

[illegible]

11032	Park Farm, Cracked Road, Waverdon	Dansborough & Walton	Waverdon	No Current Planning Status	100	Suitable	Developable	Suitable - but only as part of a wider Strategic Scale allocation which incorporates neighbouring land, including the former Golf Course site.	Available - site was submitted via the CTS with landowner permission	Adverse - the site would be required to come forward as part of a wider Strategic Scale allocation which incorporates neighbouring land as so is the suitable. A generalised Strategic Scale extension in the location would be viable albeit a significant amount of infrastructure provision would be required to ensure any development is not piecemeal. It is expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	Site is designated as open countryside	Access from Cracked Road alone would not be acceptable, in such, this site would not be considered for a strategic scale allocation incorporating neighbouring land parcels which have been submitted, otherwise access and infrastructure would be deemed a strategic scale. This site will not need to represent candidate development within the area, as it does not connect with any existing settlement boundaries.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site would need to be brought forward as part of a wider Strategic Scale allocation incorporating neighbouring land parcels to ensure a comprehensive and coherent extension to be planned and delivered strategically and in a piecemeal manner. Infrastructure delivery will also need to consider and respond to the impacts from ongoing development and existing allocation within the wider area. Any development will need to be in an approach which protects the setting of knockbuildings and the Regulated Park and Gardens.	
11037	Farfield, Appleby Basin Triangle	Dansborough & Walton	Waverdon	No Current Planning Status	480	Suitable	Developable	Suitable - but only as part of a wider Strategic Scale allocation which incorporates neighbouring land within Milton Keynes and takes into account potential boundary growth into Central Bedfordshire.	Available - site was submitted via the CTS with landowner permission	Adverse - the site cannot be developed without significant impact on Appleby Basin, Welton Dunes and Lower Red Road areas of which are valuable to accommodate development traffic. The site also has suitable agriculture and some wildlife. There is some risk of surface water flooding that is within the Central Bedfordshire part of the site. The site connects directly into a boundary with a Milton Keynes settlement boundary.	Site is designated as open countryside and the area of the site within Central Bedfordshire is not allocated for development.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site would need to be brought forward as part of a wider Strategic Scale allocation incorporating neighbouring land parcels within Milton Keynes and taking into account potential boundary growth into Central Bedfordshire to enable a comprehensive and coherent extension to be planned and delivered strategically and in a piecemeal manner. Infrastructure delivery will also need to consider and respond to the impacts from ongoing development and existing allocation within the wider area. Any development will need to be in an approach which protects the setting of knockbuildings and the Regulated Park and Gardens.		
11042	Land at Park Farm, Lower Red Road, Waverdon	Dansborough & Walton	Waverdon	No Current Planning Status	150	Suitable	Developable	Suitable - but only as part of a wider Strategic Scale allocation which incorporates neighbouring land, including the former Golf Course site.	Available - site was submitted via the CTS with landowner permission	Adverse - the site would need to be delivered as part of a wider Strategic Scale extension in Milton Keynes incorporating neighbouring land parcels which have also been submitted, whilst significant infrastructure provision would be required. The viability of the site would be dependent on the type of growth being viable. It is expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	Site is designated as open countryside	No direct vehicle access can be taken onto Lower Red Road and the site will need full forms of vehicle access therefore, it would need to be delivered as part of a wider Strategic Scale extension in Milton Keynes incorporating neighbouring land parcels which have been submitted. The site contains a number of buildings and a number of buildings are located on adjacent land of Park Farm and Waverdon House, which also includes a Regulated Park and Gardens, any proposed development would need to respect the setting of knockbuildings and the Regulated Park and Gardens.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site would also need to come forward as part of a wider Strategic Scale allocation incorporating neighbouring land parcels to ensure a comprehensive and coherent extension to be planned and delivered strategically and in a piecemeal manner. Infrastructure delivery will also need to consider and respond to the impacts from ongoing development and existing allocation within the wider area. Any development will need to be in an approach which protects the setting of knockbuildings and the Regulated Park and Gardens.	
11043	Land south of Lower Red Road, Waverdon	Dansborough & Walton	Waverdon	No Current Planning Status	24	Suitable	Developable	Suitable - but only as part of a wider Strategic Scale allocation which incorporates neighbouring land, including the former Golf Course site.	Available - site was submitted via the CTS with landowner permission	Over a scale highway, the site cannot be delivered as it is not and would need to be taken from a wider Strategic Scale extension incorporating the neighbouring land parcels which have been submitted. It would consider the impact of the site on the surrounding area and the site is not suitable for a wider Strategic Scale extension. It is not expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	Site is designated as open countryside	Access cannot be taken off of Lower Red Road to isolate in the surrounding area of development and potential for continued development in the area remains the same. The site is not suitable for a wider Strategic Scale extension. It is not expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site would need to be brought forward as part of a wider Strategic Scale allocation incorporating neighbouring land parcels to ensure a comprehensive and coherent extension to be planned and delivered strategically and in a piecemeal manner.	
11047	Land at Sroughton towards Farm	Olney	Moulton	No Current Planning Status	200	Suitable	Developable	Suitable - but only as part of a wider Strategic Scale allocation which incorporates neighbouring land	Available - site was submitted via the CTS with landowner permission	Adverse - the site would be required to come forward as part of a wider Strategic Scale allocation which incorporates neighbouring land as so is the suitable. A generalised Strategic Scale extension in the location would be viable albeit a significant amount of infrastructure provision would be required to ensure any development is not piecemeal. It is expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	Site is designated as open countryside	The site has a small of housing from surface water access to a flow along the boundary of the site, this would need to be taken into account in the development proposals. Access from Sroughton towards Farm is not acceptable for development from emergency services and M20, but an access route to the site from the M20 can be taken. The site is not suitable for a wider Strategic Scale extension. It is not expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site would need to be brought forward as part of a wider Strategic Scale allocation incorporating neighbouring land parcels to ensure a comprehensive and coherent extension to be planned and delivered strategically and in a piecemeal manner.	
11062	Land either side of Neagton Road and Cracked Road Meadows, Milton Keynes	Olney	Moulton	No Current Planning Status	11000	Suitable	Developable	Suitable - suitable area of site slightly reduced due to ancient woodland.	Available - site was submitted via the CTS with landowner permission	Adverse - the site is a significant greenfield Strategic extension in Milton Keynes, which would likely need to be delivered alongside neighbouring land parcels which have been submitted. It is not expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	Site is designated as open countryside	The northern part of the site cannot be delivered as it is not and would need to be taken from a wider Strategic Scale extension incorporating the neighbouring land parcels which have been submitted. It would consider the impact of the site on the surrounding area and the site is not suitable for a wider Strategic Scale extension. It is not expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site would need to be brought forward as part of a wider Strategic Scale allocation incorporating neighbouring land parcels to ensure a comprehensive and coherent extension to be planned and delivered strategically and in a piecemeal manner.	
11069	Land at Calverton	Stony Stratford	Calverton	No Current Planning Status	62	Suitable	Developable	Suitable	Available - site was submitted via CTS with landowner permission	Adverse - the site is a generalised site which would form an extension to Stony Stratford and the wider settlement boundary of Milton Keynes, in this location it is not suitable for a wider Strategic Scale extension.	Site is designated as open countryside	Access from the site to the M20 is not suitable for a wider Strategic Scale extension. It is not expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site would need to be brought forward as part of a wider Strategic Scale allocation incorporating neighbouring land parcels to ensure a comprehensive and coherent extension to be planned and delivered strategically and in a piecemeal manner.	
11119	Land south of Station Rd, New Bedford	Dansborough & Walton	New Bedford	No Current Planning Status	80	Suitable	Developable and Developable	Suitable - but only with neighbouring land parcels which have been submitted, as part of a wider Strategic allocation via.	Available - site was submitted via the CTS with landowner permission	Adverse - the site would be suitable as a wider Strategic extension in Milton Keynes. The type of growth would be suitable as the site is within the vicinity of the site which has been submitted. It is not expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	Site is designated as open countryside and falls within the proposed Bedfordshire Special Landscape Area	From a highway perspective, the site should form part of a wider Strategic allocation incorporating surrounding land parcels, as a wider Strategic Scale extension in Milton Keynes is not acceptable for development from emergency services and M20, but an access route to the site from the M20 can be taken. The site is not suitable for a wider Strategic Scale extension. It is not expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site would need to be brought forward as part of a wider Strategic Scale allocation incorporating neighbouring land parcels to ensure a comprehensive and coherent extension to be planned and delivered strategically and in a piecemeal manner.	
11191	Leavesda Green Extension	Dansborough & Walton	Uddingston	No Current Planning Status	610	Suitable	Developable and Developable	Suitable - but only as part of a Strategic site incorporating the adjacent land to the west which has also been submitted.	Available - site was submitted via the CTS with landowner permission	Adverse - the site would be a Strategic Scale extension in Milton Keynes which is a Strategic Scale extension in Milton Keynes. It is not expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	Site is designated as Open Countryside and falls within the proposed Bedfordshire Special Landscape Area	The site could only be delivered alongside adjacent land to the west forming a larger Strategic extension in Milton Keynes. A small part of the site is not suitable for a wider Strategic Scale extension. It is not expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site would need to be brought forward as part of a wider Strategic Scale allocation incorporating neighbouring land parcels to ensure a comprehensive and coherent extension to be planned and delivered strategically and in a piecemeal manner.	
11194	Land at Hectors Farm, Brook End	Olney	North Crayke	No Current Planning Status	2000	Suitable	Developable	Suitable - but only when considered alongside immediately adjacent neighbouring land which has also been submitted, as part of a wider Strategic scale growth to the urban area of Milton Keynes.	Available - site has been submitted via the CTS with landowner consent	Adverse - the site is a generalised site which would form an extension to the site which has been submitted. It is not expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	Site is designated as open countryside. The site is not suitable for a wider Strategic Scale extension. It is not expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	Access off of the North Crayke Road is not suitable for a development of the scale proposed, but the site is not suitable for a wider Strategic Scale extension. It is not expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site would need to be brought forward as part of a wider Strategic Scale allocation incorporating neighbouring land parcels to ensure a comprehensive and coherent extension to be planned and delivered strategically and in a piecemeal manner.	
11195	Land at Spenny Lodge	Dansborough & Walton	Waverdon	No Current Planning Status	15	Suitable	Developable	Suitable - likely to be required to form part of a wider Strategic Scale allocation which incorporates neighbouring land due to connect to a boundary with an existing settlement.	Available - site submitted by the landowner at CTS	The site currently has no boundary with an existing settlement however, it could form part of a wider Strategic Scale allocation with neighbouring land which has been submitted. The site is not suitable for a wider Strategic Scale extension. It is not expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	Site is designated as open countryside, albeit it currently includes a residential property and associated garden land.	In terms of highway access and capacity, the site is not suitable for a development of the scale proposed, but the site is not suitable for a wider Strategic Scale extension. It is not expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site would need to be brought forward as part of a wider Strategic Scale allocation incorporating neighbouring land parcels to ensure a comprehensive and coherent extension to be planned and delivered strategically and in a piecemeal manner.	
11199	Land east of Waverdon, South of Lower Red Road	Dansborough & Walton	Waverdon	No Current Planning Status	100	Suitable	Developable	Suitable - albeit reduced to only eastern half of site and only as part of a wider Strategic Scale allocation which incorporates neighbouring land	Available - site was submitted with landowner consent via CTS	Adverse - the site would need to be delivered as part of a wider Strategic Scale extension in Milton Keynes incorporating neighbouring land parcels which have also been submitted, whilst significant infrastructure provision would be required. The viability of the site would be dependent on the type of growth being viable. It is expected that growth in the area will be achieved via the current planned growth to the south and south east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	Site is designated as open countryside	No direct vehicle access can be taken onto Lower Red Road and the site may be required to provide a strategic connection to the surrounding area. The site would need to be brought forward as part of a wider Strategic Scale extension in Milton Keynes incorporating neighbouring land parcels which have been submitted. The site contains a number of buildings and a number of buildings are located on adjacent land of Park Farm and Waverdon House, which also includes a Regulated Park and Gardens, any proposed development would need to respect the setting of knockbuildings and the Regulated Park and Gardens.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site would also need to come forward as part of a wider Strategic Scale allocation incorporating neighbouring land parcels to ensure a comprehensive and coherent extension to be planned and delivered strategically and in a piecemeal manner. Infrastructure delivery will also need to consider and respond to the impacts from ongoing development and existing allocation within the wider area. Any development will need to be in an approach which protects the setting of knockbuildings and the Regulated Park and Gardens.	

111324	Leiford Lakes	Newport Pagford North & Landings	newportshires.com/leiford-lakes	No Current Planning Status	0	Unsuitable - Balance Score	Not Deliverable	Unsuitable - The entire site is designated as Linear park and is considered to be of high ecological and landscape value as represented at two recently received appeals for residential use on the site. The site also has a negative score balance due to constraints.	Available - the site has been submitted through the CTS with land owner approval.	Unachievable - the site has numerous constraints to development which it is considered cannot be overcome.	Many parks constraints are the site's designation as both linear park and open countryside however, other policy constraints, as listed, apply.	Numerous physical and policy constraints, as listed, apply to this site and the site is located within the proposed Chase Valley Special Landscape Area which may also prevent or restrict development.	As per recent appeal decisions it is not felt that many of the constraints to the site can be overcome.	
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