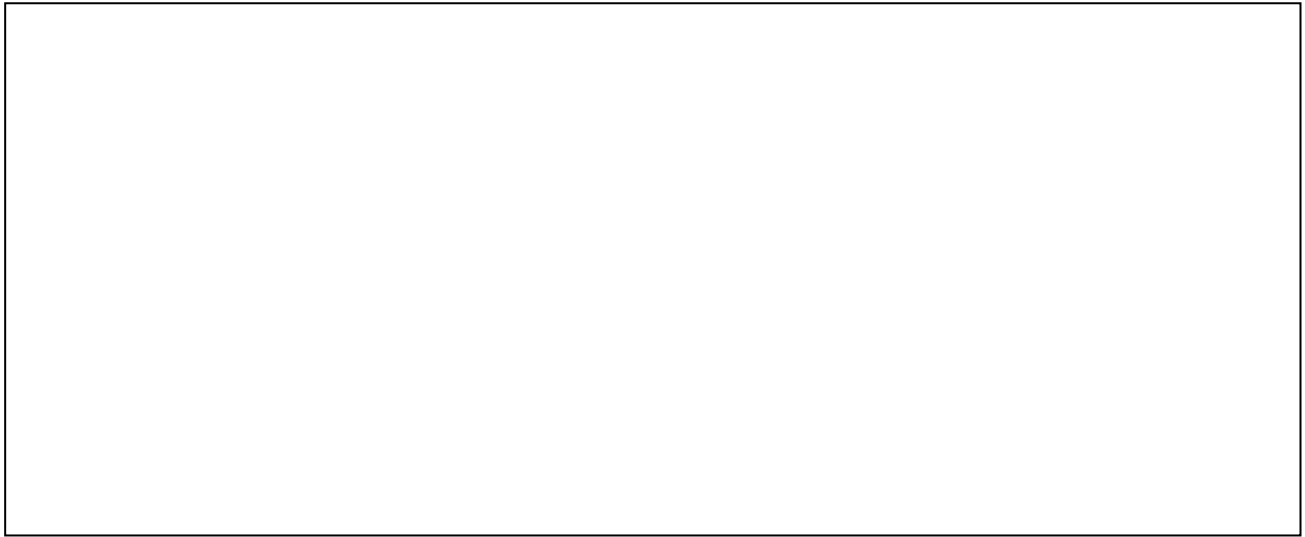
Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	51	10	0	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

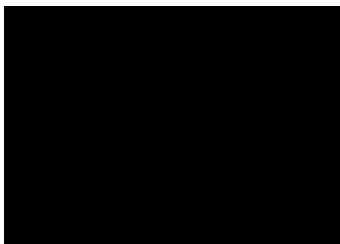
Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.



Signe



Name: Susie Hartas

Position: Senior Design and Planning Manager

Company: Vistry Group

Date: 19.07.22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Lot 2, Parcel A, Glebe Farm. SLA						
Planning Status of site @ 1 April 2022:				Under Construction (19/01632/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		39		88	
Progress on site as of 1 April 2022:		No. of Units U/C: 41		No. of Units Not Started: 0		
Developer/Landowner:				Bellway		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>REM approval was granted for this parcel in September 2019 and construction began on site during quarter 4 of 2019/20 with two full years of completions now having been delivered, including a significant amount in 2021/22. All remaining 41 units are also under construction as at 1 April 2022.</p> <p>The 2021 assessment applied a more conservative approach than the developer had outlined in their proforma, and the site delivered well above our projections for 2021/22 suggesting that there was no need for a conservative approach to have been applied.</p> <p>A new proforma has been submitted for this year's assessment which outlines the parcel is expected to complete in 2023/24. Whilst overall this would mean the parcel would deliver quicker than would be expected of a parcel of this size on a strategic site, as per the assumptions in the Council's Phasing Methodology, given the completions of the previous two years and with all remaining units under construction, it is reasonable to assume that all units will complete over the next two years and therefore the housebuilders projections have been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	38	3	0	0	0	0

James Williamson

From: Elaine Connolly <elaine.connolly@bellway.co.uk>
Sent: 30 May 2022 11:20
To: Jennifer Head
Subject: [EXT]RE: Milton Keynes Council - Housing Monitoring 2022
Attachments: Monitoring Proforma 2022 - SLA - GLEBE FARM - LOT 2 PARCEL A - BHL.docx;
Monitoring Proforma 2022 - SLA - GLEBE FARM - PARCEL B LOT 1 2 - BHL.docx;
Monitoring Proforma 2022 - TATTENHOE PARK - PHASE 4 - BHL.docx; Monitoring
Proforma 2022 - WEA - AREA 10 PARCELS QR - BHL.docx

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Dear Jennifer
Please find attached from Bellway Homes Limited, as requested.
Regards
Elaine.
Elaine Connolly
Senior Planning Manager

01908 364 200
Mob: 07805 817686
Bellway Homes Limited (Northern Home Counties)
Building 5
Caldecotte Lake Drive
Caldecotte
Milton Keynes
Buckinghamshire
MK7 8LE
www.bellway.co.uk



From: Jennifer Head <Jennifer.Head@milton-keynes.gov.uk>
Sent: 26 May 2022 11:03
To: Elaine Connolly <elaine.connolly@bellway.co.uk>
Subject: Milton Keynes Council - Housing Monitoring 2022

ALERT: This message originated outside of Bellway's network. **BE CAUTIOUS** before clicking any link or attachment.

Dear Sir/Madam,

Hope you are keeping well.

Milton Keynes Council is currently undertaking its annual housing monitoring and updating of housing forecasts.

As part of this work, we would kindly ask for your assistance in reviewing and updating our current projections for the site(s) that you are involved with, and providing us with any new information you are able to.

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
19/01632/REM	LOT 2, PARCEL A, GLEBE FARM	41

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

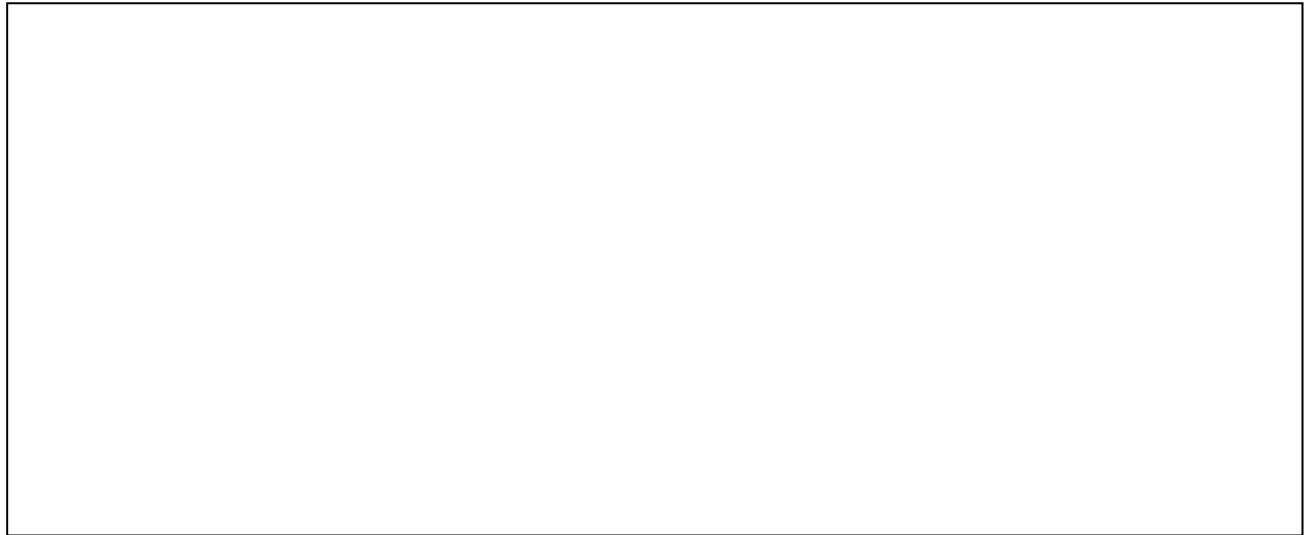
Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	57	3	0	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.



Signed: Elaine Connolly

Name: Elaine Connolly

Position: Senior Planning Manager

Company: Bellway Homes Limited (Northern Home Counties)

Date: 30th May 2022

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: SLA – Glebe Farm (Phase 1, Parcel D)						
Planning Status of site @ 1 April 2022:				Under Construction (17/02883/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	40		62		33	
Progress on site as of 1 April 2022:		No. of Units U/C: 16		No. of Units Not Started: 9		
Developer/Landowner:				Taylor Wimpey		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>REM approval was granted for this parcel in March 2018 and construction started on site during quarter 1 of 2019/20 with a high number of completions being delivered in each year since and, only 25 units remaining to be completed as at 1 April 2022, of which 16 were under construction.</p> <p>Taylor Wimpey have submitted an updated proforma for the 2022 assessment providing projected completions for the remaining units in 2022/23, which aligns with the proforma they submitted for the 2021 assessment.</p> <p>The projections through to completion of the site are deemed realistic when considered on their own and against the assumptions outlined in the Council's Phasing Methodology for a parcel of this size on an extra-large site and when considered against previous completion rates on the parcel and the current status of the remaining units; they have therefore been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	25	0	0	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
17/02883/REM	PHASE 1, PARCEL D, GLEBE FARM	25

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

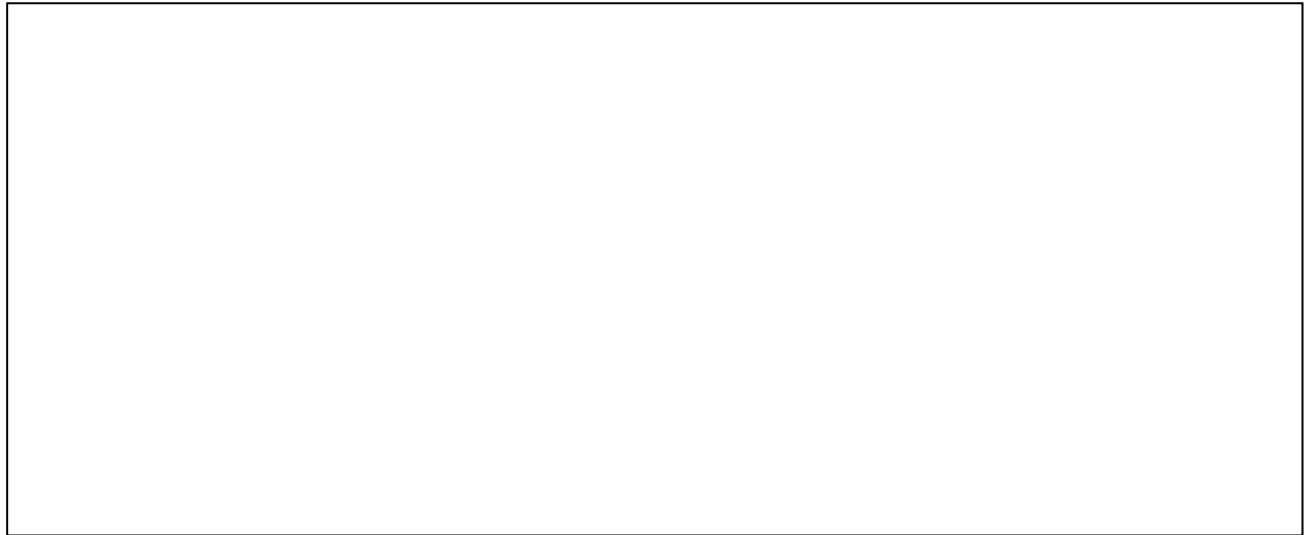
Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	25	0	0	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.



Signed:



Name: Emma Walton

Position: Senior Planning Manager

Company: Taylor Wimpey South Midlands

Date: 28.06.22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: SLA – Glebe Farm (Phase 2, Parcel C)						
Planning Status of site @ 1 April 2022:				Under Construction (18/02097/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	23		37		84	
Progress on site as of 1 April 2022:		No. of Units U/C: 77		No. of Units Not Started: 4		
Developer/Landowner:				L&Q		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>This parcel was retained by L&Q who obtained REM approval in November 2018 before starting construction during quarter 1 of 2019/20 and delivering first completions in 2019/20; further units were completed in 2020/21 and a substantial number of units were completed in 2021/22. As at 1 April 2022 all bar 4 of the remaining units on the site were under construction.</p> <p>L&Q have not submitted a proforma for this year's assessment. A Proforma was however provided for the 2021 assessment which projected substantial completions in 2021/22 and completion of the site in 2022/23; these projections were, at the time, felt to be overly optimistic despite, when considered alongside previous year's completions being below the assumed average build-out rate for a parcel of this size on an Extra-Large site, as per the Council's Phasing Methodology. The more conservative build-out rate was however applied when consideration was given to delivery of the wider Glebe Farm site as well.</p> <p>Delivery in 2021/22 was however substantial, albeit 9 units lower than L&Q projected, which suggests that a high annual delivery rate can be achieved on this parcel. If a similar year of completions were to be achieved in 2022/23 then the site would complete in line with L&Q's projections from the 2021 assessment and given the high number of units under construction at the start of the year, it may well be achievable.</p> <p>However, for the purposes of this year's assessment a slightly more conservative approach, showing build-out of the site over the next two years has been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	40	41	0	0	0	0

Site Name: Former Golf Course, Eagle Farm South, SLA						
Planning Status of site @ 1 April 2022:				Under Construction (20/01841/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		38	
Progress on site as of 1 April 2022:		No. of Units U/C: 93		No. of Units Not Started: 269		
Developer/Landowner:				Bloor		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>REM approval, pursuant to outline permission 14/00350/OUTEIS, was granted for this site in October 2019 and site clearance began in early 2020. Site wide conditions against the outline permission have also been discharged throughout 2019 and 2020.</p> <p>Bloor Homes submitted a revised REM application in July 2020 (for the same number of units), which was subsequently approved in December 2020. This was followed by DISCON applications applicable to the new REM (20/03297/DISCON) in December 2020 and discharge of conditions throughout 2021/22 (22/00063/NMA - 21/01306/NMA - 21/01392/DISCON - 21/01456/DISCON - 21/01499/DISCON - 21/03572/DISCON - 21/03694/DISCON).</p> <p>The site has had its first completions in 2021/22 and as of 1 April 2022 had a significant number of plots under construction. The developer has submitted a proforma which provides annual build-out projections for the rest of the site through to full completion, projected for 2027/28. The projections provided are above that which would be expected of a site of this size, as per the Council's phasing methodology however, given the large number of units under construction as at 1 April 2022, the speed in which progress has been made on site since construction began and the high delivery rate across the wider SLA site it is deemed that the projections provided by the housebuilder are realistic and therefore have been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	60	60	60	60	60	62

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
20/01841/REM	FORMER GOLF CENTRE, EAGLE FARM SOUTH	362

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

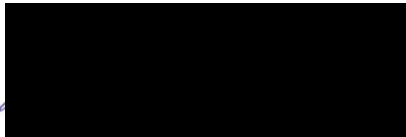
Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	60	60	60	60	60	62	0	0
Year	30/31	Post 2031						
Dwellings	0	0						

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

Signed:

A black rectangular box redacting the signature of James Caffrey.

Name: James Caffrey

Position: Planning Manager

Company: Bloor Homes Ltd

Date: 26th May 2022

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: SLA – Church Farm			
Planning Status of site @ 1 April 2022:		REM Approval (21/00943/REM)	
Delivery Record (No. of completions per year):	2019/20	2020/21	2021/22
	0	0	0
Progress on site as of 1 April 2022:	No. of Units U/C: 0		No. of Units Not Started: 350
Developer/Landowner:		Connolly Homes	
SoCG/Proforma submitted: Yes		Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes	
Site Deemed Deliverable? Yes			
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>Church Farm was allocated as part of the wider Strategic Land Allocation (SLA) in the 2013 Core Strategy, it however sits distinct from the rest of the SLA as a standalone site. The site, which is controlled by housebuilder Connolly Homes, gained outline permission in August 2016 for a five year permission.</p> <p>Progress on the site continued after the granting of outline permission with a site wide condition being discharged in early 2018 (18/00040/DISCON) and Connolly initiating discussions with Milton Keynes Development Partnership (MKDP) and Milton Keynes Council with regards to access to the site, which requires access across MKDP owned land.</p> <p>Connolly Homes have continued to provide information to the Council, via submission of proforma for annual 5YHLS assessment and in November 2019, submitted a PPA request to manage the pre-application and application process for the REM approval. Following correspondence with the planning department, Connolly did not progress a PPA but instead opted to follow a standard pre-application engagement approach and in January 2020 submitted a pre-application request and entered formal engagement with the Council (20/00277/PRELAR).</p> <p>In October 2020, Connolly submitted a Design Code (20/02001/DISCON) which was required prior to submission of REM application. The design code was approved in December 2020 and subsequently followed in late 2020/early 2021 by submission of a number of DISCON applications against the outline permission (21/00249/DISCON and 20/02791/DISCON).</p> <p>In March 2021 a REM application (21/00942/REM) covering the whole site was submitted and subsequently approved in January 2022. During 2021/22 a number of further DISCON applications were submitted so as to discharge all remaining conditions on the Outline permission (21/01412/DISCON, 21/00249/DISCON, 22/00480/DISCON, 22/01746/DISCON, 22/2046/DISCON).</p> <p>For the 2022 assessment, Connolly have submitted an updated proforma providing information on the start on site and projections for the site's construction following the grant of REM approval. Start on site is outlined as September 2023, with a small number of first completions being delivered later in 2023/24. The</p>			

full build-out of the site is then projected to take approximately 9 years, with delivery averaging just below 40dpa.

The annual delivery rate projected by Connolly aligns with the assumptions for a site of this size in the Council's Phasing Methodology and, as such, the projections have been applied. The projected lead-in time through until first completion is however longer than would usually be expected, as per the Council's Phasing Methodology assumptions however, as this has been provided directly by the housebuilder, it has been applied.

5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	10	40	40	40	220

**MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022**

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
21/00943/REM	CHURCH FARM, WAVENDON	350

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	0	10	40	40	40	40	40	40

Year	30/31	Post 2031
Dwellings	40	60

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Sept 2023

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

Signed:

Name:  

Position: Director

Company: Roebuck Land & Planning

Date: 04/07/2022

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Site Name: SLA – Land SE of Elmswell Gate Phase 2						
Planning Status of site @ 1 April 2022:				Under Construction (18/03056/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 7		No. of Units Not Started: 9		
Developer/Landowner:				Crest Nicholson		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>This site is part of the wider Strategic Land Allocation (SLA) which was allocated through the 2013 Core Strategy. The whole site gained REM approval in February 2018 before being split into two phases, this phase represents the part of the site for which a re-submission of the REM permission was sought and approved in March 2019.</p> <p>Construction began on the wider site during quarter 4 of 2018/19 and Phase 1 was completed in 2021/22, with construction work starting on Phase 2 in Q2 of 2021/22. In December 2020 a new FUL application (20/03080/FUL) was submitted for part of the site covered by Phase 2 which comprised a partial re-plan of the details approved under 18/03056/REM including an uplift of 7 dwellings; this was approved in July 2021. As a result this element of the site now only represents a total of 16 units, with the remainder being covered under the replan.</p> <p>No proforma has been provided by the housebuilder for this year's assessment however, a proforma was provided in 2020 which outlined the intention to complete the full site by the end of 2023/24. With 7 of the units on this phase being under construction as at 1 April 2022, this projection would align with the assumptions for a site of this size as per the Council's Phasing Methodology and therefore all 16 units have been projected to complete in 2023/24.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	16	0	0	0	0

Site Name: SLA – Land SE of Elmswell Gate Phase 2 replan						
Planning Status of site @ 1 April 2022:				Under Construction (20/03080/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		9	
Progress on site as of 1 April 2022:		No. of Units U/C: 19		No. of Units Not Started: 18		
Developer/Landowner:				Crest Nicholson		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>This site is part of the wider Strategic Land Allocation (SLA) which was allocated through the 2013 Core Strategy. The whole site gained REM approval in February 2018 before being split into two phases, this phase represents the part of the site for which a re-submission of the REM permission was sought and approved in March 2019.</p> <p>Construction began on the wider site during quarter 4 of 2018/19 and Phase 1 was completed in 2021/22, with construction work starting on Phase 2 in Q2 of 2021/22. In December 2020 a new FUL application (20/03080/FUL) was submitted for part of the site covered by Phase 2 which comprised a partial re-plan of the details approved under 18/03056/REM including an uplift of 7 dwellings; this was approved in July 2021. This represents the replan of the site covering a total of 46 units including those completed in 2021/22.</p> <p>No proforma has been provided by the housebuilder for this year's assessment however, a proforma was provided in 2020 which outlined the intention to complete the full site by the end of 2023/24. As at 1 April 2022 the site had delivered completions and over half of the remaining units were under construction; this projection would therefore be realistic and would align with the assumptions for a site of this size as per the Council's Phasing Methodology and therefore all remaining units have been projected to complete over the next two years.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	27	10	0	0	0	0

Site Name: SLA – Land to East of Stockwell Lane & West of Newport Road						
Planning Status of site @ 1 April 2022:				Under Construction (21/01992/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 23		No. of Units Not Started: 0		
Developer/Landowner:				Lodge Park		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>An additional parcel of land within the Strategic Land Allocation which was granted outline permission in January 2020. L&Q the lead developer discharged a number of conditions in relation to the outline permission (20/00934/DISCON) during 2020/21 and marketed the site during 2020, selecting a preferred housebuilder, Lodge Park, who submitted a REM application in June 2021 and obtained approval in January 2022. Further Discharge of condition applications were also submitted by Lodge Park during 2021/22 (22/00199/DISCON - 21/03481/NMA - 22/00209/DISCON - 22/00210/DISCON).</p> <p>A proforma was not submitted by Lodge Park for this year's assessment, but L&Q did submit one for the 2021 assessment, outlining submission of a REM application prior to the end of 2021 and start on site in Q3 of 2022/23. Construction of all 23 units (they are all contained within one flat block) however started ahead of the schedule provided by L&Q and was under construction during Q4 of 2021/22.</p> <p>L&Q's 2021 assessment also outlined expected completion of all units on site in 2023/24; whilst the site has started construction earlier than initially projected, given the units will all come forward at once, it is felt that this projected completion date is still appropriate and has therefore been retained for this year's assessment.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	23	0	0	0	0

Newton Leys Front Sheet

Newton Leys was a strategic urban extension allocated for residential-led development in the 2005 Local Plan. It was granted outline permission for up to 1,650 units in 2005 and has been being built out entirely by Taylor Wimpey since 2008. The outline permission was extended in 2016.

As of 1 April 2021, there are 2 remaining parcels of the development from the original Outline permission, both of which are under construction and delivered completions in 2021/22 and in previous years. During 2021/22 a further new parcel (Phase 7B) was granted FUL permission adding a further 113 new units to the overall development site – this is also due to be built out by Taylor Wimpey.

The completions for the site as a whole over the past 8 years are outlined below:

Year	No. of Completions
2014/15	223
2015/16	140
2016/17	154
2017/18	88
2018/19	134
2019/20	148
2020/21	103
2021/22	102

A detailed breakdown of each remaining parcel, including relevant evidence, is provided on the pages following this front sheet, including the projected completion rates for each parcel.

The combined projections for completions on all remaining parcels for the next 4 years are outlined below (the development, including the newly permitted parcel, is expected to be completed in its entirety by the end of 2025/26):

Year	No. of Completions
2022/23	76
2023/24	84
2024/25	45
2025/26	33

Overall, the projected total completions per year, for the entire site, for each of the next 4 years are significantly below the expected average annual delivery rates for a site of this size as outlined in the Council's Phasing Methodology. They are also significantly below the average annual delivery rate (137dpa) for Newton Leys over the past 8 years, with the projections for each year also being below the lowest annual delivery rate recorded in the last 8 years (88 in 2017/18).

The projections have however been informed by up-to-date information provided by the developers for all remaining parcels alongside previously submitted information. Furthermore, this represents the last four years of the overall development and as such a slow down in delivery rates could be expected, as less parcels remain active. Despite this, the projections do remain very conservative, but have been used for the above reasons.

Site Name: Newton Leys – Phase 7A						
Planning Status of site @ 1 April 2022:				Under Construction (19/01331/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		8		46	
Progress on site as of 1 April 2022:		No. of Units U/C: 26		No. of Units Not Started: 0		
Developer/Landowner:				Taylor Wimpey		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Granted REM approval in September 2019, this represents the last parcel of Newton Leys under the original outline permission.</p> <p>Construction started on units in quarter 4 of 2019/20 and first completions on site were counted in quarter 3 of 2020/21; completions were recorded in both 2020/21 and 2021/22 and as at 1 April 2022 all remaining units were under construction. A proforma was submitted by Taylor Wimpey for this year's assessment which outlined all remaining units are to be completed in 2022/23.</p> <p>The projections are deemed to be realistic given all units are under construction and the number is well below that which could be achieved in a year on a parcel of this size, as per the Council's Phasing Methodology assumptions.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	26	0	0	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
19/01331/REM	PHASE 7A, NEWTON LEYS	26

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

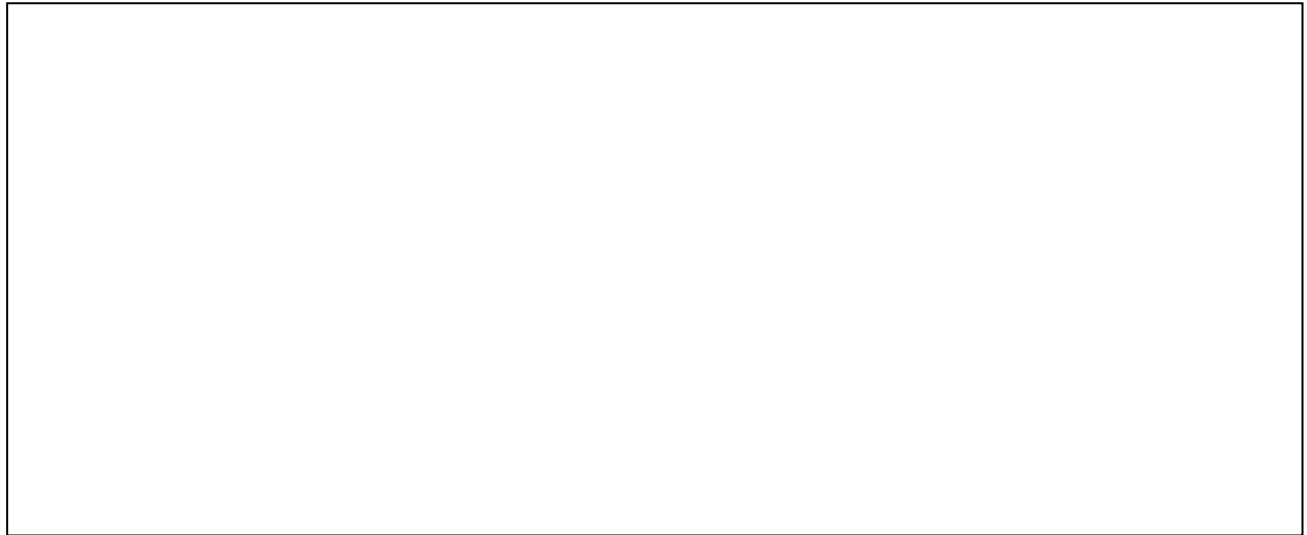
Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	26	0	0	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

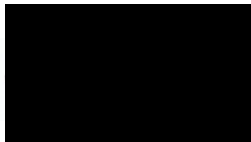
Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.



Signed:



Name: Emma Walton

Position: Senior Planning Manager

Company: Taylor Wimpey South Midlands

Date: 28.06.22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Newton Leys Phase 7B						
Planning Status of site @ 1 April 2022:				FUL Permission (21/01620/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 113		
Developer/Landowner:				Taylor Wimpey		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? No – more conservative lead-in time and build-out rate applied.		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: This is a new phase to the wider Newton Leys development, which was approved as a standalone FUL application, due to the number of units permitted under the original outline application having been all permitted/built-out – these 113 units therefore represent new additions to the housing supply above that of the originally permitted Outline for Newton Leys. The site gained planning permission at the end of March 2022 and development had not yet started on the new phase as at 1 April 2022. The housebuilders submitted a proforma for this year's assessment outlining that first completions would be achieved in 2022/23 and the full site would be delivered by 2024/25. Whilst parcels on Newton Leys have delivered high numbers in individual years previously and therefore this build-out rate is possible, as at the 1 April 2022 FUL permission had only just been granted and pre-implementation conditions were yet to be discharged. As such, it is felt that the proposed lead-in time is too short and has therefore been extended to better align with the assumptions outlined in the Council's Phasing Methodology, albeit taking account that the housebuilders are already on-site and the strategic infrastructure for the parcel is already in place. The projections have been pushed back by approximately a year and spread out more evenly over 3 years of delivery.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	35	45	33	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
21/01620/FUL	PHASE 7B, NEWTON LEYS	113

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

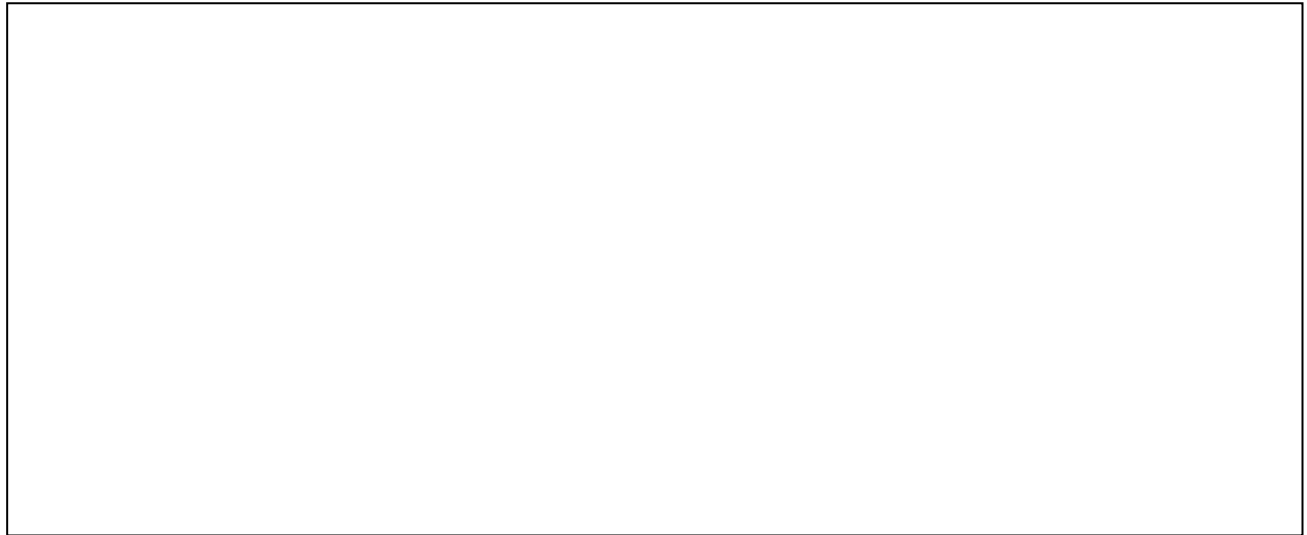
Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	22	72	19	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.



Signed:



Name: Emma Walton

Position: Senior Planning Manager

Company: Taylor Wimpey South Midlands

Date: 28.06.22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Newton Leys – Phase 5						
Planning Status of site @ 1 April 2022:				Under Construction (17/02143/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	49		40		56	
Progress on site as of 1 April 2022:		No. of Units U/C: 43		No. of Units Not Started: 56		
Developer/Landowner:				Taylor Wimpey		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? No – more conservative build-out rate applied.		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: Granted REM approval in November 2017, construction started on units in quarter 4 of 2018/19 and first completions were delivered during 2019/20; with consistent levels of completions and starts delivered in each of the last three years. A proforma was submitted by Taylor Wimpey which outlined that the parcel will be completed during 2023/24, with a large proportion of the units being delivered in 2022/23. Based on delivery rates of this parcel since construction started, the completion of the site in 2023/24 would be realistic – we have however spread the delivery of the site more evening over the next two years, to align with the number of units currently under construction as at 1 April 2022.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	50	49	0	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
17/02143/REM	PHASE 5, NEWTON LEYS	99

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	78	37	0	0	0	0	0	0

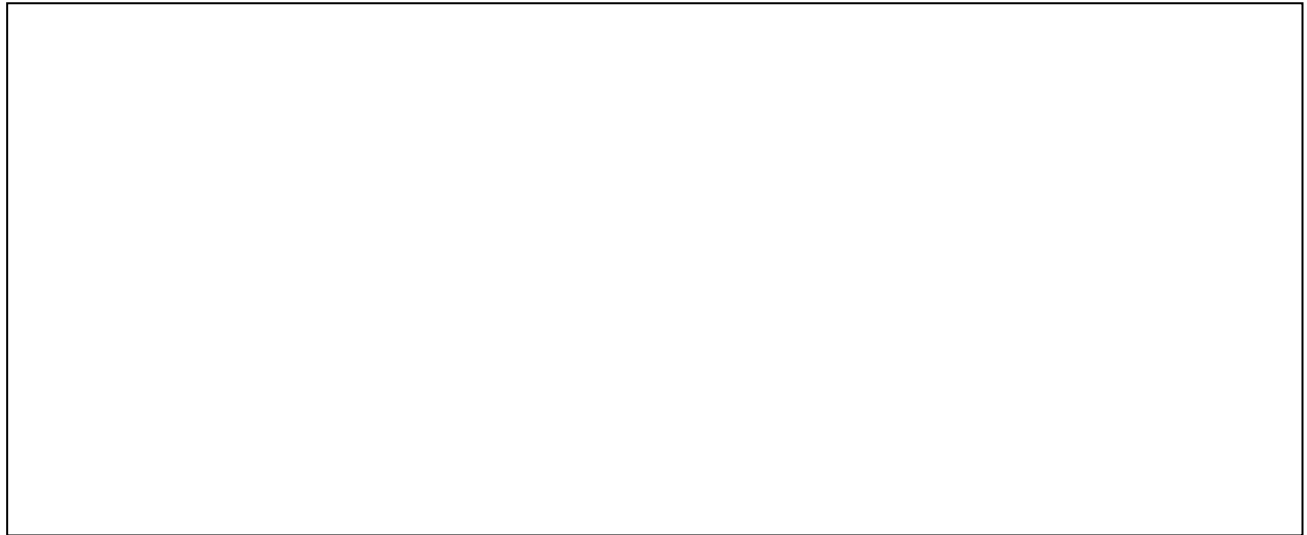
Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Started

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.



Signed:



Name: Emma Walton

Position: Senior Planning Manager

Company: Taylor Wimpey South Midlands

Date: 28.06.22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Campbell Park – Northside			
Planning Status of site @ 1 April 2022:		Allocation	
Delivery Record (No. of completions per year):	2019/20	2020/21	2021/22
	0	0	0
Progress on site as of 1 April 2022:	No. of Units U/C: 0		No. of Units Not Started: 1500
Developer/Landowner:		Milton Keynes Development Partnership (MKDP)/ Urban Splash	
SoCG/Proforma submitted: Yes		Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes	
Site Deemed Deliverable? Phase 1 of site deemed deliverable; remainder undeliverable			
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>The site is formed of all but one of the remaining blocks of land to be developed on the northern side of Campbell Park and was allocated through Plan:MK (2019) for a solely residential-led scheme. It is under the ownership of Milton Keynes Development Partnership and has a Council approved development brief.</p> <p>In 2018, following marketing of the site, MKDP appointed Crest Nicholson and Urban Splash as preferred developers to bring the site forward. Urban Splash subsequently exchanged contracts for the eastern half of the site in September 2020 and, following Crest Nicholson's withdrawal, agreement was reached with MKDP for Urban Splash to take on the whole site, with contracts being exchanged in early 2022, as confirmed by MKDP at a meeting on 10 March 2022 (agreed note of meeting included in Appendix 2).</p> <p>Urban Splash began pre-application engagement with Milton Keynes Council in early 2021 and signed a planning performance agreement (PPA) for the first phase of their proportion of the site (approx. 210 dws). At a meeting with MKDP on 10 March 2022 they confirmed that a full application for this first phase is due to be submitted in Spring 2022 and an outline application for the remainder of the site will then be submitted within the next 12 – 18 months.</p> <p>A subsequent SoCG submitted by MKDP and Urban Splash has however outlined that the submission of the FUL application for the first phase of the site has been delayed and will now instead be submitted before the end of 2022/23 with a start on site scheduled for Q3 2023/24 and first completions in 2024/25. Progress with the outline application for the remainder of the site has however not been delayed and it is still anticipated that this be submitted in 2023/24 with first completions from this coming online in 2027/28, therefore outside the current five-year period.</p> <p>With preferred developers having been selected, contracts exchanged, pre-application via a PPA having been undertaken and a SoCG with the developers outlining a programme for submission of a full application, start on site and delivery projections for all units (all of which is supported by the original landowner) it is determined that significant progress towards the delivery of Phase 1 of this site is being made and that there is clear evidence that Phase 1 of the site is deliverable and will deliver units within the five-year period.</p>			

The projected lead-in times and build-out rates outlined by the developer are considered to be suitable when reviewed against the assumptions set out in the Council's phasing methodology. The build-out rates do appear to be below that which would be expected of an extra-large site, as per the assumptions set out in the Council's Phasing Methodology, but due to the manner in which this first phase will come forward on its own and will be delivered prior to the remainder of the site, the projections are deemed to be appropriate.

5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	50	50	50	1,350

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
Allocation	Campbell Park Northside	1,500

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery

Following marketing of the Campbell Park Northside site in 2018, Urban Splash were appointed by Milton Keynes Development Partnership (the landowner) as one of two preferred developers to bring the site forward, with contracts for the southern half of the site exchanged in September 2020. Following Crest Nicholson withdrawing their interest in the remainder of the site, agreement was reached between Milton Keynes Development Partnership and Urban Splash for Urban Splash to take on the whole site; contracts were exchanged in early 2022.

Urban Splash entered a PPA in March 2021 with MKC Planning Service and pre-application engagement has been ongoing since in relation to the first parcel of the site (the most eastern element of the site (Block H1 & G1.4N)), to be brought forward as Phase 1 via a FUL application which was due to be submitted in Spring 2022 for circa 250 units.

The submission of a planning application for Phase 1 has however been delayed due to unforeseen circumstances and it is now expected that Urban Splash will submit a FUL application before the end of 2022/23.

Assuming a positive determination of the planning application, it is anticipated that development work for Phase 1 will start on site in Q3 of 2023/24. However, due to the site requiring substantial pre-delivery work, first completions will not take place until 2024/25, when it is anticipated that a full year of completions can be achieved, as outlined in the proposed build-out rate for the site below.

With regards the remainder of the site, progress has not been delayed, as per Phase 1, and detailed pre-planning work is now underway with the intention to submit a further outline application covering the entirety of the rest of Campbell Park Northside during 2023/24. The contract between MKDP and Urban Splash will require the final phase of the site (approx. 200 units) to be started on site within 10 years.

The projections below therefore outline completion of Phase 1 over a five-year period between 2024/25 and 2028/29, with completions from the remainder of the site coming on line in 2027/28.

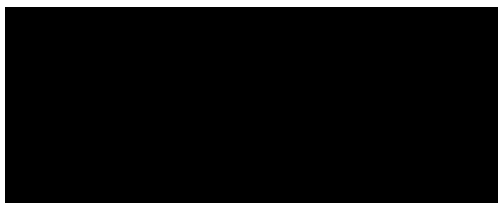
2. Statement of Common Ground


Taking account of information provided here, we confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site from 1 April 2022.

Anticipated Start on Site date:	Q3 2023/24
--	------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	
2024/25	50
2025/26	50
2026/27	50
2027/28	150
2028/29	150
2029/30	150
2030/31	150
(2031 and beyond)	750

3. Signatures

Signed: (on behalf of Urban Splash)	
Date:	6/10/22

Signed: Matthew Green (on behalf of Milton Keynes development Partnership)	
Date:	7/10/22

Signed: James Williamson (Development Plans, Milton Keynes Council)	
Date: 12/09/2022	

Site Name: Campbell Park – Canalside Marina						
Planning Status of site @ 1 April 2022:				Under Construction (17/00850/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	49		0		118	
Progress on site as of 1 April 2022:		No. of Units U/C: 190		No. of Units Not Started: 25		
Developer/Landowner:				Crest Nicholson		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>The Marina site at Campbell Park was granted REM approval in November 2017, against the then extant Outline permission which covered the entirety of the development area of Campbell Park (now expired). The development consists of 383 units consisting of predominantly apartments with some townhouses, as part of a wider scheme including the construction of a new marina and a range of commercial and leisure facilities.</p> <p>The site is under construction and being built out solely by Crest Nicholson who purchased the site from Milton Keynes Development Partnership. The development delivered completions in 2019/20 and 2021/22 with all remaining units, bar 25, being under construction as at 1 April 2022. As the majority of units on site are apartments, the completions are coming forward in blocks, and hence there are not completions recorded in every year.</p> <p>Crest Nicholson provided a proforma for the 2020 assessment (can be viewed in the appendices to the 2020 assessment) outlining their projections for delivery of the remainder of the scheme with a final completion date of 2026/27; the projections were broadly in line with the assumptions for a site of this size as outlined in the Council's phasing methodology and, with the site being predominantly blocks of apartments and most remaining units under construction, it was felt the proposed build-out rates were achievable.</p> <p>To-date, progress on delivery has followed the projections provided in the 2020 proforma in terms of total number of completions. No updated proforma has been provided by the developers for the purpose of this year's assessment therefore, as the overall projections for delivery of the site used for the past two years have been achieved and the majority of remaining units are under construction, the completion date for the scheme as outlined in the previous submitted proforma has been continued however, the completions have been separated into different years based on the development of each block of apartments and what current monitoring is showing with regards their delivery, as was done for the 2021 assessment.</p>						
5-Year Supply Forecast	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27

(where site is Deliverable)	0	120	0	60	35	0
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Site Name: Campbell Park – F4.4						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 51		
Developer/Landowner:				Milton Keynes Development Partnership (MKDP)		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>At a meeting with MKDP on 10 March 2022 (agreed note of meeting is included in Appendix 2) it was confirmed that the current focus for Campbell Park is on delivering 'Campbell Park Northside' and, as such, the remaining parcels allocated within Campbell Park will not come forward until later in the Plan:MK period.</p> <p>Site is therefore deemed to not be deliverable at this stage.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	51

Site Name: Campbell Park – G4.1						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 141		
Developer/Landowner:				Milton Keynes Development Partnership (MKDP)		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: At a meeting with MKDP on 10 March 2022 (agreed note of meeting is included in Appendix 2) it was confirmed that the current focus for Campbell Park is on delivering 'Campbell Park Northside' and, as such, the remaining parcels allocated within Campbell Park will not come forward until later in the Plan:MK period. Site is therefore deemed to not be deliverable at this stage.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	141

Site Name: Campbell Park – G4.2						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 202		
Developer/Landowner:				Milton Keynes Development Partnership (MKDP)		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: At a meeting with MKDP on 10 March 2022 (agreed note of meeting is included in Appendix 2) it was confirmed that the current focus for Campbell Park is on delivering 'Campbell Park Northside' and, as such, the remaining parcels allocated within Campbell Park will not come forward until later in the Plan:MK period. Site is therefore deemed to not be deliverable at this stage.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2027
	0	0	0	0	0	202

Site Name: Campbell Park – G4.3						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 166		
Developer/Landowner:				Milton Keynes Development Partnership (MKDP)		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: At a meeting with MKDP on 10 March 2022 (agreed note of meeting is included in Appendix 2) it was confirmed that the current focus for Campbell Park is on delivering 'Campbell Park Northside' and, as such, the remaining parcels allocated within Campbell Park will not come forward until later in the Plan:MK period. Site is therefore deemed to not be deliverable at this stage.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	166

Site Name: Campbell Park – Land to north of Glebe Roundabout, Overgate						
Planning Status of site @ 1 April 2022:				REM approval (16/03648/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 60		
Developer/Landowner:				The Parks Trust		
SoCG/Proforma submitted: No – updated information provided via phone call				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>The site was granted REM approval via appeal in January 2019, against the then extant Outline permission which covered the entirety of the development area of Campbell Park (this outline permission is now extant).</p> <p>During 2020/21, the owners discharged a number of conditions against both the REM and original OUT permissions (20/03244/DISCON, 20/03249/DISCON, 21/00223/DISCON), showing progress towards delivery of the site.</p> <p>The landowners have also provided an updated proforma for the 2021 assessment which outlined that work had started on the development, which aligns with the submission of a Certificate of lawfulness application (21/00995/CLUE) on 1 April 2021 for the lawful implementation of the REM approval.</p> <p>For the purposes of the 2022 assessment the landowners have confirmed that the site was marketed to procure a delivery partner and a housebuilder has been chosen to deliver the site with contracts expected to be signed in October 2022. The housebuilder will then deliver the scheme. The site has REM approval and current evidence shows continued progress towards delivery of the residential units.</p> <p>Projections for the delivery of the scheme have been applied based on the assumptions for a site of this size as outlined in the Council's phasing methodology, taking into account the type of units being delivered and, the lead-in time has taken account of the current programme for contracts being signed with the delivery partner.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	30	30	0	0

Site Name: Land South East of Creswell Lane and North of Avebury Boulevard, CMK						
Planning Status of site @ 1 April 2022:				Under Construction		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 294		No. of Units Not Started: 0		
Developer/Landowner:				Palmer Capital with Packaged Living		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>The site was a remaining undeveloped parcel within Central Milton Keynes which was allocated for residential use in Plan:MK (2019). A hybrid application was submitted in November 2018 which included Full planning permission for 294 residential units (all apartments) in two abutting blocks and outline permission for a hotel.</p> <p>Permission was granted In July 2019 and between September 2019 and March 2020, conditions on the FUL element of the permission were discharged. In November 2019, the agents for the developer engaged with the Council and submitted a pro-forma which outlined the developer's intentions to start work on the site as soon as possible and their aims to deliver the entirety of the residential scheme in the year 2021/22.</p> <p>Ground was broken on site in December 2019 and Milton Keynes Development Partnership (MKDP) outlined, for the purposes of the 2020 assessment, that they have allowed the adjacent site (C3.3) which is under their ownership, to be used as the works site compound, with an agreement in place for two years. This aligns with the developer's intentions to deliver the site quickly.</p> <p>As of 1 April 2022 the development was in final stages of completion and marketing of the apartments had begun. Three Non-material Amendments were submitted for finishing touches and two Discharge of conditions in 2021/22. (21/01295/NMA - 21/02891/NMA - 21/02903/DISCON - 22/00150/DISCON - 22/00155/NMA).</p> <p>The agent for the developer submitted a pro-former confirming that the development will complete in 2022/23.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	294	0	0	0	0	0

James Williamson

From: Jason Lowes <Jason.Lowes@rapleys.com>
Sent: 26 May 2022 11:27
To: Jennifer Head
Subject: [EXT]RE: Milton Keynes Council - Housing Monitoring 2022
Attachments: Monitoring Proforma 2022 - CMK - LAND SE OF CRESSWELL LANE N OF AVEBURY BLVD.docx

Categories: Filed Proforma

CAUTION: This email originated outside of Milton Keynes Council.
Please be extra vigilant when opening attachments or clicking on links.
Report spam or suspected malicious email via the REPORT MESSAGE icon above.

Hi Jennifer

Please see attached as requested - the development has just been completed, so the form is correct as sent. If you need anything else let me know.

Regards

Jason

Jason Lowes
BSc (Hons) DipTP MRTPI
Partner
Town Planning
07899 963524



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From: Jennifer Head <Jennifer.Head@milton-keynes.gov.uk>
Sent: 26 May 2022 11:19
To: Jason Lowes <Jason.Lowes@rapleys.com>
Subject: Milton Keynes Council - Housing Monitoring 2022

Dear Sir/Madam,

Hope you are keeping well.

Milton Keynes Council is currently undertaking its annual housing monitoring and updating of housing forecasts.

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
18/02822/OUT	LAND SE OF CRESSWELL LANE AND NORTH OF AVEBURY BOULEVARD, CENTRAL MILTON KEYNES	294

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

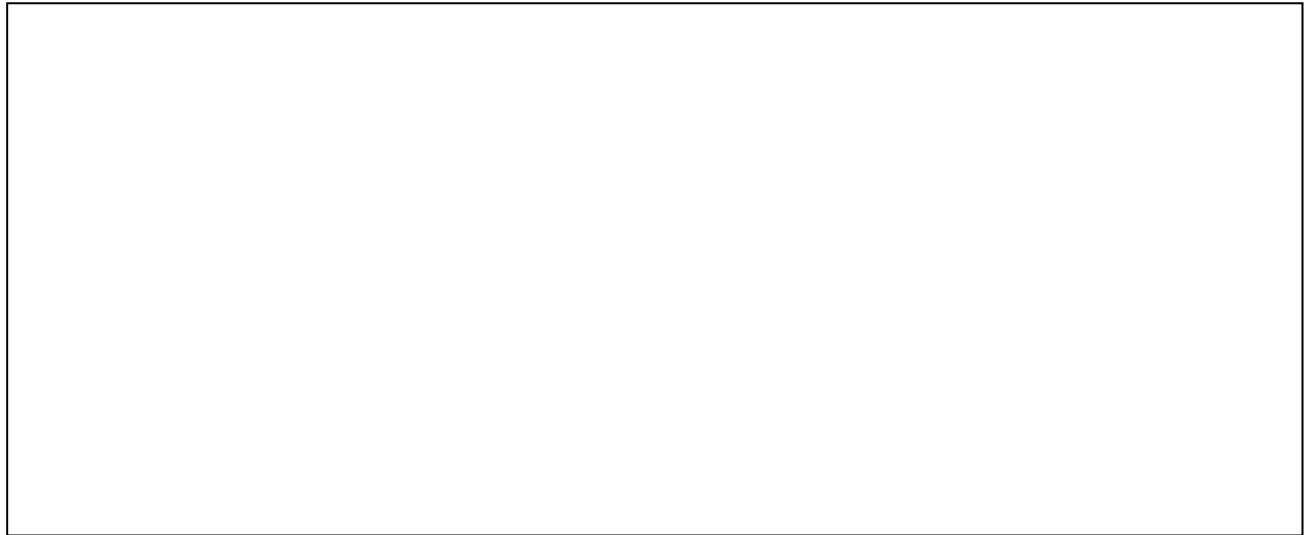
Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	294	0	0	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.



Signed: Jason Lowes

Name: Jason Lowes

Position: Partner

Company: Rapleys LLP

Date: 26 May 2022

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Central Milton Keynes – C3.3						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 113		
Developer/Landowner:				Milton Keynes Development Partnership (MKDP)		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>At a meeting with MKDP on 10 March 2022 (agreed note of meeting is included in Appendix 2) it was confirmed that the site has an approved development brief but is currently being used as the works site compound for delivery of the neighbouring site (Land to south east of Cresswell Lane and north of Avebury Boulevard). This agreement is due to end later in 2022 when the neighbouring scheme is completed.</p> <p>MKDP have had interest in the site, however there is no plan currently in place for marketing of the site and as such it was agreed that the site should not be considered deliverable by 1 April 2027 at this stage.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	113

South East Milton Keynes Strategic Growth Area Front Sheet

The South East Milton Keynes Growth Area (SEMK) is one of two major strategic extensions to the urban area of Milton Keynes which was allocated through Plan:MK (2019).

Due to the site's location within one of the potential corridors for the proposed new Oxford Cambridge Expressway (OCE), the policy outlined that If the chosen corridor for the OCE were to maintain the possibility that the OCE could be routed through the site, then planning permission for housing and associated uses will not be permitted until the detailed alignment of the OCE is known. During 2020/21 the Government announced that the OCE was being cancelled as a project, this policy requirement is therefore no longer a restraint on when planning permission for the site can be granted.

As required by the site-specific policy for this site and, policies which relate to strategic growth areas within Plan:MK, planning permission cannot be granted for land within the SEMK site until a comprehensive development framework SPD is adopted by the Council and a Framework Agreement has been signed up to by all landowners to ensure a comprehensive and coordinated delivery of the infrastructure for the site.

Since the adoption of Plan:MK, progress has continued to be made with regards preparation of the development framework and, in January 2022 the Council adopted the final version of the SPD. Furthermore, progress is being made on the Framework Agreement, with a final version expected to be agreed by all key landowners shortly. The completion of these two elements will now allow compliance with these policy requirements and enable planning applications relating to the wider site allocation to be determined.

As is outlined on the following pages, progress has also been made during 2021/22 with regards to bringing forward individual phases of the wider site, with outline applications for two areas of the site having been submitted, covering circa 1,800 dwellings. These are now awaiting determination, with both expected to be determined before the end of 2022/23. One of these parcels "Land west of Newport Road, Woburn Sands", which is under the ownership of Swan Hill Homes will also now likely see delivery of the first homes on site, within the next five-year period, due to its ability to deliver units independent of the rest of the wider site coming forward.

A detailed breakdown of each current phase, including relevant evidence, is provided on the pages following this front sheet, including projected completion rates for each element of the wider site where known.

The combined projections for completions across the site for the next 5 years are outlined below:

Year	No. of Completions
2022/23	0
2023/24	0
2024/25	0
2025/26	30
2026/27	40

Site Name: South East MK Strategic Growth Area - Land west of Newport Road, Woburn Sands			
Planning Status of site @ 1 April 2022:		Allocation (Outline application (21/02085/OUT) awaiting permission)	
Delivery Record (No. of completions per year):	2019/20	2020/21	2021/22
	0	0	0
Progress on site as of 1 April 2022:	No. of Units U/C: 0		No. of Units Not Started: 103
Developer/Landowner:		Swan Hill Homes Limited	
SoCG/Proforma submitted: No		Have SoCG/Proforma projections been used for 5YHLS Assessment?	
Site Deemed Deliverable? yes			
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>This site forms the first phase of the South East MK (SEMK) Strategic growth area, allocated in Plan:MK.</p> <p>The site was subject to an EIA Screening Opinion in October 2018 (18/02254/EIASCR) followed by pre-application discussions with the Planning service between April and June 2019, when consideration was being given to a FUL application. Having undertaken pre-application engagement, Swan Hill Homes undertook a range of community engagement between June and August 2020.</p> <p>Following the Council's consultation on the draft Southeast Milton Keynes – Strategic Urban Extension Development Framework Supplementary Planning Document (SPD) between February and April 2021, the applicants submitted the current Outline application in July 2021; an outline application was submitted to align with the approach envisaged in the SPD for the wider SEMK site. As at 1 April 2022, the application is awaiting determination.</p> <p>Whilst the site does form part of the wider SEMK growth area, the application was submitted as a standalone single project with no functional inter-dependence between the site and other sites which form the wider allocation. This site will have its own access and drainage arrangements independent of the wider growth area and is therefore not reliant on any strategic infrastructure relating to the rest of the growth area to be delivered before it can come forward.</p> <p>Clear progress has been made on bringing forward this site for development in the past 3 years, culminating to-date in the submission of the current Outline application. Whilst this is only an outline application, due to the size of the site and its independence from the rest of the SEMK growth area, there is no reason that once the application has been determined, the site can progress towards delivery in good time. Indeed, Swan Hill Homes outline in the planning statement (Paras 1.8 and 9.8 Woods Hardwick "Planning and Housing Statement (July 2021)") for their application that the site will make an important contribution towards the Council's five-year housing supply, as from the date of their submission (July 2021).</p> <p>With clear progress being made on bringing this site forward and the commitment of the developer to deliver housing within the five-year period, this first phase of the SEMK growth Area is deemed to be deliverable in part. The lead-in times for a site coming forward via an outline permission, as outlined in the</p>			

Council's Phasing Methodology have been applied with a start on site expected in Quarter 4 of 2024/25 and first completions in June 2025. Projected completions have utilised the Phasing Methodology assumptions for a site of this scale, with the first full year of completions being 2026/27.

5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	30	40	33

Site Name: South East MK Strategic Growth Area – Woburn by Bow North and Woburn by Bow South			
Planning Status of site @ 1 April 2022:		Allocation	
Delivery Record (No. of completions per year):	2019/20	2020/21	2021/22
	0	0	0
Progress on site as of 1 April 2022:	No. of Units U/C: 0		No. of Units Not Started: 1,350
Developer/Landowner:		O&H Strategic Land	
SoCG/Proforma submitted: No		Have SoCG/Proforma projections been used for 5YHLS Assessment?	
Site Deemed Deliverable? No			
5YHLS Assessment Conclusion and Evidence Used: <p>This site forms one of the largest elements of the South East MK (SEMK) Strategic growth area, allocated in Plan:MK, covering the majority of the site north of the railway line and the furthest east portion of the site south of the railway line. These elements of the site are under the ownership of O&H Strategic Land.</p> <p>The site was subject to an EIA Screening Opinion in June 2021 (21/01038/EIASCRC) and at the same time, O&H entered pre-application engagement with the planning service with regards to the entirety of their landholdings on the SEMK Growth site. As at 1 April 2022, pre-application engagement was ongoing.</p> <p>In response to the Council's Land Availability Assessment call for sites carried out between February and April 2022, O&H provided submissions (as attached) outlining that their intentions with regards bringing the site forward for delivery. This outlined their planning strategy as:</p> <ul style="list-style-type: none"> - Submission of an outline planning application (which is currently being prepared) for the land to the south of the railway line in July 2022 for 350 units. - Submission of a second outline planning application in spring 2023, for circa 1,000 dwellings. <p>The submission further outlines that progress continues to be made on the drafting of a framework agreement for the growth area, as is required by policy within Plan:MK and, that they anticipate both elements of their site will deliver dwellings within the next five-year period.</p> <p>For the southern parcel they anticipate to deliver the site within 5 years from start on site with projected annual completions of:</p> <p>Yr 1 - 25 homes Yr 2 - 75 homes Yr 3 - 150 homes Yr 4 - 75 homes Yr 5 - 25 homes</p>			

For the northern parcel of the site, this is anticipated to deliver at a rate of 125 dwellings per annum over a period of 8 to 9 years.

Whilst clear progress has been made with regards bringing forward the O&H owned elements of the SEMK Growth Area during 2021/22 and O&H have, through their submissions, set out a timeline for their planning strategy for the site, with no outline applications having yet been submitted it is felt that the programme for delivery outlined may not realistically be achievable. This is particularly the case when consideration is given to the scale of the sites in question, their integration with other elements of the wider allocation and the need to agree and deliver strategic infrastructure across the wider growth area site.

Whilst it is possible that the sites may deliver some dwellings within the current five-year period, as proposed by the developer, it is not felt that there is yet suitable clear evidence to determine that they should be considered deliverable for this year's assessment.

5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	1,350



Jon Palmer
Head of Planning
Milton Keynes Council
Civic Offices
1 Saxon Gate East
Central Milton Keynes
MK9 3EJ

Jonathan.Palmer@milton-keynes.gov.uk

20 April 2022

Varsity Town Planning Ltd
17 Media Village
Liscombe Business Park
Soulbury
Leighton Buzzard
Bedfordshire
LU7 0JL

07881 953124

varsitytownplanning.com

Dear Jon,

MILTON KEYNES LOCAL PLAN REVIEW 'CALL FOR SITES'

I am writing on behalf of O&H Strategic Land (O&H) to set the planning and delivery context within which we have responded to the Council's recent 'Call for Sites'.

O&H have the freehold ownership of land to the south of Wavendon and west of Woburn Sands. As you are aware, the majority of O&H's landholding is already allocated under policy SD11 of your adopted Local Plan for the South East Milton Keynes Sustainable Urban Extension (SEMK SUE).

Whilst the Local Plan was adopted in 2019, a planning application on O&H's land has not yet been forthcoming and we wanted to take the opportunity to put on record the reasons for this. The pause in bringing forward an application is not a reflection of the site's deliverability.

Policy SD11 contains a requirement that a 'Comprehensive Development Framework' must be adopted by the Council before an application in SEMK can be determined. The Council took the decision to procure the services of UDLA to prepare this and asked for landowner support in terms of financial support, sharing of technical information and review of emerging concepts. O&H have fully supported this process and are pleased that this has now been adopted.

In June 2021, O&H submitted a pre-application to the Council for the whole of their landholding. This process has not been a constructive one. We have not had the promised scoping meetings with decision makers and are yet to receive a response to our application.

Since the submission of our pre-application, we have listened very carefully to some of the key political priorities that have arisen during your Delegated Decisions Meetings. The first of which is a desire to reach informal agreement with landowners to phase the SEMK SUE from west to east. The second is a desire for the Council to lead a stakeholders group focused on the design and routing of the H10 grid road extension. The third is a preference for the East West Rail Company to declare their preferred design solution through their planned statutory consultation.



To reflect these aspirations, O&H have decided to review their planning strategy as follows:

1. An outline planning application is currently being prepared for O&H's land to the south of the railway line (Woburn-by-Bow South). The target date for submission of the application is July 2022 and the application will be for circa 350 dwellings.
2. A second outline planning application will start to be prepared later this year for O&H's land to the north of the railway line (Woburn-by-Bow North). The target date for submission of this application is spring 2023 and the application will be for circa 1,000 dwellings.

Both applications will accord with both Policy SD11 and the adopted Development Framework. The 'Call for Sites' forms that have been submitted reflect the above approach and anticipate delivery on both sites within the next five years.

Sitting alongside the planning application work is the draft Framework Agreement. O&H have proactively engaged in this process and feel that significant progress has been made with your officers and the other landowners to ensure delivery.

O&H are committed to bringing forward all of their land within the SEMK SUE in line with your adopted spatial strategy and we will work with the Council as proactively as your officer's time and resources allow.

We trust that this clarifies O&H's planning strategy but please do come back to me if you would like to discuss any aspect in more detail.

Yours sincerely



Pippa Cheetham
Planning Director MPHIL MRTPI

pippa@varsitytownplanning.com

cc. Tobin Rickets, O&H Strategic Land
Lee Collins, O&H Strategic Land

Site Name: South East MK Strategic Growth Area – Land North of Bow Brickhill Road And Woburn Sands Road			
Planning Status of site @ 1 April 2022:		Allocation (OUT application (22/00524/OUTEIS) awaiting determination)	
Delivery Record (No. of completions per year):	2019/20	2020/21	2021/22
	0	0	0
Progress on site as of 1 April 2022:	No. of Units U/C: 0		No. of Units Not Started: 1,700
Developer/Landowner:		L&Q Estates Ltd and Fox Land & Property Ltd	
SoCG/Proforma submitted: No		Have SoCG/Proforma projections been used for 5YHLS Assessment?	
Site Deemed Deliverable? No			
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>This site forms one of the largest elements of the South East MK (SEMK) Strategic growth area, allocated in Plan:MK, covering the majority, but not all, of the site south of the railway line. These elements of the site are under the ownership of L&Q Estates Ltd and Fox Land & Property Ltd.</p> <p>The landowners have made progress on bringing the site forward for development in recent years, entering pre-application engagement with the Planning service in the summer of 2019 and submitting an EIA Scoping report in August 2019 with the Council providing a Scoping Opinion in response in September 2019. A PPA has also been entered into between the landowner and the Council to guide the development through the planning stages. Formal public engagement on the proposal for development was undertaken during January and February 2022 and subsequently an Outline application for the entirety of the land owned by L&Q Estates/Fox Land & Property Ltd was submitted in March 2022.</p> <p>As at the 1 April 2022, the application was being assessed and awaiting determination. In line with the agreed PPA the application is due for determination at Committee in September 2022. Recent correspondence has however outlined that this is to be extended to the Committee meeting in January 2023 due to the scale and complexities of the development being proposed, the involvement of other landowners and to allow for further work to be carried out on the proposals prior to determination, so as the proposed development is in accordance with the Development Framework SPD for the SEMK growth Area.</p> <p>The landowners have outlined in the supporting Planning Statement for the submitted planning application that the intention is to bring the development forward on a phased basis over coming years, facilitating the development with early infrastructure and with a number of housebuilders being offered phases of the development.</p> <p>Furthermore, they have outlined that, with the proposals submitted to-date being in outline with all matters reserved except access, there will be a lead in time to delivery of the new homes on the site, with Reserved Matters to secure following outline planning permission, pre-commencement conditions to discharge and key initial development infrastructure to deliver, including principally highway access points, before housing can be constructed.</p>			

The landowners outline that their expectation is however that housing could start to be delivered from this site from 2024 onwards depending on how long the formal determination process takes. The scale of the development also inevitably means that it will be completed over a number of years, potentially around 150 dwellings per annum with a number of house building outlets operating from the site simultaneously, but this means completion of the entire development would be over 10 years from first completions, through to 2035.

Whilst clear progress has been made with regards bringing forward these elements of the SEMK Growth Area during 2021/22, culminating in the submission of an Outline planning application and, the landowners have, through their submission documents, outlined their intentions for delivering the site, including timescales for when housing is likely to start being delivered on site, is felt that the programme for delivery outlined is currently not evidenced in enough detail and may not realistically be achievable. This is particularly the case when consideration is given to the scale of the site in question, the need to agree and deliver strategic infrastructure and, the stages that will still be required to go through, even after granting of outline permission (which realistically will not be until late 2022/23 at the earliest, on the assumption the current Outline permission were to be approved), including approval of site wide design codes, disposing of parcels to housebuilders, submission and approval of REM applications and discharge of conditions.

Whilst it is possible that the site may deliver some dwellings within the current five-year period, as proposed by the developer, it is felt that there is not yet enough suitable clear evidence to determine that it should be considered deliverable for this year's assessment. The completion of first dwellings has therefore been pushed back outside the current five-year period.

5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	1,700

Milton Keynes East Front Sheet

The Milton Keynes East Strategic Growth Area is one of two major strategic extensions to the urban area of Milton Keynes which was allocated through Plan:MK. Milton Keynes East was allocated through Policy SD12 of Plan:MK for a comprehensive new residential and employment development of approximately 5,000 dwellings, to meet the long-term needs of Milton Keynes.

As the site involves the first time that the growth of the urban area of Milton Keynes will cross the M1 Motorway, Policy SD12 outlined that development can only commence once the necessary strategic infrastructure required to make the site deliverable is funded and is being delivered. This infrastructure includes the delivery of a new bridge across the Motorway. In the circumstance of the infrastructure being delivered, the development of the site will be allowed to proceed within the Plan:MK period as an additional source of housing and employment land supply.

In 2018 the Council submitted a Housing Infrastructure Fund (HiF) bid to fund the delivery of a new motorway bridge, strategic highways infrastructure and other site wide infrastructure. In early 2020 it was announced that the Council had been successful in securing approximately £95 million from the HiF to deliver all strategic infrastructure on the site. In October 2020 the Council and Homes England signed the HiF Grant Determination Agreement contract, which incorporated a *'Milton Keynes East Housing and Infrastructure Delivery Strategy'* which was compiled by all landowners and included an agreed timetable for spend of the grant funding and delivery of the infrastructure and, housing that will be delivered as a result (including annual delivery projections). The information contained within this strategy has been used to formulate the delivery programme for the site.

The housing element of the site is split between three landowners:

- St James Group (Berkeley) – 4,600 dwellings
- Bloor Homes – 800 dwellings
- Milton Keynes Council – 350 dwellings.

Milton Keynes Council adopted a Development Framework SPD for the site in January 2020, which is required prior to determination of any planning application on the site, as per Plan:MK policy. Both St James Group and Bloor Homes entered into planning performance agreements with Milton Keynes Council to guide and support the preparation and determination of planning applications and undertook formal pre-application engagement as part of the PPA. This is also being supported by a dedicated MK East Team which has been set-up within the Council's Planning department to solely deal with applications relating to this site, to ensure deadlines in both the PPA and Determination Agreement Contract are met.

Both St James Group and Bloor Homes agreed and signed SoCG for the purposes of the 2021 assessment. These SoCG outlined the agreed delivery programmes for their relevant parcels of land, including proposed phasing and projected annual housing completions, which reflect the agreed information and housing output targets that were built into the signed Funding Determination Agreement. Updates to these SoCG have been provided by both St James and Bloor for the purposes of this year's assessment.

No SoCG or front sheet have been provided for the Milton Keynes Council element of the site, as this land is not due to be developed until later in the site's delivery and, as such, these units are not considered to be deliverable for the purposes of this assessment.

As is outlined in more detail in the phase-specific front sheets following this, progress has continued to be made during 2021/22 towards the delivery of Milton Keynes East. St James Group have achieved Outline permission for all their residential units and Full permission for the delivery of Milton Keynes East site-wide strategic infrastructure and Bloor Homes also submitted their Outline application and are awaiting determination.

Across the wider site, enabling works for the delivery of infrastructure has been ongoing since April 2021 and the construction company for delivering this infrastructure have been appointed with delivery due to start on site in January 2023. All HiF funded highways works, including the new M1 bridge and floodplain viaduct is scheduled to be in place by Mid-2024, thus opening up all land designated for residential use. Not all the site (particularly that owned by Bloor) requires this strategic infrastructure for the delivery of housing, therefore these parcels will be able to come forward prior to this date.

Furthermore, a REM application is due to be submitted by the end of 2022 for the first primary school and the site's health hub; these are to be delivered by Milton Keynes Council and will be completed by December 2024 and November 2024 respectively.

Clear progress has therefore been made during 2021/22, and continues to be made, towards the delivery of the site, both in terms of site-wide strategic infrastructure and towards delivery of the residential phases of the development. The progress made to-date, alongside the clear evidence to support a delivery programme agreed with all landowners and housebuilders (as outlined in the following pages) which aligns with a Determination Agreement Contract for the HiF, which all parties are signed up to, demonstrates that elements of this site are deliverable and will deliver residential units within the five-year period.

A detailed breakdown of each phase, including relevant evidence, is provided on the pages following this front sheet, including the projected completion rates for each element of the wider site.

The combined projections for completions across the site for the next 5 years are outlined below:

Year	No. of Completions
2022/23	0
2023/24	0
2024/25	20
2025/26	100
2026/27	175

Reviewing the annual delivery projections provided by both housebuilders for the build-out of the site in total, results in an average annual rate of 200dpa across the site – this is below the assumptions for a strategic site as set-out in the Council's Phasing Methodology (220dpa) and below the average build-out rate of the Eastern Expansion Area – the first Strategic Growth Area in Milton Keynes to almost be complete. As the next 5-year period sees the start of delivering housing on site, it is understandable that rates will likely be below the anticipated average annual rate for the site set out in the housebuilders' projections, it is therefore deemed that the projections provided are realistic and achievable and, as such, have been applied.

Milton Keynes East - Housing Delivery and Phasing Information

20-Sep-22

Year	St James	Bloor	MKC	Annual Total	Cumulative	Phasing Information
2021						
2022						
2023						
2024		50		50	50	
2025		100		100	150	
2026	50	100		150	300	
2027	100	100		200	500	
2028	100	100		200	700	
2029	100	100		200	900	
2030	100	100		200	1100	
2031	150		50	200	1300	
2032	150		50	200	1500	
2033	150		50	200	1700	
2034	150		50	200	1900	
2035	150		50	200	2100	
2036	150		50	200	2300	
2037	150		50	200	2500	
2038	200			200	2700	
2039	200			200	2900	
2040	200			200	3100	
2041	200			200	3300	
2042	200			200	3500	
2043	200			200	3700	
2044	200			200	3900	
2045	200			200	4100	
2046	300			300	4400	
2047	300			300	4700	
2048	300			300	5000	
Total	4000	650	350	5000		

1100 Phase 1

1400 Phase 2

2500 Phase 3

secondary

Primary #3

Primary #4

Site Name: Milton Keynes East – St James Group			
Planning Status of site @ 1 April 2022:		OUT Permission (21/00999/OUTEIS)	
Delivery Record (No. of completions per year):	2019/20	2020/21	2021/22
	0	0	0
Progress on site as of 1 April 2022:	No. of Units U/C: 0		No. of Units Not Started: 4600
Developer/Landowner:		St James/Berkeley	
SoCG/Proforma submitted: Yes		Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes	
Site Deemed Deliverable? Yes – a proportion is deemed deliverable			
5YHLS Assessment Conclusion and Evidence Used: <p>This forms the largest element of the Milton Keynes East Strategic Growth Area and is under the ownership of St James/Berkeley, who are also the housebuilders who will be delivering the site.</p> <p>St James group have entered a PPA with Milton Keynes Council to guide and support the progress of the development through the planning system and this is being supported by a dedicated MK East Team which has been set-up within the Council's Planning department to solely deal with applications relating to this site, so as to ensure deadlines in both the PPA and Determination Agreement Contract, signed with Homes England in relation to the Housing Infrastructure Fund (HiF) award for this site, are met.</p> <p>Having undertaken pre-application engagement, St James submitted a hybrid planning application in March 2021, seeking FUL permission for all strategic infrastructure across the site (which is to be delivered by St James Group and Milton Keynes Council) and outline permission for their 4,600 dwellings. This was subsequently approved in February 2022 and followed by the submission of initial DISCON applications against the Outline permission in February and March 2022 (22/00652/DISCON - 22/00401/DISCON - 22/00456/DISCON - 22/00463/DISCON - 22/00472/DISCON - 22/00486/DISCON - 22/00484/DISCON - 22/00583/DISCON - 22/00523/DISCON), all of which have now been determined.</p> <p>An initial SoCG with St James Group was agreed for the 2021 assessment outlining the programme for bringing their phases of the wider site forward (a copy is contained within the 2021 assessment). Following approval of their Outline permission St James have provided an update to the next steps of delivering the housing phases of their site, from submission of relevant REM applications through to delivery of first completions.</p> <p>The updated programme is as follows:</p> <ul style="list-style-type: none"> - Site wide design code and design code for first residential phase to be submitted in January 2023 and March 2023 respectively, - REM application for first residential phase estate infrastructure to be submitted summer Q4 2023, - REM application for first residential phase to be submitted in Q4 2023, - Start on site for first phase of housing anticipated mid-2025, 			

- First housing completions to be delivered mid-2026,
- Delivery increasing to approx. 100dpa in first full year (2026/27) of housing completions.

This programme is also inline with the housing delivery programme agreed with Homes England for the delivery of the whole site.

As outlined above, significant clear progress has been made towards delivery of this Phase of Milton Keynes East during 2021/22 with approval of an Outline permission and DISCON applications. A clear programme has also been set out by the housebuilder through to the delivery of first housing units which enables delivery in line with housing delivery targets set by Homes England as part of the HiF. All of these elements alongside continued progress on strategic infrastructure on the wider site (as set out in the Milton Keynes East front sheet) are considered to provide clear evidence that the site is deliverable and will deliver units within the five-year period.

The lead-in times and build-out rates provided by St James are considered to be realistic when considered against the Council's Phasing Methodology assumptions.

5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	75	4525

James Williamson

Subject: FW: Housing supply
Attachments: Updated MKE Housing Delivery and Phasing.xlsx

From: Edward Heppenstall <Edward.Heppenstall@berkeleygroup.co.uk>
Sent: 20 September 2022 17:16
To: Paul Van Geete <Paul.VanGeete@Milton-keynes.gov.uk>
Cc: Ryan James <ryan.james@berkeleygroup.co.uk>; Ashley Spearing <ashley.spearing@berkeleygroup.co.uk>
Subject: [EXT]Housing supply

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Hi Paul

Ashley asked me to respond to your email regarding the Housing Supply.

James' bullets should be updated to include the yellow highlights (instead of the red).

- Site wide design code and design code for first residential phase to be submitted in January 2023 and March 2023 respectively,
- REM application for first residential phase estate infrastructure to be submitted summer 2023, Q4 2023
- REM application for first residential phase to be submitted in quarter 4 of 2023/24, Q4 2023
- Start on site for first phase of housing anticipated during quarter 4 of 2024/25 (mid 2025)
- First housing completions to be delivered quarter 3 of 2025/26 (mid 2026)
- Delivery increasing to approx. 100dpa in first full year (2026/27) of housing completions.

Attached are the housing delivery programme agreed with Homes England.

Come back to me if you need anything else.

Thanks

Ed

Edward Heppenstall
Development Director



Our Values – Have Integrity – Be Passionate – Respect People – Think Creatively – Excellence Through Detail

St James St William London North
Spaces Offices | 100 Avebury Boulevard | Milton Keynes | MK9 1FH
M: 07740 070436

Site Name: Milton Keynes East – Bloor Homes			
Planning Status of site @ 1 April 2022:		Allocation (Outline application (21/03420/OUTEIS) awaiting determination)	
Delivery Record (No. of completions per year):	2019/20	2020/21	2021/22
	0	0	0
Progress on site as of 1 April 2022:	No. of Units U/C: 0		No. of Units Not Started: 800
Developer/Landowner:			
SoCG/Proforma submitted: Yes		Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes	
Site Deemed Deliverable? Yes			
5YHLS Assessment Conclusion and Evidence Used: <p>This forms the second largest residential element of the Milton Keynes East Strategic Growth Area and is under the ownership of Bloor Homes, who are also the housebuilders who will be delivering the site.</p> <p>Bloor Homes have entered a PPA with Milton Keynes Council to guide and support the progress of the development through the planning system and this is being supported by a dedicated MK East Team which has been set-up within the Council's Planning department to solely deal with applications relating to this site, so as to ensure deadlines in both the PPA and Determination Agreement Contract, signed with Homes England in relation to the Housing Infrastructure Fund (HiF) award for this site, are met.</p> <p>Bloor Homes agreed and signed a SoCG for the purposes of the 2021 assessment which outlined the agreed delivery programme for their relevant parcels of land, including proposed phasing and projected annual housing completions, which reflected the agreed information and housing output targets that were built into the signed Funding Determination Agreement.</p> <p>Since the submission of the SoCG, Bloor Homes submitted an outline application in November 2021 which is currently awaiting determination, which is expected in autumn/winter 2022. A further update has been provided by Bloor Homes which outlines that they are currently preparing their first REM application and sets out their delivery programme for their phases, based on the determination of the Outline permission before the end of 2023.</p> <p>The timetable outlines:</p> <ul style="list-style-type: none"> - Submission of REM application for First Phase – January 2023 - Approval of REM application – July 2023 - Infrastructure start on site – August 2023 - House build start on site – December 2023 - First completion – August 2024. <p>The update further sets out projected housing completions on an annual basis which align with the housing delivery programme agreed with Homes England for the delivery of the whole site.</p>			

As outlined above, clear progress has been made towards delivery of this Phase of Milton Keynes East during 2021/22 in line with the SoCG signed in 2021, with the submission of the Outline application. A clear programme has also been set out by the housebuilder through to the delivery of first housing units which enables delivery in line with housing delivery targets set by Homes England as part of the HiF. All of these elements alongside continued progress on strategic infrastructure on the wider site (as set out in the Milton Keynes East front sheet) are considered to provide clear evidence that the site is deliverable and will deliver units within the five-year period.

The lead-in times and build-out rates provided by St James are considered to be realistic when considered against the Council's Phasing Methodology assumptions.

5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	20	100	100	580

James Williamson

Subject: FW: Mk East (Bloor Homes)

From: David Joseph <Patrick.Joseph@bloorhomes.com>
Sent: 20 September 2022 15:39
To: Paul Van Geete <Paul.VanGeete@Milton-keynes.gov.uk>
Subject: [EXT]RE: Mk East (Bloor Homes)

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Paul,

Jason & I have considered and suggest as below.

OPP:	December 2022
RM Ph 1 Submission:	January 2023 (being worked up alongside OPP)
RM Approval:	July 2023

Willen Road Infrastructure to commence May 2023 (By Newlands)

Bloor Infra Start on site:	August 2023
Bloor House Build start:	December 2023
First Legal completion:	August 2024

Legal completions up to end of March 2025:	20
Legal completions per year from then on:	100

Obviously, December is in Elizabeth's hands and assumes S106 is very much as draft.

Predictable question, anything on that or Wavendon?

Any queries let me know

David Joseph
Senior Planning Director

Bloor Homes South Midlands
Bewick House, 6 Cygnet Drive, Swan Valley, Northampton, Northamptonshire, NN4 9BS

Tel: 01604 684400
Email: Patrick.Joseph@bloorhomes.com



From: Paul Van Geete <Paul.VanGeete@Milton-keynes.gov.uk>
Sent: 20 September 2022 08:33
To: David Joseph <Patrick.Joseph@bloorhomes.com>
Subject: FW: Mk East (Bloor Homes)
Importance: High

Morning David, hope all is well with you.

Appreciate you could possibly be clearer on your forward timetable if you had a better idea when the Outline might be determined but working with the information we have today would you be able to sign up to the timeline that we have laid out in this draft SoCG for our 5 Year Housing Land Supply statement ?

Site Name: Bletchley – Land to south of Princes Way & west of Albert Street						
Planning Status of site @ 1 April 2022:				FUL Permission (16/02451/FUL & 21/00679/FULMMA)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 184		
Developer/Landowner:				Winvic Construction Ltd		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Site was granted FUL permission in October 2018 and during quarter 1 of 2020/21 the site was cleared and in June 2020 conditions began to be discharged. In early 2021 a FULMMA application was submitted (21/00679/FULMMA), and subsequently approved in August 2021, for amendments to overall floor plans, apartment types, communal spaces and other associated alterations.</p> <p>A proforma was submitted for the 2021 assessment which outlined that start on site was expected in October 2021 with all units projected to be completed in 2023/24. As at 1 April 2022, whilst further work has been carried out on site, construction work has not begun. Further conditions have however been discharged during 2021/22 (21/02791/DISCON - 21/02029/DISCON) against both the FUL permission and the FULMMA – therefore further progress continues to be made towards a start on construction work on site.</p> <p>No proforma has been submitted by the developer for this year's assessment however, due to the continued progress towards delivery of a FUL permission, the site is still deemed deliverable however, it is not considered that the projections for the site provided by the developer last year are achievable and, as such, the projections have been pushed back by a year to accommodate the delays seen on starting construction on site.</p> <p>With the majority of the site being apartments, the projections in terms of number of completions in a year are still considered to be appropriate when reviewed against the Council's Phasing Methodology assumptions.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	72	80	32	0

Site Name: Bletchley – Lathams Buildbase						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 75		
Developer/Landowner:				Private landowner		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: Allocated housing site. Redevelopment now potentially tied into East-West Rail and impact on level crossing/Simpson road. No recent contact with landowner's agent to suggest the site will be coming forward within 5 year period, site is therefore deemed not to be deliverable at this stage.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	75

Site Name: Bletchley – Former MFI building						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 28		
Developer/Landowner:				Private landowner		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>Allocated housing site previously used as a B&M retail unit which is currently vacant. Planning permission was granted in September 2020 (20/01630/FUL) to convert the existing retail unit into 3 retail units but this has not been taken forward. Instead, a new application has been submitted (22/00577/FUL) to convert the existing unit into a car sales centre; this is awaiting determination.</p> <p>Current evidence therefore suggests that it is intended that the site will continue in retail use in the short to medium term and that there is no current plans to take the housing allocation forward.</p> <p>Site is therefore deemed not to be deliverable at this stage.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	28

Site Name: Bletchley – Berwick Drive						
Planning Status of site @ 1 April 2022:				Allocation (FUL application awaiting determination (21/00653/FUL))		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 12		
Developer/Landowner:				Milton Keynes Council		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>Site is a Council owned former garage site which was allocated for residential use through Plan:MK and has an adopted development brief in place.</p> <p>Discussions between MK Housing department and planning has been ongoing since 2018 and initial pre-application engagement took place in late 2019. Further formal pre-application engagement took place in May 2020 (20/01208/PRELAR)), including a presentation of the updated proposals at the Council's Design Review panel and, in January 2021 a FUL application (21/00653/FUL) was submitted for the scheme, which as at 1 April 2022 is awaiting determination.</p> <p>At a meeting with Milton Keynes Council's Head of Housing Delivery on 22 March 2022 (agreed note of meeting is attached at Appendix 2) it was outlined that as soon as the application was determined, progress will continue on delivery.</p> <p>An updated SoCG has also been submitted by the Head of Housing Delivery, outlining that as at September 2022, the scheme has also been published for tender as planning permission is expected imminently. The SoCG also contains proposals for start on date and build-out of the 12 houses.</p> <p>Based on the information known as at 1 April 2022, the site is deemed to be deliverable and the projections provided in the SoCG are considered to be realistic when considered against the assumptions for a site of this size as outlined in the Council's Phasing Methodology); they have therefore been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	12	0	0	0	0

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
March 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
Allocation; FUL application (21/00653/FUL) awaiting determination	Berwick Drive, Bletchley	12

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery
<p>The site is allocated for residential development in Plan:MK and forms part of the Council's pipeline 2 programme of Council house building; it has an adopted Development Brief and initial pre-application discussions with Milton Keynes Council Planning Department were undertaken in late 2019.</p> <p>Following initial pre-application discussions, further work was undertaken in preparing the proposal for this site, including taking the updated proposals to the Council's Design Review panel in May 2020 and undertaking further pre-application advice (20/01208/PRELAR).</p> <p>The final proposals for the scheme, which will deliver 12 Council houses, were submitted for planning in January 2021 under application reference 21/00653/FUL and are awaiting determination – which is expected late summer 2022. Once determined progress will continue with delivery.</p> <p>Scheme has been published for tender in September 22, with planning permission expected imminently.</p>


2. Statement of Common Ground

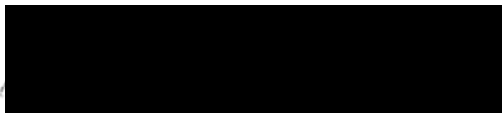
Taking account of information provided here, Will Rysdale, Head of Housing Delivery at Milton Keynes Council can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 1 April 2022.

Anticipated Start on Site date:	01/04/2023
--	------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	12
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: (Developer/Landowner/Agent)	
Date:	12/09/22

Signed: (Milton Keynes Council)	
Date:	02/09/2022

Site Name: Bletchley – R/O 22 Simpson Road						
Planning Status of site @ 1 April 2022:				FUL Permission (19/02228/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 40		
Developer/Landowner:				McCann Homes		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>FUL permission was granted in May 2020, with the application's Planning Statement outlining that the proposed development could be delivered quickly if permission were to be granted and that all 40 units would be able to contribute to the Council's five-year land supply. The deliverability of the site was further supported by a proforma being submitted by the housebuilder's agent for both the 2020 and 2021 assessments outlining that development was anticipated to commence during April 2021 with the site delivering equal completions in 2021/22 and 2022/23.</p> <p>As at 1 April 2022, construction work had not started on site however, in November 2021 a FULMMA application had been submitted (21/03527/FULMMA) seeking to amend the materials for use on the development; this was granted in February 2022. This explains the delay in start on site, however, continues to show that the site is progressing towards delivery and provides evidence to demonstrate deliverability of the site.</p> <p>No new proforma has been submitted for this year's assessment and, as such, lead-in times (based on the grant of the new FULMMA) and build-out rates for a site of this size as per the assumptions set out in the Council's Phasing Methodology have been applied, with the lay-out of the site taken into account in terms of completions within each block of apartments.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	34	6	0	0	0

Site Name: Central Milton Keynes – YMCA Redevelopment						
Planning Status of site @ 1 April 2022:				FUL Permission (16/01769/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 261		No. of Units Not Started: 0		
Developer/Landowner:				Mayforth		
SoCG/Proforma submitted: yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>The site was granted FUL permission in November 2017 and included the development of a new YMCA building and 261 apartments in a separate block. As part of the planning permission, construction of the apartments could not start until completion of the new YMCA building.</p> <p>The YMCA building was completed in early 2020 and from September to December 2019, conditions were discharged in relation to the associated apartment block. Construction on the apartment block began in July 2020 and as at 1 April 2021, the building was well underway.</p> <p>A proforma was submitted by the developer for the 2020 assessment outlining that all units will be completed in 2022/23; expected in Q3 of 2022. This was further confirmed by the developer for the 2021 assessment and also through a response to this year's assessment with an updated proforma.</p> <p>With work being well advanced on construction and with all units being delivered in one block and, with the developers having completed the YMCA building, these projections are still deemed to be achievable and have therefore been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	261	0	0	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
16/01769/FUL	YMCA REDEVELOPMENT – CENTRAL MILTON KEYNES	261

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	261	0	0	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

Signe



Name: GLENN MASTARDEN

Position: DIRECTOR

Company: MAYFORTH

Date: 27/6/22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Central Milton Keynes – East of John Lewis Car Park						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 93		
Developer/Landowner:				Milton Keynes Development Partnership (MKDP)		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>At a meeting with MKDP on 10 March 2022 (agreed note of meeting is included in Appendix 2) it was confirmed that the site, which is adjacent to the Hotel La Tour development (for which development has just completed) is subject to an agreement with Hotel La Tour to be utilised as a car park for a period of three years after completion of the hotel scheme. It is however expected that this agreement will no longer be needed due to the multi-storey car park constructed immediately adjacent to the site.</p> <p>The intention is to market this site relatively quickly following the completion and opening of Hotel La Tour however, as per MKDP protocol, a Development Brief will need to be delivered first. With this in mind there are no definitive timescales set for marketing of the site presently and, it is likely that any development would likely be delivered after 1 April 2027.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	93

Site Name: Former Wyevale Garden Centre, D4.4 North, CMK						
Planning Status of site @ 1 April 2022:				Construction work started on site (18/01591/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 328		
Developer/Landowner:				Abbeygate Developments		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>The site was a Milton Keynes Development Partnership (MKDP) site with an approved development brief, for which Abbeygate Developments was chosen as the preferred developer following marketing.</p> <p>Abbeygate Developments gained FUL planning permission for the site in July 2019. A FULMMA application (20/02943/FULMMA) for the development was submitted in November 2020, this was approved in March 2021 alongside a variation to the S106 agreement.</p> <p>Builders started on site in February 2022 and were still completing ground works as of April 1, 2022. Two Discharge of Condition applications were submitted in 2021/22 in line with commencement on site (22/00551/DISCON & 21/03763/DISCON).</p> <p>A pro-forma has been submitted by the developer stating completion of both blocks of apartments in 2024/25, this aligns with publicity from the developer in December 2021 when ground was broken on site, stating completion in mid-2024 (as outlined in the attached newspaper article) and, is in line with the average build-out times for sites consisting entirely of flats which, as outlined in the Council's Phasing Methodology, sits at 38 months from grant of detailed planning permission to completion.</p> <p>The projections provided by the developer have therefore been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	328	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
18/01591/FUL	WYEVALE GARDEN CENTRE (D4,4 NORTH) - CENTRAL MILTON KEYNES	328

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

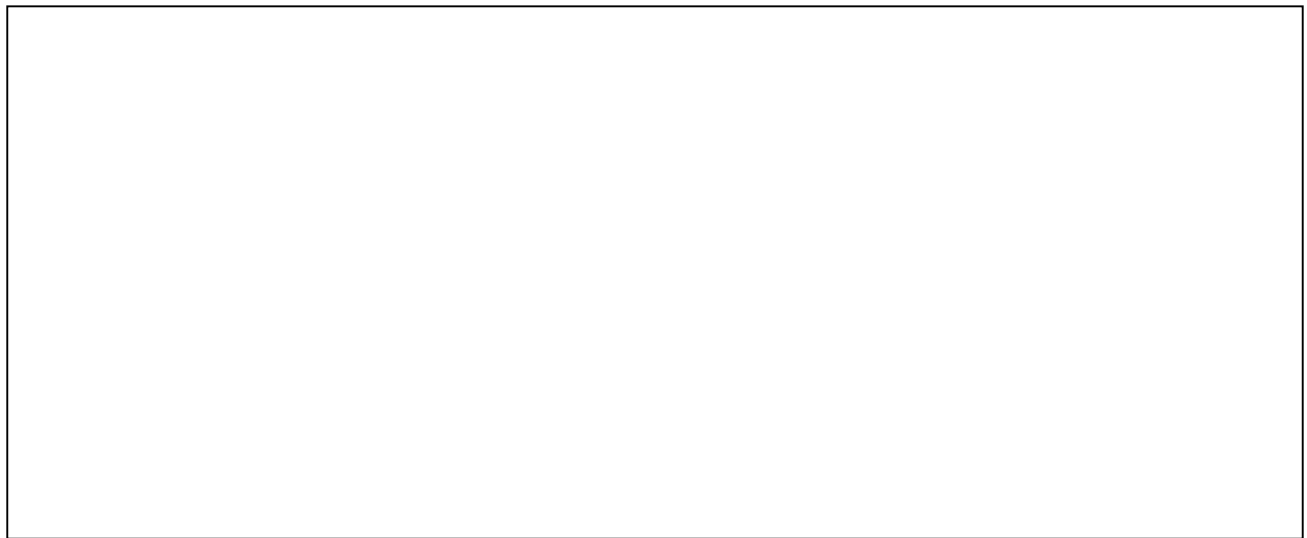
Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	0	0	328	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

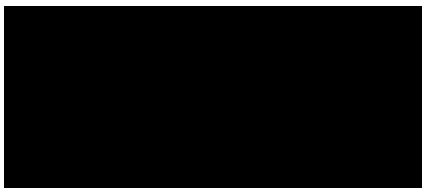
Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.



Signed:



Name: D G Gwynne

Position: Director

Company: Abbeygate Developments

Date: 31 May 2022

Please return to housing.monitoring@milton-keynes.gov.uk

News > People

Redevelopment of old garden centre site starts in new year at Milton Keynes city centre

The former Wyevale site has been unused for years

By Sally Murrer

Monday, 13th December 2021, 12:53 pm

Updated Monday, 13th December 2021, 12:54 pm



MKCITIZEN

Hundreds of new apartments are to be built on CMK's former Wyevale Garden Centre site in the New Year.

The prominent Avebury Boulevard site, which is opposite Xscape, has been vacant ever since the garden centre closed down 15 years ago.

It has been sold by Milton Keynes Development Partnership and will be developed into a 330-apartment "high quality "major residential scheme.



Artists' impression of the new apartments

Construction due to start early in 2022 and completion will be in mid-2024.

The £80 million deal has been facilitated by Milton Keynes based developer Abbeygate who worked with Milton Keynes Development Partnership to ensure the planning consent was delivered and sourced an investor who wanted to make a valuable contribution to the city's future.

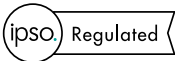
MKDP Property Development Director Matthew Green said: "We are delighted that the project is going to be starting in the New Year. The funder's aspirations

were very clear and their substantial investment in Central Milton Keynes demonstrates their shared belief in the future of the City Centre.”

Milton Keynes Development Partnership (MKDP) is a Limited Liability Partnership (LLP) owned by Milton Keynes Council. Its primary role is to use and develop its portfolio of land assets to advance the council’s objectives to develop the city to build on its impressive track record and to become an ever-better place to live and socialise as well as to work and conduct business.

MKDP’s managing director is MKC’s deputy chief executive Tracey Aldworth who oversees MKDP’s team of professionals, reporting to a board comprising an independent chair, four independent members, three local councillors and MKC Chief Executive Michael Bracey.

Milton Keynes



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Site Name: Central Milton Keynes – R/O Central Library						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 98		
Developer/Landowner:				Milton Keynes Council		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: Uncertainty over whether this site will be needed for other uses associated with the library and as such if it is to come forward for housing it will not be in the short term. Site is therefore deemed to be undeliverable at this stage.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	98

Site Name: Central Milton Keynes – R/O Saxon Court			
Planning Status of site @ 1 April 2022:		FUL permission (21/02246/FULEIS) granted at DCC, awaiting issue	
Delivery Record (No. of completions per year):	2019/20	2020/21	2021/22
	0	0	0
Progress on site as of 1 April 2022:	No. of Units U/C: 0		No. of Units Not Started: 288
Developer/Landowner:		Milton Keynes Council/Milton Keynes Development Partnership/First Base	
SoCG/Proforma submitted: Yes		Have SoCG/Proforma projections been used for 5YHLS Assessment? No – More conservative build-out rate applied	
Site Deemed Deliverable? Yes			
5YHLS Assessment Conclusion and Evidence Used: <p>The site was a Milton Keynes Development Partnership (MKDP) and Milton Keynes Council site; a development brief for the site was prepared and consulted on during 2018 before it was marketed during 2019. First Base (now MK Gateway Ltd) were selected as preferred developers in 2019 and exchanged contracts in late 2020.</p> <p>Pre-application engagement took place between MK Gateway Ltd and Milton Keynes Council planning service and other statutory consultees from April 2020 and a planning performance agreement to agree a further programme of pre-application discussions and, timescales relating to the submission and determination of a planning application seeking full permission was signed in November 2020. Subsequent pre-application took place in December 2020 and early March 2021.</p> <p>Alongside this, significant consultation work was undertaken by MK Gateway Ltd during late 2020 and early 2021, including presenting at the Council's Development Design Forum in February 2021. An EIA screening request was also submitted in January 2021 (21/00234/EIASCR).</p> <p>The scheme is a mixed-used employment and residential scheme which will see the existing Saxon Court building retained and extended for Employment use and the vacant land to the south of the site developed for 288 PRS units.</p> <p>A FUL application was submitted in July 2021 and in December 2021 was approved by Milton Keynes Council Development Control Committee subject to completion of a S106 agreement (the permission has subsequently been issued in September 2022). As at 1 April 2022 the agreement was still awaiting completion to enable the issue of the planning permission. The continued progress towards delivery of the site, culminating in a FUL application having been approved, supported by continued evidence provided by the applicants demonstrates that this site is deliverable as at 1 April 2022.</p> <p>The developer has submitted an updated proforma for this year's assessment which outlines that planning permission has subsequently been issued and they are working with MKC Planning to discharge conditions. The proforma also outlines that it is expected that construction work on the scheme will begin in quarter 2</p>			

of 2023/24 with all 288 units being delivered in 2025/26 – aligning with the anticipated build-out for the scheme as presented for the 2021 assessment.

As all units are to be delivered in a single block their delivery in one go is to be expected. Whilst the proposed lead-in time and build-out rate aligns with previous projections provided by the developer, a delay in issuing the planning permission, compared to the initial expected timescales, may lead to a knock-on delay in the build-out of the scheme. As such, whilst the projections provided by the developer do align with the expected build-out rate for flat blocks, as outlined in the Council's Phasing methodology and are therefore considered achievable, it has been decided to push back the projections by one year so as to allow a more conservative approach.

5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	288	0

James Williamson

Subject: FW: Saxon Court SoCG 2022
Attachments: Saxon Court SoCG 2022.docx

From: Mike Jones <mike.jones@bidwells.co.uk>
Sent: 14 October 2022 12:05
To: Mark Harris <mark.harris@bidwells.co.uk>
Cc: Suzi Green <suzi.green@bidwells.co.uk>
Subject: Fwd: Saxon Court SoCG 2022

Kind Regards,

Mike Jones
[REDACTED]

From: Steve Eccles <steve.eccles@socius-dev.com>
Sent: Friday, October 14, 2022 12:00:57 PM
To: Mike Jones <mike.jones@bidwells.co.uk>
Subject: Saxon Court SoCG 2022

Mike,

Apologies, I kept missing this

See attached, I've just noted it as Q2 next year for the start.

Steve

SOCIUS

Steve Eccles
Director

[REDACTED]

e: steve.eccles@socius-dev.com | www.socius-dev.com

a: 33 Broadwick Street, London, W1F 0DQ



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**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
21/02246/FULEIS	CMK – Saxon Court	288

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery
<p>MK Gateway Ltd have been involved with this site since being selected as preferred developers in 2019 following the site being marketed by Milton Keynes Council and Milton Keynes Development Partnership, who own separate parts of the site. MK Gateway Ltd subsequently acquired the site following exchange of contracts in late 2020.</p> <p>MK Gateway Ltd were engaged with pre-application enquiries with Milton Keynes Council Planning Department and other key statutory consultees since April 2020 and a Planning Performance Agreement (PPA) was entered into between the two parties in November 2020 to agree a further programme of pre-application meetings (which subsequently took place in December 2020 and March 2021) and, timescales on the submission and determination of a detailed planning application. An EIA screening request was also submitted in January 2021 (21/00234/EIASC).</p> <p>The scheme is a mixed use, employment and residential scheme with the existing Saxon Court building being maintained and extended for employment use and, the development of land to the south of Saxon Court for residential use, as per its allocation in Plan:MK. The residential element of</p>

the scheme is to deliver a total of 288 PRS (Private Rented) units, including policy compliant 31% affordable provision (discount market rent at 80% of the market rent).

A FUL planning application was submitted at the end of July 2021 and was approved subject to the completion of a S106 agreement at Development Control Committee in December 2021. The permission was subsequently issued in September 2022.

Following the grant of planning permission the applicants are now working with the Council to agree a programme to discharge conditions associated with the permission and approve any non-material amendments that may be required. Following completion of this programme, it is expected that development of the residential element of the scheme will start on site in Q2 2023/24, with completion of the residential element of the scheme in full during 2025/26.

All 288 units will be PRS apartments delivered within a single, mixed-tenure, block located on the vacant land to the rear of the existing Saxon Court building. As such, all units will be completed and become available to the market at the same time, as outlined in the delivery rates below.

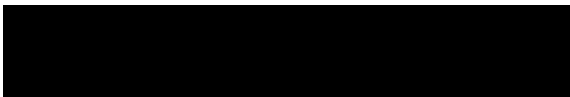
2. Statement of Common Ground

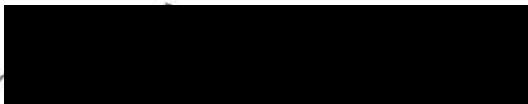
Taking account of information provided here, I Mike Jones, Partner at Bidwells, can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 1 April 2022.

Anticipated Start on Site date:	Q2 2023/24
--	------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	
2024/25	
2025/26	288
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: (Bidwells on behalf of MK Gateway Ltd)	
Date:	

Signed: (Development Plans, Milton Keynes Council)	
Date:	14/09/2022

Site Name: Central Milton Keynes – R/O Westminster House						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 63		
Developer/Landowner:				Milton Keynes Development Partnership (MKDP)		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: At a meeting with MKDP on 10 March 2022 (agreed note of meeting is included in Appendix 2) it was confirmed that delivery of the site is pending the Council's wider CMK Renaissance work. Site is yet to be marketed and at this stage it is not proposed to be marketed in the near future. Agreed that the site should not therefore be considered deliverable by the 1 April 2027 at this stage.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	63

Site Name: Central Milton Keynes – C4.2						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 93		
Developer/Landowner:				Milton Keynes Development Partnership (MKDP)		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: At a meeting with MKDP on 10 March 2022 (agreed note of meeting is included in Appendix 2) it was confirmed that the site does not have a development brief and has not been marketed; it was therefore agreed that the site should not be considered deliverable by the 1 April 2027 at this stage.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	93

Site Name: Central Milton Keynes – D3.4						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 250		
Developer/Landowner:				Milton Keynes Development Partnership (MKDP)		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: At a meeting with MKDP on 10 March 2022 (agreed note of meeting is included in Appendix 2) it was confirmed that the site is pending the Council's wider CMK Renaissance work and progression with neighbouring site potentially coming forward (via a private landowner). It has not been marketed and whilst there is potential that a scheme could come forward, there are no definitive timescales at this stage and it is therefore agreed that it should not be considered deliverable by the 1 April 2027.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	250

Site Name: Central Milton Keynes – Food Centre						
Planning Status of site @ 1 April 2022:				Hybrid Permission (19/02804/OUT)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 904		
Developer/Landowner:				Hermes		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>The site was reallocated in Plan:MK (2019) from its existing Commercial use (the former CMK Food Centre), to residential use, with early versions of the proposed scheme being outlined at the Plan:MK examination during the summer of 2018.</p> <p>In 2019 a formal Planning Performance agreement (19/01367/PPA) was entered into between the Council and Hermes and during 2019 extensive pre-application engagement was undertaken with the Council's Planning Department as well as local stakeholders, including public exhibitions and presentation at the Council's Development Review Forum in September 2019.</p> <p>In October 2019, a hybrid application for redevelopment of the site was submitted alongside a separate application (19/02898/PANOTH) for demolition of the existing food centre buildings. The hybrid application included a FUL element for the construction of the first 422 residential units and an outline application for the remaining 482 units.</p> <p>Prior approval for the demolition of the existing food centre buildings on site was approved on 27 November 2019 and the hybrid application was approved in June 2020. Work on demolition of the food centre buildings began in late 2020 and as at 1 April 2022 was completed and the site ready for construction work to start.</p> <p>The developer has not submitted an updated proforma for this year's assessment however, there has been clear progress with delivering the site. The element of the development that has FUL permission is due to be completed within the next five-year period and lead-in time/build-out rates which align with the assumptions set out in the Council's Phasing methodology have been applied. The element of the site which currently only has Outline permission, has not been deemed to be deliverable within the next five-year period, as no indication of progress has been provided by the developer.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	200	222	482

Site Name: CMK – Bowback House						
Planning Status of site @ 1 April 2022:				FUL permission (20/00185/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 306		
Developer/Landowner:				Canon Capital Developments Ltd		
SoCG/Proforma submitted: No – email provided by the construction manager				Have SoCG/Proforma projections been used for 5YHLS Assessment? yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: A FUL application for the demolition of the existing Bowback House building and erection of a 14-storey residential scheme totalling 306 units was granted planning permission by Development Control Committee in June 2020 subject to the agreement of a S106 agreement. This was subsequently agreed and planning permission was issued in December 2020. During 2021/22 further progress was made through the discharge of conditions (22/00775/DISCON - 21/01577/NMA - 21/02601/NMA - 21/02943/DISCON - 21/03578/DISCON - 21/03032/DISCON - 21/03033/DISCON - 21/03034/DISCON - 21/03051/DISCON) and in December 2021 the construction manager for the site confirmed the proposed build-out for the site (email attached) with demolition of the existing building due to start in early 2022, implementation at the end of March 2022 and the completion of the site in Q2 of 2024. This further aligns with publicity surrounding the start of the development, as per the attached article. The pre-implementation S106 monitoring fee was also paid in early March 2022. The completion of the site in Q2 2024/25 is conservative when considered against the average build-out time for solely flatted development in Milton Keynes (38 months from grant of detailed permission to full completion) however, given construction on the new build element is only due to start in early 2022/23, these are deemed to be appropriate projections and have therefore been applied.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	306	0	0	0

Mobile: 07518 745067

Web: www.milton-keynes.gov.uk/planning-and-building/

Milton Keynes Council | Civic | 1 Saxon Gate East | Milton Keynes | MK9 3EJ

From: Sharon Price

Sent: 15 December 2021 08:48

To: Elizabeth Verdegem <Elizabeth.Verdegem@milton-keynes.gov.uk>

Subject: FW: Introduction - 20/00185/FUL - Bowback House 299 Silbury Boulevard Central Milton Keynes Milton Keynes MK9 1NG

Morning Elizabeth

Would it be possible to have a quick chat in regards to the public art contribution for the above site please?

Regards

Sharon Price

S106 Planning Obligations Officer (Development Plans)

Email: Sharon.price@Milton-Keynes.gov.uk

Mobile: 07518 745067

Web: www.milton-keynes.gov.uk/planning-and-building/

Milton Keynes Council | Civic | 1 Saxon Gate East | Milton Keynes | MK9 3EJ

From: James Young <jamesyoung@hgliving.org>

Sent: 14 December 2021 16:20

To: Sharon Price <Sharon.Price@milton-keynes.gov.uk>

Cc: Stephen Bullen <stephenbullen@hgconstruction.co.uk>

Subject: [EXT] RE: Introduction - 20/00185/FUL - Bowback House 299 Silbury Boulevard Central Milton Keynes Milton Keynes MK9 1NG

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Hi Sharon

Thank you for your email.

To confirm I will be the point of contact for the fulfilment of the s016 on behalf of the Developer.

In terms of timings, we are looking to commence physical demolition in the New Year with implementation to then follow from the end of March 2022, and ultimate completion to fall into Q2 2024.

Please could we ask for invoices to be issued in advance (noting our legal requirements as per your letter) to Stephen Bullen cc'd addressed to:

HGL Milton Keynes Ltd
4 Hunting Gate
Hitchin
Hertfordshire
SG4 0TJ

News > People

£80m scheme launched to build another high rise block of flats at Central Milton Keynes

An office block is to be demolished to make way for hundreds of new flats

By Sally Murrer

Wednesday, 9th February 2022, 12:13 pm

Updated Wednesday, 9th February 2022, 12:14 pm



Pension giants PIC have revealed their plans to demolish an office block and build 306 apartments in the city centre.

The Pension Insurance Corporation plc will fund the £80m redevelopment of Bowback House, the former tax office and [DWP](#) building opposite Milton Keynes Magistrates Court.

Planning consent was granted last year for the four storey building to be demolished and a high rise 14-storey block of flats will be built on the site.



This was the artists' impression of the flats on the planning application

All the flats will be for rent, mainly on the private market. But 43 of them will be classed as affordable housing, say PIC.

Over the past 18 months, PIC says it has invested around £500 million in similar productive finance projects across the country, working closely with local councils to ensure that the projects bring "significant benefit" to local communities.

The benefits include employment and spend in the local economy in the short term, and "very high standards of rental accommodation" for tenants in the long term.

The CMK development will employ around 750 people on site during construction. It is due to be completed in 2024.



Bowback House, opposite MK Magistrates Court, will be demolished

Tracy Blackwell, CEO of PIC, said: "We are really pleased to announce our latest Build-to-Rent project, which will once again go above and beyond existing building requirements in terms of energy efficiency and resident safety."

Developers HG Living (HGL), have been chosen to build the scheme, which will include a residents' lounge, gym, fitness studio, sky lounge and multi-use games room.

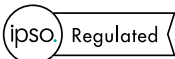
They will use Air Source Heat Pumps for hot water and green electric for heating, including solar panels.

.Rob Greaves, Development Director of HG Living, said: “We are delighted to be working with Pension Insurance Corporation on this project, which will be delivered in the spirit of true partnership with PIC. HG Living and HG Construction have an enviable track record of delivering projects with certainty for our institutional funding partners and creating high quality, sustainable living spaces that will make a positive long-term contribution to local communities.

"The Build-to-Rent sector has an important role in addressing the current housing shortage and we are pleased to play our part in bringing urgently required homes to the market at scale and at speed.”

The development is one of numerous projects to bring thousands of new apartments to CMK over recent years. These include the £180 million redevelopment of CMK's Saxon Court, which will include a 33-strey high block of apartments.

DWP



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Site Name: Netherfield, Cripps Lodge						
Planning Status of site @ 1 April 2022:				FUL Permission 20/02245/FUL		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 66		
Developer/Landowner:				Milton Keynes Council		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: Full planning permission was granted for the demolition of Cripps Lodge, a former care building under the ownership of Milton Keynes Council, and the erection of 66 residential units, all of which will be delivered as Council houses, in February 2021. Demolition of the former Cripps Lodge building also took place in early 2021. A meeting was held on 22 March 2022 with Milton Keynes Council's Head of Housing Delivery (agreed meeting note is included in Appendix 2), at which it was confirmed that a budget for the scheme was approved in December 2021 and that Architects, Ecologists and engineers were all lined up ready for final approval to appoint. Furthermore, it was outlined that detailed ground investigations were underway and ongoing and that a decision was to be taken before the end of the financial year to finalise the purchase of required land from the Parks Trust. A SoCG has also been submitted, which outlines that this decision was approved, all relevant professionals have been appointed and that a tender pack to procure a construction partner is currently being prepared so as to make an appointment in 2023/24, slightly later than was initially outlined at the meeting in March. Subsequent projections for start on construction of residential units and completion of all units have been provided The lead-in times and build out rates projected align with the assumptions for a site of this size as outlined in the Council's Phasing Methodology and as such have been applied.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	66	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
20/02245/FUL	CRIPPS LODGE – NETHERFIELD	66

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	0	0	66	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

March/April
2023

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

Progress continuing to be made following grant of planning permission and demolition of existing building on site during 2020 and 2021.

Budget of £21.4 million approved by MKC for the scheme in December 2021. A delegated decision was taken by MKC on 29 March 2022 to finalise the purchase of required land from the Parks Trust. Architects, Ecologists and engineers all appointed to draw up invitation to tender, with ground clearance and detailed ground investigations underway.

Tender pack to procure construction partner currently being prepared so as appointment can be made in 23/24.

Signed:

A black rectangular box redacting the signature of Will Rysdale.

Name: Will Rysdale

Position: Head of Housing Delivery

Company: Milton Keynes Council

Date: 02/09/2022

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Stantonbury – Rowle Close			
Planning Status of site @ 1 April 2022:		Allocation	
Delivery Record (No. of completions per year):	2019/20	2020/21	2021/22
	0	0	0
Progress on site as of 1 April 2022:	No. of Units U/C: 0		No. of Units Not Started: 66
Developer/Landowner:		MK Nominees Ltd and Taylor Wimpey	
SoCG/Proforma submitted: No – email received from house builder		Have SoCG/Proforma projections been used for 5YHLS Assessment?	
Site Deemed Deliverable? No			
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>The site consists of two neighbouring brownfield parcels which contain former Council garages. They were put forward by the landowners for re-allocation in Plan:MK and the Stantonbury Neighbourhood Plan and were subsequently allocated for residential use in Plan:MK (2019).</p> <p>Formal pre-application engagement has been undertaken (18/01109/PRELAR) and the landowners have been actively engaged with the preparation of the Stantonbury Neighbourhood Plan, working with the Parish Council and local residents to prepare a suitable scheme for a greater number of units than was indicatively proposed for the site in Plan:MK. This has included making representations to the consultation on the submission stage of the neighbourhood plan.</p> <p>The Neighbourhood Plan, containing a site-specific policy for this site (for 66 units) has successfully been through examination and referendum and, the plan was 'made' by Full Council on 16 June 2021.</p> <p>The landowners and developers have been in regular correspondence with the planning department, providing regular updates through the submission of proforma. In May 2019 a proforma was submitted which outlined their intention to deliver units on site in 2022/23, this was further confirmed by an updated proforma and letter in November 2019 which responded to progress with the preparation of the neighbourhood plan.</p> <p>In March 2020 a SoCG was submitted which outlined that the landowners were awaiting the approval of the neighbourhood plan, but still outlined that first completions were projected for 2022/23.</p> <p>However, for the purposes of the 2021 assessment, engagement with the housebuilders outlined that there were some ongoing land issues that needed to be resolved and at that time there were no dates for the development. The site was therefore pushed back outside of the 5-year period and considered undeliverable for the purposes of the 2021 assessment. Further correspondence with the developers for this year's assessment (as attached) has confirmed that, as of 1 April 2022, this position has not changed, and no progress had been made during 2021/22.</p> <p>The site is therefore deemed to be undeliverable again for this year's assessment.</p>			

5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	66

James Williamson

From: Emma Walton - TW South Midlands <Emma.Walton@taylorwimpey.com>
Sent: 28 April 2022 13:45
To: Housing Monitoring
Subject: [EXT]RE: Milton Keynes Council Five Year Land Supply sites updates and Land Availability Assessment

Categories: Returned Proforma

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Hi James,

The position with this site remains unchanged currently. I'm afraid I have no further updates at this time.

Kind Regards,

Emma

From: Housing Monitoring <Housing.Monitoring@milton-keynes.gov.uk>
Sent: 27 April 2022 13:59
To: Emma Walton - TW South Midlands <Emma.Walton@taylorwimpey.com>
Subject: Milton Keynes Council Five Year Land Supply sites updates and Land Availability Assessment

Warning: This email is from an external sender, please be cautious when opening attachments or links.

Good afternoon Emma,

Hope you are well.

We are currently undertaking the process of updating our annual housing monitoring and also gathering information for a Land Availability Assessment.

Last year you outlined that TW still part owned a site at Rowle Close, Stantonbury but, due to some land issues that needed resolving you did not have any dates for development of the site at the time.

I was wondering if this position had changed over the past year and, if progress has been made, whether you would be able to complete the attached proforma for the site or, alternatively, pass me on to someone who is able to?

I've also attached our standard information letter in case you need any further information on what we are doing etc.

Thanks,

James Williamson

Monitoring and Implementation Team Leader (Development Plans)

Site Name: Stony Stratford – High Street (Former Gas Works Site)						
Planning Status of site @ 1 April 2022:				Allocation and live planning application awaiting determination (21/02658/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 24		
Developer/Landowner:				National Places		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? No – more conservative build-out rate/lead-in time applied.		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: Site was allocated in the Stony Stratford Neighbourhood Plan. In early 2020, formal pre-application discussions were undertaken between the Council and the developer proposing a scheme to develop the site for the allocated number of units. Following pre-application discussions, a planning application (21/00328/FUL) was submitted in February 2021 for 24 units, however this was subsequently withdrawn due predominantly to unresolved flood risk issues. A subsequent application (21/02658/FUL), which attempts to resolve the issues raised with the previous application, was submitted in August 2021 and as at 1 April 2022 was due for determination at Committee in June 2022 with the application being prepared with a recommendation for approval. A proforma has been submitted by the developer who has outlined that work will start on site with immediate effect following grant of planning permission and project that the site will be built out in its entirety within one year which they have projected for 2023/24. Given the progress with a planning application which resolves previous issues and the recommendation for approval aligned with the developer's proforma outlining their intentions, the site is deemed to be deliverable however, the lead-in time and build-out rates proposed by the developer are deemed to be overly optimistic and, as such, a more conservative approach has been applied which aligns with the assumptions outlined in the Council's Phasing Methodology.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	15	9	0	0

James Williamson

From: Tara Johnston <tara.johnston@lichfields.uk>
Sent: 18 May 2022 12:29
To: James Williamson
Subject: [EXT]RE: Milton Keynes Council Five Year Land Supply sites updates and Land Availability Assessment [NLP-DMS.FID656868]
Attachments: MKC 2022 Housing Land Supply update - Former Gas Works Stony Stratford (002).pdf
Categories: Filed Proforma

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Hi James,

Please see the completed form attached.

If you have any queries please let me know.

Many thanks,

Tara

Tara Johnston
Planner

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
[REDACTED] / E tara.johnston@lichfields.uk

lichfields.uk

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From: James Williamson <James.Williamson@Milton-keynes.gov.uk>
Sent: 28 April 2022 13:57
To: Tara Johnston <tara.johnston@lichfields.uk>
Subject: RE: Milton Keynes Council Five Year Land Supply sites updates and Land Availability Assessment [NLP-DMS.FID656868]

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Hi Tara,

Thanks for getting back to me – if you are able to provide us with a response by the 20th May, it would be much appreciated.

Kind regards,

James Williamson

Monitoring and Implementation Team Leader (Development Plans)

T: 07775111072

Web: www.milton-keynes.gov.uk/planning-and-building/

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
March 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
Allocation and live planning application ref. 21/02658/FUL	Stony Stratford – High Street (Former Gas Works Site)	24 homes

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery
Planning application for full planning permission pending (ref. 21/02658/FUL). The application has not yet been determined but it is understood that the case officer will be recommending it for approval, subject to conditions.

2. Statement of Common Ground

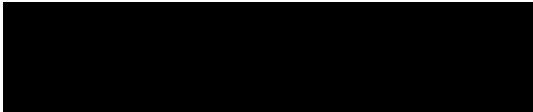
Taking account of information provided here, I ...Tara Johnston, Planner, at Lichfields.. can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 1 April 2022.

Anticipated Start on Site date:	Immediate start on site following approval of planning application
--	--

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	24 (one year to build out following approval of planning application)
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: (Developer/Landowner/Agent)	Tara Johnston (Lichfields on behalf of National Places)
Date:	18.05.22

Signed: (Milton Keynes Council)	
Date:	

Site Name: Wolverton – Agora redevelopment						
Planning Status of site @ 1 April 2022:				FUL permission (20/03293/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 115		
Developer/Landowner:				TOWN		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? No – build-out rates applied following review		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: The site is allocated in the Wolverton Neighbourhood Plan for the demolition of the existing (now redundant and empty) Agora shopping building and development of a residential-led mixed-use scheme. The site required for the new development also contains land owned by Milton Keynes Council and as such the Council is working with the developers of the site. TOWN began a formal pre-application process with the Council's planning department in June 2019 (19/01502/PRELAR) in relation to both the demolition of the Agora building and its redevelopment. An application for the demolition of the Agora building was submitted (19/02989/CON) in late 2019 and permitted in December 2019. A FUL application was subsequently submitted by TOWN in December 2020 and was permitted by Milton Keynes Council in December 2021. The site of the former Agora shopping centre has also been cordoned off and demolition work has begun on site. TOWN have submitted an updated proforma for this year's assessment outlining that construction on the site is due to start in February 2023 following the completion of the demolition of the Agora building and that all 115 units will be completed in 2024/25. Whilst the lead-in time from grant of permission through to first completion is deemed to be realistic, particularly given the need for demolition of the existing Agora building, the completion of all units within the space of two years (from start of construction), as outlined by the developer, does seem to be optimistic when compared to the assumptions for a site of this size as outlined in the Council's Phasing Methodology, particularly when it is considered that the units are not all contained within one block of flats/apartments. As such, the projections have instead been spread out over two years from the date of first completion, therefore aligning within the assumptions in the Council's Phasing Methodology when the elongated lead-in time is taken into account.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	40	75	0	0

James Williamson

From: Guy Rochez <guy@wearetown.co.uk>
Sent: 01 June 2022 17:14
To: Housing Monitoring
Cc: Mike Bodkin; Tia Castellano; James Cox
Subject: [EXT]Re: Milton Keynes Council - Housing Monitoring 2022
Attachments: Monitoring Proforma 2022 - WOLVERTON - AGORA REDEVELOPMENT.docx

Categories: Filed Proforma

You don't often get email from guy@wearetown.co.uk. [Learn why this is important](#)

CAUTION: This email originated outside of Milton Keynes Council.
Please be extra vigilant when opening attachments or clicking on links.
Report spam or suspected malicious email via the REPORT MESSAGE icon above.

Good afternoon,

Please find attached completed Housing Monitoring form.

Best,
Guy

Guy Rochez
Senior Development Manager

TOWN.

07711 896492

guy@wearetown.co.uk

www.wearetown.co.uk

[@WeTweetTOWN](https://twitter.com/WeTweetTOWN)

2021 Festival of Place Future Place Award
2021 Civic Trust Award
2020 Estates Gazette Future of Real Estate Award
2020 RTPI Silver Jubilee Cup Winner
2020 RICS Social Impact Award East of England
2019 RIBA National Award
2019 Housing Design Awards Richard Feilden Award
2019 National Urban Design Award

From: Housing Monitoring <Housing.Monitoring@milton-keynes.gov.uk>
Date: Thursday, 26 May 2022 at 12:58
To: "james@wearetown.co.uk" <james@wearetown.co.uk>
Subject: Milton Keynes Council - Housing Monitoring 2022

Dear Sir/Madam,

Hope you are keeping well.

Milton Keynes Council is currently undertaking its annual housing monitoring and updating of housing forecasts.

As part of this work, we would kindly ask for your assistance in reviewing and updating our current projections for the site(s) that you are involved with, and providing us with any new information you are able to.

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
20/03293/FUL	AGORA REDEVELOPMENT - WOLVERTON	115

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	0	0	115	0	0	0	0	0

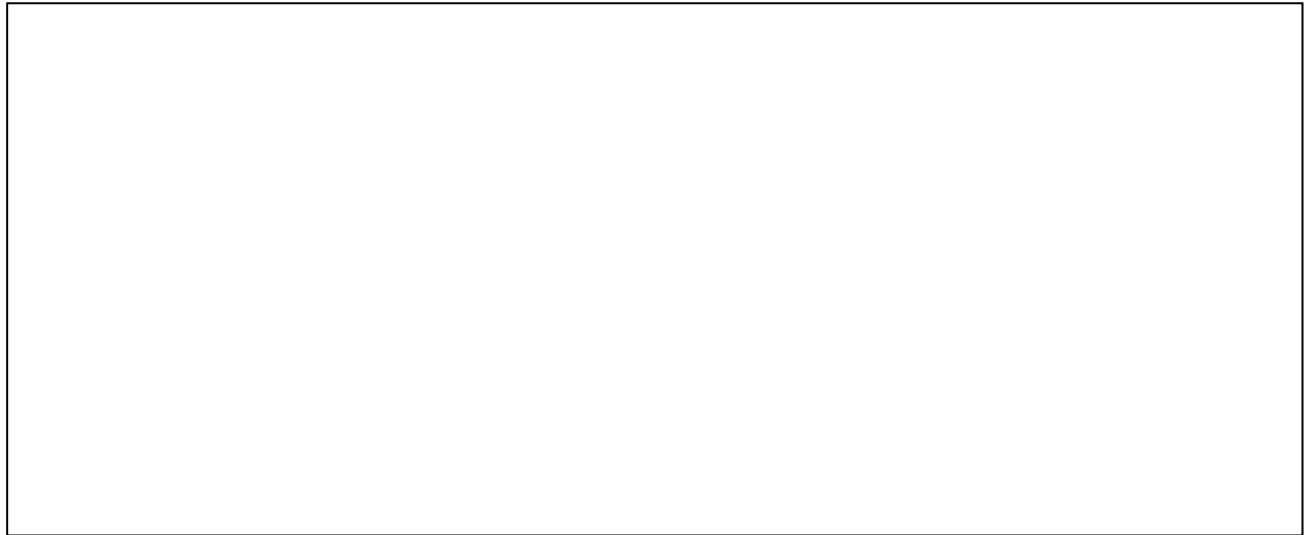
Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

01/02/2023

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.



Signed: *GR*

Name: Guy Rochez

Position: Senior Development Manager

Company: TOWN

Date: 01/06/2022

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Wolverton – Railcare Maintenance Depot, Stratford Road						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 375		
Developer/Landowner:				ST Modwen		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>Site was granted outline permission at appeal in December 2017. Developers have submitted a proforma for each years 5YHLS assessment up to 2020 outlining a delivery programme which demonstrated intent to develop out the site within that current five year period.</p> <p>However, discussions with developer in late March 2020 highlighted issues with bringing the current permission forward at that time and that the scheme to bring the site forward was being reconsidered. This was further exacerbated by the impact of Covid-19.</p> <p>The outline permission on the site expired in December 2021 and with no submission of REM applications having been undertaken.</p> <p>Whilst discussions have been had with the landowners and an intent to explore potential development options on the site remains; this is at an early stage and no information has been provided that provides certainty around when development may come forward or in what capacity. There is therefore currently no clear evidence to demonstrate that the site is deliverable and as such delivery has been pushed back to the end of the housing trajectory but retained as it is an allocated site.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	375

Site Name: Bletchley – Eaton Leys						
Planning Status of site @ 1 April 2022:				Under Construction (19/01412/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		38		113	
Progress on site as of 1 April 2022:		No. of Units U/C: 64		No. of Units Not Started: 233		
Developer/Landowner:				BDW Trading		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Gallaghers obtained outline permission for the site in 2017, before disposing of it to BDW Trading. During 2017 and 2018 numerous site wide conditions were discharged by Gallaghers and then BDW Trading, including those for site wide primary infrastructure works and for primary access.</p> <p>BDW entered a PPA with Milton Keynes Council Planning department (19/00761/PPA) in March 2019 and in line with this submitted a REM application in May 2019 (19/01412/REM) which was subsequently granted approval in January 2020. In early December 2019 BDW provided a proforma which outlined their projections for the site's delivery based on two outlets being open (one Barratts and one David Wilson homes), with first completions projected for 2020/21; this was subsequently achieved with construction starting on site during quarter 4 of 2019/20 and 38 units being completed in 2020/21. 2021/22 delivered a large number of units beyond that which was projected for the year and, enough units were under construction as at 1 April 2022 to maintain the projected annual delivery rates used for the 2021 assessment.</p> <p>BDW have not provided an updated proforma, therefore the assumed build-out rates for a site of this size with two outlets, as outlined in the Council's Phasing methodology have been applied again, supported by the achieved completion and start rates on the site to-date.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	60	60	70	70	37	0

Site Name: Bletchley, Chepstow Drive						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 11		
Developer/Landowner:				Milton Keynes Community Foundation		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>All MK Community Foundation sites which are allocated for residential use in Plan:MK had clawback assumptions against residential use. MK Community Foundation confirmed, via phone call, that during 2020/21 and 2021/22 it had been agreed to release the clawback on the provision that the residential proposals will ultimately benefit the wider objectives of the MK Community Foundation.</p> <p>In response to this a number of the allocated MK Community Foundation sites were put to the market in November 2020 to seek a development partner to deliver the sites for affordable housing. As a result MK Community Foundation confirmed for the 2021 assessment that 5 to 6 of the sites were under offer and that they anticipated that exchange on these sites would take place in time to allow submission of planning applications by June 2022 and therefore some, if not all, of those sites under offer were likely to deliver housing within the next five years.</p> <p>For the purposes of the 2022 assessment MK Community Foundation have provided SoCG for all their sites and for this site have confirmed that terms have been agreed for sale of the site to a housebuilder. Aside from outlining an anticipated start on site date of March 2023, no further information is however provided. As at 1 April 2022, no pre-application engagement has been undertaken with regards this site and no applications have been submitted.</p> <p>Whilst the updates from the MK Community Foundation provided over the past 18 months and the submitted SoCG provide evidence of progress being made to deliver this site, it is felt that at this moment there is not sufficient clear evidence for the site to be determined deliverable. Whilst it is likely that the site could come forward and deliver units in the next five-year period, based on the information provided; the units have been pushed outside the five-year supply until more detailed evidence is obtained to support a delivery timetable.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	11

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
March 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
Allocation	Chepstow Drive, Bletchley	11

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery
Terms agreed for sale to homebuilder


2. Statement of Common Ground


Taking account of information provided here, I Bill Macleod of Torrin Asset Management can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 1 April 2022.

Anticipated Start on Site date:	March 2023
--	------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: Landowner's Agent	
Date:	29/4/22

Signed: (Milton Keynes Council)	
Date:	30/04/2022

Site Name: Bradwell Common – Land off Hampstead Gate						
Planning Status of site @ 1 April 2022:				Under Construction (19/02347/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 34		No. of Units Not Started: 0		
Developer/Landowner:				Grand Union		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>This was a Milton Keynes Development Partnership site which was allocated through the Site Allocations Plan (2018) and disposed of to Grand Union following marketing of the site. Grand Union obtained FUL planning permission for the site in February 2020 to deliver a 100% affordable scheme.</p> <p>Conditions were discharged in late 2020/early 2021 (20/02958/DISCON, 20/03117/DISCON, 21/00252/DISCON) and construction began on site during quarter 1 of 2021/22 in line with the start on site date provided by Grand Union for last years assessment. As at 1 April 2022 all units were under construction.</p> <p>No proforma has been submitted for the 2022 assessment however, Grand union last year outlined that they expected all units to be completed in 2021/22. This did not occur, however, with all units having been under construction for some time and monitoring visits showing good progress it is fully expected that all units will complete in 2022/23.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	34	0	0	0	0	0

Site Name: Bradville – Land off Harrowden						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 25		
Developer/Landowner:				Milton Keynes Council		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: The site forms part of the Council's pipeline 4 stream of Council housing sites for which currently the proposed year for completion is yet to be confirmed. There has been no pre-application process undertaken to-date and no clear progress towards submission of an application, the site is therefore currently deemed to be undeliverable within the 5 year period.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	25

Site Name: Land at Atterbury – Broughton						
Planning Status of site @ 1 April 2022:				Under Construction		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	5		46		25	
Progress on site as of 1 April 2022:		No. of Units U/C: 34		No. of Units Not Started: 0		
Developer/Landowner:				Morris		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>This was a Milton Keynes Development Partnership site which was allocated through the Site Allocations Plan (2018) and disposed of to Morris Homes following marketing of the site. Morris Homes obtained FUL planning permission for the site in June 2018 and began work on the site in April 2019, delivering first completions in quarter 3 of 2019/20, ahead of schedule (completions were not expected until 2020/21).</p> <p>As of the 1 April 2022, the site is fully under construction with only 34 units remaining, which it would be expected would be deliverable in 2022/23 however, the pro-forma submitted by Morris suggests that completion of the site will not be until 2023/24. The projections provided by Morris Homes have therefore been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	34	0	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
17/00541/FUL	BROUGHTON ATTERBURY (SAP14) - BROUGHTON	34

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	34	0-34	0	0	0	0	0	0
Year	30/31	Post 2031						
Dwellings	0	0						

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

Signed:

Name:

MIKE WALKER

Position:

LAND DIRECTOR

Company:

Morrisons Homes.

Date:

30-5-22.

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Broughton Atterbury – Self-Build Plots						
Planning Status of site @ 1 April 2022:				Outline Permission (17/00736/OUT)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 15		
Developer/Landowner:				Milton Keynes Development Partnership		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>Access to these plots will be available once the wider Atterbury site is completed (scheduled for 2022/2023), when the relevant services will be provided to the plots. Given the number of entries on the Council's self-build register, it is likely there will be interest in these plots and at least some will come forward and be delivered within the 5 year period. However, as the plots are currently unavailable and as such none of them have progressed to the stage of having been marketed or disposed of or, submitted for detailed planning permission, it is considered that there is not enough clear evidence to determine the delivery date; these units have therefore been deemed undeliverable for the five year period.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	15

Site Name: Caldecotte – Caldecotte Site C						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 67		
Developer/Landowner:				Milton Keynes Development Partnership		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: As confirmed at meeting with MKDP on 10 March 2022 (agreed meeting note included in Appendix 2), there remains uncertainty over the delivery of this site due to potential for it to be needed to provide infrastructure for south-east strategic growth area. It was therefore agreed that it should not be considered deliverable by the 1 April 2027 at this stage.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	67

Site Name: Conniburrow – Land to N of Coltsfoot Place						
Planning Status of site @ 1 April 2022:				Under Construction (17/02748/FULR3)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 18		No. of Units Not Started: 0		
Developer/Landowner:				Milton Keynes Council		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>The site is a greenfield, Council owned site which was granted FUL permission for 18 Council Houses in February 2018. Work began on site in November 2020 and as at 1 April 2022 all 18 units were under construction and nearing completion.</p> <p>At a meeting with the Head of Housing Delivery at Milton Keynes Council on 22 March 2022 (agreed note of meeting is included in Appendix 2), it was confirmed that all 18 units are to be completed in July 2022.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/224 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	18	0	0	0	0	0

Site Name: Crownhill – Reserve Site off Hendrix Drive						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 10		
Developer/Landowner:				Milton Keynes Development Partnership		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>At a meeting with MKDP on 10 March 2022 (agreed note of meeting included at Appendix 2), MKDP outlined that this site is to be incorporated within the Council's Local Housing Company and is one of the sites that MKDP now have board approval for to carry out a feasibility study and prepare costings. Following this a planning application will be drawn up and submitted by MKDP and will be built out – therefore no need for site marketing/sale etc. Likely that the site will be delivered as entirely affordable housing.</p> <p>Planning application expected to be submitted within next 2-3 years, but at this stage no definitive timescale for this site.</p> <p>As there is no clear evidence at this stage as to when a planning application will be submitted or a timetable for delivery, the site is not considered deliverable by the 1 April 2027 at this stage.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	10

Site Name: Fishermead – Gurnards Avenue						
Planning Status of site @ 1 April 2022:				Under Construction (17/01924/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 70		No. of Units Not Started: 0		
Developer/Landowner:				Milton Keynes Council		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>The site is owned by Milton Keynes Council who were granted planning permission in September 2017 to deliver 70 temporary dwellings on the site. Work on site began in December 2019 and all units are off-site manufactured modular homes and as such can be delivered on-site quickly.</p> <p>At a meeting with MKC's Head of Housing Delivery on 22 March 2022 (a copy of the agreed note of the meeting is included at Appendix 2), it was confirmed that sign off has now been achieved from Building Control on the units and work on-site was due to start-up again in April 2022 with the units starting to be put in place on site from May 2022 onwards with a 6-month completion period from this date. Therefore all units will be completed during 2022/23.</p> <p>Whilst this is a higher number of units than would normally be expected to be delivered in one year on a site of this size, in accordance with the assumptions outlined in the Council's phasing methodology, the modular, off-site nature of construction would allow for this and as such the projections outlined in the proforma have been accepted.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	70	0	0	0	0	0

Site Name: Fishermead – Kellan Drive 1						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 10		
Developer/Landowner:				Milton Keynes Council		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? No – More conservative lead-in time applied		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>The site is a greenfield, Council owned site which was allocated through Plan:MK (2019). A FUL application (19/01054/FUL) was submitted for the site and subsequently withdrawn in June 2019 requiring further information. A second FUL application (19/02283/FULR3) was submitted in September 2019 but was also withdrawn in February 2020 due to issues raised in consultation with the Crime Preventions Officer.</p> <p>The Council's Head of Housing Delivery outlined at a meeting on 22 March 2022 (agreed note of meeting attached at Appendix 2) that the issues with previous applications had been resolved and a new application was due to be submitted during Summer 2022 – furthermore, outlining that the site will deliver within the 5-year period.</p> <p>Following this, a SoCG has been submitted which outlines that some further pre-application engagement has been undertaken prior to submission of a new application, but that a FUL application is due to be submitted and that following this work is anticipated to start on site in Q3 of 2023/24 with all homes being delivered in 2024/25.</p> <p>The information provided by the Head of Housing Delivery and supported by a SoCG outlining a programme for bringing this allocated site forward provides evidence that the site can be deemed deliverable. It has however been determined that the projected lead-in time should be elongated slightly so as to accord with the assumptions outlined in the Council's Phasing Methodology.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	10	0	0

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
March 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
Allocation	Kellan Drive 1, Fishermead	10

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery
<p>The site is allocated for residential development in Plan:MK and forms part of the Council's pipeline 2 programme of Council house building; this site will provide 100% affordable housing provision. A FUL planning application (19/01054/FUL) for the development of the site was submitted in April 2019, before being withdrawn as further information was required.</p> <p>A subsequent second FUL application was submitted in September 2019 (19/02283/FULR3), but was again withdrawn in March 2020 due to issues, relating to elements of the design, raised in the consultation response from the Crime Prevention Officer.</p> <p>Further work has now been undertaken to address these issues and a new FUL application is due to be submitted. Preplanning applications meetings underway in Aug/Sept with decision to be taken on progressing the scheme once planning is secured.</p>


2. Statement of Common Ground


Taking account of information provided here, I Will Rysdale, Head of Housing Delivery at Milton Keynes Council can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 1 April 2022.

Anticipated Start on Site date:	Quarter 3 2023/24
--	-------------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	
2024/25	10
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: (Developer/Landowner/Agent)	
Date:	12/09/22

Signed: (Milton Keynes Council)	
Date:	02/09/2022

Site Name: Fullers Slade – Cavendish Site						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 37		
Developer/Landowner:				Milton Keynes Development Partnership		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>At a meeting with MKC's Head of Housing Delivery on 22 March 2022 (copy of the agreed note from the meeting is included in Appendix 2) it was confirmed that the site will now form part of the Fullers Slade regeneration plans which have been through a positive referendum response in late 2019.</p> <p>MKC have appointed engineers and MACE, as cost consultants, and are working with Local Partnerships to draw up a business case and feasibility study following the referendum within the estate in 2020. A draft report on the feasibility is to be presented at the end of March 2022 with a final report being produced in April 2022. Further engagement with the estate renewal forum has also been ongoing in early 2022.</p> <p>Current timescales are to have a planning application prepared by the end of 2022 however at this stage there are no definitive timescales for delivery of any scheme, as such, no certainty over delivery of units on this site within the next five-year period.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	37

Site Name: Grange Farm – Land off Singleton Drive						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 22		
Developer/Landowner:				Milton Keynes Development Partnership		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>Site has an approved development brief, but at a meeting with MKDP on 10 March 2022 (agreed note of meeting included at Appendix 2) MKDP outlined that this site is to be incorporated within the Council's Local Housing Company and is one of the sites that MKDP now have board approval for to carry out a feasibility study and prepare costings. Following this a planning application will be drawn up and submitted by MKDP and will be built out – therefore no need for site marketing/sale etc. Likely that the site will be delivered as entirely affordable housing.</p> <p>Planning application expected to be submitted within next 2-3 years, but at this stage no definitive timescale for this site.</p> <p>As no evidence of a definitive timetable, it is concluded that the site is not deemed deliverable at this stage.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	22

Site Name: Greenleys – Former Milton Keynes Rugby Club			
Planning Status of site @ 1 April 2022:		Allocation (FUL application (21/03740/FUL) awaiting determination	
Delivery Record (No. of completions per year):	2019/20	2020/21	2021/22
	0	0	0
Progress on site as of 1 April 2022:	No. of Units U/C: 0		No. of Units Not Started: 110
Developer/Landowner:		Milton Keynes Council / Bellway	
SoCG/Proforma submitted: Yes		Have SoCG/Proforma projections been used for 5YHLS Assessment? No – more conservative lead-in time and build-out rate applied	
Site Deemed Deliverable? Yes			
5YHLS Assessment Conclusion and Evidence Used: <p>Former Rugby Club site now disused. Site is in the ownership of Milton Keynes Council and the Parks Trust and was put forward for change of use in Plan:MK, subsequently being allocated for residential use (up to 125 dws) to enable the replacement of the club house and provision of a 3G pitch (Policy SD17).</p> <p>Bellway were selected by the Council as a development partner following a marketing process. A Delegated Decision on 9 April 2019 approved the disposal of the site to Bellway and they undertook initial pre-application engagement with the Council's planning department during 2019 (19/01930/PRELAR) as well as further local engagement and consultation with the local Town Council and local residents.</p> <p>The initial pre-application engagement led to issues being flagged by Sports England in relation to the 3G pitch element of the proposed scheme (as outlined in the 2020 assessment). This has led to a requirement to review and amend the proposed scheme which has in turn led to a delay in the delivery progress of the site as initially anticipated.</p> <p>Following amendments to the proposal, further pre-application engagement on the updated scheme was undertaken in December 2020 (20/03030/PRELAR) and a FUL application was submitted in December 2021 and validated in February 2022. As at 1 April 2022 the application is awaiting determination with a decision expected during summer 2022.</p> <p>The continued progress with regards bringing forward a scheme which will be acceptable, as highlighted by the disposal of the site to a housebuilder, the extensive pre-application engagement undertaken, continued evidence submitted by the housebuilder for the last two years' assessments and most recently the submission of a FUL application provide sufficient evidence to determine that the site is deliverable.</p> <p>An updated proforma has been submitted by the housebuilder outlining that following determination of the application a start on site is anticipated for September 2022, with completions being delivered over the following three years. When reviewed against the Council's assumptions for a site of this size as set out in our Phasing Methodology, the build-out rate is considered to align and as such as been applied. The lead-in time from grant of planning permission to first completions is however deemed to be slightly ambitious and</p>			

therefore to provide a more conservative approach, the delivery of the site has been pushed back by a year compared to the projections provided by Bellway.

5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	36	53	21	0

James Williamson

From: Elaine Connolly <elaine.connolly@bellway.co.uk>
Sent: 04 May 2022 17:26
To: Housing Monitoring
Subject: [EXT]RE: Milton Keynes Council Five Year Land Supply sites updates and Land Availability Assessment
Attachments: MKC 2022 Housing Land Supply update - Greenleys - Bellway.docx
Categories: Filed Proforma

CAUTION: This email originated outside of Milton Keynes Council.
Please be extra vigilant when opening attachments or clicking on links.
Report spam or suspected malicious email via the REPORT MESSAGE icon above.

Hi James

Please see attached as requested.

Regards
Elaine.

Elaine Connolly
Senior Planning Manager

01908 364 200
Mob: 07805 817686
Bellway Homes Limited (Northern Home Counties)
Building 5
Caldecotte Lake Drive
Caldecotte
Milton Keynes
Buckinghamshire
MK7 8LE
www.bellway.co.uk



From: Housing Monitoring <Housing.Monitoring@milton-keynes.gov.uk>
Sent: 27 April 2022 14:34
To: Elaine Connolly <elaine.connolly@bellway.co.uk>
Subject: Milton Keynes Council Five Year Land Supply sites updates and Land Availability Assessment

ALERT: This message originated outside of Bellway's network. **BE CAUTIOUS** before clicking any link or attachment.

Good afternoon Elaine,

Hope you are well.

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
March 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
Allocation (21/03740/FUL – pending determination)	Greenleys – Former MK Rugby Club	110

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery
Allocated site under Plan:MK Policy SD17. Currently subject to a full planning application under 21/03740/FUL, currently awaiting further reconsultation on revised plans and conclusion of discussions on S106 Heads of Terms in advance of presentation to Planning Committee. Target Summer '22 planning permission.

2. Statement of Common Ground


Taking account of information provided here, I Elaine Connolly, Senior Planning Manager at Bellway Homes Ltd (Northern Home Counties) can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 1 April 2022.

Anticipated Start on Site date:	September 2022
--	----------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	0
2023/24	36
2024/25	53
2025/26	21
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: (Developer/Landowner/Agent)	Elaine Connolly
Date:	4 th May 2022

Signed: (Milton Keynes Council)	
Date:	05/05/2022

Site Name: Kents Hill Park – Timbold Drive						
Planning Status of site @ 1 April 2022:				Outline permission (20/01176/OUT)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 171		
Developer/Landowner:				Milton Keynes Development Partnership (MKDP)/Taylor Wimpey		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? No – more conservative build-out rates applied		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: Greenfield site was allocated in the Site Allocations Plan (2018), has an adopted development brief and was granted Outline planning permission for 171 units in December 2020. As outlined in a meeting with MKDP on 10 March 2022 (a note of the meeting is attached at Appendix 2 of the assessment), the site was put to the market in early 2021 with a closing date of 28 th May 2021; a preferred developer was subsequently selected, and exchange of contracts was due at the end of March/early April 2022. This demonstrates further progress towards delivery of the site and provides evidence of the site's deliverability. An updated proforma has since been submitted by MKDP confirming that contracts were exchanged with the preferred bidder (Taylor Wimpey) slightly later than expected in June 2022 and, providing details which have been input by Taylor Wimpey, including outlining the imminent submission of a REM application and start on site dates and build-out rates for the entirety of the development. The lead-in times outlined in the SoCG align with the assumptions set out in the Council's phasing methodology and as such have been applied; the build-out rates have however been slightly reduced and spread over an extra year so as to align with the assumptions for a site of this size as set out in the Council's Phasing Methodology.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	9	50	50	50	12

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
August 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (Undeveloped homes as at 31st August 2022)
20/01176/OUT	Kents Hill Park, Timbold Drive sites C1 & D1	171

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery

An outline permission for 171 dwellings was permitted in December 2020 (following changes to the previously permitted scheme) leading to an increase in the total number of dwellings to be delivered on the site.

Following planning permission being granted, the site was marketed (Feb 2021) with contracts being exchanged with the preferred developer Taylor Wimpey on 24th June 2022. A REM application is imminent with a start on site anticipated in Q1/Q2 of 2023/24, followed by a build out as outlined below.


2. Statement of Common Ground

Taking account of information provided here, I Matt Green, Property Development Director at Milton Keynes Development Partnership can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 31st August 2022.

Anticipated Start on Site date:	Q1/Q2 2023/24
--	---------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	9
2024/25	91
2025/26	71
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: Matthew Green (Milton Keynes Development Partnership)	
Date:	7/9/22

Signed: James Williamson (Milton Keynes City Council)	
Date:	

Signed: Andrew Meikle (Taylor Wimpey)	
Date:	22/09/22

Site Name: Medbourne – Land North of Vernier Crescent						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 14		
Developer/Landowner:				Milton Keynes Development Partnership (MKDP)		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>Greenfield site was allocated in the Site Allocations Plan (2018) and has an adopted development brief which also covers the abutting site “Medbourne – Development Site B” which has now been granted FUL permission and is due to start being delivered this year by Paul Newman Homes. Both sites were under the ownership of MKDP.</p> <p>At a meeting with MKDP on 10 March 2022 (agreed note of meeting is included in Appendix 2) it was outlined that this site is to be incorporated within the Council’s Local Housing Company and is one of the sites that MKDP now have board approval for to carry out a feasibility study and prepare costings. Following this a planning application will be drawn up and submitted by MKDP and will be built out – therefore no need for site marketing/sale etc. Likely that the site will be delivered as entirely affordable housing.</p> <p>Planning application expected to be submitted within next 2-3 years, but at this stage no definitive timescale for this site.</p> <p>As there is no evidence of progress towards delivery on the site, at this stage it has been deemed that the site is not deliverable.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	14

Site Name: Development Site B - Medbourne						
Planning Status of site @ 1 April 2022:				Under Construction (19/01245/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 19		No. of Units Not Started: 0		
Developer/Landowner:				Paul Newman Homes		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Former Milton Keynes Development Partnership site sold to Paul Newman Homes following marketing.</p> <p>Site gained FUL permission in December 2019 and began construction in 2021/22, with one Discharge of conditions during 2021/22.</p> <p>The developer has submitted pro-forma stating that the development will be complete in 2022/23. This would be consistent with observations from site visits made prior to April 2022.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	19	0	0	0	0	0

James Williamson

From: John Sullivan <jsullivan@paulnewmanhomes.co.uk>
Sent: 23 June 2022 15:51
To: Jennifer Head
Subject: [EXT]RE: Milton Keynes Council - Housing Monitoring 2022
Attachments: Monitoring Proforma 2022 - MEDBOURNE - DEVELOPMENT SITE B VERNIER CRESESNT_PASCAL DRIVE_ (002).docx

Categories: Filed Proforma

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See attached

Regards

John Sullivan
01908 690216
07738 217696

From: Jennifer Head <Jennifer.Head@milton-keynes.gov.uk>
Sent: 23 June 2022 15:26
To: John Sullivan <jsullivan@paulnewmanhomes.co.uk>
Subject: FW: Milton Keynes Council - Housing Monitoring 2022

Hello John,

We sent you the below email the end of May and the time given to reply has now lapsed. Please can you fill out the attached pro-formers and return them by Friday 1st July.

Thank you,

Jennifer Head

Monitoring and Information Officer - Development Plans

M: 07881857916

W: <https://www.milton-keynes.gov.uk/planning-and-building/planning-policy/monitoring-data-for-planning>

Milton Keynes Council | Civic | 1 Saxon Gate East | Milton Keynes | MK9 3EJ

From: Housing Monitoring
Sent: 26 May 2022 13:06
To: jsullivan@paulnewmanhomes.co.uk
Subject: Milton Keynes Council - Housing Monitoring 2022

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
19/01245/FUL	DEVELOPMENT SITE B, VERNIER CRESESNT/PASCAL DRIVE - MEDBOURNE	19

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	19	0	0	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

First 7 units handed over on 20/6/22 to HA

Signed: *John Sullivan*

Name: John Sullivan

Position: FD

Company: Paul Newman New Homes Ltd

Date: 23/6/22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Medbourne – Land S of Vernier Crescent						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 18		
Developer/Landowner:				Milton Keynes Community Foundation		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? No		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>This site is a former Community reserve site allocated for residential use and owned by the MK Community Foundation who have been working to agree the release of clawback assumptions on the basis that the residential proposals will ultimately benefit the wider objectives of the MK Community Foundation.</p> <p>A number of MK Community Foundation sites were put to the market in November 2020 to seek a development partner to deliver the sites for affordable housing. This site however is not one of them and the MK Community Foundation have confirmed, via provision of a proforma for this year's assessment that they have retained this site for the time being and therefore it is uncertain as to when the site may come forward for development.</p> <p>The site has therefore been deemed undeliverable for this year's assessment.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	18

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
March 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
Allocation	South of Vernier Crescent, Medbourne	18

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery
retained

2. Statement of Common Ground

Taking account of information provided here, Bill MacLeod of Torrin Asset Management) can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 1 April 2022.

Anticipated Start on Site date:	Unknown at this stage
--	-----------------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: Landowner's Agent	
Date:	29/4/22

Signed: (Milton Keynes Council)	
Date:	

Site Name: Worelle Avenue - Middleton						
Planning Status of site @ 1 April 2022:				Under Construction (17/02415/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		14	
Progress on site as of 1 April 2022:		No. of Units U/C: 6		No. of Units Not Started: 0		
Developer/Landowner:				Morris Homes		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Former Milton Keynes Development Partnership site sold to Morris Homes following marketing.</p> <p>Site gained permission in July 2018, with conditions discharged in September 2018 (18/02076/DISCON) and February/March 2020 (20/00290/DISCON & 20/00818/DISCON). Work started on housebuilding during Quarter 3 of 2020/21.</p> <p>The housebuilder has submitted pro-forma stating that all units will be complete in 2022/23. As of 1 April 2022, the last 6 units were nearing completion with just finishing touches to complete.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	6	0	0	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
17/02415/FUL	WORELLE AVENUE - MIDDLETON	6

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	6	0	0	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

Signed:

Name:

MIKE WALKER

Position:

LAND DIRECTOR

Company:

MORRIS HOMES,

Date:

30-5-22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Monkston – Lindisfarne Drive						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 20		
Developer/Landowner:				Milton Keynes Community Foundation		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>This site is a former Community reserve site allocated for residential use and owned by the MK Community Foundation who have been working to agree the release of clawback assumptions on the basis that the residential proposals will ultimately benefit the wider objectives of the MK Community Foundation.</p> <p>As confirmed by a response to the 2021 assessment, this site was one of a number of MK Community Foundation sites which were put to the market in November 2020 to seek a development partner to deliver the sites for affordable housing and, that as at 1 April 2021 were under offer and that a planning application is anticipated to be submitted by June 2022.</p> <p>Following the progress made during 2020/21, the landowners have submitted a proforma for this year's assessment outlining that a conditional sale has been agreed to a care home operator and that a planning application is due to be submitted shortly.</p> <p>At this stage it has not been confirmed as to whether the care home will fall within the C2 or C3 use class, but it is likely it will be C2. MKC monitor and report C2 completions and projections separately to C3 units and have a separate requirement for the Plan:MK period which sits outside of the main housing requirement. As such, a C2 Care Home would not contribute towards our Housing supply as reported through the 5YHLS assessment.</p> <p>As no application has yet been submitted (or approved) and therefore we cannot confirm whether this would be C2 or C3 use, the site has not been completely removed from the land supply however, for the purposes of this year's assessment our most up-to-date evidence suggests that the site should be deemed undeliverable for the purposes of supplying C3 units.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	0

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
March 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
Allocation	Lindisfarne Drive, Monkston	20

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery
Conditional Sale agreed to Care Home operator Planning application to be submitted shortly


2. Statement of Common Ground

Taking account of information provided here, I Bill Macleod of Torrin Asset Management can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 1 April 2022.

Anticipated Start on Site date:	March 2023
--	------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: Landowner's Agent	
Date:	29/4/22

Signed: (Milton Keynes Council)	
Date:	

Site Name: Monkston – Wadhurst Drive						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 17		
Developer/Landowner:				Milton Keynes Community Foundation		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>This site is a former Community reserve site allocated for residential use and owned by the MK Community Foundation who have been working to agree the release of clawback assumptions on the basis that the residential proposals will ultimately benefit the wider objectives of the MK Community Foundation.</p> <p>A number of MK Community Foundation sites were put to the market in November 2020 to seek a development partner to deliver the sites for affordable housing. This site however is not one of them and the MK Community Foundation have confirmed, via provision of a proforma for this year's assessment that they have retained this site for the time being and therefore it is uncertain as to when the site may come forward for development.</p> <p>The site has therefore been deemed undeliverable for this year's assessment.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	17

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
March 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
Allocation	Wadhurst Drive, Monkston	17

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery



2. Statement of Common Ground

Taking account of information provided here, Bill MacLeod of Torrin Asset Management) can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 1 April 2022.

Anticipated Start on Site date:	Unknown at this stage
--	-----------------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: Landowner's Agent	
Date:	29/4/22

Signed: (Milton Keynes Council)	
Date:	

Site Name: Oakridge Park – Land on corner of Newport Road & Selkirk Drive						
Planning Status of site @ 1 April 2022:				Under Construction (18/02160/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 10		No. of Units Not Started: 0		
Developer/Landowner:				Red Eagle Securities Ltd		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Greenfield site located within a larger (now complete) expansion area granted FUL permission in February 2019. Agent provided a proforma response for the 2019 assessment which outlined conservative completions rates for the approved 10 dwellings to be delivered in 2022/23. An further proforma was submitted for the 2021 assessment which outlined that work was due to start on site in July 2021 with all units still due to be completed in 2022/23.</p> <p>No proforma has been provided for this year's assessment, however the developers discharged a number of conditions during 2021/22 (21/01297/DISCON - 21/02047/DISCON - 21/07222/DISCON) and also started work started on site during Quarter 3 of 2021/22, with all units being under construction as at 1 April 2022.</p> <p>Given the slightly delayed start on site compared to that outlined in last year's proforma, and the lack of a proforma from the developer for this year's assessment, all completions have been pushed back into 2023/24.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	10	0	0	0	0

Site Name: Old Farm Park – Byrd Crescent						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 25		
Developer/Landowner:				Milton Keynes Community Foundation		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>All MK Community Foundation sites which are allocated for residential use in Plan:MK had clawback assumptions against residential use. MK Community Foundation confirmed, via phone call, that during 2020/21 and 2021/22 it had been agreed to release the clawback on the provision that the residential proposals will ultimately benefit the wider objectives of the MK Community Foundation.</p> <p>In response to this a number of the allocated MK Community Foundation sites were put to the market in November 2020 to seek a development partner to deliver the sites for affordable housing. As a result MK Community Foundation confirmed for the 2021 assessment that 5 to 6 of the sites were under offer and that they anticipated that exchange on these sites would take place in time to allow submission of planning applications by June 2022 and therefore some, if not all, of those sites under offer were likely to deliver housing within the next five years.</p> <p>For the purposes of the 2022 assessment MK Community Foundation have provided SoCG for all their sites and for this site have confirmed that terms have been agreed for sale of the site to a housebuilder. Aside from outlining an anticipated start on site date of March 2023, no further information is however provided. As at 1 April 2022, no pre-application engagement has been undertaken with regards this site and no applications have been submitted.</p> <p>Whilst the updates from the MK Community Foundation provided over the past 18 months and the submitted SoCG provide evidence of progress being made to deliver this site, it is felt that at this moment there is not sufficient clear evidence for the site to be determined deliverable. Whilst it is likely that the site could come forward and deliver units in the next five-year period, based on the information provided; the units have been pushed outside the five-year supply until more detailed evidence is obtained to support a delivery timetable.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	25

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
March 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
Allocation	Byrd Crescent, Old Farm Park	25

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery

Terms agreed for sale to
homebuilder


2. Statement of Common Ground

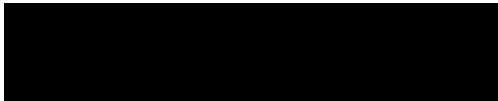
Taking account of information provided here, I Bill Macleod of Torrin Asset Management can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 1 April 2022.

Anticipated Start on Site date:	March 2023
--	------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: Landowner's Agent	
Date:	29/4/22

Signed: (Milton Keynes Council)	
Date:	30/04/2022

Site Name: Redhouse Park – The Walnuts						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 100		
Developer/Landowner:				Private landowner		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>A Lidl store which was approved on part of the site has now been constructed and is open and has delivered the access point for the entire site, demonstrating some progress towards the future delivery of the residential elements of the site. However, bringing the rest of the site forward is now reliant upon the landowner finding new premises for his business, that is currently run from the site. Until this has been achieved the full site cannot be developed. Whilst a first phase of housing could be delivered prior to this, at this stage to our knowledge, there is no definitive timings for this to take place and no developer on board at this stage.</p> <p>The landowner advised last year that discussions have been held with developers regarding the potential purchase of the site however the Council are not aware of any further progress since, and no pre-application discussions have been undertaken or any applications submitted. A proforma has not been received either.</p> <p>Site is therefore not considered to be deliverable at this stage.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	100

Site Name: Redhouse Park – Site N of Redhouse Park (Rear of M1 Days Inn Motel)						
Planning Status of site @ 1 April 2022:				FUL permission (18/03002/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 77		No. of Units Not Started: 0		
Developer/Landowner:				Paradigm Housing		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? yes		
Site Deemed Deliverable? yes						
5YHLS Assessment Conclusion and Evidence Used: Site was granted FUL permission in March 2019; site was then marketed and sold to a housebuilder. The housebuilder began discharging conditions in November 2019 with most being approved during 2020 (19/03048/DISCON, 19/03220/DISCON, 19/03335/DISCON, 19/03380/DISCON, 19/03433/DISCON, 20/00597/DISCON, 20/01381/DISCON & 20/01768/DISCON). Work began on housing construction during Quarter 2 of 2020/21 and further conditions were discharged throughout 2021/22 (22/00487/DISCON - 22/00488/DISCON - 22/00355/DISCON - 22/00356/DISCON - 22/00375/DISCON). As at 1 April 2022 all units on site were under construction and nearing completion. A proforma has been provided by the housebuilder outlining projections for delivery of all units by the end of 2022/23, with the exception of one unit which has already been completed (this was not picked up by our monitoring as access to site was not available when site visits were carried out, this unit will be picked up during the 2022/23 completions monitoring. When reviewed against the assumptions for a site of this size, as set out in the Council's Phasing Methodology, this number of projections in one year would normally be deemed optimistic however, the proforma submitted has outlined reasons for a delay, which have now been resolved, in completing units, which were initially projected for completion in 2021/22. Furthermore, all units are under construction and advancing well, the developer has paid all S106 contributions in full and, the units are being delivered by a housing association, it is therefore considered that these projections are realistic and have therefore been applied.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	77	0	0	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
18/03002/FUL	SITE N OF REDHOUSE PARK (REAR OF M1 DAYS INN MOTEL) - REDHOUSE PARK	77

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	76	0	0	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

N/A

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

This site has been delayed owing to the original Contractor – Wildgoose going into Administration. This has now been procured as a Management Contract with G F Tomlinson and all units are forecast to handover in financial year 2022/23. The site has 77 units and plot 1 was delivered in financial year 2021/2022; therefore 76 remain for this financial year.

Please note that the form said 73 units, but there are actually 77.

Signed:

A black rectangular box redacting the signature.

Name: Liz Banner
Position: Senior Development Manager
Company: Paradigm Housing
Date: 26/07/22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Shenley Brook End – Manifold Lane						
Planning Status of site @ 1 April 2022:				SAP Allocation (FUL awaiting determination - 21/00163/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 33		
Developer/Landowner:				BPHA		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Site was a Milton Keynes Development Partnership site which was allocated for residential use through the Site Allocations Plan (2018) and has an adopted development brief.</p> <p>The site was marketed in September/October 2017 and BPHA were selected as the preferred developer for the site in early 2018. BPHA entered pre-application discussions with the Council's planning department in February 2019 (19/00260/PRELAR) and no issues were raised to suggest the proposal would not be supported. A FUL application was submitted in February 2021 and as at 1 April 2022 was still awaiting determination.</p> <p>At a meeting with MKDP on 10 March 2022 (Copy of the meeting note is attached to the assessment at Appendix 2) they confirmed that exchange had taken place with BPHA and that once planning permission was granted, delivery of the site would progress with all units being completed within the five-year period. The continued progress towards delivery, including submission of a FUL application which is expected to be determined imminently is considered clear evidence that the site is deliverable.</p> <p>BPHA did not submit a proforma for this years' assessment; for the 2021 assessment they outlined that they expected to start on site in Autumn 2021 and deliver the site by the end of 2023/24. The delay in obtaining planning permission has clearly meant that this timetable has not been achieved to-date. As such, the lead-in time and build-out rate assumptions for a site of this size and type, as outlined in the Council's Phasing Methodology have been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	15	18	0	0	0

Site Name: Shenley Church End – Land at Daubeney Gate						
Planning Status of site @ 1 April 2022:				Under Construction (20/03283/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 4		No. of Units Not Started: 69		
Developer/Landowner:				Milton Keynes Development Partnership (MKDP)		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? yes		
Site Deemed Deliverable? yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Site is a greenfield site within an existing grid square of the urban area of Milton Keynes. It is owned by Milton Keynes Development Partnership, was allocated for housing through the 2018 Site Allocations Plan and has an adopted development brief (adopted July 2018).</p> <p>Following marketing of the site, Taylor Wimpey were selected as the preferred developer and subsequently undertook a range of pre-application engagement (19/02636/PRELAR - dated 9 October 2019) with the Council's planning department, in line with an agreed Planning Performance Agreement (19/02630/PPA - signed 17 October 2019), including attendance at the Council's MK Development Review Forum. A FUL application was submitted in December 2020 and was approved.</p> <p>During 2021/22 conditions have been discharged (22/00232/DISCON - 21/02991/DISCON) and work was started on site, with the first houses starting construction during Quarter 4 of 2021/22.</p> <p>Taylor Wimpey have provided an updated proforma (Taylor Wimpey have provided site-specific information to assist in preparing the past three land supply assessments) which outlines first completions in 2022/23, which aligns with previous projections provided for the 2021 5YHLS assessment, and full completion of all units by the end of 2023/24.</p> <p>The projected build-out rates align with the assumptions for a site of this size as set out in the Council's Phasing Methodology and have therefore been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	24	49	0	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
20/03283/FUL	LAND AT DAUBENEY GATE (SAP6) (Former Independent school site) - SHENLEY CHURCH END	73

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

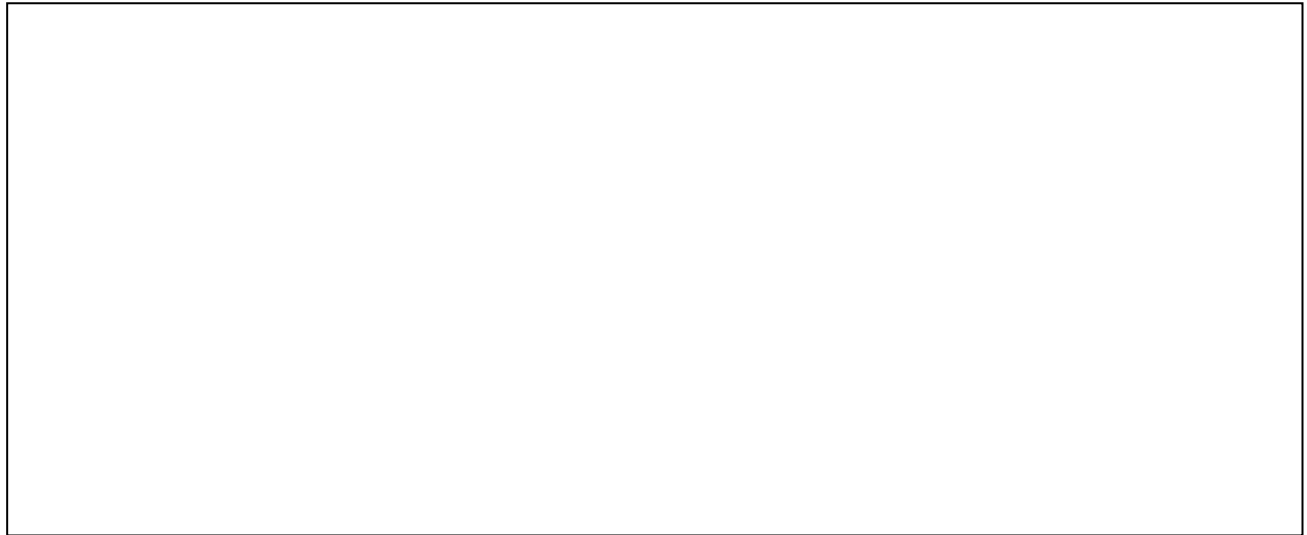
Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	24	49	0	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

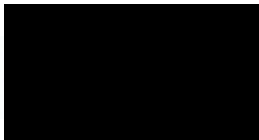
Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.



Signed:



Name: Emma Walton

Position: Senior Planning Manager

Company: Taylor Wimpey South Midlands

Date: 28.06.22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Springfield – Springfield Boulevard 1						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 13		
Developer/Landowner:				Milton Keynes Council		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>The site is a greenfield, Council owned site which was allocated through the Woughton Neighbourhood Plan. A FUL application (19/01055/FUL) was submitted for the site and subsequently withdrawn in June 2019 requiring further information. A second FUL application (19/03202/FULR3) was submitted in November 2019 but was also withdrawn in February 2020 due to issues raised in consultation with the Crime Preventions Officer.</p> <p>At a meeting with MKC's Head of Housing Delivery on 22 March 2022 (a copy of the agreed note of the meeting is included in Appendix 2) it was confirmed that this has been removed from the pipeline of sites to be delivered and therefore will not provide any delivery within the next five-year period - it is therefore considered undeliverable.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	13

Site Name: Stony Stratford – Stratford House						
Planning Status of site @ 1 April 2022:				FUL permission (16/02507/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 13		
Developer/Landowner:				Clayson Country Homes		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Site was a 2005 Local Plan allocation within the garden of two listed buildings. The allocation was designed to enable the renovation of the two listed buildings which had fallen into disrepair. Permission was initially granted in 2012 and renovation of the two listed buildings was completed in 2016/17. The FUL application for the 13 new dwellings was extended in 2016 and a minor amendment made to the permission in 2017.</p> <p>The development site is now fenced off and the developer (Clayson Country Homes) had discharged most conditions. The developer also provided updated information via email in 2020 confirming that that a start on site has been secured so as to safeguard the planning permission, but due to other business involvements further work would not take place until a later date.</p> <p>A proforma has not been submitted for this assessment however a proforma submitted for last year's assessment outlined that construction on site was due to recommence in 2022/23 with all units being completed and sold in 2023/24. These rates are still considered realistic and have been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	13	0	0	0	0

Site Name: Tattenhoe – Howe Rock Place						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 17		
Developer/Landowner:				Milton Keynes Community Foundation		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>This site is a former Community reserve site allocated for residential use and owned by the MK Community Foundation who have been working to agree the release of clawback assumptions on the basis that the residential proposals will ultimately benefit the wider objectives of the MK Community Foundation.</p> <p>A number of MK Community Foundation sites were put to the market in November 2020 to seek a development partner to deliver the sites for affordable housing. This site however is not one of them and the MK Community Foundation have confirmed, via provision of a proforma for this year's assessment that they have retained this site for the time being and therefore it is uncertain as to when the site may come forward for development.</p> <p>The site has therefore been deemed undeliverable for this year's assessment.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	17

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
March 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
Allocation	Howe Rock Place, Tattenhoe	17

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery

retained


2. Statement of Common Ground

Taking account of information provided here, Bill MacLeod of Torrin Asset Management) can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 1 April 2022.

Anticipated Start on Site date:	Unknown at this stage
--	-----------------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: Landowner's Agent	
Date:	29/4/22

Signed: (Milton Keynes Council)	
Date:	

Site Name: Tattenhoe – Winfold Lane						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 24		
Developer/Landowner:				Milton Keynes Community Foundation		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>This site is a former Community reserve site allocated for residential use and owned by the MK Community Foundation who have been working to agree the release of clawback assumptions on the basis that the residential proposals will ultimately benefit the wider objectives of the MK Community Foundation.</p> <p>A number of MK Community Foundation sites were put to the market in November 2020 to seek a development partner to deliver the sites for affordable housing. This site however is not one of them and the MK Community Foundation have confirmed, via provision of a proforma for this year's assessment that they have retained this site for the time being and therefore it is uncertain as to when the site may come forward for development.</p> <p>The site has therefore been deemed undeliverable for this year's assessment.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	24

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
March 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
Allocation	Winfold Lane, Tattenhoe	24

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery

retained

2. Statement of Common Ground

Taking account of information provided here, Bill MacLeod of Torrin Asset Management) can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 1 April 2022.

Anticipated Start on Site date:	Unknown at this stage
--	-----------------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: Landowner's Agent	
Date:	29/4/22

Signed: (Milton Keynes Council)	
Date:	

Site Name: Tattenhoe – Holborn Crescent						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 12		
Developer/Landowner:				Milton Keynes Community Foundation		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>This site is a former Community reserve site allocated for residential use and owned by the MK Community Foundation who have been working to agree the release of clawback assumptions on the basis that the residential proposals will ultimately benefit the wider objectives of the MK Community Foundation.</p> <p>A number of MK Community Foundation sites were put to the market in November 2020 to seek a development partner to deliver the sites for affordable housing. This site however is not one of them and the MK Community Foundation have confirmed, via provision of a proforma for this year's assessment that they have retained this site for the time being and therefore it is uncertain as to when the site may come forward for development.</p> <p>The site has therefore been deemed undeliverable for this year's assessment.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	12

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
March 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
Allocation	Holborn Crescent, Tattenhoe	12

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery

retained


2. Statement of Common Ground

Taking account of information provided here, Bill MacLeod of Torrin Asset Management) can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 1 April 2022.

Anticipated Start on Site date:	Unknown at this stage
--	-----------------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: Landowner's Agent	
Date:	29/4/22

Signed: (Milton Keynes Council)	
Date:	

Site Name: Walnut Tree – Hockcliffe Brae						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 22		
Developer/Landowner:				Milton Keynes Community Foundation		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>All MK Community Foundation sites which are allocated for residential use in Plan:MK had clawback assumptions against residential use. MK Community Foundation confirmed, via phone call, that during 2020/21 and 2021/22 it had been agreed to release the clawback on the provision that the residential proposals will ultimately benefit the wider objectives of the MK Community Foundation.</p> <p>In response to this a number of the allocated MK Community Foundation sites were put to the market in November 2020 to seek a development partner to deliver the sites for affordable housing. As a result MK Community Foundation confirmed for the 2021 assessment that 5 to 6 of the sites were under offer and that they anticipated that exchange on these sites would take place in time to allow submission of planning applications by June 2022 and therefore some, if not all, of those sites under offer were likely to deliver housing within the next five years.</p> <p>For the purposes of the 2022 assessment MK Community Foundation have provided SoCG for all their sites and for this site have confirmed that terms have been agreed for sale of the site to a housebuilder. Aside from outlining an anticipated start on site date of March 2023 and confirming that the number of units to be brought forward will be 22 as opposed to the 35 indicated as part of the site's allocation, no further information is however provided. As at 1 April 2022, no pre-application engagement has been undertaken with regards this site and no applications have been submitted.</p> <p>Whilst the updates from the MK Community Foundation provided over the past 18 months and the submitted SoCG provide evidence of progress being made to deliver this site, it is felt that at this moment there is not sufficient clear evidence for the site to be determined deliverable. Whilst it is likely that the site could come forward and deliver units in the next five-year period, based on the information provided; the units have been pushed outside the five-year supply until more detailed evidence is obtained to support a delivery timetable.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	22

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
March 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
Allocation	Hockcliffe Brae, Walnut Tree	35 22

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery

Terms agreed for sale to
home builder


2. Statement of Common Ground


Taking account of information provided here, I Bill Macleod of Torrin Asset Management can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 1 April 2022.

Anticipated Start on Site date:	March 2023
--	------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: Landowner's Agent	
Date:	29/4/22

Signed: (Milton Keynes Council)	
Date:	30/04/2022

Site Name: Walnut Tree – Lichfield Down						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 19		
Developer/Landowner:				Milton Keynes Community Foundation		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>All MK Community Foundation sites which are allocated for residential use in Plan:MK had clawback assumptions against residential use. MK Community Foundation confirmed, via phone call, that during 2020/21 and 2021/22 it had been agreed to release the clawback on the provision that the residential proposals will ultimately benefit the wider objectives of the MK Community Foundation.</p> <p>In response to this a number of the allocated MK Community Foundation sites were put to the market in November 2020 to seek a development partner to deliver the sites for affordable housing. As a result MK Community Foundation confirmed for the 2021 assessment that 5 to 6 of the sites were under offer and that they anticipated that exchange on these sites would take place in time to allow submission of planning applications by June 2022 and therefore some, if not all, of those sites under offer were likely to deliver housing within the next five years.</p> <p>For the purposes of the 2022 assessment MK Community Foundation have provided SoCG for all their sites and for this site have confirmed that terms have been agreed for sale of the site to a housebuilder. Aside from outlining an anticipated start on site date of March 2023, no further information is however provided. As at 1 April 2022, no pre-application engagement has been undertaken with regards this site and no applications have been submitted.</p> <p>Whilst the updates from the MK Community Foundation provided over the past 18 months and the submitted SoCG provide evidence of progress being made to deliver this site, it is felt that at this moment there is not sufficient clear evidence for the site to be determined deliverable. Whilst it is likely that the site could come forward and deliver units in the next five-year period, based on the information provided; the units have been pushed outside the five-year supply until more detailed evidence is obtained to support a delivery timetable.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	19

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
March 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
Allocation	Lichfield Down, Walnut Tree	19

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery
<p>Terms agreed for sale to homebuilder</p>


2. Statement of Common Ground


Taking account of information provided here, I Bill Macleod of Torrin Asset Management can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 1 April 2022.

Anticipated Start on Site date:	March 2023
--	------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: Landowner's Agent	
Date:	29/4/22

Signed: (Milton Keynes Council)	
Date:	30/04/2022

Site Name: Walnut Tree – Land at Bergamot Gardens						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 15		
Developer/Landowner:				Walton Community Council		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: Walton Community Council advised for the 2021 assessment that the status of the site had not changed in the past year (was considered undeliverable in the 2020 assessment). The Council advised at that time that they were looking into a couple of options for bringing the site forward which may result in development of the site being brought forward earlier, however the intention was to still sell the site to a developer, but an exact time for this was yet to be agreed. No further update has been provided for the 2022 assessment. The site is therefore still deemed to be undeliverable.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	15

Site Name: Walnut Tree – Reserve Site Hindhead Knoll						
Planning Status of site @ 1 April 2022:				Under Construction (19/02856/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 30		No. of Units Not Started: 0		
Developer/Landowner:				Grand Union		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>Site is a former Milton Keynes Development Partnership Site which was marketed in early 2018 with Grand Union Housing Association being chosen as the preferred developer. Pre-application advice was subsequently sought by Grand Union in December 2018 (18/03004/PRELAR) and a FUL application was submitted in October 2019.</p> <p>Resolution to grant approval of the scheme was agreed at Development Control Committee on 4 June 2020, however a request was made for the decision to be called in for decision by the Secretary of State. It was subsequently confirmed that the decision to grant permission was not to be called-in by the Secretary of State and the site was granted FUL permission on 15 September 2020.</p> <p>Following grant of FUL permission, discharge of condition applications were submitted and approved during the latter part of 2020/21 and during 2021/22 (20/03078/DISCON, 21/03803/DISCON, 21/03808/DISCON) Site clearance work began in early 2021 and during Quarter 2 of 2021/22 construction started on site and as at 1 April 2022 all units were under construction and advancing towards completions.</p> <p>Grand Union have not submitted a proforma for the 2022 assessment, but there proforma for the 2021 assessment outlined that they expected all 30 units to be completed in 2021/22. Whilst site work had started at this stage and with all units will likely be delivered in one go, as they are apartments and being provided by a Housing Association, it was felt these projections were optimistic; A more conservative lead-in time/build-out rate, which aligns with the assumptions set out in the Council's Phasing methodology, was therefore applied, with all units being projected for completion in 2022/23.</p> <p>With further progress being made on site during 2021/22 and evidence from monitoring site visits showing the apartments are now well advanced, these projections are still felt to be appropriate and have been retained for this year's assessment.</p>						
5-Year Supply Forecast	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27

(where site is Deliverable)	30	0	0	0	0	0
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Site Name: Land at Walton Manor – Groveway/Simpson Road			
Planning Status of site @ 1 April 2022:		Outline Permission (19/00218/OUT)	
Delivery Record (No. of completions per year):	2019/20	2020/21	2021/22
	0	0	0
Progress on site as of 1 April 2022:	No. of Units U/C: 0		No. of Units Not Started: 174
Developer/Landowner:		Milton Keynes Development Partnership	
SoCG/Proforma submitted: Yes		Have SoCG/Proforma projections been used for 5YHLS Assessment? No – more conservative lead-in time and build-out rate applied.	
Site Deemed Deliverable? Yes			
5YHLS Assessment Conclusion and Evidence Used: <p>The site is a greenfield site allocated for residential use through the Site Allocations Plan (2018). It has an adopted development brief and an outline permission which was granted in November 2019.</p> <p>At a meeting with MKDP on 10 March 2022 (agreed note of meeting is included in Appendix 2) it was confirmed that delivery of the site was reliant on delivery of a new roundabout at the northern end of the site. MKC Highways Team were commissioned to carry out works and currently MKDP were working with the Highways Team to finalise design of the roundabout and go through procurement. Clearance works and utility diversion had taken place and the intent was to start work on delivery of the roundabout in April 2022, following grant of planning permission – application had been submitted, no issues raised, and determination was expected imminently. Roundabout delivery was then expected to be completed by September/October 2022.</p> <p>Following issue of the planning permission for the roundabout, the intention was to market the site in its entirety, scheduled for Summer 2022.</p> <p>A subsequent SoCG with MKDP has outlined that the roundabout works gained permission in August 2022 and the construction works were now well progressed and due to be completed in Q3/Q4 of 2022/23. The site was then due to be marketed in Q3 2022/23, a few months later than outlined earlier in the year. The SoCG did however also outline that due to the expiry date of the original outline permission (31st October 2022), a new application was to be submitted in Q3 of 2022/23 alongside the marketing of the site, so as the chosen housebuilder could progress straight to REM stage once on board. A projected build out of the site was then also outlined.</p> <p>Whilst the updated information in the SoCG postdates 1 April 2022 and changes the information provided in March 2022, it is determined that sufficient evidence was provided in March to demonstrate progress towards delivery of the site, both with regards to progress on delivery of the required highways works and the programme for marketing of the site. The updated information provided in the SoCG has not changed this evidence, it has only outlined a slight delay to the anticipated timings outlined in March, which will be reflected in the site's trajectory. It is also not felt that the need to update the outline permission, is an issue</p>			

that affects the deliverability of the site, as outline permission has already been granted and, the highways issues relating to the site will have been resolved. The site is therefore deemed to be deliverable.

The SoCG outlines that start on site is anticipated in Q2 2024/25, with first completions delivered in 2025/26 and, whilst these align with the usual timings MKDP outline in the agreed note of meeting (10 March 2022), it is considered that, with a new outline application needing to be submitted, the timescales are slightly quicker than would be expected when consideration is given to the assumptions outlined in the Council's Phasing Methodology. The lead-in time for the first completion has therefore been extended. Furthermore, the proposed annual completions rate also seems high when compared with the assumptions for a site of this size (as per the Council's phasing methodology) and again, these have been reduced to a more conservative build-out rate.

5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	40	134

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
August 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 31st August 2022)
19/00218/OUT	Land at Walton Manor, Grovelway/Simpson Road	174

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery

Site was granted outline planning permission for 174 units in November 2019 (19/00218/OUT). It was however, reliant on delivery of a new roundabout at the northern end of the site onto Grovelway. Following approval of a S73 application on 10th August 2021 (which approved the detailed design of the required new roundabout) MKC Highways Team were commissioned to construct the roundabout.

Construction works are now well progressed, with completion expected in Q3/Q4 2022/23

The site is to be marketed in Q3 2022/23, but as the deadline for submission of REMs expires 31st October a fresh outline application will be submitted Q3 2022/23. Estimated build out dates are listed below.


2. Statement of Common Ground

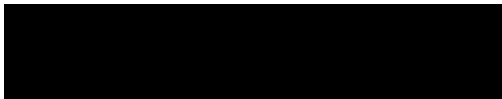
Taking account of information provided here, I Matt Green, Property Development Director at Milton Keynes Development Partnership can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 31st August 2022.

Anticipated Start on Site date:	Q2 2024/5
--	-----------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	
2024/25	
2025/26	50
2026/27	81
2027/28	43
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: Matthew Green (Milton Keynes Development Partnership)	
Date:	7/9/22

Signed: James Williamson (Milton Keynes Council)	
Date:	30/04/2022

Site Name: Wavendon Gate – Issacson Drive						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 14		
Developer/Landowner:				Milton Keynes Community Foundation		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>All MK Community Foundation sites which are allocated for residential use in Plan:MK had clawback assumptions against residential use. MK Community Foundation confirmed, via phone call, that during 2020/21 and 2021/22 it had been agreed to release the clawback on the provision that the residential proposals will ultimately benefit the wider objectives of the MK Community Foundation.</p> <p>In response to this a number of the allocated MK Community Foundation sites were put to the market in November 2020 to seek a development partner to deliver the sites for affordable housing. As a result MK Community Foundation confirmed for the 2021 assessment that 5 to 6 of the sites were under offer and that they anticipated that exchange on these sites would take place in time to allow submission of planning applications by June 2022 and therefore some, if not all, of those sites under offer were likely to deliver housing within the next five years.</p> <p>For the purposes of the 2022 assessment MK Community Foundation have provided SoCG for all their sites and for this site have confirmed that terms have been agreed for sale of the site to a housebuilder. Aside from outlining an anticipated start on site date of March 2023, no further information is however provided. As at 1 April 2022, no pre-application engagement has been undertaken with regards this site and no applications have been submitted.</p> <p>Whilst the updates from the MK Community Foundation provided over the past 18 months and the submitted SoCG provide evidence of progress being made to deliver this site, it is felt that at this moment there is not sufficient clear evidence for the site to be determined deliverable. Whilst it is likely that the site could come forward and deliver units in the next five-year period, based on the information provided; the units have been pushed outside the five-year supply until more detailed evidence is obtained to support a delivery timetable.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	14

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
March 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
Allocation	Isaacson Drive, Wavendon Gate	14

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery
Terms agreed for sale to homebuilder


2. Statement of Common Ground


Taking account of information provided here, I Bill Macleod of Torrin Asset Management can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 1 April 2022.

Anticipated Start on Site date:	March 2023
--	------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: Landowner's Agent	
Date:	29/4/22

Signed: (Milton Keynes Council)	
Date:	30/04/2022

Site Name: Wavendon Gate – Land at Towergate, Groveway						
Planning Status of site @ 1 April 2022:				Under Construction – 20/02932/REM		
Delivery Record (No. of completions per year):	2019/20	2020/21	2021/22			
	0	0	0			
Progress on site as of 1 April 2022:		No. of Units U/C: 79		No. of Units Not Started: 71		
Developer/Landowner:				Crest Nicholson		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Greenfield site originally under the ownership of Homes England which was allocated for residential use in the Site Allocations Plan (2018). Outline permission was secured for the site by Homes England in September 2018 and site investigation conditions associated with the outline permission were discharged in 2018.</p> <p>Site was marketed for disposal in July/August 2019 and Homes England confirmed in January 2020 that Crest Nicholson had been identified as the preferred developer. A REM application was submitted in November 2020 and subsequently permitted on 19 March 2021. Alongside this, between November 2020 and April 2021, Crest Nicholson also submitted a number of DISCON applications to discharge all remaining conditions against the original outline permission (20/03024/DISCON, 21/01041/DISCON, 21/01099/DISCON and 21/01097/DISCON). Following approval of the REM application, Crest Nicholson have also discharged conditions associated with this approval throughout 2020/21 and 2021/22 and had a non-material amendment approved (21/01041/DISCON - 21/01099/DISCON - 21/01097/DISCON - 21/01189/DISCON - 21/01203/DISCON - 21/01219/DISCON - 21/02209/NMA - 21/02542/DISCON). Construction of housing units began during quarter 2 of 2021/22 and as at 1 April 2022 over half of the units were under construction, but no completions had yet been registered.</p> <p>No proforma has been submitted for the assessment but given the large number of units under construction at the start of the year, it is realistic to determine that first completions will be delivered in 2022/23. The build-out rate assumptions outlined in the Council's Phasing Methodology for a site of this size have been applied albeit an annual reduction has been applied to provide a slightly more conservative outlook given the number of units Crest Nicholson are currently constructing in the immediately surrounding area and elsewhere in Milton Keynes</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	20	30	30	30	40	0

Site Name: Westcroft – Powis Lane						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 24		
Developer/Landowner:				Milton Keynes Community Foundation		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>This site is a former Community reserve site allocated for residential use and owned by the MK Community Foundation who have been working to agree the release of clawback assumptions on the basis that the residential proposals will ultimately benefit the wider objectives of the MK Community Foundation.</p> <p>A number of MK Community Foundation sites were put to the market in November 2020 to seek a development partner to deliver the sites for affordable housing. This site however is not one of them and the MK Community Foundation have confirmed, via provision of a proforma for this year's assessment that they have retained this site for the time being and therefore it is uncertain as to when the site may come forward for development.</p> <p>The site has therefore been deemed undeliverable for this year's assessment.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	24

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
March 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
Allocation	Powis Lane, Westcroft	24

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery


2. Statement of Common Ground

Taking account of information provided here, Bill MacLeod of Torrin Asset Management) can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 1 April 2022.

Anticipated Start on Site date:	Unknown at this stage
--	-----------------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	
2024/25	
2025/26	
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: Landowner's Agent	
Date:	29/4/22

Signed: (Milton Keynes Council)	
Date:	

Site Name: Westcroft – Reserve Site 3						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 22		
Developer/Landowner:				Milton Keynes Development Partnership (MKDP)		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? No						
5YHLS Assessment Conclusion and Evidence Used: <p>At a meeting with MKDP on 10 March 2022 (agreed note of meeting included at Appendix 2), MKDP outlined that this site is to be incorporated within the Council's Local Housing Company and is one of the sites that MKDP now have board approval for to carry out a feasibility study and prepare costings. Following this a planning application will be drawn up and submitted by MKDP and will be built out – therefore no need for site marketing/sale etc. Likely that the site will be delivered as entirely affordable housing.</p> <p>Planning application expected to be submitted within next 2-3 years, but at this stage no definitive timescale for this site.</p> <p>As there is currently no clear evidence of the timetable for delivery of the site, it has been concluded that it is not considered deliverable by 1 April 2027 at this stage.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	22

Site Name: Wolverton Mill – Site G						
Planning Status of site @ 1 April 2022:				Allocation		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 40		
Developer/Landowner:				Milton Keynes Development Partnership (MKDP)/Orbit Housing		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? No – slightly more conservative build-out rate applied		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: This is a greenfield site which was designated for housing use through Plan:MK (2019) and has an approved development brief. The site was marketed in early 2019 and at a meeting with MKDP on 10 March 2022 it was confirmed that preferred developers, Orbit Housing, a registered provider had been chosen and that in December 2021 contracts were exchanged. MKDP further outlined that a FUL application for 40 dwellings was currently with the MKDP board for approval prior to it being submitted in spring/summer 2022. This demonstrates further progress towards the delivery of the site and provides clear evidence that the site can now be deemed deliverable. A subsequent proforma has been provided by MKDP, including information which has been submitted by Orbit, which outlines that a FUL application (22/01902/FUL) was submitted in July 2022 and that following the grant of planning permission the intention is for development to start on site in Q2 of 2023/24. The proforma also outlined projected build-out for the full site. The lead-in times for the delivery of the site projected by the developer are deemed to be suitable, however the build-out rate has been spread over one more year so as to better align with the assumptions for a site of this size as per the Council's Phasing Methodology.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	15	15	10	0

**MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
August 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 31st August 2022)
Allocation	Wolverton Mill Site G	40

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery

Contracts were exchanged between Milton Keynes Development Partnership and the selected developer, Orbit Homes in December 2021. Orbit submitted a FUL application for 40 dwellings which was validated on 29th July 2022.

Following a grant of planning permission, start on site is estimated to commence Q2 of 2023/24 and build out of the site will follow as outlined below.

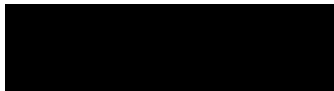
2. Statement of Common Ground

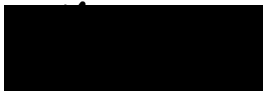
Taking account of information provided here, we, Matt Green of Milton Keynes Development Partnership and Andrew Hardy of Orbit Homes can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 31st August 2022.

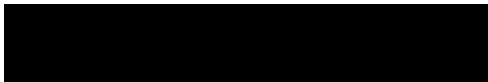
Anticipated Start on Site date:	Q2 2023/24
--	------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	
2023/24	
2024/25	20
2025/26	20
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
(2031 and beyond)	

3. Signatures

Signed: Matthew Green (Milton Keynes Development Partnership)	
Date:	2/9/22

Signed: Andrew Hardy (Orbit Homes)	
Date:	9/9/2022

Signed: James Williamson (Milton Keynes City Council)	
Date:	12/09/2022

Site Name: Wolverton – Land at High Park Drive (Vantage Park)						
Planning Status of site @ 1 April 2022:				Under Construction (19/03027/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		57	
Progress on site as of 1 April 2022:		No. of Units U/C: 17		No. of Units Not Started: 0		
Developer/Landowner:				Abbey Developments		
SoCG/Proforma submitted: yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: REM approval was granted in February 2020 and work started on site in Quarter 2 of 2020/21, by 1 April 2022 57 units had been constructed, all remaining units were under construction and all S106 contributions had been paid by the developer. A proforma was submitted by the developer for this year's assessment outlining the remaining units would all be completed during 2022/23, this aligns with the projected build-out for the site provided by the developer in 2021 and with the current progress on the site and, as such, have been applied.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	17	0	0	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
19/03027/REM	HIGH PARK DRIVE (LAND AT VANTAGE PARK) - WOLVERTON	19

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	19	0	0	0	0	0	0	0
Year	30/31	Post 2031						
Dwellings	0	0						

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

Signed

Name: RICHARD ADAMSON

Position: Quantity Surveyor

Company: Abbey Homes

Date: 23/6/22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Bletchley – Cable House						
Planning Status of site @ 1 April 2022:				Under Construction (19/01968/PANB1C)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 112		No. of Units Not Started: 0		
Developer/Landowner:				Private Developer		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>With regards to prior approval sites, the Council's view is that where Article 3 of the GPDO grants planning permission for development in Schedule 2, that is within the definition of planning permission in the TCPA 1990. Such approvals are designed to provide a boost to new housing and are required to be implemented within 3 years. As such prior approval sites are regarded as having detailed planning permission and can form part of the supply of deliverable sites within category (a) of the NPPF's definition of 'deliverable'.</p> <p>This position has been accepted by the Secretary of State and an inspector at a recent appeal decision in Milton Keynes (APP/Y0435/W/17/3169314), which confirmed that sites of this nature should be deemed to be deliverable and the onus is on the appellant to demonstrate clear evidence that such sites do not have a realistic prospect of being delivered within 5 years.</p> <p>Prior approval for this site was confirmed on 19 September 2019, as such, development must therefore be completed by 19 September 2022.</p> <p>No proforma has been provided, but the Council is aware that work started on the site in 2020/21 with the demolition of a redundant internal lift and removal of non-bearing internal walls. During 2021/22 a number of DISCON applications were submitted and approved (22/00531/DISCON - 21/01799/DISCON - 21/02558/DISCON - 21/03222/DISCON - 21/03226/DISCON) against the original permission. Despite the applicants attempting to extend the permission through submission of further prior notification applications, which were refused, our monitoring shows that work on the flats started at some stage during Q2/Q3 of 2021/22. Development under the prior notification has therefore been confirmed as having commenced and progress towards delivery is underway.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	112	0	0	0	0

Site Name: Central Milton Keynes, 897 Silbury Boulevard (Part of ground floor and first floor)						
Planning Status of site @ 1 April 2022:				Prior Approval COU approved (20/02129/PANB1C & 20/02131/PANA1C)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 18		
Developer/Landowner:				Unknown		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>With regards to prior approval sites, the Council's view is that where Article 3 of the GPDO grants planning permission for development in Schedule 2, that is within the definition of planning permission in the TCPA 1990. Such approvals are designed to provide a boost to new housing and are required to be implemented within 3 years. As such prior approval sites are regarded as having detailed planning permission and can form part of the supply of deliverable sites within category (a) of the NPPF's definition of 'deliverable'.</p> <p>This position has been accepted by the Secretary of State and an inspector at a recent appeal decision in Milton Keynes (APP/Y0435/W/17/3169314), which confirmed that sites of this nature should be deemed to be deliverable and the onus is on the appellant to demonstrate clear evidence that such sites do not have a realistic prospect of being delivered within 5 years.</p> <p>Two prior approvals for this site were confirmed on 22 October 2020:</p> <ul style="list-style-type: none"> - 20/02129/PANB1C: 16 units covering part of the ground floor and all the first floor of 897 Silbury Boulevard; - 20/02131/PANA1C: 2 units covering remaining part of the ground floor of 897 Silbury Boulevard. <p>Both developments must be completed by 22 October 2023.</p> <p>No proforma has been provided, but the council has no evidence that the site will not be delivered within the relevant time frame. Completions have therefore been projected for the final year of the approval.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	18	0	0	0	0

Site Name: Central Milton Keynes, Tempus House						
Planning Status of site @ 1 April 2022:			Under Construction (21/00378/PANB1C) Prior Approval upwards extension (21/00445/PNNDAC)			
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 58		No. of Units Not Started: 40		
Developer/Landowner:			Tempus House			
SoCG/Proforma submitted: No			Have SoCG/Proforma projections been used for 5YHLS Assessment?			
Site Deemed Deliverable? Yes						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>With regards to prior approval sites, the Council's view is that where Article 3 of the GPDO grants planning permission for development in Schedule 2, that is within the definition of planning permission in the TCPA 1990. Such approvals are designed to provide a boost to new housing and are required to be implemented within 3 years. As such prior approval sites are regarded as having detailed planning permission and can form part of the supply of deliverable sites within category (a) of the NPPF's definition of 'deliverable'.</p> <p>This position has been accepted by the Secretary of State and an inspector at a recent appeal decision in Milton Keynes (APP/Y0435/W/17/3169314), which confirmed that sites of this nature should be deemed to be deliverable and the onus is on the appellant to demonstrate clear evidence that such sites do not have a realistic prospect of being delivered within 5 years.</p> <p>Prior approval for the change of use of previous office space in this building was confirmed on 1 April 2021 (development must be completed by 1 April 2024) and a prior approval application for the extension of the existing building by a further two stories was approved on 13 April 2021 (development must be completed by 13 April 2024).</p> <p>No proforma has been provided but Building Regulations have been given and our monitoring site visits recorded that work had started on site in Quarter 4 of 2021/22 – with conversion works being underway. Whilst work had not yet started on the upwards extension, DISCON applications associated with element of the works had been submitted and approved (21/01989/DISCON).</p> <p>Progress is therefore being made with work underway on the development – it has therefore been projected to be complete prior to its deadline.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	98	0	0	0	0

Site Name: Central Milton Keynes, Station House						
Planning Status of site @ 1 April 2022:				Under Construction (19/01432/PANB1C)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 200		No. of Units Not Started: 0		
Developer/Landowner:				Permitted Development No.13		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>With regards to prior approval sites, the Council's view is that where Article 3 of the GPDO grants planning permission for development in Schedule 2, that is within the definition of planning permission in the TCPA 1990. Such approvals are designed to provide a boost to new housing and are required to be implemented within 3 years. As such prior approval sites are regarded as having detailed planning permission and can form part of the supply of deliverable sites within category (a) of the NPPF's definition of 'deliverable'.</p> <p>This position has been accepted by the Secretary of State and an inspector at a recent appeal decision in Milton Keynes (APP/Y0435/W/17/3169314), which confirmed that sites of this nature should be deemed to be deliverable and the onus is on the appellant to demonstrate clear evidence that such sites do not have a realistic prospect of being delivered within 5 years.</p> <p>Prior approval for this site was confirmed on 23 September 2019 at appeal; therefore, development must be completed by 23 September 2022</p> <p>No proforma has been provided, but conditions have been discharged and work started on the development in Quarter 2 of 2020/21 and remains ongoing. Further applications were made in 2021 to enable the delivery of openable windows on the development and to carry out external works on the ground floor of the building (20/2664/FUL & 21/01409/FUL) both of which were approved.</p> <p>Progress continues to be made towards completion and it is expected that this will take place for all units in 2022/23.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	200	0	0	0	0	0

Site Name: Central Milton Keynes – Chancery House						
Planning Status of site @ 1 April 2022:				Under Construction (20/02764/PANB1C)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 29		No. of Units Not Started: 0		
Developer/Landowner:				Fraserview Investment Ltd		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>With regards to prior approval sites, the Council's view is that where Article 3 of the GPDO grants planning permission for development in Schedule 2, that is within the definition of planning permission in the TCPA 1990. Such approvals are designed to provide a boost to new housing and are required to be implemented within 3 years. As such prior approval sites are regarded as having detailed planning permission and can form part of the supply of deliverable sites within category (a) of the NPPF's definition of 'deliverable'.</p> <p>This position has been accepted by the Secretary of State and an inspector at a recent appeal decision in Milton Keynes (APP/Y0435/W/17/3169314), which confirmed that sites of this nature should be deemed to be deliverable and the onus is on the appellant to demonstrate clear evidence that such sites do not have a realistic prospect of being delivered within 5 years.</p> <p>A change of use application for refurbishment of the existing building and the addition of two extra floors to provide a total of 40 residential units was approved in November 2019. However, subsequent prior approval applications for 33 units and 29 units were also approved, both in December 2020.</p> <p>Building regs were secured for the 29-unit scheme and work started on site in Quarter 2 of 2021/22, with conversion of all units now underway. This scheme has until 16th December 2023 to complete, but monitoring visits suggest it will take place before then and likely in 2022/23.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	29	0	0	0	0	0

Site Name: Central Milton Keynes – Westminster House			
Planning Status of site @ 1 April 2022:		Prior Approval CoU (21/00823/PANB1C)	
Delivery Record (No. of completions per year):	2019/20	2020/21	2021/22
	0	0	0
Progress on site as of 1 April 2022:	No. of Units U/C: 0		No. of Units Not Started: 133
Developer/Landowner:		Urban Village Group/Business Environment Milton Keynes	
SoCG/Proforma submitted: No – discussion had with agent		Have SoCG/Proforma projections been used for 5YHLS Assessment?	
Site Deemed Deliverable? Yes			
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>With regards to prior approval sites, the Council's view is that where Article 3 of the GPDO grants planning permission for development in Schedule 2, that is within the definition of planning permission in the TCPA 1990. Such approvals are designed to provide a boost to new housing and are required to be implemented within 3 years. As such prior approval sites are regarded as having detailed planning permission and can form part of the supply of deliverable sites within category (a) of the NPPF's definition of 'deliverable'.</p> <p>This position has been accepted by the Secretary of State and an inspector at a recent appeal decision in Milton Keynes (APP/Y0435/W/17/3169314), which confirmed that sites of this nature should be deemed to be deliverable and the onus is on the appellant to demonstrate clear evidence that such sites do not have a realistic prospect of being delivered within 5 years.</p> <p>Prior approval for this site was confirmed on 14 May 2021, as such, development must therefore be completed by 14 May 2024.</p> <p>No proforma has been submitted for this site and as at 1 April 2022, construction had not started on the conversion. However, in January 2022 a further application (22/00138/FUL) was submitted by the landowners for the conversion and upward extension (by three storeys) of Westminster House for 237 build to rent units; As at 1 April 2022, this was awaiting determination.</p> <p>Phone correspondence has subsequently been had with landowner's agent who confirmed that if FUL permission were granted then the prior approval scheme would not be taken forward and the new permission would be implemented as soon as possible. However, if permission were not forthcoming, then the prior approval would be implemented and can be delivered within the timeframes required of the current extant permission.</p> <p>As the FUL application is yet to be determined, the assessment will take forward the total number of units under the prior approval, rather than the additional units which would be delivered as part of the FUL application. The projections for when these units are likely to be completed has, for the purposes of this year's assessment, been applied to ensure completion by the extant prior approval deadline. Even if the FUL permission is granted and this leads to a longer build-out for the scheme, given a large proportion will still</p>			

be via conversion, the 133 units will almost certainly still be delivered within the five-year period and, it is likely that more units would be completed in this time as well – it is therefore considered that the approach applied is conservative.

5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	133	0	0	0

Site Name: Central Milton Keynes – Technology House						
Planning Status of site @ 1 April 2022:				Prior Approval CoU (21/01388/PANB1C)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 25		
Developer/Landowner:				Juul Investments Ltd		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>With regards to prior approval sites, the Council's view is that where Article 3 of the GPDO grants planning permission for development in Schedule 2, that is within the definition of planning permission in the TCPA 1990. Such approvals are designed to provide a boost to new housing and are required to be implemented within 3 years. As such prior approval sites are regarded as having detailed planning permission and can form part of the supply of deliverable sites within category (a) of the NPPF's definition of 'deliverable'.</p> <p>This position has been accepted by the Secretary of State and an inspector at a recent appeal decision in Milton Keynes (APP/Y0435/W/17/3169314), which confirmed that sites of this nature should be deemed to be deliverable and the onus is on the appellant to demonstrate clear evidence that such sites do not have a realistic prospect of being delivered within 5 years.</p> <p>Prior approval for this site was confirmed on 28 June 2021, as such, development must therefore be completed by 28 June 2024.</p> <p>No proforma has been submitted for this site and as at 1 April 2022, construction had not started on the conversion. The existing building is however located immediately adjacent to Chancery House, a building which is currently undergoing conversion to residential and, there is no evidence to suggest that the site is not deliverable. Projected completions have therefore been applied to ensure completion by the permission's deadline.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	25	0	0	0	0

Site Name: Central Milton Keynes – Gloucester House						
Planning Status of site @ 1 April 2022:				Under Construction (21/00814/PANB1C)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 36		
Developer/Landowner:				Private Developer		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>With regards to prior approval sites, the Council's view is that where Article 3 of the GPDO grants planning permission for development in Schedule 2, that is within the definition of planning permission in the TCPA 1990. Such approvals are designed to provide a boost to new housing and are required to be implemented within 3 years. As such prior approval sites are regarded as having detailed planning permission and can form part of the supply of deliverable sites within category (a) of the NPPF's definition of 'deliverable'.</p> <p>This position has been accepted by the Secretary of State and an inspector at a recent appeal decision in Milton Keynes (APP/Y0435/W/17/3169314), which confirmed that sites of this nature should be deemed to be deliverable and the onus is on the appellant to demonstrate clear evidence that such sites do not have a realistic prospect of being delivered within 5 years.</p> <p>Prior approval for this site was confirmed on 10 May 2021 as such development must therefore be completed by 10 May 2024. As at 1 April 2022, construction work had not started on site; no proforma has been submitted, but there is no evidence to suggest the site is not deliverable, as such completions have been projected to deliver inline with the conditions placed on the prior approval.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	0	0

Site Name: Central Milton Keynes – Silbury Court			
Planning Status of site @ 1 April 2022:		Prior Approval COU (21/01033/PANB1C, 21/01034/PANB1C, 21/01035/PANB1C, 21/01036/PANB1C, 21/01037/PANB1C) Prior Approval Upward extension (21/03439/PNNDAC)	
Delivery Record (No. of completions per year):	2019/20	2020/21	2021/22
	0	0	0
Progress on site as of 1 April 2022:	No. of Units U/C: 0		No. of Units Not Started: 106 Conversion 48 upward extension
Developer/Landowner:		Shiviram Group	
SoCG/Proforma submitted: No		Have SoCG/Proforma projections been used for 5YHLS Assessment?	
Site Deemed Deliverable? Yes			
5YHLS Assessment Conclusion and Evidence Used: <p>With regards to prior approval sites, the Council's view is that where Article 3 of the GPDO grants planning permission for development in Schedule 2, that is within the definition of planning permission in the TCPA 1990. Such approvals are designed to provide a boost to new housing and are required to be implemented within 3 years. As such prior approval sites are regarded as having detailed planning permission and can form part of the supply of deliverable sites within category (a) of the NPPF's definition of 'deliverable'.</p> <p>This position has been accepted by the Secretary of State and an inspector at a recent appeal decision in Milton Keynes (APP/Y0435/W/17/3169314), which confirmed that sites of this nature should be deemed to be deliverable and the onus is on the appellant to demonstrate clear evidence that such sites do not have a realistic prospect of being delivered within 5 years.</p> <p>5 prior approval applications were submitted for Silbury Court to cover a range of options for bringing forward the entire building for residential use, but to allow for different parts of the building to come forward at different times. As a result, as outlined in the documentation submitted with the applications, a total of 106 units can be delivered from these applications, with the works needing to be completed by 25 May 2024 at the latest.</p> <p>Furthermore, a prior approval for the extension of Silbury House by a further two floors to provide an additional 48 units was also approved on 10th January 2022 – meaning development is required to be completed by 10th January 2025.</p> <p>No proforma has been submitted, however there is no evidence to suggest that this development will not be delivered and, as such, projected completions which align with the deadlines for development set out in the conditions of the prior approvals have been applied.</p>			

5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	32	74	48	0	0

Site Name: Linford Wood, Nobel House						
Planning Status of site @ 1 April 2022:				Prior Approval CoU (21/00928/PANB1C)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 38		
Developer/Landowner:				Salaft Properties Ltd		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>With regards to prior approval sites, the Council's view is that where Article 3 of the GPDO grants planning permission for development in Schedule 2, that is within the definition of planning permission in the TCPA 1990. Such approvals are designed to provide a boost to new housing and are required to be implemented within 3 years. As such prior approval sites are regarded as having detailed planning permission and can form part of the supply of deliverable sites within category (a) of the NPPF's definition of 'deliverable'.</p> <p>This position has been accepted by the Secretary of State and an inspector at a recent appeal decision in Milton Keynes (APP/Y0435/W/17/3169314), which confirmed that sites of this nature should be deemed to be deliverable and the onus is on the appellant to demonstrate clear evidence that such sites do not have a realistic prospect of being delivered within 5 years.</p> <p>Prior approval for this site was confirmed on 17 May 2021, as such, development must therefore be completed by 17 May 2024.</p> <p>No proforma has been submitted for this site and as at 1 April 2022, construction had not started on the conversion. The existing building is however located next to a building which has recently completed its conversion to residential and there is no evidence to suggest that the site is not deliverable. Projected completions have therefore been applied to ensure completion by the permissions deadline.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	38	0	0	0	0

Site Name: Oldbrook, Omega Building, Milburn Avenue						
Planning Status of site @ 1 April 2022:				Under Construction (19/01309/PANB1C)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 10		No. of Units Not Started: 0		
Developer/Landowner:				Private Developer		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>With regards to prior approval sites, the Council's view is that where Article 3 of the GPDO grants planning permission for development in Schedule 2, that is within the definition of planning permission in the TCPA 1990. Such approvals are designed to provide a boost to new housing and are required to be implemented within 3 years. As such prior approval sites are regarded as having detailed planning permission and can form part of the supply of deliverable sites within category (a) of the NPPF's definition of 'deliverable'.</p> <p>This position has been accepted by the Secretary of State and an inspector at a recent appeal decision in Milton Keynes (APP/Y0435/W/17/3169314), which confirmed that sites of this nature should be deemed to be deliverable and the onus is on the appellant to demonstrate clear evidence that such sites do not have a realistic prospect of being delivered within 5 years.</p> <p>Prior approval for this site was confirmed on 26 July 2019 as such development must therefore be completed by 26 July 2022. It is also the last remaining building in a collection of 4, the other three all of which have had a change of use to residential completed. Construction on the change of use began in Quarter 2 of 2021/22 and as at 1 April 2022 was almost complete.</p> <p>Completions have therefore been forecast to all come forward in 2022/23.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	10	0	0	0	0	0

Site Name: Land East of Tilbrook Farm – Bow Brickhill						
Planning Status of site @ 1 April 2022:				REM Approval (20/00853/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 36		
Developer/Landowner:				Croudace Homes (new Owner)		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Outline permission was granted in 2017 and REM approval was granted in August 2020.</p> <p>Two Discharge of Condition have been submitted for the site during 2021/22 - 22/00678/DISCON and 22/00561/DISCON demonstrating further progress towards delivery and a new housebuilder has taken ownership of the site.</p> <p>The housebuilder has provided a pro-forma which outlines a start on site date of 27/08/2022 and projected build-out of the site through 2023/24 and 2024/25, but also suggesting that a new detailed application may be submitted for 48 units in the future; If this route were taken, whilst it would not restrict delivery of the site, it would likely delay completions from those projected in the proforma.</p> <p>Given the information submitted by the developer, a more conservative approach has been taken, to push the projections back by a year from those outlined in the developer's proforma. This would allow for a new detailed application to be submitted and delivery to proceed either under a new detailed permission of the extant permission.</p> <p>Since the proforma was submitted, the housebuilder has requested their S106 monitoring fee be invoiced and have informed the MKC Planning Obligations Team that they are due to start some works on site.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	28	8	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
20/00853/REM	LAND EAST OF TILLBROOK FARM - BOW BRICKHILL	36

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	0	28	8	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

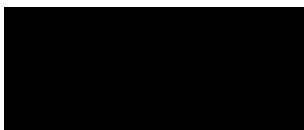
If the development has yet to commence, please outline the anticipated date for start on site?

27/08/2022

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

Possibility of future detailed planning application for 48 dwellings to make the site more efficient in its use of land.

Signed:

A solid black rectangular box used to redact the signature of the sender.

Name: Muninder Bahra

Position: Architectural Assistant

Company: Croudace Homes Ltd

Date: 20/06/2022

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Castlethorpe – Maltings Field						
Planning Status of site @ 1 April 2022:				Under Construction (19/02444/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 19		No. of Units Not Started: 12		
Developer/Landowner:				Stonewater		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>The site was allocated within the Castlethorpe Neighbourhood Plan and was granted outline planning permission in January 2018. A REM application (19/02444/REM) was submitted in September 2019 but was refused before subsequently being granted via appeal in December 2020.</p> <p>During 2021/22 further conditions have been discharged (22/00592/DISCON - 21/02213/DISCON - 21/02217/DISCON - 21/03263/DISCON - 21/03263/DISCON - 21/03701/DISCON) and construction on housing units started during Quarter 2 of 2021/22; as at 1 April 2022 19 units were under construction.</p> <p>No proforma has been submitted by the developer for the assessment, so projections based on the assumptions for a site of this size, as per the Council's Phasing Methodology, have been applied, taking into account the number of units already under construction.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	5	15	11	0	0	0

Site Name: Hanslope, OFF LONG STREET ROAD (South of Hales Folly Farm)						
Planning Status of site @ 1 April 2022:				Under Construction (18/01608/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	7		58		29	
Progress on site as of 1 April 2022:		No. of Units U/C: 39		No. of Units Not Started: 7		
Developer/Landowner:				Davidson Homes		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? yes						
5YHLS Assessment Conclusion and Evidence Used: Site has now been delivering units since quarter 4 of 2019/20 and as at 1 April 2022, all remaining units bar 7 were under construction. No proforma has been submitted for this year's assessment, but with the majority of the remaining units on site now under construction, it is realistic that the site will complete within the next two years – a rate approximate to the average build out rate of the site to-date has been applied.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	30	16	0	0	0	0

Site Name: Hanslope – Land off Castlethorpe Road						
Planning Status of site @ 1 April 2022:				Under Construction (20/01945/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		10	
Progress on site as of 1 April 2022:		No. of Units U/C: 25		No. of Units Not Started: 15		
Developer/Landowner:				Hayfield		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: Outline permission was granted at appeal in September 2019 and REM approval was granted in December 2020 with our monitoring site visits reporting that work started on site in quarter 4 of 2020/21. 10 units were subsequently delivered during 2021/22 and enough units are under construction as at 1 April 2022, to suggest that the site can continue to deliver at a similar rate, which also aligns with the assumptions for a site of this size, as set out in the Council's Phasing Methodology.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	15	15	10	0	0	0

Site Name: Hanslope – Malt Mill Farm						
Planning Status of site @ 1 April 2022:				Under Construction (18/00724/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 9		No. of Units Not Started: 42		
Developer/Landowner:				Hayfield		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>FUL permission was granted on 26 September 2019 following a successful appeal. The site was subsequently been sold on to Hayfield Homes who are also currently building out the adjacent site (Land off Castlethorpe Road).</p> <p>Conditions began being discharged in November 2020 (20/02924/DISCON , 20/03052/DISCON) and in January 2021 a minor material amendment application was submitted (20/03394/FULMMA), which was subsequently permitted in June 2021 and followed by an application to discharge remaining conditions in July 2021 (21/02097/DISCON). Construction on housing units began during quarter 4 of 2021/22 and as at 1 April 2022 the first 9 units were under construction.</p> <p>No proforma has been submitted by the housebuilder for the 2022 assessment and therefore a build-out rate which aligns with the assumptions for a small site, as per the Council's Phasing Methodology have been applied. Whilst the site would be considered a 'medium' site, as the housebuilders are currently also building out the adjacent site at the same time, it was determined that a lower build-out rate for this site would be appropriate.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	6	15	15	15	0	0

Site Name: Land off Olney Road, Lavendon						
Planning Status of site @ 1 April 2022:				Under Construction (19/00212/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		13		33	
Progress on site as of 1 April 2022:		No. of Units U/C: 45		No. of Units Not Started: 4		
Developer/Landowner:				David Wilson Homes		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: REM permission was granted on 2 December 2019 and development started on site in Quarter 4 of 2019/20. The housebuilder submitted pro-forma for the 2021 assessment which outlined completions for 2021/22 which were only 2 units more than actual completions. As of 1 April 22, almost all of the site was under construction with the last 4 units not under construction being those where the site compound is located. A pro-forma has been submitted for the 2022 assessment stating that the site still has two more years of building until full completion. This would be a realistic prediction given past build out rates on the site, the number of units currently under construction and with the average build-out rate for the site being under that assumed for a site of this size as per the Council's Phasing Methodology. The housebuilders projections have therefore been applied.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	35	14	0	0	0	0

James Williamson

From: Nightingale, Tom <tom.nightingale@dwh.co.uk>
Sent: 26 May 2022 19:06
To: Housing Monitoring
Subject: [EXT]RE: *EXTERNAL: Milton Keynes Council - Housing Monitoring 2022
Attachments: Monitoring Proforma 2022 - LAVENDON - LAND OFF OLNEY ROAD.docx
Categories: Filed Proforma

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Report spam or suspected malicious email via the REPORT MESSAGE icon above.

Afternoon

Please see attached.

Many thanks

Tom Nightingale BSc (Hons), DipTP, AssocRTPI
Senior Planner
David Wilson Homes South Midlands

From: Housing Monitoring <Housing.Monitoring@milton-keynes.gov.uk>
Sent: 26 May 2022 14:33
To: Nightingale, Tom <tom.nightingale@dwh.co.uk>
Subject: *EXTERNAL: Milton Keynes Council - Housing Monitoring 2022



EXTERNAL EMAIL WARNING

Please do not click on LINKS or ATTACHMENTS where you are unsure of its origin. In such cases delete the email.

Dear Sir/Madam,

Hope you are keeping well.

Milton Keynes Council is currently undertaking its annual housing monitoring and updating of housing forecasts.

As part of this work, we would kindly ask for your assistance in reviewing and updating our current projections for the site(s) that you are involved with, and providing us with any new information you are able to.

I have attached an explanatory letter which outlines in more detail the information we require and some further background for what we use this data for. Furthermore, I also attach a pro-forma for each of the sites that we believe you are the landowner, developer or agent for.

If you could please review the data in each pro-forma and respond accordingly, in the manner outlined in the explanatory letter and pro-forma, by **Friday 10 June 2022**, it would be much appreciated.

As we are also currently in the process of carrying out a Land Availability Assessment to inform the preparation of a new Local Plan, if you are no longer proposing to progress with the current planning permission on the site, could you please inform us of the landowners intentions for the site moving forward, including any potential for consideration of other uses on the site.

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
19/00212/REM	LAND OFF OLNEY ROAD - LAVENDON	49

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

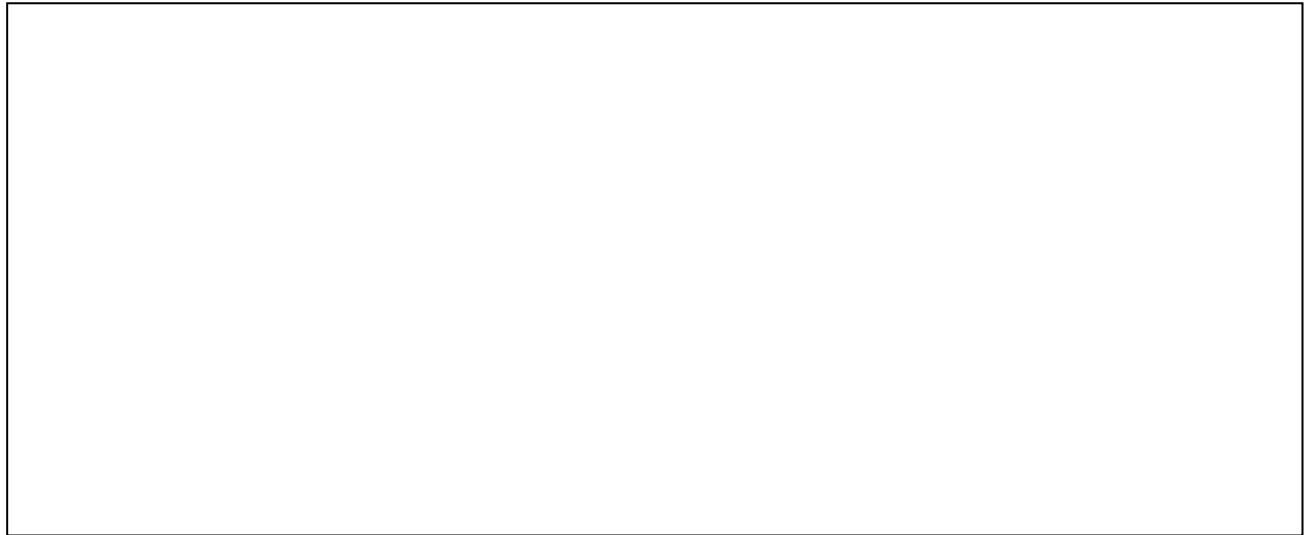
Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	35	14	0	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.



Signed: T.Nightingale

Name: Tom Nightingale

Position: Senior Planner

Company: David Wilson Homes

Date: 26/05/22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Lavendon – Land at The Glebe						
Planning Status of site @ 1 April 2022:				REM Approval (21/01196/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 14		
Developer/Landowner:				Brampton Valley Homes		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>REM approval granted in July 2019 following original outline permission (16/01630/OUT) and Discharge of Condition applications submitted and subsequently approved between December 2019 and November 2020 (19/03323/DISCON, 19/03324/DISCON and 20/00228/DISCON).</p> <p>During 2021/22 a new REM application (21/01196/REM) was submitted alongside a drainage scheme to discharge conditions on the original Outline permission; this was approved in February 2022. The site also now has building regulations.</p> <p>The housebuilder has not provided a proforma for the 2022 assessment and the last proforma received for the 2021 assessment outlined an intention to start work on site in November 2021. These have been delayed due to the time taken for the determination of the new REM application and with no new projections provided, the assumptions outlined in the Council's Phasing Methodology with regards lead-in times and build-out rates have been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	10	4	0	0	0

Site Name: Newport Pagnell – Tickford Fields			
Planning Status of site @ 1 April 2022:		Outline permission (20/00133/OUTEIS)	
Delivery Record (No. of completions per year):	2019/20	2020/21	2021/22
	0	0	0
Progress on site as of 1 April 2022:	No. of Units U/C: 0		No. of Units Not Started: 930
Developer/Landowner:		Milton Keynes Council	
SoCG/Proforma submitted: Yes		Have SoCG/Proforma projections been used for 5YHLS Assessment? yes	
Site Deemed Deliverable? Yes			
5YHLS Assessment Conclusion and Evidence Used: <p>Site was allocated for residential use in the Newport Pagnell Neighbourhood Plan. It is under the ownership of Milton Keynes Council, with Milton Keynes Development Partnership having acted as agent for the early planning stages of the site.</p> <p>Correspondence has been ongoing with the agent and landowner for the site since its allocation with proforma having been submitted for the last 4 5YHLS assessments.</p> <p>An outline application was submitted in January 2020 and subsequently planning permission was issued on 28th May 2021. As outlined in the proforma submitted for this year's assessment, following approval of Outline planning permission, a procurement exercise was undertaken during 2021 and a preferred developer selected in August 2021 – this was all completed in line with the timetable set out in the proforma submitted by the landowner for last year's assessment.</p> <p>The proforma however goes on to outline that the preferred developer withdrew following the decision to appoint and, as such, a further, shorter procurement process will now need to be undertaken. The proforma goes on to outline the new timetable for procurement through to delivery of the residential units on site.</p> <p>The SoCG provided by the landowner alongside, Outline permission being granted and progression with procurement of a development partner, initially inline with previous timetables, demonstrates continued progress with the delivery of the site and provides clear evidence to demonstrate that the site is deliverable. This is further supported by the previous submissions and ongoing communication, with the landowner.</p> <p>The lead-in time proposed by the landowner is considered to be quite long for a site of this size, with Outline permission, as per the assumptions outlined in the Council's Phasing Methodology however, given the need to re-tender for a development partner, as outlined in the landowner's proforma, the lead-in time has been applied, even if it is felt to be slightly conservative.</p> <p>With regards the proposed build-out rates for the site, those projected by the landowner are below the phasing methodology assumptions for a site of this size (which show a delivery rate of 135dpa) and, as such, have been applied.</p>			

5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	30	100	800

**MILTON KEYNES CITY COUNCIL
HOUSING LAND SUPPLY**

**DELIVERY UPDATE & STATEMENT OF COMMON GROUND
March 2022**

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2022)
20/00133/OUTEIS	Tickford Fields	930

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

Progress Towards Delivery
<p>Outline Planning Permission for the site was issued on 28th May 2021.</p> <p>An Expression of Interest was run in April 2021 to seek initial interest from developers to partner the Council to deliver the scheme and an invitation to participate was run through June and July 2021. A preferred development partner was selected in August 2021 however, the developer chose to withdraw after a Cabinet executive decision to appoint them and as a result the procurement failed.</p> <p>The Council will be returning to the market during Autumn/Winter 2022 with a shortened procurement programme so as a development partner is appointed by the end of March 2023. The development partner will be for the whole site, with all affordable housing built to come back to the Council.</p> <p>A REM application will be submitted very shortly after contracts are exchanged and it is expected that work will start on site during early to mid-2024/25, with first completions delivering during 2025/26 and delivery rising to an anticipated 100dpa for the duration of the delivery of the site.</p>


2. Statement of Common Ground


Taking account of information provided here, I Stuart Proffitt, Director of Environment and Property at Milton Keynes City Council can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site as at 1 April 2022.

Anticipated Start on Site date:	Q1/Q2 2024/25
--	---------------

Financial Year (1st April - 31st March)	Number of Completions
2022/23	0
2023/24	0
2024/25	0
2025/26	30
2026/27	100
2027/28	100
2028/29	100
2029/30	100
2030/31	100
(2031 and beyond)	400

3. Signatures

Signed: (Stuart Proffitt, Director of Environment and Property, Milton Keynes City Council)	
Date:	20/09/2022

Signed: (James Williamson, Monitoring and Implementation Team Leader (Development Plans), Milton Keynes Council)	
Date:	10/09/2022

Site Name: Newport Pagnell – Former Police Station						
Planning Status of site @ 1 April 2022:				Allocation (FUL application (22/00280/FUL) awaiting determination)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 50		
Developer/Landowner:				Churchill Retirement Living		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>The site hosts the former Newport Pagnell Police Station and Police Station Houses, it was allocated for redevelopment for residential use in the Newport Pagnell Neighbourhood Plan and carried forward into Plan:MK with an indicative housing allocation of 14 units.</p> <p>Following the site being vacated by Thames Valley Policy, it has been purchased by Churchill Retirement Living who entered into pre-application engagement with Milton Keynes Council in July 2021 with a view to redeveloping/reusing the site and some of the existing buildings on site to deliver 47 retirement living apartments and 3 retirement cottages, all of which would be C3 use as opposed to C2.</p> <p>Following the pre-application engagement, the landowners continued to engage and held consultation events with the local community during December 2021 and presented to the Town Council in November 2021.</p> <p>In February 2021 a FUL application was submitted for the proposed scheme and as at 1 April 2022, this is awaiting determination, expected to occur later in the summer 2022. The applicants have not submitted a proforma for the assessment, however within their planning statement for the FUL application, they have outlined that the development will be delivered within the next five years (Para 5.18 and 6.11 of Planning Statement for 22/00280/FUL).</p> <p>The progress towards delivery made during 2021/22, as evidenced through the pre-application engagement undertaken, followed by submission of a FUL application and the developer's commitment to delivering the scheme within the five-year period, provides clear evidence that the development is deliverable. As no specific projections have been provided, the assumptions for a site of this size (taken into account the predominantly flatted nature of the scheme) as outlined in the Council's Phasing Methodology have been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	0	0	0	50	0

Site Name: Olney – Former Employment Phase 1						
Planning Status of site @ 1 April 2022:				Under construction (16/00533/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	15		9		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 3		No. of Units Not Started: 6		
Developer/Landowner:				Lioncourt Homes		
SoCG/Proforma submitted: yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Site delivered completions in 2019/20 and 2020/21 and whilst no units were delivered during 2021/22, development was focused on delivering completions on Phase 2 of this site. As at 1 April 2022 construction work has begun again on this phase with 3 of the remaining 9 units now being under construction.</p> <p>The developer has confirmed via response to proforma that both Phases 1 and 2 are projected to complete during 2022/23 – given the number of units remaining on site and that construction has started on this phase again, these projections are considered realistic and have been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	9	0	0	0	0	0

James Williamson

From: Hannah Spooner <hannahspooner@lioncourthomes.com>
Sent: 28 June 2022 10:47
To: Jennifer Head
Subject: [EXT]RE: Milton Keynes Council - Housing Monitoring 2022
Attachments: Monitoring Proforma 2022 -OLNEY - FORMER EMPLOYMENT ALLOCATION PHASE 2.docx; Monitoring Proforma 2022 - OLNEY - FORMER EMPLOYMENT ALLOCATION PHASE 1.docx

Categories: Returned Proforma

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Hello Jennifer,

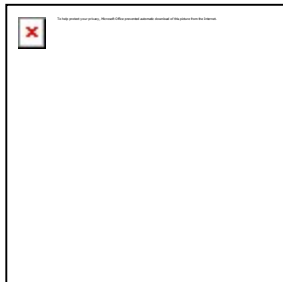
I have reviewed the figures on the proforma and these are both correct.

Combined we have 24 units that will be completed in the year 22/23.

Kind Regards

HANNAH SPOONER

Management Accountant



 [01905 755167](tel:01905755167) / [07716 089602](tel:07716089602)

 info@lioncourthomes.com

 www.lioncourthomes.com



Lioncourt Homes Ltd, Lioncourt House, 3 Apex Park,
Wainwright Road, Warndon, Worcester, WR4 9FN

From: Jennifer Head <Jennifer.Head@milton-keynes.gov.uk>
Sent: 23 June 2022 16:17
To: Hannah Spooner <hannahspooner@lioncourthomes.com>
Subject: FW: Milton Keynes Council - Housing Monitoring 2022

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
16/00533/REM	FORMER EMPLOYMENT ALLOCATION PHASE 1 - OLNEY	9

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	9	0	0	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

Signed:

Name:

Position:

Company:

Date:

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Olney – Former Employment Phase 2						
Planning Status of site @ 1 April 2022:				Under construction (18/00799/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		11		7	
Progress on site as of 1 April 2022:		No. of Units U/C: 11		No. of Units Not Started: 4		
Developer/Landowner:				Lioncourt Homes		
SoCG/Proforma submitted: yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>Phase 2 of this site is delivering in a linear manner with Phase 1; construction on Phase 2 began in quarter 4 of 2019/20 and 18 units were completed during 2020/21 and 2021/22.</p> <p>Housebuilder has submitted a proforma which outlines that both Phase 1 and Phase 2 of this site will be completed during 2022/23. This aligns with previous projections and, given the number of units under construction as at 1 April 2022, is deemed to be realistic and has therefore been applied.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	15	0	0	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
18/00799/REM	FORMER EMPLOYMENT ALLOCATION PHASE 2 - OLNEY	15

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	15	0	0	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

Signed:

Name:

Position:

Company:

Date:

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Olney – Land west of Yardley Road and West of Aspreys						
Planning Status of site @ 1 April 2022:				Under Construction (20/00835/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		1		81	
Progress on site as of 1 April 2022:		No. of Units U/C: 99		No. of Units Not Started: 69		
Developer/Landowner:				Vistry Group (Bovis Homes and Linden Homes)/Taylor Wimpey		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>Site is the main allocation within the Olney Neighbourhood Plan and was granted outline permission in July 2018 with REM approval being granted in August 2020. Conditions were discharged against the outline permission from early 2020 and, conditions against the REM permission being discharged in early 2021 (the REM did not include any pre-commencement conditions). The housebuilders also notified the Council on 29th September 2020 that they would be commencing works on site from 5th October 2020 and Council monitoring showed starts on houses in quarter 4 of 2020/21.</p> <p>In its first full year of completions (2021/22) the site delivered 81 units, 31 more than was projected by the developer for the 2021 assessment and, as at 1 April 2022, a significant number of the remaining dwellings are under construction</p> <p>The housebuilders have provided an updated proforma for the 2022 assessment which re-confirms the projections outlined in both previous submitted proforma. As with previous years these projections seemed to be ambitious when compared with the Council's assumptions for a site of this size (as outlined in the Phasing Methodology) however, given the site is being delivered by three housebuilders (Bovis, Linden and Taylor Wimpey) the projected build-out rates for the site are actually slightly below the assumptions for a site of this size being delivered in this manner (as outlined in the Phasing Methodology). Furthermore, when consideration is given to the previous completions on the site, the number of units currently under construction and the fact that to-date the developer has delivered consistently against their projections, the projections are deemed to remain reliable and have therefore been applied again.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	75	75	18	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
20/00835/REM	LAND WEST OF YARDLEY ROAD AND WEST OF ASPREYS OLNEY - OLNEY	168

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

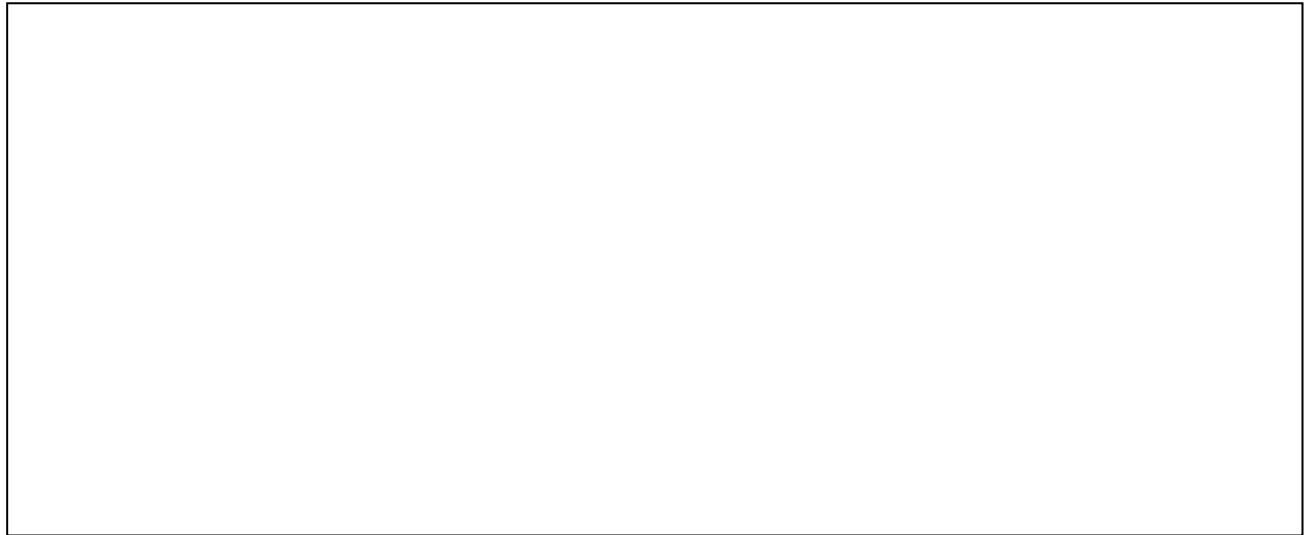
Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	75	75	18	0	0	0	0	0

Year	30/31	Post 2031
Dwellings	0	0

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.



Signed:



Name: Susie Hartas

Position: Senior Design and Planning Manager

Company: Vistry Group

Date: 12.07.22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Land South of Lavendon Road Farm, Olney						
Planning Status of site @ 1 April 2022:				Under Construction (19/01345/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		15		21	
Progress on site as of 1 April 2022:		No. of Units U/C: 14		No. of Units Not Started: 0		
Developer/Landowner:						
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? Yes		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>REM permission was granted on 25 September 2019 and development started on site in Quarter 1 of 2020/21, with units being delivered in each of 2020/21 and 2021/22.</p> <p>As at 1 April 2022 all remaining units are under construction and the housebuilder has submitted a pro-forma stating that all remaining units will complete by end of summer 2022.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	14	0	0	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
19/01345/REM	LAND SOUTH OF LAVENDON ROAD FARM – OLNEY	14

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	14	0	0	0	0	0	0	0
Year	30/31	Post 2031						
Dwellings	0	0						

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

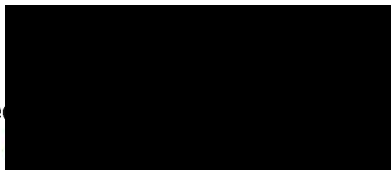
N/A.

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

N/A.

Nothing of note. All plots due to be completed by the end of summer 2022.

Signature



Name: PAUL JOHNSON

Position: LAND AND PLANNING DIRECTOR

Company: FRANCIS JACKSON HOMES LTD.

Date: 26.05.2022

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: OLNEY, LAND SOUTH OF WARRINGTON ROAD						
Planning Status of site @ 1 April 2022:				Under Construction (19/01484/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 10		No. of Units Not Started: 0		
Developer/Landowner:				McCarthy & Stone		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
<p>5YHLS Assessment Conclusion and Evidence Used:</p> <p>In May 2019 a FUL application was submitted for the development of 48 Class C2 retirement living plus apartments and 10 Class C3 retirement living bungalows on this site. The application was refused in November 2019 on the grounds that the proposal would result in the loss of retail opportunities as the site was allocated for retail and leisure use.</p> <p>The applicants subsequently appealed the decision and the appeal was allowed and planning permission granted in June 2020. Since the grant of permission, the applicants have discharging all conditions (20/02520/DISCON, 21/00015/DISCON, 21/00590/DISCON, 21/02486/DISCON).</p> <p>On 9th February 2021 the applicants also wrote to the Council providing their notification of commencement of development, outlining that initial site preparation work has begun and, in March 2021 they paid their S106 Monitoring Fee. Monitoring site visits subsequently recorded the start of construction on the 10 C3 units during Quarter 3 of 2021/22 and as at 1 April 2022 all of them were under construction.</p> <p>As MKC have a separate target for C2 bed spaces, these units are not included within the 5YHLS assessment, therefore only the 10 C3 bungalows associated with this scheme have been incorporated into the housing trajectory.</p> <p>No proforma has been supplied by the developer; as all units are under construction it could be considered likely that all units will complete in 2022/23 but, as this is part of a wider development, the completion of these units has been projected for 2023/24 to allow for all of the site to be delivered.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	10	0	0	0	0

Site Name: Wavendon – Frosts Garden Centre, Wain Close						
Planning Status of site @ 1 April 2021:				Under construction (18/00581/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		3		25	
Progress on site as of 1 April 2022:		No. of Units U/C: 25		No. of Units Not Started: 0		
Developer/Landowner:				Hayfield Homes		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>REM approval was granted in July 2018 along with discharge of all pre-commencement conditions. In early 2020 a number of NMA applications were submitted and subsequently approved and construction began on site in Spring 2020 with construction on first houses beginning in Quarter 2 of 2020/21. As at 1 April 2022 over half the units have been completed with all other remaining units under construction.</p> <p>No proforma has been received for this year's assessment however, with all units under construction and the previous completion rates on the site, it is expected that all remaining units will be completed in 2022/23.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	25	0	0	0	0	0

Site Name: Wavendon – Frosts Garden Centre, Wain Close Phase 2						
Planning Status of site @ 1 April 2022:				Under construction (20/02682/FUL)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 12		No. of Units Not Started: 0		
Developer/Landowner:				Hayfield Homes		
SoCG/Proforma submitted: No				Have SoCG/Proforma projections been used for 5YHLS Assessment?		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: <p>This site represents an extension to the existing site at Frosts Garden centre of 12 units approved under 18/00581/REM and currently under construction – also being built out by Hayfield Homes.</p> <p>FUL Planning permission was granted in August 2021 and a number of conditions were discharged during the remainder of 2021 and early 2022 (22/00337/DISCON - 21/03029/DISCON - 21/02629/DISCON). Construction on site began during quarter 4 of 2021/22 and as at 1 April 2022 all 12 units were under construction.</p> <p>No proforma has been submitted by the developer and whilst all units are under construction, they have not long been started and Hayfield Homes are currently also completing the remaining units on Phase 1 of this development (which is further progressed), as such, the completion of all units has been projected for 2023/24, which will align with the completion of all remaining units on Phase 1 in 2022/23.</p>						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	0	12	0	0	0	0

Site Name: Wavendon – Land N of Wavendon Business Park Phase 1 – West Side						
Planning Status of site @ 1 April 2022:				Under Construction (19/01357/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		17	
Progress on site as of 1 April 2022:		No. of Units U/C: 56		No. of Units Not Started: 6		
Developer/Landowner:				Abbey Developments		
SoCG/Proforma submitted: yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? No – More conservative projections have been applied		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: Site was granted REM approval in April 2019 as part of the REM approval which covered the whole of the Land N of Wavendon Business Park site (18/01304/REM), a subsequent REM permission for the western part of the site was then submitted in May 2019 and approved in August 2019, thus splitting the site into two phases. Conditions associated with the outline permission for the site have been discharged, as have conditions for the REM permission for the whole site (conditions began being discharged in August 2019 and continued through until April 2020). Site wide infrastructure has been completed and first units on this, Phase 1 were completed during 2021/22, with a further 56 units being under construction. The housebuilders have submitted a proforma which suggest more units have been completed prior to 1 April 2022 than we have recorded through our monitoring and therefore the entirety of this phase will be complete by the end of 2022/23. As our monitoring does not show the number of completions outlined by the developer, to provide a conservative approach, we have maintained the projections which align with the Council's Phasing Methodology for a site of this size.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	30	32	0	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
19/01357/REM	LAND NORTH OF WAVENDON BUSINESS PARK (Phase 1 - West Side) - WAVENDON	29

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	29	0	0	0	0	0	0	0
Year	30/31	Post 2031						
Dwellings	0	0						

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

Signed

Name: RICHARD ADAMSON

Position: Quantity Surveyor

Company: Abbey Homes

Date: 23/6/22

Please return to housing.monitoring@milton-keynes.gov.uk

Site Name: Wavendon – Land N of Wavendon Business Park Phase 2						
Planning Status of site @ 1 April 2022:				REM Approval (18/01304/REM)		
Delivery Record (No. of completions per year):	2019/20		2020/21		2021/22	
	0		0		0	
Progress on site as of 1 April 2022:		No. of Units U/C: 0		No. of Units Not Started: 55		
Developer/Landowner:				Abbey Developments		
SoCG/Proforma submitted: Yes				Have SoCG/Proforma projections been used for 5YHLS Assessment? No – more conservative lead-in time and completions rates have been applied		
Site Deemed Deliverable? Yes						
5YHLS Assessment Conclusion and Evidence Used: Site was granted REM approval in April 2019 (the REM approval covered the whole of the Land N of Wavendon Business Park site, but a subsequent REM permission for the western part of the site has now split it into two phases). Conditions associated with the outline permission for the site have been discharged, as have the conditions for this REM permission (conditions began being discharged between May 2019 and March 2020 and were finalised in December 2020 and between January and March 2021 (20/03229/DISCON (10.12.20), 20/03245/DISCON (11.12.20) , 21/00317/DISCON (03.02.21)). Site wide infrastructure has been completed and Phase 1 is well under construction. As at 1 April 2022 construction of units on Phase 2 was however yet to start. The housebuilder has provided a proforma outlining that first completions on this Phase will be delivered in 2022/23, with remainder of the phase being delivered in 2023/24. Whilst the build-out rates are in line with those for a site of this size as outlined in our Phasing Methodology, and with an imminent start possible given all infrastructure on site is complete, it has been decided to apply a slightly more conservative approach to the lead-in time and build-out rate on this phase, given the ongoing nature of Phase 1 and the lack of starts on this phase at 1 April 2022. We have therefore pushed the build out-rates back by 6 months from those outlined in the proforma, therefore delaying full completion of the site until 2024/25 and providing a slightly more conservative projection; this is however ahead of when this site was projected to complete in the 2021 assessment, thus reflecting the speedier progress on site during 2021/22. Build-out rates are well below those assumed for a site of this size.						
5-Year Supply Forecast (where site is Deliverable)	2022/23 (Year 1)	2023/24 (Year 2)	2024/25 (Year 3)	2025/26 (Year 4)	2026/27 (Year 5)	Post 2026/27
	10	35	10	0	0	0

MILTON KEYNES COUNCIL
MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
2022

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2022)
18/01304/REM	LAND NORTH OF WAVENDON BUSINESS PARK (Phase 2) - WAVENDON	55

The table below sets out the current forecasts we have for when the remainder of the above development will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1st April 2022. Where the below figures remain correct please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Dwellings	20	35	0	0	0	0	0	0
Year	30/31	Post 2031						
Dwellings	0	0						

Other site-specific questions

If the development has yet to commence, please outline the anticipated date for start on site?

Is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.)? Please include any details in the box overleaf.

Signed



Name: RICHARD ADAMSON

Position: Quantity Surveyor

Company: Abbey Homes

Date: 23/6/22

Please return to housing.monitoring@milton-keynes.gov.uk

Development Plans

Development.Plans@Milton-Keynes.gov.uk

<https://www.milton-keynes.gov.uk/planning-and-building/planning-policy>

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