

Work 6- Potential Standalone Settlements													
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	Deciding Constraints
Undeliverable and Undevelopable Sites													
11089	North Milton Keynes	Newport Pagnall North & Harpole	Newnham-on-Little Ouse	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - suitable site area is significantly reduced by constraints and, whilst the remaining suitable area could deliver a substantial number of dwellings it is focused on the northern area of the site which would be disconnected from the settlement boundary of Milton Keynes. Furthermore, even if the suitable area of the site were to be delivered as a standalone settlement, it is currently unclear as to how it would be accessed as existing road networks do not have the capacity for a development of this scale and there do not appear to be any currently viable solutions to delivering the strategic scale access infrastructure to the site that would be required.	Available - site was submitted via CB with landowner consent.	Whilst granted accessions to Milton Keynes or standalone settlements would in principle be viable and achievable, this site currently appears to be undevelopable due to the access constraints outlined and the significant costs that would be associated with delivering strategic infrastructure required to achieve suitable access to the site. Due to part of a larger scale allocation lying in neighbouring land, there does not currently appear to be a viable and deliverable solution to accessing the site.	Site is designated as open countryside and a small proportion of the south eastern part of the site is designated as Green Belt. 25% of the site lies within a Neighbourhood Plan area and would be a preference to not develop and, areas of the southern part of the site being within Flood Zones 2 and 3. Suitable access to the site does not appear achievable in current circumstances and does not have capacity and there does not appear to be a viable and deliverable solution. Consideration of constraints posed by the Special Landscape area would also be required and may further reduce the suitable area of the site. Any development would also need to address the existing settlements within and around the site area to ensure cohesiveness is retained. There are also over 40 known archaeological sites and find spots within the site boundary and the site has the potential to impact upon two Scheduled Ancient Monuments. Over 80% of the site is within a Biodiversity Opportunity Area, so any development would likely have a negative impact upon wildlife and biodiversity.	Site has significant constraints which result in a low habitable score and reduce the developable area of the site including over 45% of the site being Grade 2 Agricultural land for which there would be a preference to not develop, small areas of the southern part of the site being within Flood Zones 2 and 3 and small areas of priority habitat. Suitable access to the site does not appear achievable in current highway network does not have capacity and there does not appear to be a viable and deliverable strategic solution. The site would also be required to contain a suitable buffer around the Neighbourhood Plan facility and the impact on listed buildings contained within the Neighbourhood Plan site would also need consideration. The site also has the potential to impact upon Scheduled Ancient Monuments and will likely contain a number of archaeological sites and find spots. Over 80% of the site is within a Biodiversity Opportunity Area, so any development would likely have a negative impact upon wildlife and biodiversity.	A suitable solution to accessing the site which is achievable both physically and from a financial delivery perspective would also be required to overcome the open countryside designation. Numerous physical constraints would however still exist which limit the suitable area of the site and a detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile land or its loss can be justified or, the site may be deemed to be less suitable when compared with sites of a lower grade.
11087	Park Farm, Totsall End, Milton Keynes	Newport Pagnall North & Harpole	Harpole	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - suitable site area is significantly reduced by constraints and, whilst the remaining suitable area could deliver a substantial number of dwellings it is focused on small parcels to the northern area of the site which are remote from any settlement boundary and would be disconnected from a standalone settlement on their own. Furthermore, there are no suitable highway connections which would serve this site and, even if the site were to be delivered as a standalone settlement or strategic extension to MK, a long drive either neighbouring land which has been submitted, it is currently unclear as to how it would be accessed as existing road networks do not have the capacity for a development of this scale and there do not appear to be any currently viable solutions to delivering the strategic scale access infrastructure to the site that would be required.	Available - site was submitted via CB with landowner consent.	Whilst granted accessions to Milton Keynes or standalone settlements would in principle be viable and achievable, this site currently appears to be undevelopable due to the access constraints outlined and the significant costs that would be associated with delivering strategic infrastructure required to achieve suitable access to the site, particularly as the site would only be suitable as part of a larger scale allocation lying in neighbouring land for which there does not currently appear to be a viable and deliverable solution to accessing the site.	Site is designated as open countryside and borders the Ouse Valley proposed Special Landscape Area.	Site has significant constraints which result in a low habitable score and reduce the developable area of the site including over 55% of the site being Grade 2 Agricultural land for which there would be a preference to not develop, small areas of the southern part of the site being within Flood Zones 2 and 3 and small areas of priority habitat. Suitable access to the site does not appear achievable in current highway network does not have capacity and there does not appear to be a viable and deliverable strategic solution. The site would also be required to contain a suitable buffer around the Neighbourhood Plan facility and the impact on listed buildings contained within the Neighbourhood Plan site would also need consideration. The site also has the potential to impact upon Scheduled Ancient Monuments and will likely contain a number of archaeological sites and find spots. Over 70% of the site is within a Biodiversity Opportunity Area, so any development would likely have a negative impact upon wildlife and biodiversity.	This site would have to come forward as part of a much wider strategic scale extension to MK or standalone settlement as its isolated nature means it is unsuitable to be developed on its own. A viable solution to accessing the site as part of a wider strategic scale development which is achievable both physically and from a financial delivery perspective would also be required to allow for any development of this scale within this area. A positive allocation of the site within a Local Plan or Neighbourhood Plan would be required to overcome the open countryside designation. Numerous physical constraints would however still exist which limit the suitable area of the site and a detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile land or its loss can be justified or, the site may be deemed to be less suitable when compared with sites of a lower grade.
110127	Darey Farm	Newport Pagnall North & Harpole	Craykeast	No Current Planning Status	0	Unsuitable - Balance Score	Not Deliverable	Unsuitable - Negative balance score - suitable site area is reduced by constraints and, whilst the remaining suitable area could deliver a substantial number of dwellings it is disconnected from any settlement boundary and would require movement elsewhere, isolated development in the open countryside. Furthermore, there is no suitable highway connection to serve the site. The site alone is not of a scale to deliver a standalone new settlement and, if it were to come forward as part of a wider strategic scale extension to MK or standalone settlement alongside other neighbouring land which has been submitted, it is currently unclear as to how it would be accessed as existing road networks do not have the capacity for a development of a strategic scale and there do not appear to be any currently viable solutions to delivering the strategic scale access infrastructure to the site that would be required.	Available - site was submitted via CB with landowner consent.	Whilst granted accessions to Milton Keynes or standalone settlements would in principle be viable and achievable, this site on its own would be unsuitable as it is unsuitable and has no available access. Even as part of a larger scale allocation lying in neighbouring land, there does not currently appear to be a viable and deliverable solution to accessing the wider site.	Site is designated as open countryside, approximately 21.5% of the site lies within a Neighbourhood Plan area and would be a preference to not develop and 7.5% being within Flood Zones 2 and 3. Suitable access to the site does not appear achievable in current highway network does not have capacity and there does not appear to be a viable and deliverable solution, even when the site is considered as part of a wider strategic scale extension to MK or standalone settlement alongside other neighbouring land. Consideration of constraints posed by the Special Landscape area would also be required and may further reduce the suitable area of the site. Any development would also need to address the existing settlements within and around the site area to ensure cohesiveness is retained. There are also over 40 known archaeological sites and find spots. Over 80% of the site is within a Biodiversity Opportunity Area and 40% within a Wildlife Corridor, so any development would likely have a negative impact upon wildlife and biodiversity. There are also numerous Grade 1 and 2 listed buildings at nearby Garschett and Tootington which could be impacted by any proposed development of the site.	This site would have to come forward as part of a much wider strategic scale or standalone settlement as its isolated nature means it is unsuitable to be developed on its own. For this a positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation. A suitable solution to accessing this site as part of a wider strategic scale extension to MK or standalone settlement alongside other neighbouring land which has been submitted, it is currently unclear as to how it would be accessed as existing road networks do not have the capacity for a development of this scale within this area. Numerous physical constraints, including a flood would however still exist which would likely limit the suitable area of the site and may also render the site unsuitable if they cannot be mitigated.	
11181	Hardwood Garden Village	Olney	Hardwood	No Current Planning Status	0	Suitable	Not Deliverable	Suitable - site forms part of a larger submission with land immediately to the south which is required to make the site viable. The site has been submitted as a new standalone settlement and is potentiality of a scale to take forward for further consideration.	Available - site was submitted via the CB with landowner permission.	In principle - at this stage proposals for this site are not progressed enough to determine the site achievable within the plan period. The full potential extent of available land to form a new settlement has not been formalised, with potential for it to be larger than currently submitted and, no detailed work has been undertaken to understand the full capacity of the site, the required infrastructure provision, how it would relate to Milton Keynes or how it would be delivered. While there is potential that a new standalone settlement in this location could be achievable, further work is required to reach that stage.	Site is designated as open countryside	Site is not attached to any settlement boundary however, with the land immediately to the south it has been submitted as a new standalone settlement in response to an extension site. A new settlement would require a significant amount of new infrastructure to ensure it is self-sufficient and whilst the wider site is connected to the strategic highway network via the A422, it is highly likely significant upgrades to this road and the surrounding network would be required. Interaction of the site with the villages of Hardwood and Adwood would need consideration as part of any master planning.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation; however, before this can be achieved further work is required to evidence the achievability of a new standalone settlement in this location.
11182	Hardwood Garden Village	Olney	Hardwood	No Current Planning Status	0	Suitable	Not Deliverable	Suitable - site forms part of a larger submission with land immediately to the north. The site has been submitted as a new standalone settlement and is potentiality of a scale to take forward for further consideration.	Available - site was submitted via the CB with landowner permission.	In principle - at this stage proposals for this site are not progressed enough to determine the site achievable within the plan period. The full potential extent of available land to form a new settlement has not been formalised, with potential for it to be larger than currently submitted and, no detailed work has been undertaken to understand the full capacity of the site, the required infrastructure provision, how it would relate to Milton Keynes or how it would be delivered. While there is potential that a new standalone settlement in this location could be achievable, further work is required to reach that stage.	Site is designated as open countryside	Site is not attached to any settlement boundary however, with the land immediately to the north it has been submitted as a new standalone settlement in response to an extension site. A new settlement would require a significant amount of new infrastructure to ensure it is self-sufficient and whilst the wider site is connected to the strategic highway network via the A422, it is highly likely significant upgrades to this road and the surrounding network would be required. Interaction of the site with the villages of Hardwood and Adwood would need consideration as part of any master planning. With the site there are very minor areas of Flood Zone 2, ancient woodland, a scheduled ancient monument and a few listed buildings which would need to be incorporated and protected through any site master planning.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation; however, before this can be achieved further work is required to evidence the achievability of a new standalone settlement in this location.