

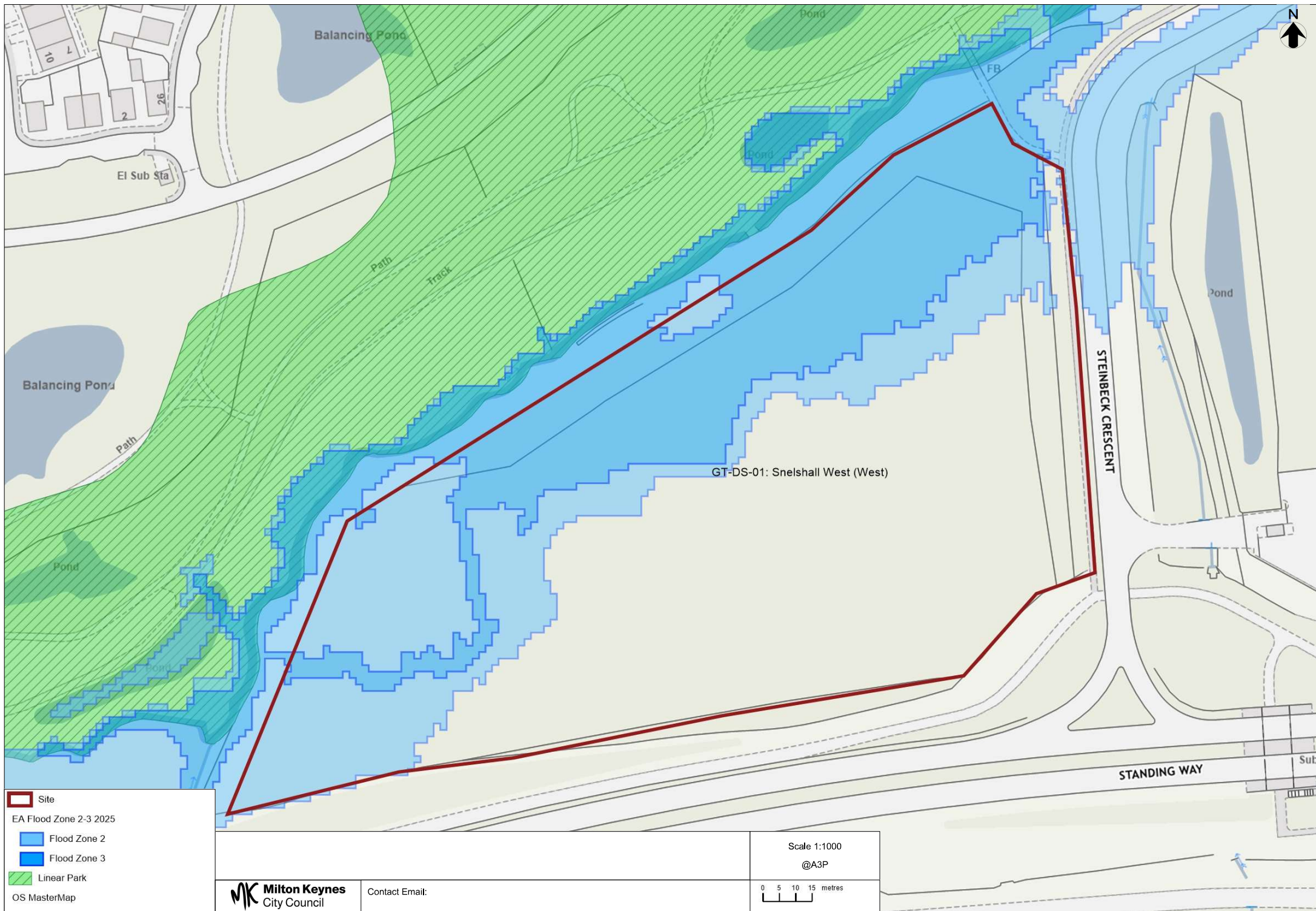
Appendix 11 - Gypsy and Traveller Site Assessments

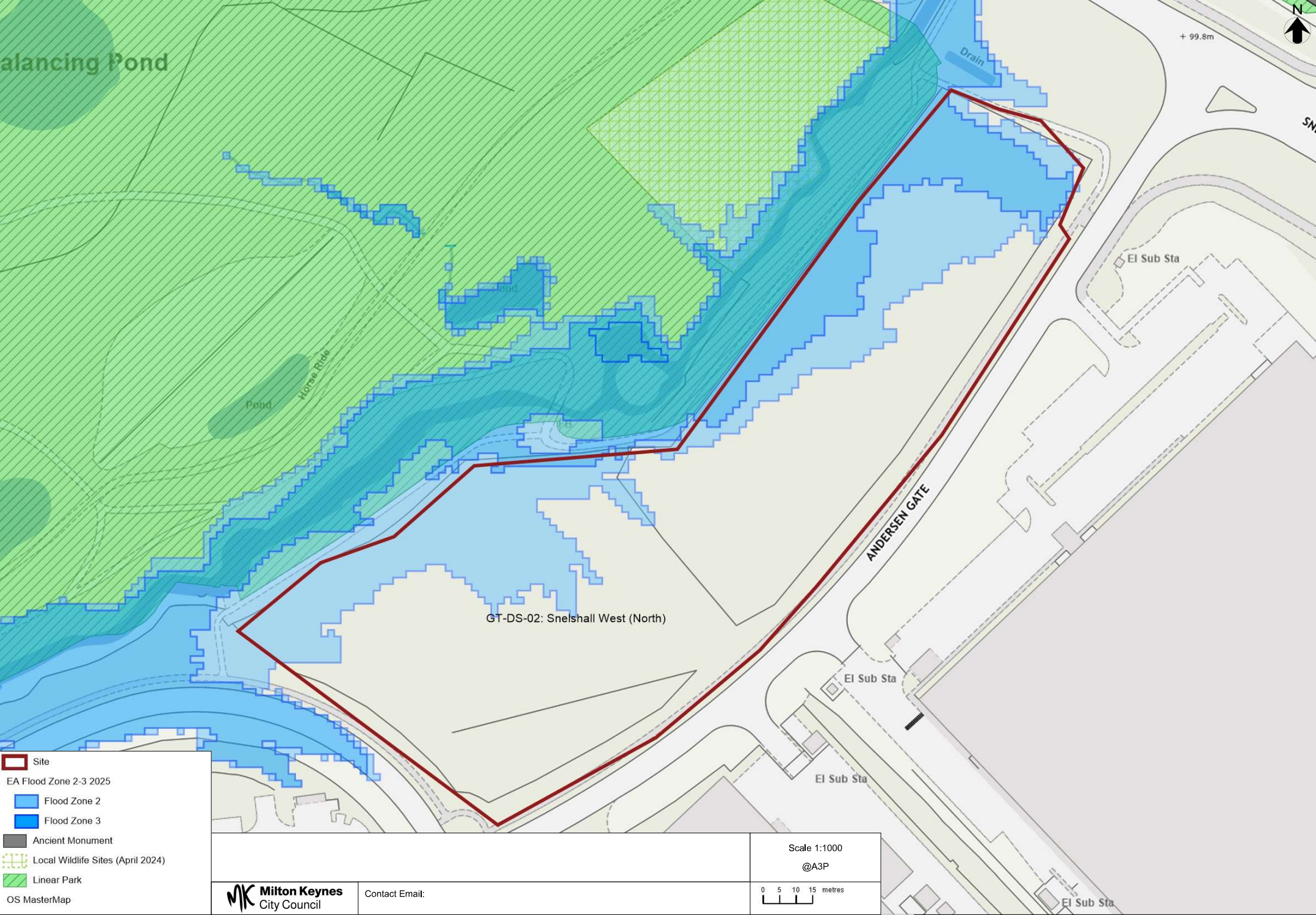
Reference	Site Name	Planning History	Capacity	Suitability Assessment Outcome	Deliverability Conclusion	Suitability Commentary	Availability Commentary	Achievability Commentary	Policy Summary Constraints	Conclusion
GT-DS-01	Snelshall West (West)	No relevant planning history.	15 pitches / 5 plots	Suitable	Not Deliverable	Partially suitable. North section of the site is located in floodzones 2 and 3. Southern part of the site would remain suitable should use be compatible with employment to the east.	The land owner wished to continue to promote the site for Employment, and has confirmed it is unavailable	The site which is suitable is a greenfield site adjacent to existing employment, and would be suitable for Travelling Showpeoples Plots.	Employment (Proposed)	The site is unavailable for an alternative use to employment.
GT-DS-02	Snelshall West (North)	Planning Application Ref.: PLN/2025/1100	0 pitches / 0 plots	Unsuitable	Not Deliverable	Unsuitable - Unforeseen ecological constraint on site. Other constraints are also present on site, such as floodrisk along north boundary.	Unknown Land Availability. Site not presented to land owners as unsuitable.	Site not deemed suitable for development and the ability to deliver necessary scale of infrastructure to make the site suitable may lead to it being unachievable.	Employment (Proposed)	Site is unsuitable for alternative use to employment.
GT-DS-03	Michigan Drive, Tongwell	No relevant planning history.	8 pitches / 1 plot	Suitable	Not Deliverable	Suitable - the site has limited constraints which would prevent development.	The land owner wished to continue to promote the site for Employment, and has confirmed it is unavailable	The site which is suitable is a greenfield site adjacent to existing employment, and would be suitable for Travelling Showpeoples Plots.	Employment (Proposed)	The site is unavailable for an alternative use to employment.
GT-DS-04	Rockingham Drive (South), Linford Wood	Planning Application Ref.: PLN/2024/2768 Planning Application Ref.: PLN/2025/0667 Planning Application Ref.: PLN/2025/0977	0 pitches / 0 plots	Unsuitable	Not Deliverable	Unsuitable - Whilst the site has limited constraints, this site is considered to be in a high quality employment area, and will continue to be allocated for this use.	Unknown Land Availability. Site not presented to land owners as unsuitable.	Site not deemed suitable for development as the council wish to continue to allocate the land for employment.	Employment (Proposed)	Site is unsuitable for an alternative use to employment.
GT-DS-05	Rockingham Drive (North), Linford Wood	No relevant planning history.	0 pitches / 0 plots	Unsuitable	Not Deliverable	Unsuitable - Whilst the site has limited constraints, this site is considered to be in a high quality employment area, and will continue to be allocated for this use.	Unknown Land Availability. Site not presented to land owners as unsuitable.	Site not deemed suitable for development as the council wish to continue to allocate the land for employment.	Employment (Proposed)	Site is unsuitable or deliverable for alternative use to employment.
GT-DS-06	Land off Stratford Road (East)	No relevant planning history.	15 pitches / 2 plots	Suitable	Not Deliverable	Suitable - Whilst group TPOs are located on the site, these are limited to the north boundary and would not constrain development.	The land owner wished to continue to promote the site for Employment, and has confirmed it is unavailable	The site which is suitable is a greenfield site adjacent to existing employment, and would be suitable for Gypsy and Travellers Pitches and Travelling Showpeoples Plots.	Employment (Proposed)	Site is unavailable for an alternative use to employment.
GT-DS-07	Land off Stratford Road (West)	Planning Application Ref.: 22/01902/FUL	0 pitches / 0 plots	Unsuitable	Not Deliverable	Unsuitable - Half of the site located in Linear Park. Other constraints are also present on the site. Group TPO also located on the site along the north boundary. Extant permission on rest of the site for 40 dwellings.	Unknown Land Availability. Site not presented to land owners as unsuitable.	Site not deemed suitable for development, and the constraints cannot be overcome to a point where the site is achievable.	No Existing Allocation.	Site is unsuitable for an alternative use.
GT-DS-08	Land Between Watling Street and Chaffon Way, Knowthill	No relevant planning history.	15 pitches / 5 plots	Suitable	Not Deliverable	Suitable - the site has limited constraints which would prevent development.	The land owner wished to continue to promote the site for Employment, and has confirmed it is unavailable	The site which is suitable is a greenfield site adjacent to existing employment, and would be suitable for Travelling Showpeoples Plots.	Employment (Proposed)	Site is unavailable for an alternative use to employment.
GT-DS-09	Pineham, West of A509	No relevant planning history.	0 pitches / 0 plots	Unsuitable	Not Deliverable	Unsuitable - The site is not considered appropriate for residential use due to its close proximity to a water treatment works. Other constraints are also present on site, such as significant floodrisk along the west boundary and site access.	Unknown Land Availability. Site not presented to land owners as unsuitable.	Site not deemed suitable for development as the council wish to continue to allocate the land for employment.	Employment (Existing)	Site is unsuitable for an alternative use to employment.
GT-DS-10	South of Water Treatment Works (East)	Planning Application Ref.: 10/01181/MIN Planning Application Ref.: 13/00445/MIN Planning Application Ref.: 13/01058/MIN	0 pitches / 0 plots	Unsuitable	Not Deliverable	Unsuitable - The site is not considered appropriate for residential use due to its close proximity to a water treatment works. The site is also a Linear Park. Other constraints are also present on site, such as flood risk along the north east boundary.	Unknown Land Availability. Site not presented to land owners as unsuitable.	Site not deemed suitable for development as the council wish to continue to allocate the land for employment.	None	Site is unsuitable for an alternative use.
GT-DS-11	South of Water Treatment Works (West)	No relevant planning history.	0 pitches / 0 plots	Unsuitable	Not Deliverable	Unsuitable - The site is not considered appropriate for residential use due to its close proximity to a water treatment works.	Unknown Land Availability. Site not presented to land owners as unsuitable.	Site not deemed suitable for development as the council wish to continue to allocate the land for employment.	None	Site is unsuitable for an alternative use.
GT-DS-12	West of Tilers Road, Kilm Farm	Planning Application Ref.: 19/00587/FUL Planning Application Ref.: 19/02304/FUL	15 pitches / 4 plots	Suitable	Not Deliverable	Suitable - the site has limited constraints which would prevent development.	The land owner wished to continue to promote the site for Employment, and has confirmed it is unavailable	The site which is suitable is a greenfield site adjacent to existing employment, and would be suitable for Travelling Showpeoples Plots.	None	Site is unavailable for an alternative use to employment.
GT-DS-13	Land south of Standing Way / B4034	No relevant planning history.	0 pitches / 0 plots	Unsuitable	Not Deliverable	Unsuitable. The site is located between employment land and a mix use urban extension (within BCC). The site has substantial tree coverage with potential ecological implications.	Unknown Land Availability. Site not presented to land owners as unsuitable.	Given the sites relations with a new proposed urban extension, and the significant tree coverage, the site is not currently considered suitable and as such is not achievable.	None	Site is unsuitable for an alternative use.

Reference	Site Name	Planning History	Capacity	Suitability Assessment Outcome	Deliverability Conclusion	Suitability Commentary	Availability Commentary	Achievability Commentary	Policy Summary Constraints	Conclusion
GT-MK-01	Tickford Fields Farm	No relevant planning history.	15 Pitches / 10 Plots	Unsuitable	Not Deliverable	Unsuitable. With the proposed delivery of the ESCE site with 31 pitches, this site would create an overconcentration of pitches in the area.	Site was submitted by the land owner and is considered available.	Site not deemed achievable due to proximity to an existing allocation.	No Policy designations	With a proposed allocation in close proximity to the site, the site is unsuitable.
GT-MK-02	Shenley Grounds Farm	No relevant planning history.	2 Pitches / 0 Plots	Unsuitable	Not Deliverable	Unsuitable. Below site size threshold.	Site was submitted by the land owner and is considered available.	The site, due to its small size, is not considered achievable.	No Policy designations	The site is below the site size threshold.
GT-MK-03	Weald Leys Farmhouse	Western Expansion Area (10)	8 Pitches / 2 Plots	Unsuitable	Not Deliverable	Unsuitable. The site is located with a designated Linear Park as part of the Western Expansion Area. Also located directly adjacent to the proposed Gypsy and Travellers Site at Land West of Whaddon Road, resulting in an overconcentration of pitches in the area.	Site was submitted by the land owner and is considered available.	Site not deemed achievable due to its location within a linear park, and within the Western Expansion Area.	Located within a Linear Park and Western Expansion Area.	Site is unsuitable for an alternative use.
GT-MK-04	Land West of Whaddon Road	No relevant planning history.	15 Pitches / 3 Plots	Suitable	Deliverable	Suitable. The site which is suitable is a greenfield site adjacent to a proposed strategic allocation, with no significant constraints and would be suitable for Gypsy and Travellers Pitches and Travelling Showpeoples Plots. Land owner has confirmed the site is available	Site was submitted by the land owner and is considered available.	The site is a greenfield site, with no absolute constraints that would effect development. the site is therefore considered achievable.	No Policy designations	No significant constraints affect the site, and availability has been confirmed. Site is considered suitable and deliverable.
GT-MK-05	Rainbow Drive - Leadenhall (next to Woughton Leisure Centre)	No relevant planning history.	3 Pitches / 0 Plots	Unsuitable	Not Deliverable	Unsuitable. Below site size threshold.	Site was submitted by the land owner and is considered available.	The site, due to its small size, is not considered achievable.	No Policy designations	The site is below the site size threshold.
GT-MK-06	Netherfield	No relevant planning history.	3 Pitches / 0 Plots	Unsuitable	Not Deliverable	Unsuitable. Below site size threshold.	Site was submitted by the land owner and is considered available.	The site, due to its small size, is not considered achievable.	No Policy designations	The site is below the site size threshold.
GT-MK-07	Little Meadow, Loughton	No relevant planning history.	3 Pitches / 0 Plots	Unsuitable	Not Deliverable	Unsuitable. Below site size threshold.	Site was submitted by the land owner and is considered available.	The site, due to its small size, is not considered achievable.	No Policy designations	The site is below the site size threshold.

Reference	Site Name	Planning History	Capacity	Suitability Assessment Outcome	Deliverability Conclusion	Suitability Commentary	Availability Commentary	Achievability Commentary	Policy Summary Constraints	Conclusion
GT-PA-01	Bottledump Roundabout (MK15)	No relevant planning history.	0 Pitches / 0 Plots	Unsuitable.	Not Deliverable	Unsuitable. High portion of the site is location in Floodzone 2-3.	Unknown Land Availability. Site not presented to land owners as unsuitable.	Site not deemed suitable for development and the ability to deliver necessary scale of infrastructure to make the site suitable may lead to it being unachievable.	None.	Site has floodrisk issues across the site which cannot be overcome. The site is therefore unsuitable.
GT-PA-02	Calverton Lane Expansion (MK16 / HN11)	Western Expansion Area (11)	0 Pitches / 0 Plots	Unsuitable.	Not Deliverable	Unsuitable. Understood to be complication expanding the existing site that cannot be overcome.	Unknown Land Availability. Site not presented to land owners as unsuitable.	Site not deemed suitable for development due to existing issues with the site.	Part of Western Expansion Area	Issues with deliverability cannot be overcome. The site is therefore unsuitable.
GT-PA-03	Newton Leys (MK18)	Planning Application Ref.: 13/00888/OUTEIS	0 Pitches / 0 Plots	Unsuitable.	Not Deliverable	Unsuitable. Complications surrounding delivery / use of land for other purposes	The land is no longer available.	The land as been built out for an alternate use, and is no longer achievable.	None.	Site has been built out for an alternative use, and is therefore unsuitable and unavailable.
GT-PA-04	Newton Leys (HN11)	Planning Application Ref.: 15/01695/FUL	0 Pitches / 0 Plots	Unsuitable.	Not Deliverable	Unsuitable. The land previously allocated has been built out for an alternative use.	The land is no longer available.	The land as been built out for an alternate use, and is no longer achievable.	None.	Site has been built out for an alternative use, and is therefore unsuitable and unavailable.
GT-PA-05	Fenny Locks (MK17)	Planning Application Ref.: 20/01432/FUL	0 Pitches / 0 Plots	Unsuitable.	Not Deliverable	Unsuitable. Built out for alternative use	The land is no longer available.	The land as been built out for an alternate use, and is no longer achievable.	None.	Site has been built out for an alternative use, and is therefore unsuitable and unavailable.
GT-PA-06	Ashlands	No relevant planning history.	0 Pitches / 0 Plots	Unsuitable.	Not Deliverable	Unsuitable. Built out for alternative use	The land is no longer available.	The land as been built out for an alternate use, and is no longer achievable.	None.	Site has been built out for an alternative use, and is therefore unsuitable and unavailable.

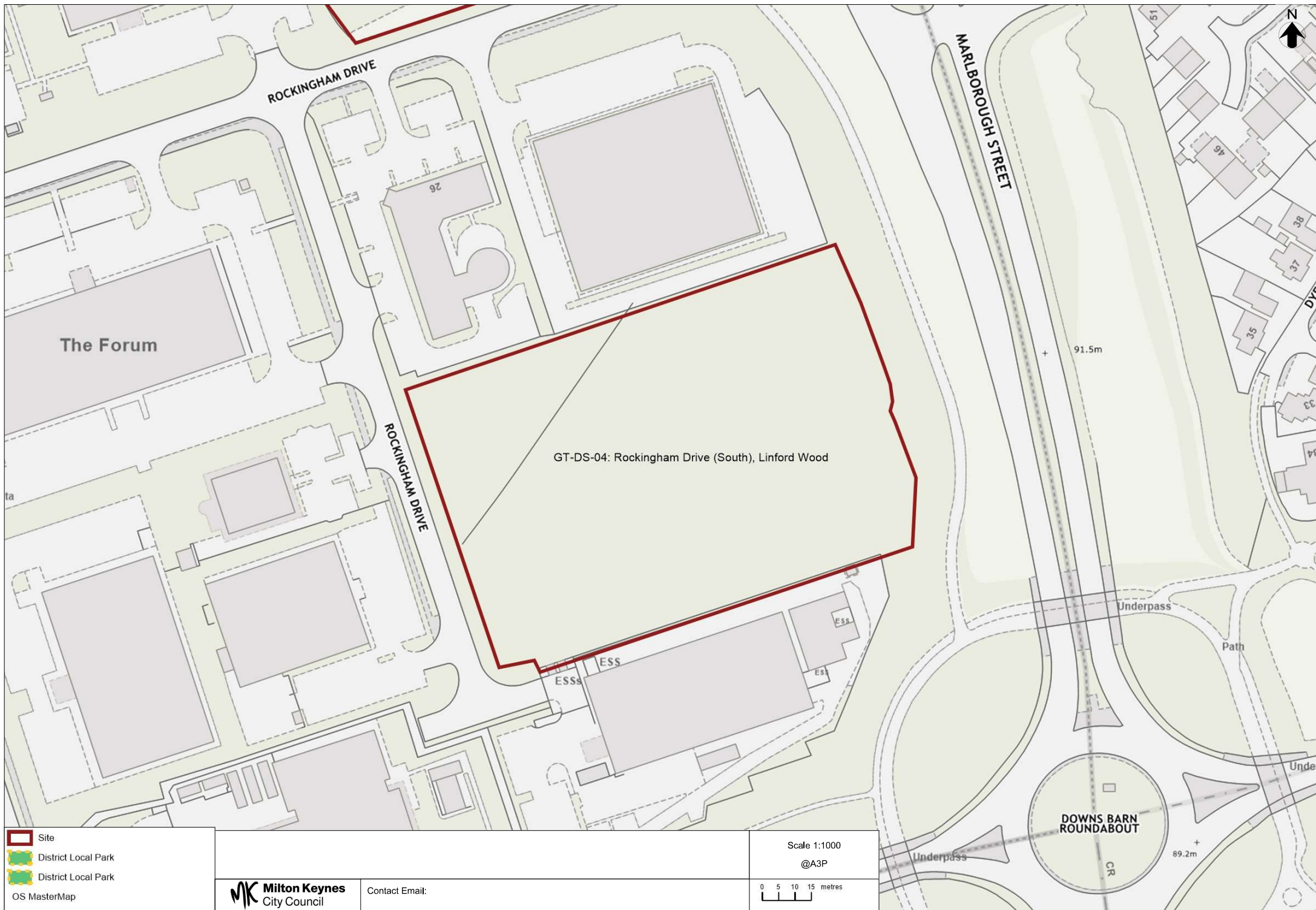
Reference	Site Name	Planning History	Capacity	Suitability Assessment Outcome	Deliverability Conclusion	Suitability Commentary	Availability Commentary	Achievability Commentary	Policy Summary Constraints	Conclusion
GT-UA-01	Land adjacent to High Street opposite	Current live enforcement case.	5 Pitches	Unsuitable.	Not Deliverable	Currently Subject to enforcement investigation/action, and cannot be considered suitable until this has concluded.	The site is already in use, and therefore available. However the use is currently subject to enforcement action.	The site is already in use, however use is pending conclusion of enforcement investigation/action.	Adjacent to Local Wildlife Site.	The site is currently subject to enforcement action, and is unsuitable.
GT-UA-02	Brook End Nursery, opposite Wellies Day Nursery, North Crawley	Planning application Ref.: 21/03703/FUL	4 Pitches	Unsuitable.	Not Deliverable	Unsuitable. Floodrisk issues across most of the site. Currently Subject to Enforcement Action.	The site is already in use, and therefore available. However the use is currently subject to enforcement action.	Site not deemed suitable for development, and the floodrisk issues make the site unachievable.	None	Site has floodrisk issues across the site which cannot be overcome. The site is therefore unsuitable.
GT-UA-03	Willen Road	No relevant planning history.	1 Pitch	Suitable	Deliverable	Suitable. No significant constraints affect the site, and it is already in use.	The site is already in use, and therefore available.	The site is already in use, and is therefore achievable.	There are no significant policy constraints affecting the site, and it is an existing Gypsy & Travellers Site Allocation.	No significant constraints affect the site, and availability has been confirmed. The site is considered suitable and deliverable.







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Site

EA Flood Zone 2-3 2025

Flood Zone 3

Linear Park

OS MasterMap

Milton Keynes

City Council

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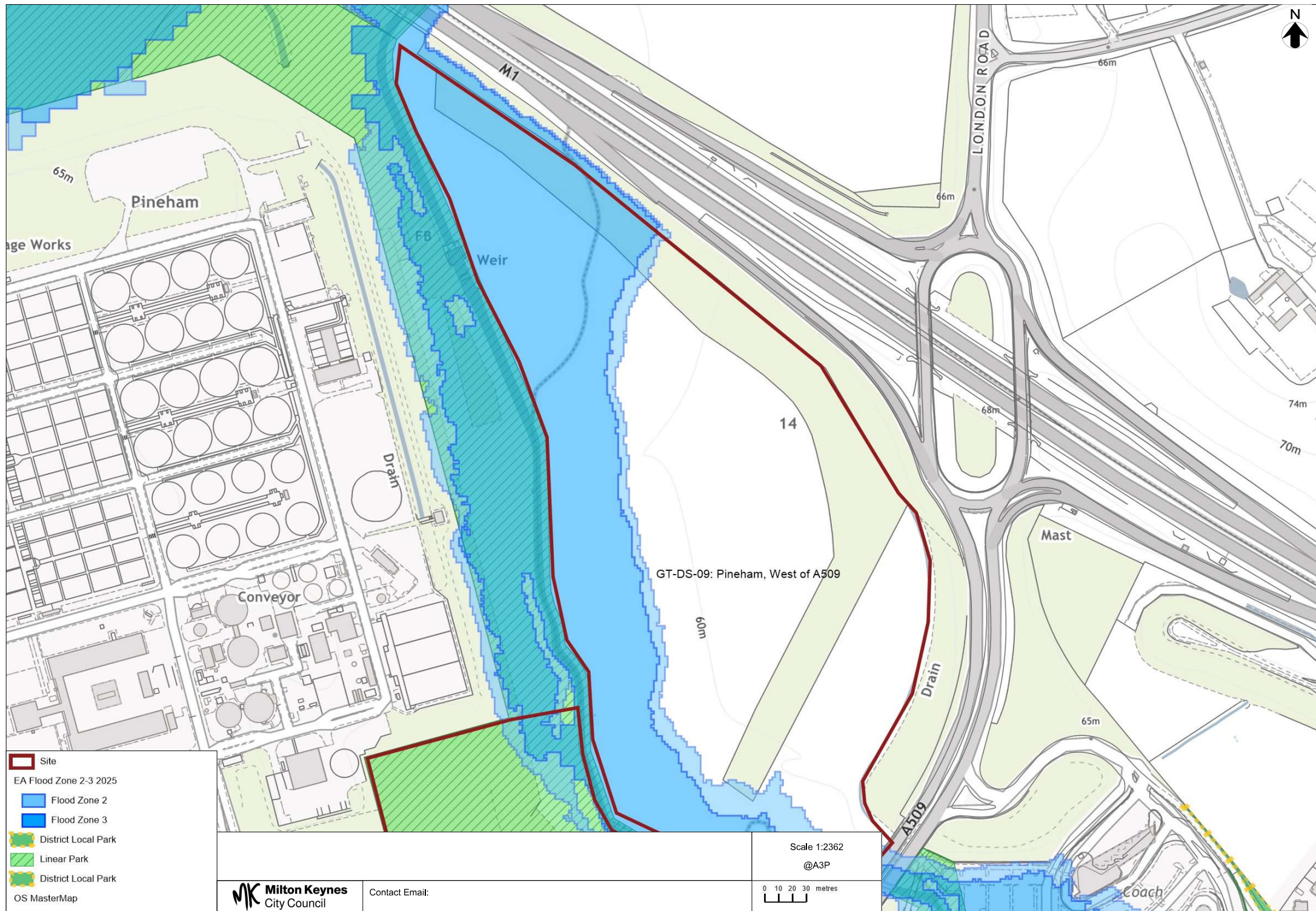
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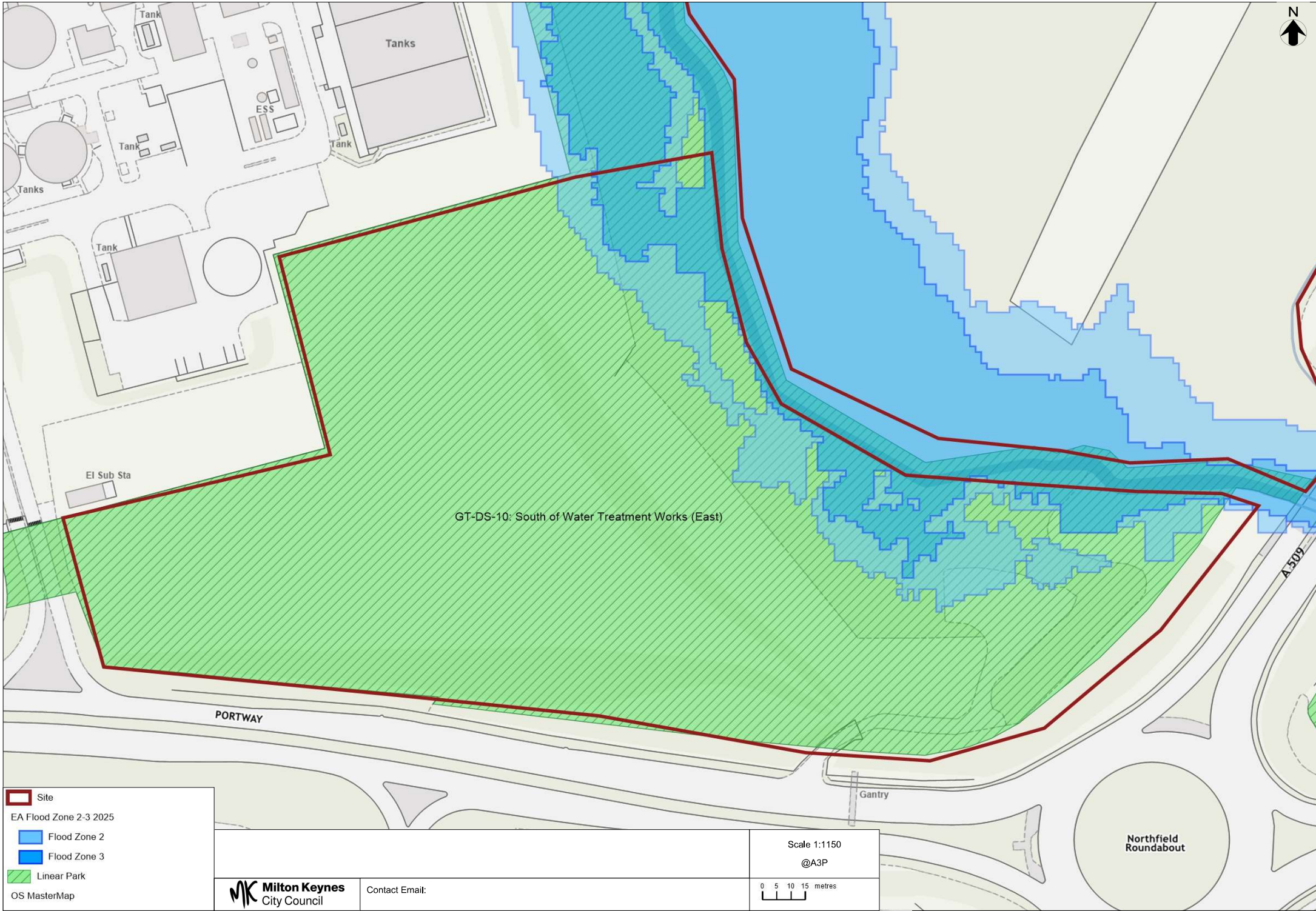
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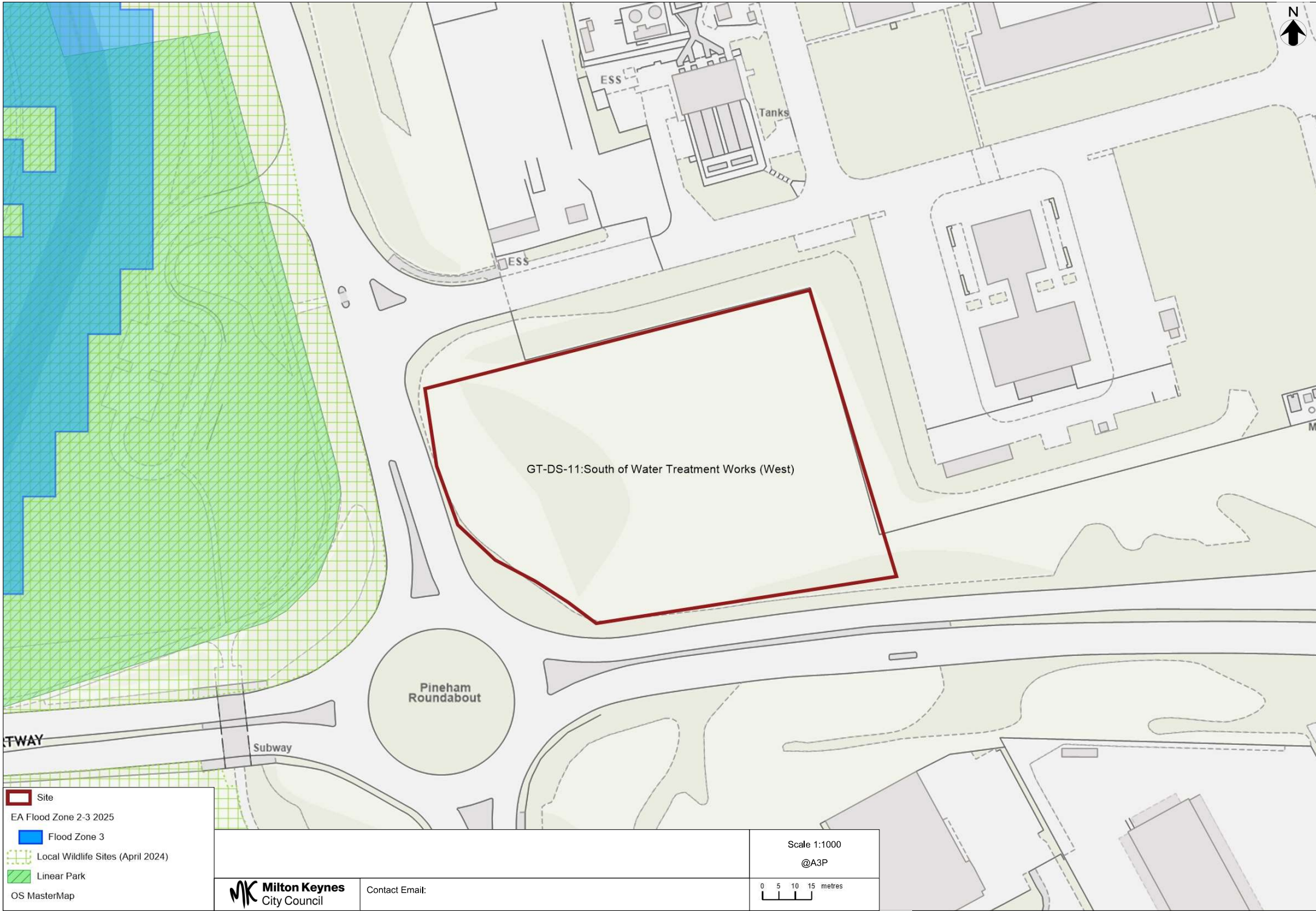








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Site

EA Flood Zone 2-3 2025

Flood Zone 3

OS MasterMap

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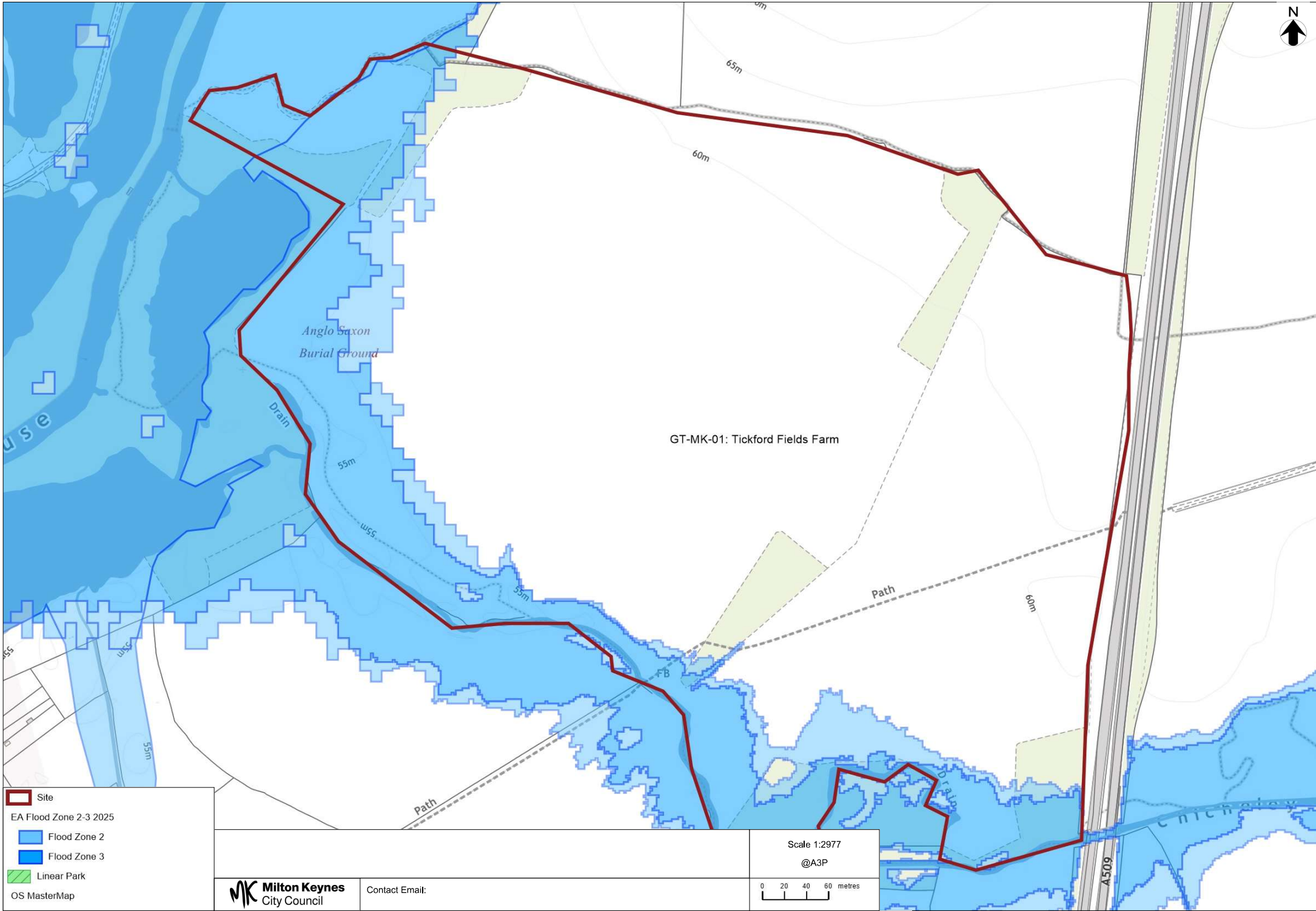
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Site

EA Flood Zone 2-3 2025

Flood Zone 2

Flood Zone 3

Linear Park

OS MasterMap

Milton Keynes

City Council

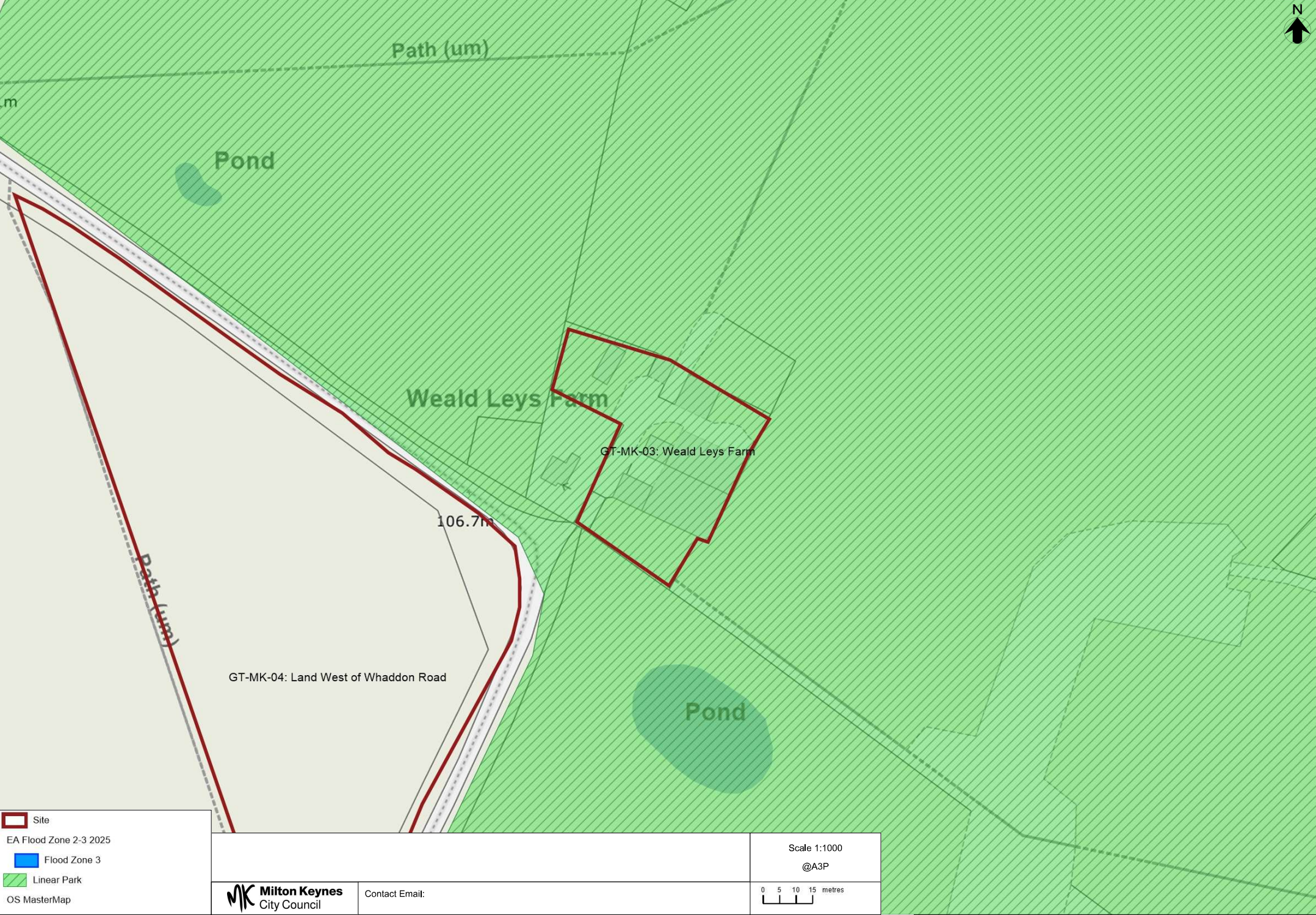
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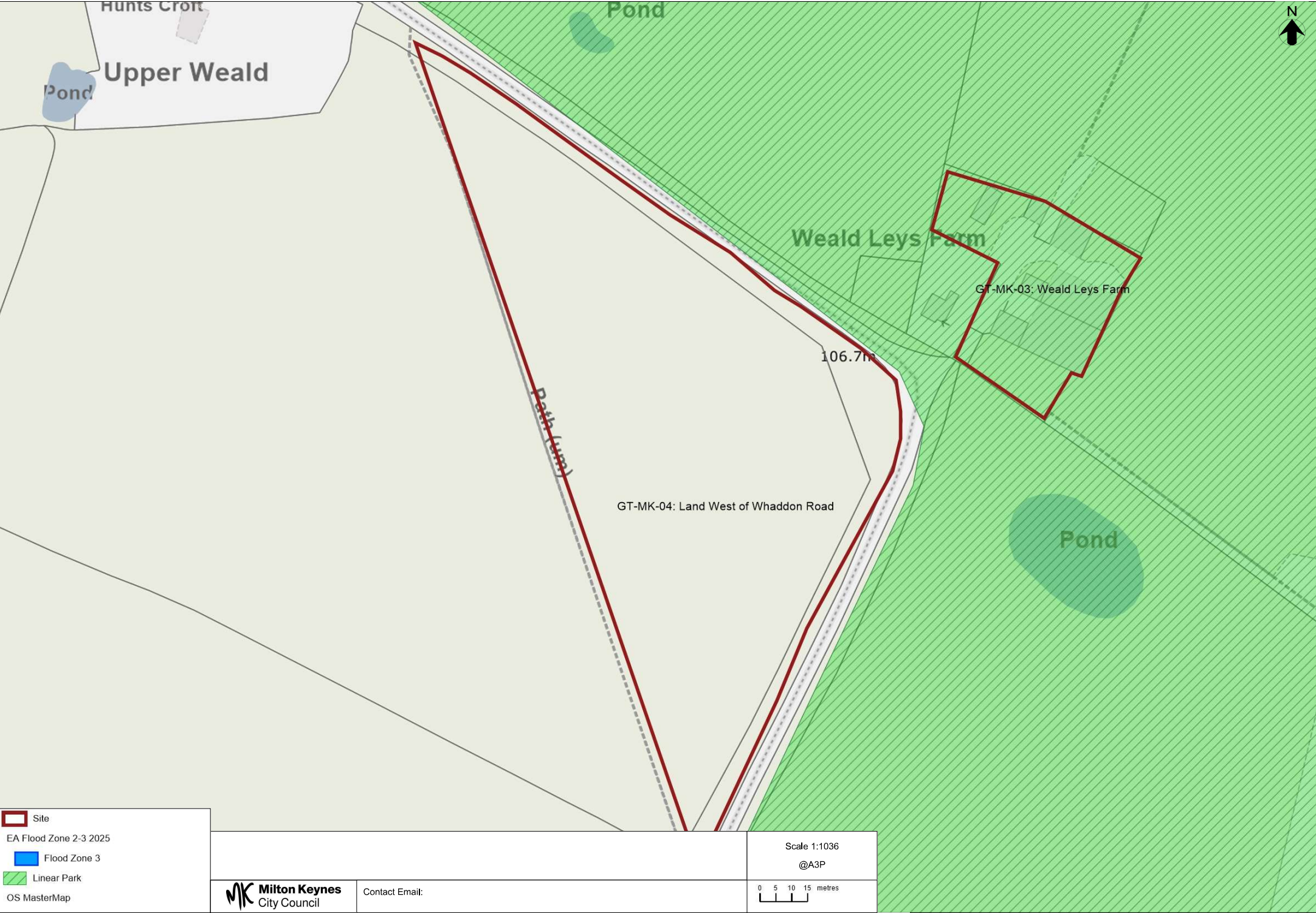
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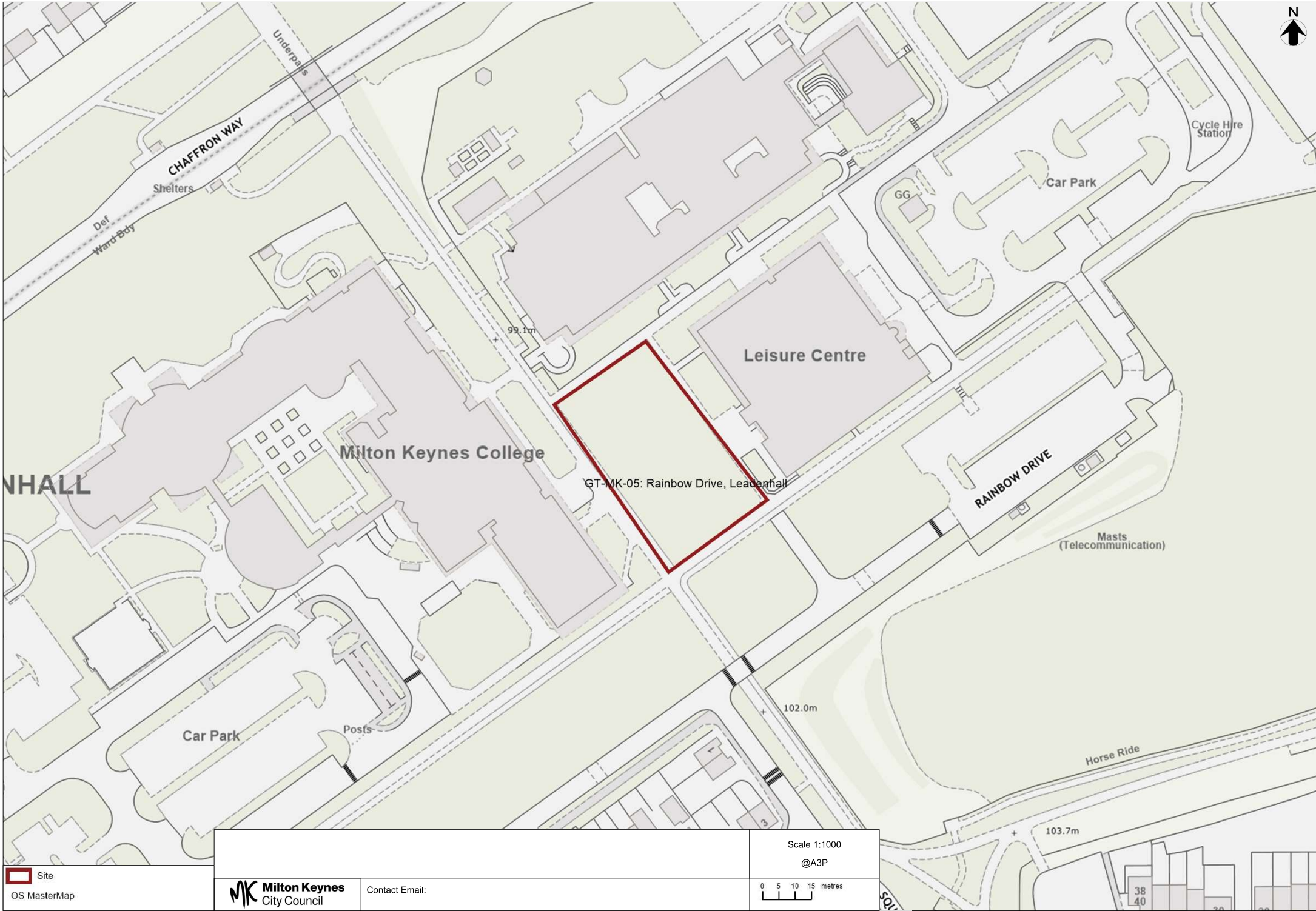
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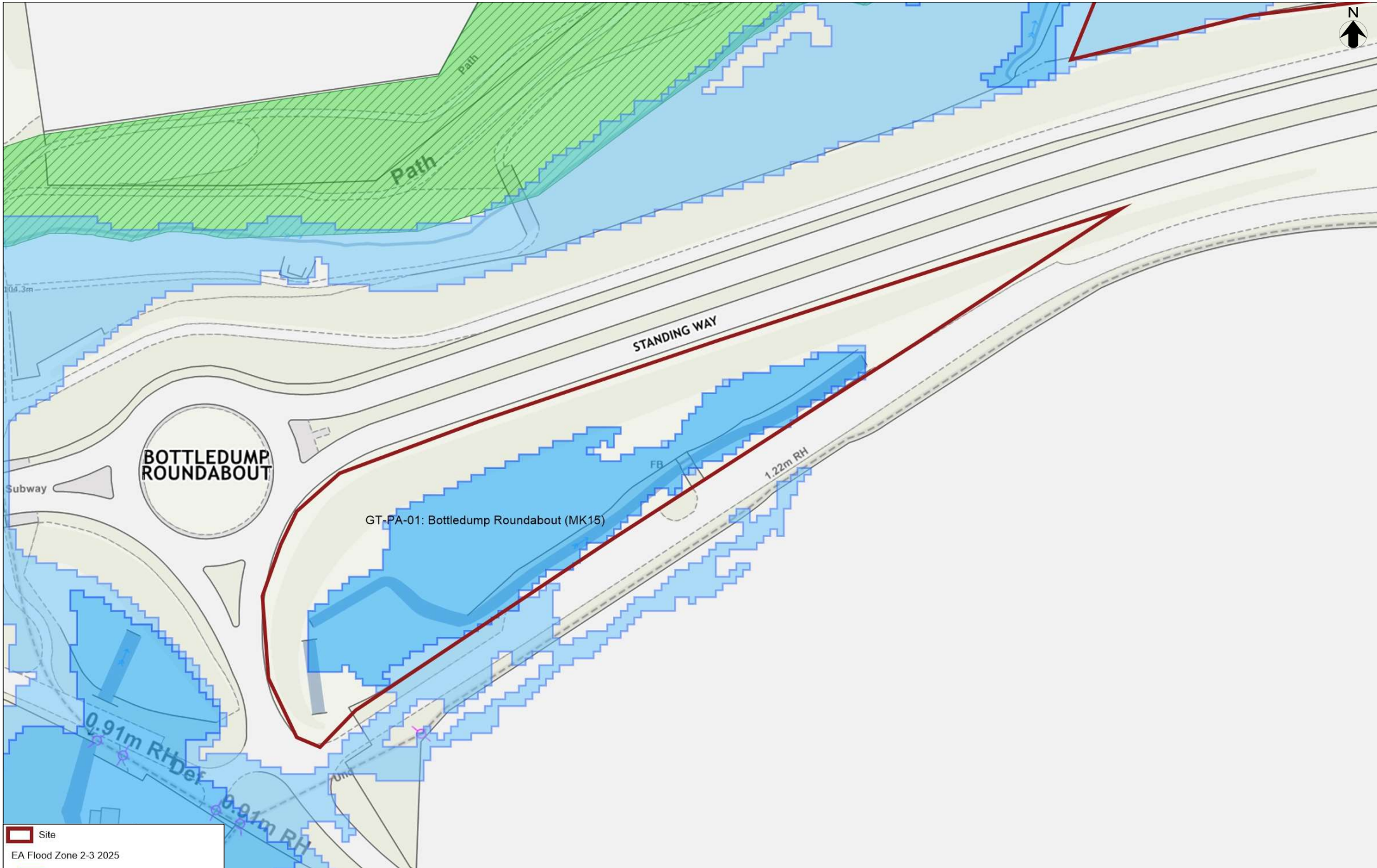


 Site
 District Local Park
 District Local Park
OS MasterMap

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Site

EA Flood Zone 2-3 2025

Flood Zone 2

Flood Zone 3

Linear Park

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Site

OS MasterMap

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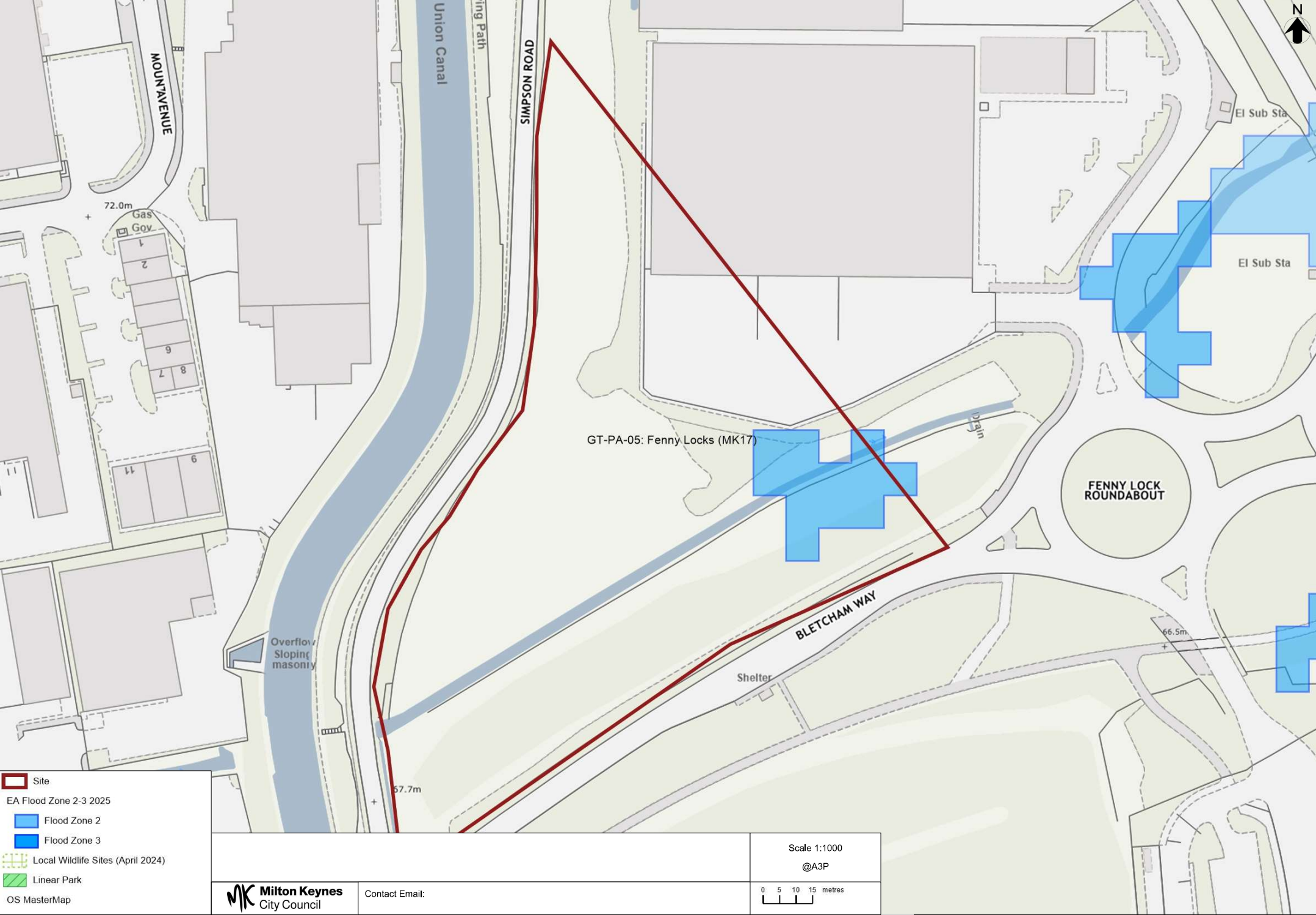
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0 5 10 15 metres







Site

EA Flood Zone 2-3 2025

Flood Zone 2

Flood Zone 3

Local Wildlife Sites (April 2024)

Linear Park

OS MasterMap

Milton Keynes City Council		Contact Email:	Scale 1:1000 @A3P 0 5 10 15 metres
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GT-UA-01: Land adjacent to High Street opposite Gun Street, Sherington

75.3m

 Site

EA Flood Zone 2-3 2025

 Flood Zone 3

 Local Wildlife Sites (April 2024)

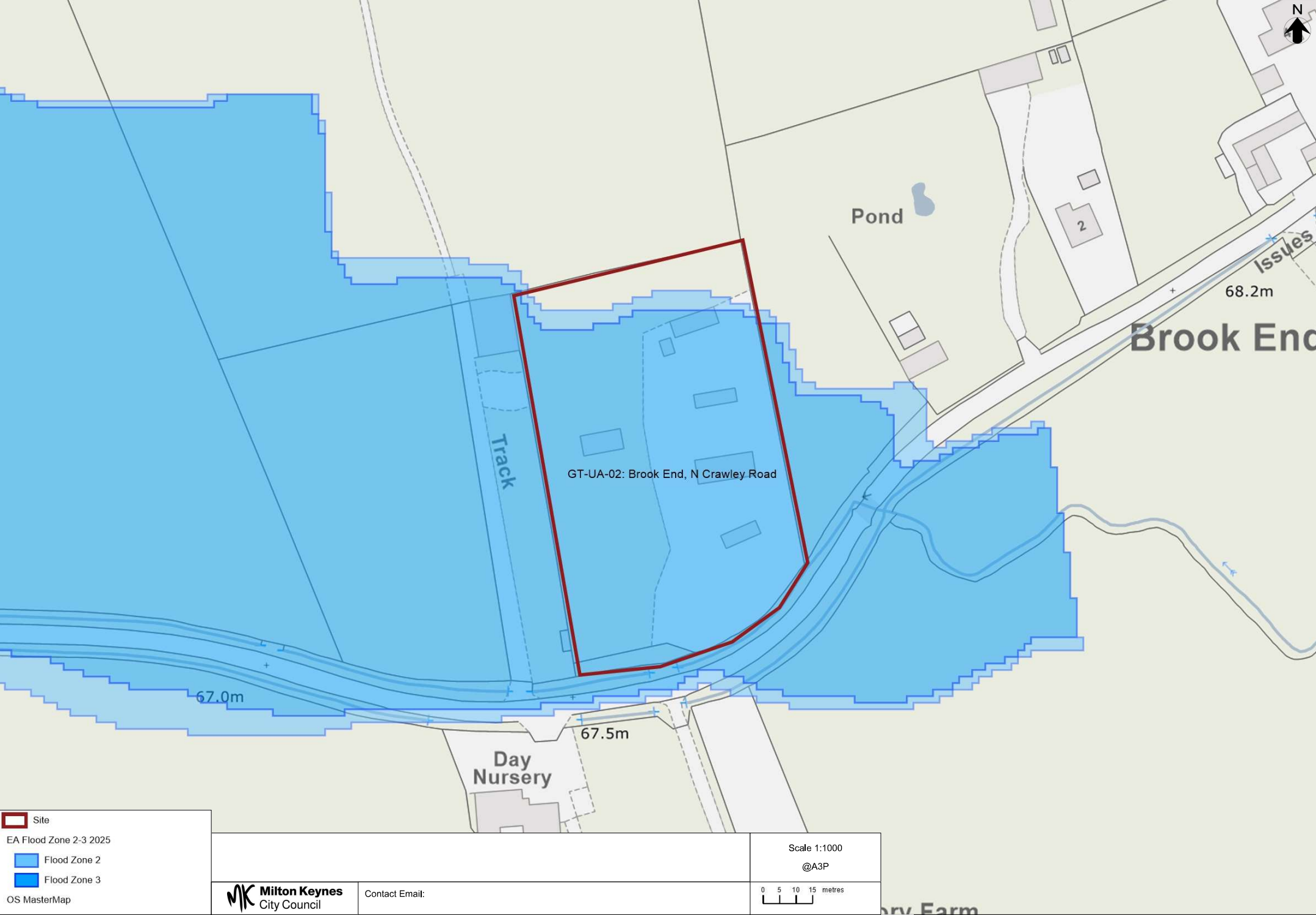
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Site

EA Flood Zone 2-3 2025

Flood Zone 2

Flood Zone 3

OS MasterMap

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Site

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Flood Zone 3

Linear Park

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