

Appendix 4 - Potential Sites in Central Bletchley													
Site ID	Site Name	Ward	Parish Name	Site status	Agreed Capacity	Suitability Assessment Result - Officer Verified	Deliverability Status	Suitability Commentary	Availability Commentary	Achievability Commentary	Policy Constraints	Constraints Summary	Overcoming Constraints
Deliverable and Developable Sites													
110381	Bletchley Burger King	Bletchley Park	Bletchley and Fenny Stratford	No Current Planning Status	120	Suitable	Deliverable	Suitable	Available - site was submitted via C5 with landowner permission and is currently the subject of a planning application including residential use	Achievable - a planning application including residential development for this site is currently being assessed, similar styled developments are also currently being built out on adjacent land both to the north and south of this site. With the Bletchley Town Deal work and links to east-west rail and Bletchley Station the site is deemed achievable during the plan period.	No policy constraints - whilst the site does carry on 'existing shopping and leisure' designation, it is outside of the Town Centre and the Central Bletchley Urban Design Framework. In line to the Central Bletchley policy in Plan M6, allows for residential development on this site as part of a mixed-use scheme.	Former fast food restaurant on site which would need demolishing, but no other physical constraints identified.	NA
110384	Albert Street car park	Bletchley Park	Bletchley and Fenny Stratford	No Current Planning Status	125	Suitable	Developable	Suitable	Available - This site is partially owned by MGC and could be available for development subject to engagement with the local community. The remainder is privately owned but would be available.	This is an opportunity site which forms part of the Central Bletchley Urban design Framework area. Similar neighbouring sites are in the process of being redeveloped for residential uses and with the Bletchley Town Deal investment and east-west rail links, development of the site with residential uses is deemed to be achievable during the plan period.	The site is within the existing Town Centre area and within the Central Bletchley Urban design Framework area which supports opportunities for redevelopment and would allow for residential uses to form part of a redevelopment of the site providing active frontages were delivered on ground floor.	Uses of existing car park has been flagged as a potential issue by high water particularly in this corner one of the best public facilities within Central Bletchley. The Central Bletchley Urban Design Framework does however recognise that consideration should be given to delivering a new multi-storey car park either on this site or on the site adjacent to the former Sanderson building, which is also an existing car park. The Framework also call-out the redevelopment of this site as a key principle for the area of central Bletchley.	Provision of replacement car parking will need some consideration as part of the wider Central Bletchley work, but there do not appear to be any constraints that would lead to this site not being suitable in principle for some residential development.
110386	Former Scribbury site	Bletchley Park	Bletchley and Fenny Stratford	No Current Planning Status	130	Suitable	Developable	Suitable	Available - site is in full ownership of Milton Keynes Development partnership and MGC.	Achievable - the site forms part of the Central Bletchley Urban Design Framework Area and part of the area which forms MGC's wider plans for the regeneration of Central Bletchley.	The site is currently designated as part of Bletchley Town Centre and the Primary Shopping Area as well as the foot of the former Scribbury building forming part of the primary shopping frontage. The site is also within the Central Bletchley Urban design Framework area which seeks to redevelop the former Sanderson's store and make more efficient use of the existing surface level car park. Whilst redevelopment would incorporate a mix of uses, especially at ground floor level, there would be no policy constraint to residential development.	The site contains the vacant Scribbury store which would need to be demolished. Any new development would need to take into consideration the Central Bletchley Urban design Framework SPD and, from a highways perspective, the site must provide pedestrian and public links between Chase and Sanderson along with the boundary and access from Sanderson for the majority of scheme with some minor provision to Chase new site available. This could change dependent upon plans for the wider area within which the site sits. Some surface water flood risk present on site which would need to be considered as part of any development design.	No major constraints to overcome. Any new development would need to take into consideration the Central Bletchley Urban design Framework SPD.
110387	Duncombe Street	Bletchley Park	Bletchley and Fenny Stratford	No Current Planning Status	11	Suitable	Developable	Suitable	Unknown - the site has not been submitted via the C5 however there have been numerous planning applications submitted on the site for residential use, the most recent of which is 2020.	Achievable - the site has been submitted for planning permission for residential use by the landowner on a number of occasions. The site is located within the Central Bletchley Prospective Area within which the principle of residential development are expected to occur during the plan period. The achievability of any scheme will however likely be dependent upon the type of development proposed.	The site falls within Bletchley Town Centre and within its primary shopping area. The site also currently carries a housing allocation designation and is within the Central Bletchley Prospective Area within which the principle of residential development on this site would be acceptable, potentially with active frontages on the ground floor.	There have been several recent planning applications for development of the site for a block of flats of which have either been refused or withdrawn predominantly on the grounds of a lack of information and not due to principle reasons. These matters would need to be dealt with.	Matters relating to scale and massing of any proposal, the potential impact on security of neighbouring properties and parking are likely to be the key matters that need addressing if a new application for residential use of the site.
110388	Former Police & Fire Station	Bletchley Park	West Bletchley	No Current Planning Status	300	Suitable	Deliverable	Suitable	Available - site is owned by Milton Keynes Development Partnership and has recently been marketed for a residential-led mixed use scheme.	Achievable - the site is within the Central Bletchley Urban design Framework Area and forms part of the opportunity proposals for regeneration of Central Bletchley. Further redevelopment schemes have come forward recently in close proximity to the site and the site is currently being marketed.	The site is designated in Plan M6 as an existing employment use site however, it also falls within the Central Bletchley Urban design Framework area which outlines that the redevelopment of the site will include provision of an innovation hub with the re-use of the site will have to be developed for housing.	The site does contain the former police and fire station however there have been vacant for some time and there is permission in place for demolition of all existing buildings. The site does contain a mix of surface water flooding which will need to be taken into consideration as part of any future design.	There are no major constraints to the principle of delivering this brownfield site for an element of residential development.
110389	Old Pavilion, Sharnwood Close	Bletchley Park	West Bletchley	No Current Planning Status	40	Suitable	Developable	Suitable - but only for very minimal amount of residential dwellings if they went to be existing	Unknown - site is in private ownership and has not been submitted via the C5.	Uncertain - as outlined, the site contains numerous constraints which would likely make the site unsuitable however, some development may be possible as part of an enabling scheme as per the Central Bletchley Urban Design Framework.	The site is currently designated for community facilities within Plan M6 and falls within the Bletchley Conservation Area however, the Central Bletchley Urban Design Framework call out that the site should be transformed and opened to the public as an urban park with a small amount of enabling residential development possible to the western edge of the site.	The site falls within the Bletchley Conservation Area and is the site of the former Pavilion which was once listed, but is now derelict and is a state of disrepair. The site also sits within a wooded area with a group of trees. These constraints would make the site deemed unsuitable however the Central Bletchley Urban Design Framework does outline that a small amount of residential development may be acceptable on the western side of the site if it were enabling development to allow the site to be transformed and opened to the public as an urban park incorporating some form of reference to the former pavilion. The achievability of this, given the on-site constraints is however uncertain.	Any enabling development on the site would need to consider the impact upon the conservation areas to ensure no harm and would need to consider the extensive canopy across the site and trees. These areas might be incorporated and make the site either unsuitable or unsuitable.
110488	Shackleton House	Bletchley Park	West Bletchley	No Current Planning Status	300	Suitable	Developable	Suitable - whilst the site carries an existing employment designation, the Central Bletchley Urban design Framework SPD outlines that the site forms part of an area in which the reuse and/or redevelopment of existing buildings and associated land to create high quality new residential-led mixed use development can be enabled.	Available - existing employment building on site is vacant and landowner are currently considering options including a submission of a prior approval application for change of use to residential.	Achievable - the site sits within an existing employment building which would require either redevelopment or demolition. Similar sites in Central Bletchley have recently been redeveloped.	The site is designated for employment use however Policy S216 in Plan M6 enables higher density, residential led mixed-use development on the site.	Existing employment building would likely need to be demolished.	NA
111941	Brand Centre, Bletchley	Bletchley Park	Bletchley and Fenny Stratford	No Current Planning Status	280	Suitable	Developable	Suitable	Available - site is in full ownership of Milton Keynes Development partnership and MGC.	Achievable - the site forms part of the Central Bletchley Urban Design Framework Area and part of the area which forms MGC's wider plans for the regeneration of Central Bletchley.	The site is currently designated as part of Bletchley Town Centre and the Primary Shopping Area as well as the Brand Centre building forming part of the primary shopping frontage. The site is also within the Central Bletchley Urban design Framework area which seeks to redevelop the former Brand Centre and whilst there, whilst redevelopment would incorporate a mix of uses, especially at ground floor level and land to the west of the site in the re-opening of the connection to Queensway to Barchingham Road to form a new area of public realm, there would be no policy constraint to residential development as part of the proposed scheme for this area.	The site contains the Brand Centre and the former Mills depot which would need to be demolished. Any new development would need to take into consideration the Central Bletchley Urban design Framework SPD. Some surface water flood risk present on site which would need to be considered as part of any development design.	No major constraints to overcome. Any new development would need to take into consideration the Central Bletchley Urban design Framework SPD.
Undevelopable and Undevelopable Sites													
110380	North of Priory Way	Bletchley Park	Bletchley and Fenny Stratford	No Current Planning Status	0	Undesirable - Officer Review	Not Deliverable	Undesirable - site is amenity open space and Bletchley and Fenny Stratford has a deficit of amenity open space when compared with the standards set out in the open space assessment.	Undesirable - site is owned by MGC but would involve the loss of existing open space in an area where there is a deficit of this type of open space.	Undesirable - site is both undesirable and undevelopable	The site is designated as an amenity open space because it is 1.23 in an area (Bletchley and Fenny Stratford) with a deficit of amenity open space when compared to the standards set in the Open Space Assessment.	Uses of amenity open space on this site has more low coverage which may have potential for protected species. No access can be taken from Priory Way, access from south Chase would be preferred and any development would need to reference and consult existing protection routes around and across site.	This would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. This is however unlikely to be achievable given the deficit of open space in the Bletchley and Fenny Stratford area.