

Site ID	Site Name	Ward	Parish Name	Site status	Agreed Capacity	Sustainability Assessment Result - Officer Verified	Deliverability Status	Suitability Commentary	Availability Commentary	Achievability Commentary	Policy Constraints	Constraints Summary	Overcoming Constraints
Deliverable and Developable Sites													
110003	LAND NORTH OF CALVERTON LANE, UPPER WISALO, CALVERTON, NORTON KEYNES	Stony Stratford	Calverton	No Current Planning Status	5	Suitable	Developable	Suitable - but only if the site were to come forward as part of a wider extension to the existing A5, as highway has been confirmed that the Calverton Road is not suitable to provide an access point therefore the site is not suitable to provide a small extension to Upper Woad.	Available - site was submitted through CS with landowner agreement	Site would need to be delivered as part of a wider extension to the existing Western development area. The achievement of this will be dependent upon the impact of development on a Special Landscape Area and the ability to build underground between the urban area and Upper Woad. With a greenfield site as part of a wider extension area would be achievable this part of the site may be required for a buffer around Upper Woad	Site is designated as open countryside and is within an area which has been recommended for designation as the Calverton Clay Throes Special Landscape Area.	Some minor surface water flood risk on the northern boundary of the site, potential special landscape area designation and potential access issues.	A positive allocation of the site would be required through the new Local Plan or via a Neighbourhood Plan to overcome the existing open countryside designation. The review of the potential landscape impact would be required dependent and this may be infeasible.
110094	Land west of Henslage Road, Castlethorpe	Newport Pagnall North & Henslage	Castlethorpe	No Current Planning Status	80	Suitable	Deliverable	Suitable	Available - site was submitted via the CS with landowner permission.	Achievable - site is a greenfield site which abuts the rural village of Castlethorpe - development would be viable as a pair minor minor developments within Castlethorpe	Site is designated as open countryside.	There is uncertainty in relation to the wider sustainability of this location for development in terms of transport and access to facilities - significant development around Castlethorpe would only take place on the local highway infrastructure including walking, cycling and local facilities which are not suitable to accommodate a high level of growth. Heritage would also need to be taken into consideration if the site were to come forward, the site is immediately adjacent to the Castlethorpe Conservation Area, it is close proximity to a number of listed buildings and has the potential to impact upon two scheduled ancient monuments, as well as being the site of a early heritage find spot. Additional growth within Castlethorpe would likely need to be the WMC exceeding to current permit, which would require an increase in the flow permit and/or upgrades to treatment processes.	A positive allocation of the site would be required through the new Local Plan or via a Neighbourhood Plan to overcome the existing open countryside designation. The site would require assessment due to a scheduled and heritage considerations and would likely need a heritage grade approach to any development that did come forward. Up front assessment would need to be provided to treatment and additional permits from English Water in WMC to deal with additional demand.
110095	Land at Bellingdon Road	Newport Pagnall North & Henslage	Castlethorpe	No Current Planning Status	40	Suitable	Deliverable	Suitable.	Available - site has been submitted through the CS with landowner consent.	The would represent a greenfield extension to the village of Castlethorpe of a scale which has recently been delivered within the village. It is therefore likely that any residential development of the site would be viable and, assuming constraints collected could be overcome it would likely also be achievable.	Site is currently designated as open countryside and therefore not suitable for development under current policy.	Over 50% of the site is Grade 3 Agricultural and for which there would be a preference to not develop, the remainder of Grade 3 with the possibility of being Grade 2b. 25% of the site is also at risk from surface water flooding, which would need consideration if the site were to come forward. Impact on highway access and capacity would also need consideration in world access to facilities and services in this location. Additional growth within Castlethorpe would likely need to be the WMC exceeding to current permit, which would require an increase in the flow permit and/or upgrades to treatment processes.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land and that this can be justified. If this is achieved then a positive allocation of the site would be required through the new Local Plan or an updated version of the Castlethorpe Neighbourhood Plan to overcome the existing open countryside designation. This would need to consider the wider sustainability of the site and its location for residential development. Up front assessment would need to be provided to treatment and additional permits from English Water in WMC to deal with additional demand.
110096	Land north of Lodge Farm Court, Castlethorpe	Newport Pagnall North & Henslage	Castlethorpe	No Current Planning Status	60	Suitable	Deliverable	Suitable	Available - site was submitted via the CS with landowner permission.	Achievable - site is a greenfield site which abuts the rural village of Castlethorpe - development would be viable as a pair minor minor developments within Castlethorpe	Site is designated as open countryside.	There is uncertainty in relation to the wider sustainability of this location for development in terms of transport and access to facilities - significant development around Castlethorpe would only take place on the local highway infrastructure including walking, cycling and local facilities which are not suitable to accommodate a high level of growth. Heritage would also need to be taken into consideration if the site were to come forward, the site is close to the Castlethorpe Conservation Area, it is close proximity to a number of listed buildings and has the potential to impact upon two scheduled ancient monuments, as well as being close to a site of an early-age find spot. Additional growth within Castlethorpe would likely need to be the WMC exceeding to current permit, which would require an increase in the flow permit and/or upgrades to treatment processes.	A positive allocation of the site would be required through the new Local Plan or via a Neighbourhood Plan to overcome the existing open countryside designation. The site would require assessment due to a scheduled and heritage considerations and would likely need a heritage grade approach to any development that did come forward. Up front assessment would need to be provided to treatment and additional permits from English Water in WMC to deal with additional demand.
110135	Wood Corner	Orrey	Lifford	No Current Planning Status	6	Suitable	Deliverable	Suitable - however the suitable area of the site is significantly reduced due to constraints	Available - site was submitted via the CS with landowner approval	While the site is a brownfield site there is potential the owner has outlined that remediation works have already been undertaken. The site is a mix of the town of Newport Pagnall and other recent redevelopment of brownfield sites has proven viable however, with constraints restricting the suitable area of the site and therefore achieve viability the achievability of the site could be questioned.	Site is designated as open countryside and falls within a Minerals Priority Focus Area and wood area	Over 50% of the site is within Flood Zones 2 and 3 which risk the site viability area of the site. The site is also within a Biodiversity Opportunity Area and the southern 20% of the site is also within a Wildlife Corridor. The site also abuts the Newport Pagnall Conservation Area and is adjacent to a Grade 1 listed building, so any development would need to consider the impact upon this approach to the town's heritage assets. As a recent refusal during applications for a mining area have on the site, there are access issues, particularly with regards to pedestrian connectivity into Newport Pagnall which would also reduce the capacity of the site - limited development of the site would however be acceptable.	Site is heavily constrained and impacts relating to noise, connectivity, flood risk, heritage and energy would need to be taken into development proposal for the site, but some limited development could be practically achievable. 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.
110164	Secker Farm	Doreenborough & Wotton	Box Brinkill	No Current Planning Status	20	Suitable	Deliverable	Suitable - however site is likely to be less preferable for development due to Grade 2 agricultural land.	Available - Site was submitted via the CS with landowner permission.	The site is a greenfield site abutting the village of Box Brinkill for which previous applications for residential development have been submitted and refused, it is therefore likely that the achievable if constraints were able to be overcome.	Site is designated as open countryside.	The site has a low tolerance score due to being situated outside Grade 3 Agricultural land and for which there would be a preference to not develop. There is also an element of surface water flood risk on the site which appears to be linked to a surface water flow path.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land and that this can be justified. If this is achieved then 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. Impact of potential surface water flood risk would also need to be considered.
110160	Land South of Wedding Street	Doreenborough & Wotton	Little Brinkill	No Current Planning Status	25	Suitable	Deliverable	Suitable	Available	Achievable - the site would form a greenfield extension to the rural settlement of Little Brinkill which would be viable assuming all constraints could be overcome.	The site is somewhat isolated from the village of Little Brinkill with poor access to facilities and services and its suitable WMC infrastructure is coming onstream with regards to the wider sustainability of this location for residential development. The site also falls within a Biodiversity Opportunity Area.	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. This would need to consider the wider sustainability of the site and its location for residential development. Further consideration would be required as to the impact upon the Special Landscape Area which abuts the site and any proposed development would need to be taken into consideration of the impacts upon the Box Brinkill Conservation Area, both of which may limit the viability of the site.	
110157	Land at Dethrie Farm	Doreenborough & Wotton	Woburn Sands	No Current Planning Status	35	Suitable	Developable	Suitable - likely to be required to be part of a wider Strategic Scale allocation which incorporates neighbouring land	Available - site was submitted via the CS with landowner permission	The site is a greenfield site which would abut the rural settlement of Woburn Sands and would be viable either on its own as a small, village extension site or as part of a wider strategic growth area. If constraints could be overcome the site would be achievable. Given highway capacity constraints within the area, preference would be for the site to form part of a wider Strategic Scale allocation which incorporates neighbouring land. A greenfield strategic scale extension in this location would be viable albeit a significant amount of infrastructure provision would be required and any development would require the joint working of a number of different landowners to ensure any development is not piecemeal. It is expected that growth in this area may not be achievable until a centrally planned growth to the north and south-east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	The site is almost entirely Grade 3 Agricultural land which leads to a low tolerance score and for which there would be a preference to not develop. In terms of highway access and capacity, continued growth off of Cranfield Road could have impacts on the wider network, for example in its junction with Station Road and the local housing. If this were to be brought forward without a strategic solution to the surrounding highway network, further links into Cranfield Road are poor and no connection exists to the railway network. As part of a strategic extension allocation, consistent with Woburn Sands would need to be considered and this site may have to form part of a buffer around this approach be utilized. There is also some potential surface water flood risk identified on the site which would need consideration if the site were to come forward.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land and that this can be justified. If this is achieved then 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. Access would need consideration depending on the scale of growth being proposed but, due to other highway matters outlined, a strategic highway solution as the location of a wider strategic allocation is likely necessary as to avoid cumulative impacts of numerous small developments within the area. To suitably mitigate all constraints, the site should be brought forward as part of a wider strategic scale allocation incorporating neighbouring land to ensure suitable access can be achieved and required infrastructure can be provided and provided at scale. Any development would need to consider the constraints outlined and would need to manage the matter of coexistence with Woburn Sands.	
110159	Land at Cranfield Road	Doreenborough & Wotton	Woburn	No Current Planning Status	40	Suitable	Developable	Suitable - likely to be required to be part of a wider Strategic Scale allocation which incorporates neighbouring land	Available - site was submitted via the CS with landowner permission	The site is a greenfield site which would abut the rural settlement of Woburn Sands and would be viable either on its own as a small, village extension site or as part of a wider strategic growth area. If constraints could be overcome the site would be achievable. Given highway capacity constraints within the area, preference would be for the site to form part of a wider Strategic Scale allocation which incorporates neighbouring land. A greenfield strategic scale extension in this location would be viable albeit a significant amount of infrastructure provision would be required and any development would require the joint working of a number of different landowners to ensure any development is not piecemeal. It is expected that growth in this area may not be achievable until a centrally planned growth to the north and south-east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	The site is almost entirely Grade 3 Agricultural land which leads to a low tolerance score and for which there would be a preference to not develop. In terms of highway access and capacity, continued growth off of Cranfield Road could have impacts on the wider network, for example in its junction with Station Road and the local housing. If this were to be brought forward without a strategic solution to the surrounding highway network, further links into Cranfield Road are poor and no connection exists to the railway network. As part of a strategic extension allocation, consistent with Woburn Sands would need to be considered and this site may have to form part of a buffer around this approach be utilized.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land and that this can be justified. If this is achieved then 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. Access would need consideration depending on the scale of growth being proposed but, due to other highway matters outlined, a strategic highway solution as the location of a wider strategic allocation is likely necessary as to avoid cumulative impacts of numerous small developments within the area. To suitably mitigate all constraints, the site should be brought forward as part of a wider strategic scale allocation incorporating neighbouring land to ensure suitable access can be achieved and required infrastructure can be provided and provided at scale. Any development would need to consider the constraints outlined and would need to manage the matter of coexistence with Woburn Sands.	
110160	Land east of Vandyke Close	Doreenborough & Wotton	Woburn Sands	No Current Planning Status	80	Suitable	Developable	Suitable - likely to be required to be part of a wider Strategic Scale allocation which incorporates neighbouring land	Available - site was submitted via the CS with landowner permission.	Achievable - site would likely need to come forward as part of a wider Strategic Scale allocation which incorporates neighbouring land	Site is designated as open countryside	Achievable - site would likely need to come forward as part of a wider Strategic Scale allocation which incorporates neighbouring land	A positive allocation of the site would be required through the new Local Plan or via a Neighbourhood Plan to overcome the existing open countryside designation. This would have to consider the sustainability of North Croyley in this level of growth. Heritage matters need addressing and impact could be a concern.
110160	Land to the SE of High Street	Orrey	North Croyley	No Current Planning Status	30	Suitable	Deliverable	Suitable - however there are concerns around sustainability of the site location as North Croyley takes the facilities to support a development of the site proposed.	Available - site has been submitted through the CS with landowner consent.	Achievable - site is a greenfield site adjacent to a rural settlement. The Viability Study indicates that these typologies of growth would be viable.	The site is designated as open countryside	Main concerns relate to the wider sustainability of North Croyley as a location for growth given its lack of services and facilities and its proximity to Milton Keynes. The site also immediately abuts the North Croyley Conservation Area and its close proximity to a number of listed buildings including St Mary's Church. Any development of this site would need to be taken on an approach which ensures harm to any designated heritage assets is minimized or, if not possible, the site is not developed.	A positive allocation of the site would be required through the new Local Plan or via a Neighbourhood Plan to overcome the existing open countryside designation. This would have to consider the sustainability of North Croyley in this level of growth. Heritage matters need addressing and impact could be a concern.

11055	Land at West Team, North Crawley	Olney	North Crawley	No Current Planning Status	230	Suitable	Deliverable	Suitable - consideration needs to be given to the sustainability of the site in respect of its wider location	Available - site has been submitted through the C5 with landowner consent	If constraints could be overcome, the site is a greenfield site which would abut the rural settlement of North Crawley and would likely be viable and achievable.	The site is 100% open countryside designation.	Consideration needs to be given to neighbouring heritage assets and the impact of development on them, including North Crawley conservation area and a number of nearby local buildings. There is a uncertainty in relation to the sustainability of the location for development in terms of transport and access to facilities. Highways, pedestrian and cycle access routes would be required from Chobley Road.	A positive allocation of the site would be required through the new local Plan or an updated version of the Neighbourhood Plan to ensure the existing open countryside designation, this would need to consider the wider suitability of the site and its location for residential development.
11055	Land North of Orchard Way	Olney	North Crawley	No Current Planning Status	30	Suitable	Deliverable	Site is suitable however local village issues required facilities to make the site available for number of proposed dwellings.	Available - site has been submitted through the C5 with landowner consent	The site is achievable but proposals will have to consider how development can improve the sustainability of the location.	Site is designated as open countryside	Site is subject to some surface water flood risk, which would need further consideration and potential mitigation through design. The constraints relate to the wider sustainability of North Crawley as a location of growth given the lack of suitable facilities and services within the village.	A positive allocation of the site would be required through the new local Plan or an updated version of the Neighbourhood Plan to ensure the existing open countryside designation - this would need to consider the wider suitability of North Crawley as a sustainable location for growth.
11057	Land to the west of Northampton Road, Leaden	Olney	Leaden	No Current Planning Status	20	Suitable	Deliverable	Suitable - bearing consideration of constraints	Available - site was submitted via C5 with landowner permission	If constraints could be overcome, the site is a greenfield site which would abut the rural settlement of Leaden and would likely be viable and achievable in part over recent developments within the village.	Site is currently designated as open countryside and is also located within the proposed Olney Valley Special Landscape Area which may present or restrict development.	New flood is not suitable for access to the site, which would require the A50 and Flood Zone 2 and at places 3 which reduces the suitable area of the site. Whilst highways access can be achieved and impact on traffic from development of site would not adversely affect the operation of the network in the local area, the facilities in Leaden are limited and public transport and pedestrian & Cycle connectivity is poor, therefore the sustainability of the location for development and the further growth of Leaden raises concerns. The site is also located within the proposed Olney Valley Special Landscape Area which may present or restrict development.	A positive allocation of the site would be required through the new local Plan or an updated version of the Neighbourhood Plan to ensure the existing open countryside designation, this would need to consider the wider suitability of the site and its location for residential development. Potential impacts on highways, heritage, heritage assets and access to the site would need to be considered and may render the site unsuitable or viable capacity.
11058	Land off Olney Road, Leaden	Olney	Leaden	No Current Planning Status	30	Suitable	Deliverable	Suitable - however site is likely to be less preferable due to presence of agricultural land and concerns over Leaden as a sustainable location for growth. Other constraints may also limit suitable area of the site upon further detailed assessment.	Available - site has been submitted through the C5 with landowner consent.	Available - site is a greenfield abutting the village of Leaden and would likely be viable as evidenced by sales of houses in a recently developed neighbouring site. Sustainability of Leaden as a location for further growth is however a concern and other constraints may also limit the area of the site upon which development is achievable.	The site has open countryside designation and is also located within the proposed Olney Valley Special Landscape Area which may present or restrict development.	The site has a low landscape score due to it being an early Grade 2 Agricultural Land but there would be a preference to not develop. The eastern boundary is within Flood Zone 2 and at places 3 which reduces the suitable area of the site. Whilst highways access can be achieved and impact on traffic from development of site would not adversely affect the operation of the network in the local area, the facilities in Leaden are limited and public transport and pedestrian & Cycle connectivity is poor, therefore the sustainability of the location for development and the further growth of Leaden raises concerns. The site is also located within the proposed Olney Valley Special Landscape Area which may present or restrict development. The site is within 400m of a Water Neighbouring Centre (WNC) from which could have an adverse impact on residential amenity on site and lead to a reduction in the suitable area.	A detailed assessment of Agricultural and Classification would be required to demonstrate the site is not Best and Most Versatile Land and that its use can be justified. If this is achieved then a positive allocation of the site would be required through the new local Plan or an updated version of the Leaden Neighbourhood Plan to ensure the existing open countryside designation, this would need to consider the wider suitability of the site and its location for residential development. Potential impacts on highways, heritage, heritage assets and access to the site would need to be considered and may render the site unsuitable or viable capacity.
11059	Land to the east of Olney Road, Leaden	Olney	Leaden	No Current Planning Status	100	Suitable	Developable	Suitable - however site is likely to be less preferable due to presence of agricultural land and concerns over Leaden as a sustainable location for growth. Other constraints may also limit suitable area of the site upon further detailed assessment.	Available - site has been submitted through the C5 with landowner consent.	Available - site is a greenfield abutting the village of Leaden and would likely be viable as evidenced by sales of houses in a recently developed neighbouring site. Sustainability of Leaden as a location for further growth is however a concern and other constraints may also limit the area of the site upon which development is achievable.	The site has open countryside designation and is also located within the proposed Olney Valley Special Landscape Area which may present or restrict development.	The site has a low landscape score due to it being an early Grade 2 Agricultural Land but there would be a preference to not develop. The eastern boundary is within Flood Zone 2 and at places 3 which reduces the suitable area of the site. Whilst highways access can be achieved and impact on traffic from development of site would not adversely affect the operation of the network in the local area, the facilities in Leaden are limited and public transport and pedestrian & Cycle connectivity is poor, therefore the sustainability of the location for development and the further growth of Leaden raises concerns. The site is also located within the proposed Olney Valley Special Landscape Area which may present or restrict development. The site is within 400m of a Water Neighbouring Centre (WNC) from which could have an adverse impact on residential amenity on site and lead to a reduction in the suitable area.	A detailed assessment of Agricultural and Classification would be required to demonstrate the site is not Best and Most Versatile Land and that its use can be justified. If this is achieved then a positive allocation of the site would be required through the new local Plan or an updated version of the Leaden Neighbourhood Plan to ensure the existing open countryside designation, this would need to consider the wider suitability of the site and its location for residential development. Potential impacts on highways, heritage, heritage assets and access to the site would need to be considered and may render the site unsuitable or viable capacity.
11066	Land to the north of Oxbridge School (West of Acrems), Olney	Olney	Olney	No Current Planning Status	230	Suitable	Developable	Suitable - whilst concerns as outlined below with regards wider highways capacity issues.	Available - site submitted via C5 with landowner permission	Site is a greenfield site which would extend the settlement boundary of Olney adjacent to a recent development which has been built out and sold quickly, suggesting the site would be achievable. Concerns with regards potential constraints relating to highway capacity regarding traffic on the A50 and the junction with the A50 as well as Acrems and generally around Olney, could however make the site unsuitable without delivery of a bypass. This site would not be able to fund the scale of strategic infrastructure necessary for a bypass. Large scale strategic growth around Olney, incorporating this site, may make this possible, but it is unlikely given the scale of funding required.	Site is designated as open countryside	Concerns raised by Highways over junction and network capacity within Olney would need further consideration alongside understanding the capacity of Olney to take further growth without the provision of a highway bypass area of the Town. Impact on views from proposed Olney Valley Special Landscape Area may need consideration.	A positive allocation of the site would be required through the new local Plan or an updated version of the Olney Neighbourhood Plan to ensure the existing open countryside designation, this would need to consider the wider suitability of the site and its location for residential development. Potential impacts on highways, heritage, heritage assets and access to the site would need to be considered and may render the site unsuitable or viable capacity.
11070	Land corner of Acrems and Western Road, Olney	Olney	Olney	No Current Planning Status	250	Suitable	Developable	Suitable - whilst concerns as outlined below with regards wider highways capacity issues.	Available - site submitted via C5 with landowner permission	Site is a greenfield site which would extend the settlement boundary of Olney adjacent to a recent development which has been built out and sold quickly, suggesting the site would be achievable. Concerns with regards potential constraints relating to highway capacity regarding traffic on the Western Road and the junction with the A50 as well as Acrems and generally around Olney, could however make the site unsuitable without delivery of a bypass. This site would not be able to fund the scale of strategic infrastructure necessary for a bypass. Large scale strategic growth around Olney, incorporating this site, may make this possible, but it is unlikely given the scale of funding required.	Site is designated as open countryside	Concerns raised by Highways over junction and network capacity within Olney would need further consideration alongside understanding the capacity of Olney to take further growth without the provision of a highway bypass area of the Town. Impact on views from proposed Olney Valley Special Landscape Area designation which will need further consideration and may have further impacts upon the suitability of the site.	A positive allocation of the site would be required through the new local Plan or an updated version of the Olney Neighbourhood Plan to ensure the existing open countryside designation, this would need to consider the wider suitability of the site and its location for residential development. Potential impacts on highways, heritage, heritage assets and access to the site would need to be considered and may render the site unsuitable or viable capacity.
11071	Land at Western Road, Olney	Olney	Olney	No Current Planning Status	270	Suitable	Developable	Suitable - suitable site was released due to presence of Flood Zones 2 and 3 and risk of surface water flooding. Concerns as outlined below with regards wider highways capacity issues need to be considered. As the site is situated from the settlement boundary of Olney it would only be able to come forward alongside development of the adjacent field (indicated on the site plan) (11075).	Available - site was submitted via the C5 with landowner permission	Site is a greenfield site which would extend the settlement boundary of Olney however, it is located some from recent local facilities and is disconnected from the Town. Concerns with regards potential constraints relating to highway capacity regarding traffic on the Western Road and the junction with the A50 as well as Acrems and generally around Olney, could however make the site unsuitable without delivery of a bypass (delivery of which would reduce the suitable area of the site). This site would not be able to fund the scale of strategic infrastructure necessary for a bypass. Large scale strategic growth around Olney, incorporating this site, may make this possible, but it is unlikely given the scale of funding required.	Site is designated as open countryside.	Concerns raised by Highways over junction and network capacity within Olney would need further consideration alongside understanding the capacity of Olney to take further growth without the provision of a highway bypass area of the Town. Impact on views from proposed Olney Valley Special Landscape Area designation which will need further consideration and may have further impacts upon the suitability of the site. Part of the site falls within a minerals search area which would need to be considered if there was to be a bypass. Although not within the minerals search area, the potential impact of flood risk on site would also need to be taken into account.	A positive allocation of the site would be required through the new local Plan or an updated version of the Olney Neighbourhood Plan to ensure the existing open countryside designation, this would need to consider the wider suitability of the site and its location for residential development. Potential impacts on highways, heritage, heritage assets and access to the site would need to be considered and may render the site unsuitable or viable capacity.
11073	Acrems (M4) Nurseries, Western Road, Enderston	Olney	Enderston	No Current Planning Status	41	Suitable	Deliverable	Site is suitable, however highways infrastructure really requires attention, additional foot footways, and signalised crossing is required to enable the development to provide maximum safe access.	Available - site has been submitted through the C5 with landowner consent.	Site is classified as PD, and promotes have submitted previous applications for residential use on the site which would suggest development could be achievable. However, any proposed development would be required to improve local pedestrian and other infrastructure, as well as contribute to the improvement of the quality of the A50 - recent planning applications for the site do suggest that this is achievable.	The site has 100% open countryside designation and falls within the Olney Valley Special Conservation Area.	50% of the site falls within a Minerals Neighbourhood Focus Area as per MH and 50% of the site is a minerals search area. Additionally, some minor surface water flood risk on the eastern boundary of the site.	To deliver this site, a positive allocation of the site would be required through the new local Plan or an updated version of the local Neighbourhood Plan to ensure the existing open countryside designation, this would need to consider the wider suitability of the site and its location for residential development. Potential impacts on highways, heritage, heritage assets and access to the site would need to be considered and may render the site unsuitable or viable capacity.
11080	Land south of Crofts Road, Sherington	Olney	Sherington	No Current Planning Status	25	Suitable	Deliverable	The site is suitable, however due to the location of the site, and a lack of facilities in the neighbouring village, a minor development is a more sustainable option.	Available - site has been submitted through the C5 with landowner consent.	This site is achievable if a minor development is proposed and constraints are overcome.	The site has open countryside designation and falls within the Olney Valley Special Conservation Area.	There is a scheduled ancient monument located within the northern eastern portion of the site which has been removed from the suitable area of the site. This may also have an impact on how suitable the rest of the site is and would need to be further investigated if the site were to be brought forward.	A positive allocation of the site would be required through the new local Plan or an updated version of the Neighbourhood Plan to ensure the existing open countryside designation, this would need to consider the wider suitability of Sherington as a location for further growth. Further assessment of existing open designated heritage assets would need to be undertaken.
11081	Land West of the High Street, Sherington	Olney	Sherington	No Current Planning Status	40	Suitable	Deliverable	Suitable	Available - site has been submitted through the C5 with landowner consent.	Available - site is greenfield site which would abut the settlement boundary of the rural village of Sherington. The immediate neighbouring site has been recently developed and this site has development potential.	The site is designated as open countryside and additionally, the site falls within the Olney Valley Special Conservation Area.	The site would extend the settlement boundary of the village into the open countryside in an unconsolidated manner connected with the rest of the village which may have a significant impact upon the Special Landscape Area and have a negative impact on the wider sustainability of the site. The site is also a minerals search area which would need to be considered if there was to be a bypass. Although not within the minerals search area, the potential impact of flood risk on site would also need to be taken into account.	A positive allocation of the site would be required through the new local Plan or an updated version of the Neighbourhood Plan to ensure the existing open countryside designation, this would need to consider the wider suitability of the site and its location for residential development. Potential impacts on highways, heritage, heritage assets and access to the site would need to be considered and may render the site unsuitable or viable capacity.
11082	High Street, Sherington	Olney	Sherington	No Current Planning Status	10	Suitable	Deliverable	The site is suitable, however due to the location of the site, a lack of facilities in the village and the need to respect the setting of the village, the conservation area and a number of listed buildings a minor development is a more sustainable option.	Available - site has been submitted through the C5 with landowner consent.	The site is a greenfield site which would abut the development boundary of the rural village of Sherington, in which recent developments have proven viable.	The site is designated as open countryside and falls within the Olney Valley Special Conservation Area and within an Article 2 Direction designated area.	There is uncertainty with regards the wider sustainability of the site for development with regards access to facilities and services within Sherington. The impact of flooding on this site may also lead to unsuitable areas in a number of heritage assets including the Sherington Conservation Area and a large number of listed buildings, including the Grade 1 listed Church House, which could mean the site is not suitable for development in terms of transport and access to facilities which may mean larger scale growth constraints and therefore this site is unsuitable.	A positive allocation of the site would be required through the new local Plan or an updated version of the Neighbourhood Plan to ensure the existing open countryside designation, this would need to consider the wider suitability of the site and its location for residential development. Potential impacts on highways, heritage, heritage assets and access to the site would need to be considered and may render the site unsuitable or viable capacity.
11084	Land to the East of Newport Road (B326)	Newport Pagnall North & Handpick	Stoke Goldington	No Current Planning Status	54	Suitable	Deliverable	Suitable - although site is likely to be less preferable due to being early Grade 2 agricultural land.	Available - Site was submitted via the C5 with landowner permission	Site is a greenfield site which abuts the settlement boundary of the rural village of Handpick and would likely be viable if constraints could be overcome and the site were deemed to be sustainable location.	Site is designated as open countryside and also falls within the proposed Olney Valley Special Landscape Area designation.	Site is Agricultural Grade 2 land for which there would be a preference to not develop. The eastern boundary is within Flood Zone 2 and at places 3 which reduces the suitable area of the site. Whilst highways access can be achieved and impact on traffic from development of site would not adversely affect the operation of the network in the local area, the facilities in Handpick are limited and public transport and pedestrian & Cycle connectivity is poor, therefore the sustainability of the location for development and the further growth of Handpick raises concerns. The site is also located within the proposed Olney Valley Special Landscape Area which may present or restrict development.	A detailed assessment of Agricultural and Classification would be required to demonstrate the site is not Best and Most Versatile Land and that its use can be justified. If this is achieved then a positive allocation of the site would be required through the new local Plan or an updated version of the Handpick Neighbourhood Plan to ensure the existing open countryside designation, this would need to consider the wider suitability of the site and its location for residential development. Potential impacts on highways, heritage, heritage assets and access to the site would need to be considered and may render the site unsuitable or viable capacity.

110104	Land north and east of Newsham	Newport Paggal North & Handpall	Newsham-on-Uttle Uford	No Current Planning Status	0	Unsuitable - Balance Score	Not Defensible	Unsuitable - Negative Balance Score.	Available - site has been submitted through the CFS with landowner consent.	Not Achievable as site is a valuable however, site could be viable if constraints were overcome.	Site is currently designated as open countryside and therefore not suitable for development. Over 80% of the site sits within a Flood Risk Primary Focus area and the full site falls within a Biodiversity Opportunity Area.	Site has a negative balance score due to a number of constraints - which it is demonstrated the site is not Best and Most Versatile Land or so justify its use. It is not achievable that a positive allocation of the site would be required through the new Local Plan or an updated version of the Newsham Neighbourhood Plan to overcome the existing open countryside designation. At other physical constraints, particularly in relation to landscape impact would then also need more detailed considerations.
110109	Land East of New Newsham	Newport Paggal North & Handpall	Newsham-on-Uttle Uford	No Current Planning Status	0	Unsuitable - Balance Score	Not Defensible	Unsuitable - Negative Balance	Available - Site was submitted through the CFS process with landowner approval	Inachievability - whilst the site is a greenfield site associated with a rural settlement and therefore likely to be viable, it is not deemed suitable for development and the ability to deliver necessary scale of infrastructure to make the site suitable may need to be being considered.	The site is designated as open countryside and therefore not suitable for development. Part of the site is also designated as Linear Park.	Site has a negative balance score due to numerous constraints. Over 90% is Grade 2 Agricultural land for which there would be a preference to not develop and elements of the southern part of the site are subject to Flood Risk. The site is also located within the proposed One Valley Special Landscape Area which may present or restrict development. Impact upon nearby scheduled ancient monuments may need consideration. Uncertainty around availability of location in terms of transport and access to facilities. Ability of the highway network to connect access to the site and to cope with additional capacity from new development would need to be reviewed and tested, particularly given the lack of strategic connections to the wider area of Milton Keynes in this part of the Borough.
110121	Land west of Milton Road, Newport Paggal	Newport Paggal South	Newport Paggal	No Current Planning Status	0	Unsuitable - Office Review	Not Defensible	Unsuitable - The site is currently being proposed as an extension to existing Linear Park designations. Other physical constraints exist on site, particularly flood risk, which would significantly reduce the site area and impact access and ability to deliver residential uses on the site.	Unknown - site has not been submitted by the landowner, but Newport Paggal Town Council have submitted the site for consideration as an opportunity for Biodiversity offsetting.	Inachievability - the site is not deemed suitable for residential development and does not appear to be suitable for its proposed other - consideration for other uses perhaps better suited.	Site is designated as open countryside and proposed for designation as an extension to Linear Park.	Main constraints are agricultural land use classification and flood risk - other constraints are however present, as listed.
110129	Nickles Farm Lakes near Newport Paggal	Newport Paggal North & Handpall	Newport Paggal	No Current Planning Status	0	Unsuitable - Balance Score	Not Defensible	Unsuitable - Negative balance score	Available - the site has been submitted through the CFS with landowner approval.	Inachievability - aside from unsuitability of the site, lakes land is unlikely to be a suitable access route for the scale of development proposed and the site is cut off due to the main access route being covered by Flood Zones 2 and 3.	Site is designated as open countryside	Site has a negative balance score due to a range of constraints. Over 90% of the site is Grade 2 Agricultural land for which there would be a preference to not develop. There are some potential risks relating to flooding and highway access and capacity in relation to lakes area also falls in the major constraint area. Other constraints such as designation as a Minerals Primary Focus Area and a Biodiversity Opportunity Area would need consideration and the site is also located within the proposed One Valley Special Landscape Area which may present or restrict development.
110130	Land off Lakes Lane, Newport Paggal	Newport Paggal North & Handpall	Newport Paggal	No Current Planning Status	0	Unsuitable - Balance Score	Not Defensible	Unsuitable - Site has a negative balance score	Available - the site has been submitted through the CFS with landowner approval, but would not be available until post 2040, due to existing solar farm use.	Inachievability - aside from unsuitability of the site, lakes land is unlikely to be a suitable access route for the scale of development proposed and the site is cut off due to the main access route being covered by Flood Zones 2 and 3.	Site is designated as open countryside	The site has a negative balance score with over 60% of it being covered by Grade 2 Agricultural land for which there would be a preference to not develop. The remainder of the land that is not under this designation would be made available and detailed from the existing agricultural landscape of Newport Paggal. Also covers some areas due to route being covered by Flood zones 2 and 3 and capacity of lane for this scale of development to come forward. Other constraints such as designation as a Minerals Primary Focus Area and a Biodiversity Opportunity Area would need consideration and the site is also located within the proposed One Valley Special Landscape Area which may present or restrict development.
110131	Land at Turffield Farm, west of Lakes Lane, Potts Estate, Newport Paggal, Milton Keynes MK10 0PE	Newport Paggal North & Handpall	Newport Paggal	No Current Planning Status	0	Unsuitable - Balance Score	Not Defensible	Unsuitable - site has a negative balance score. Other uses such as biodiversity offsetting may be suitable.	Available - site was submitted through the CFS with landowner permission. Site has also been - agreed for Biodiversity offsetting by Newport Paggal Town Council.	Site is a greenfield site on the edge of Newport Paggal and as such would likely be viable however, given the constraints to the site it is considered unachievable.	Site is designated as open countryside, falls within a wildlife corridor and is likely to be designated active or special landscape area.	Site has a negative balance score due to a number of constraints. A large proportion of the site is Grade 2 Agricultural land for which there would be a preference to not develop. Potential landscape concerns and surface water flood risk on western part of the site provide other key constraints and others, in total, are severe. The site is also located within the proposed One Valley Special Landscape Area which may present or restrict development. Presence of a couple of greenways on the site would mean with dense tree cover for which would require to be retained further reducing the suitable area of the site.
110136	Land off Church Lane, Liffordbury	Olney	Liffordbury	No Current Planning Status	0	Unsuitable - Balance Score	Not Defensible	Unsuitable - Site has a negative balance score and is disconnected to a settlement boundary.	Available - site was submitted through the CFS with landowner permission	Whilst the site may be viable to be developed for residential purposes, it is considered unachievable due to the unsuitable nature of the site and its location for residential development.	Site is within the open countryside and is located within an area proposed for designation as a special landscape area.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land or that its loss can be justified. If it is not viable then a positive allocation of the site would be required through the new Local Plan or an updated version of the Newport Paggal Neighbourhood Plan to overcome the existing open countryside designation. The score and flood risk related constraints may not be able to overcome and landscape designations would need consideration.
110137	Reaseway, Newport Paggal	Olney	Stortington	No Current Planning Status	0	Unsuitable - Office Review	Not Defensible	Unsuitable - the site is situated to any existing settlement boundary and even with growth to the west of the A520, the site would still be cut-off.	Available - site was submitted via the CFS with landowner permission	The site is a greenfield site within the rural area with fairly close proximity to Milton Keynes - it would likely be viable development if constraints were to be overcome.	Site is designated as open countryside	Whilst access to the site is via the A520 it is not desirable, there are potentially viable routes to enable vehicular access to the site however, there are currently no suitable M10 connections and whilst this can be resolved with direct, full quality connections the site is unachievable - given the site's location and lack of connection with any existing settlement boundary or proposed area of growth, it is difficult to see how this can be achieved. 17% of the site is unsuitable due to Grade 2 and 3 agricultural land and the whole site falls within the proposed One Valley Special Landscape Area so development would impact landscape. With constraint related to lack of connectivity and unsuitable nature of the site to any settlement, it would therefore represent standalone development in the open countryside but not of a scale that would form a standalone settlement.
110140	North of Milton Road Sports Ground, Newport Paggal	Newport Paggal South	Newport Paggal	No Current Planning Status	0	Unsuitable - Clip Exclusion	Not Defensible	Unsuitable - Large majority of the site is due to various flood risk related constraints with over 80% of the site in Flood Zones 2 and over 60% including the route access point, in Flood Zones 3. The remainder of the site after clip would be irreversibly without developing in Flood Zones and not in a suitable location to deliver housing. The entire site is also designated as Linear Park in the Newport Paggal Neighbourhood Plan.	Available - site was submitted via the CFS with landowner permission. Note - the site was also submitted as a potential flood-wash opportunity area by Newport Paggal Town Council.	Whilst the site would likely be in a viable location given its links to Newport Paggal, it is deemed unachievable due to its constraints relating to flood risk.	The site is designated as both open countryside and Linear Park.	Main physical constraints relate to the risk of flooding on the from various sources alongside the major constraints outlined. The use of the site that is not within Flood Zones 2 or 3 is within Sites of a Water Resilient Centre (WRC) either from which could have an adverse impact on residential amenity or site and would also mean the site being deemed unsuitable.
110157	Land east of New Brickhill	Daneshborough & Walton	New Brickhill	No Current Planning Status	0	Unsuitable - Office Review	Not Defensible	Unsuitable - predominantly due to ecological and landscape constraints	Available - site was submitted via the CFS with landowner permission	Site would represent a greenfield extension to the rural settlement of New Brickhill and as would likely be viable, but remains unachievable due to ecological constraints.	Site is designated as open countryside and is located within the proposed Brickhill Special Landscape Area.	The site sits within the Greenwood Ridge and woodland area falls within the Brickhill Special Landscape Area. There are restrictions and features from the area's falls within a Biodiversity Opportunity Area and would have an impact upon protected species including otter, badger, hedgehog and roe deer, along with a GCHS area. The site is therefore highly unsuitable for development as it would have visual, noise, light, air, odour and hydrological impacts upon the existing landscape associated with the site. Development of the site would also have negative landscape impacts upon a special landscape area. There is also concern with high traffic through the Brickhill which would need consideration in terms of measures that might mitigate traffic impact if the site were to be developed. Development of the site may also increase the potential for disturbance between New Brickhill and the existing South East Milton Keynes allocation.
110153	Land North of Western Farm, Utile Brickhill	Daneshborough & Walton	Utile Brickhill	No Current Planning Status	0	Unsuitable - Office Review	Not Defensible	Unsuitable - development of site would have significant harm on designated heritage assets.	Available - site was submitted via CFS with landowner permission	Inachievability - site is deemed unsuitable	Site is designated as open countryside, falls within the Utile Brickhill Conservation Area and within the proposed Brickhill Special Landscape Area.	The site sits within the Utile Brickhill Conservation Area and is designated as its own character area providing an important green space between the A46 and A5177 Town. Inversion views into the village and back to Milton Keynes and provide for the setting of a number of listed buildings on Working Street. The site is a whole therefore provides a significant positive contribution to the Conservation Area and the setting of listed buildings and its development would cause serious harm to these designated heritage assets. The site also contains a number of group and individual TPOs, is located within a Biodiversity Opportunity Area and a minerals search area. Any development would also impact upon the special landscape area and the Greenwood Ridge. Site is also located from accessible facilities and has no M10 infrastructure.

11304	Land off Bessley Orchard, Lavenham	Olney	Lavenham	No Current Planning Status	0	Unsuitable - Office Review	Not Defensible	Unsuitable - site does not appear to have suitable and achievable access points for the scale of development proposed	Available - site has been submitted through the CR with landowner consent	Not Achievable as site is unsuitable.	The site is designated as open countryside	The site is 100% Grade 2 Agricultural Land for which there would be a preference to not develop and is also covered by both flood and surface water flood risk. It is located within the proposed Olney Valley Special Landscape Area which may prevent or result in development. The site is also close to a range of notable spaces. Consequently, assessed sustainability of location in terms of transport and access to facilities, unlikely that any of the potential access points to the site would be suitable or have the capacity for the scale of development proposed given the likely need for more than one access point.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achieved then a positive allocation of the site would be required through the new Local Plan or an updated version of the Ipswich Development Plan to overcome the existing open countryside designation. Consideration would also need to be given to the Special Landscape Area designations, which may not be able to be overcome, likewise highway access and equestrian issues appear to be insurmountable.
11307	Land near of 33 Station Road, Bow Brickhill	Daresborough & Watton	Bow Brickhill	No Current Planning Status	0	Unsuitable - Office Review	Not Defensible	Unsuitable - development of site would reduce buffer between Bow Brickhill and the existing South East Milton Keynes location.	Available - site was submitted via the CR with landowner permission.	Given the site's location adjacent to the settlement boundary of the rural village of Bow Brickhill development would be viable if appropriate access were to be overcome.	Site is designated as open countryside.	Over 60% of the site is Grade 2 agricultural land for which there would be a preference to not develop and the site is surrounded by the proposed Bow Brickhill Special Landscape Area. Development of the site would also extend the settlement boundary of Bow Brickhill towards the existing South East Milton Keynes Strategic Allocation increasing the potential for coalescence. The proposed access point may not be sufficient for the scale of development proposed. There is also uncertainty in relation to the sustainability of the location for development in terms of transport and access to facilities.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achieved then 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. Further constraints, as notified would then need to be overcome or proven to not be a reason for concern.
11315	Newport Paggal Lathbury Development North	Olney	Lathbury	No Current Planning Status	0	Unsuitable - Balance Score	Not Defensible	Unsuitable - Site has a negative balance score and is unconnected to a settlement boundary.	Available - site was submitted through the CR with landowner permission	Whilst the site may be viable to be developed for residential purposes, it is considered inappropriate due to the unsuitable nature of the site and its location for residential development.	Site is within the open countryside and is located within an area proposed for designation as a special landscape area.	The site is entirely Grade 2 agricultural land for which there would be a preference to not develop. Lathbury does not have a settlement boundary and as such the proposed site has a degree of isolation from any settlement boundary and has poor connectivity with access to services and facilities, suggesting the location is not sustainable for the proposed level of growth. The site is close to a Neighbourhood Area and a central primary focus area, would likely have issues with regards to highway access and capacity and would likely have to have some consideration for the impact on heritage assets and heritage sites with a number of Grade 1 and 2 listed buildings closely located to the site Lathbury.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achieved then 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 - given the site's lack of border with an existing settlement boundary this is likely to be difficult. Consideration would also need to be given to the potential for minerals, the impact on heritage assets and, as the site is also located within the proposed Olney Valley Special Landscape Area this may present or restrict development.
11332	Land at Lincoln Lodge Farm, Cuckleshope	Newport Paggal North & Handope	Cuckleshope	No Current Planning Status	0	Unsuitable - Office Review	Not Defensible	Unsuitable - site is not connected to any settlement boundary, cannot be suitably accessed and is not of a scale to be deemed a standalone settlement. It is an unsuitable location for growth.	Available - site was submitted via the CR with landowner permission.	Unsuitable - site is unsuitable and development in this location is not sustainable.	Site is designated as open countryside	Site would be standalone development within the open countryside as it does not share a boundary with and is remote from any existing settlements. The site is also not of a scale to be considered a standalone settlement. The site currently has no suitable highways or MFI access and the existing foot road network is not suitable for the scale of development proposed. There also appears to be no suitable options for achieving access. 30% of the site is within Flood zones 2 and 3 associated with the River Great Ouse and there is a risk of surface water flooding across the centre of the site. The site is also in a critical sustainable flood area and a biodiversity opportunity area, both associated with the River.	Site is not a sustainable or suitable location for development and constraints outlined would be insurmountable.
11335	Land at Lodge Farm, Cuckleshope	Newport Paggal North & Handope	Cuckleshope	No Current Planning Status	0	Unsuitable - Office Review	Not Defensible	Unsuitable - Constraints limit the area of the site which could be developed and seen as part of a wider development allocation, the site does not have a suitable access solution.	Available - site was submitted via the CR with landowner permission.	Unsuitable - the site is predominantly deemed to be unsuitable for development but, even if it were to form part of a wider site allocation incorporating other neighbouring land parcels, a realistic means of accessing the site and connecting it with Milton Keynes is not available.	Site is designated as open countryside.	The site could not come forward on its own as it has no connectivity with any existing settlement and is not of a scale to be considered a standalone settlement. The site is also not of a scale to be considered a standalone settlement. The site currently has no suitable highways or MFI access and the existing foot road network is not suitable for the scale of development proposed. There also appears to be no suitable options for achieving access. 30% of the site is within Flood zones 2 and 3 associated with the River Great Ouse and there is a risk of surface water flooding across the centre of the site. The site is also in a critical sustainable flood area and a biodiversity opportunity area, both associated with the River.	Site would need to achieve a positive allocation in a Local Plan to overcome its open countryside designation however, the remote location, isolation and lack of achievable access are insurmountable.
11335	Land at Unthorpe Farm, Tathall End, Handope	Newport Paggal North & Handope	Handope	No Current Planning Status	0	Unsuitable - Office Review	Not Defensible	Unsuitable - site is not connected to any settlement boundaries, cannot be suitably accessed and is not of a scale to be deemed a standalone settlement. It is an unsuitable location for growth.	Available - site was submitted via the CR with landowner permission	Unsuitable - site is unsuitable and development in this location is not sustainable.	Site is designated as open countryside	Site would be standalone development within the open countryside as it does not share a boundary with and is remote from any existing settlements. The site is also not of a scale to be considered a standalone settlement. The site currently has no suitable highways or MFI access and the existing foot road network is not suitable for the scale of development proposed. There also appears to be no suitable options for achieving access. The whole site is also within a biodiversity opportunity area.	Site is not a sustainable or suitable location for development and constraints outlined would be insurmountable.
11338	Land lying some distance to the west of Foxfield Farm, Calverton, Milton Keynes	Stony Stratford	Calverton	No Current Planning Status	0	Unsuitable - Office Review	Not Defensible	Unsuitable - site is not connected to any settlement boundaries, cannot be suitably accessed and is not of a scale to be deemed a standalone settlement. It is an unsuitable location for growth.	Available - site was submitted via the CR with landowner permission	Unsuitable - site is unsuitable and development in this location is not sustainable.	Site is designated as open countryside and is located within the proposed Calverton Milton Special Landscape Area.	Site would be standalone development within the open countryside as it does not share a boundary with and is remote from any existing settlements. The site is also not of a scale to be considered a standalone settlement. The site currently has no suitable highways or MFI access and the existing foot road network is not suitable for the scale of development proposed. There also appears to be no suitable options for achieving access. The northern part of the site is within a critical sustainable flood area and a biodiversity opportunity area, as well as an historic area risk from surface water flooding - these would all need further consideration and may impact the developable size of the site alongside the impact on the special landscape area.	Site is not a sustainable or suitable location for development and constraints outlined would be insurmountable.
11339	Land on the north-west side of Abbot Farm, Tathall End, Handope, Milton Keynes (M25 J10)	Newport Paggal North & Handope	Handope	No Current Planning Status	0	Unsuitable - Office Review	Not Defensible	Unsuitable - site is not connected to any settlement boundaries, cannot be suitably accessed and is not of a scale to be deemed a standalone settlement and is not connected with any other land which can flexibly form a larger strategic scale allocation.	Available - site was submitted via the CR with landowner permission.	Unsuitable - site is unsuitable and development in this location is not sustainable.	Site is designated as open countryside	Site would be standalone development within the open countryside as it does not share a boundary with and is remote from any existing settlements. The site is also not of a scale to be considered a standalone settlement and is not connected with any other sites which have been submitted with which it could form a larger site which would be considered suitable. The site currently has no suitable highways or MFI access and the existing foot road network is not suitable for the scale of development proposed. There also appears to be no suitable option for achieving access. There is a flood area flood risk to the detriment of the site associated with the watercourse running through the centre and the land to the east of the M1 is within a biodiversity opportunity area. Additional growth within Handope would likely lead to the A166 according to current plans, which would require an increase in the flow permit in order to upgrade to transport processes.	Site is not a sustainable or suitable location for development and constraints outlined would be insurmountable, as first evidence would need to be provided of investment and additional permits from Anglian Water in A166 to deal with additional demand.
11340	Land at Salthillgate Cottage	Stony Stratford	Calverton	No Current Planning Status	0	Unsuitable - Office Review	Not Defensible	Unsuitable - site is not associated with a settlement boundary and is deemed an unsuitable location for residential development.	Available - site was submitted via the CR with landowner permission	Unsuitable - whilst the site is partially a brownfield site in a location in which residential development would be viable it is not considered to be in a location which is sustainable for further residential growth.	Site is designated as open countryside and falls within the proposed Calverton Milton Special Landscape Area.	Middle Wood does not have a Settlement Boundary and as such does not form part of the settlement hierarchy, currently the development of this site would therefore represent development within the open countryside. Whilst it would be the redevelopment of a part brownfield site, Middle Wood lacks suitable services of facilities and has no potential for or existing connections to existing settlements - the site's location is therefore not felt to be a suitable location for growth. The site is also located within the Calverton Conservation Area, so any development would need to be sympathetic to this; large scale development is therefore unlikely to be acceptable. The impact on the special landscape area would also need consideration in this vein.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. This would need to consider the wider viability and sustainability of the site and its location for residential development - a constraint which is likely to be insurmountable.
11352	Land off Broadfield Road, Hemmelen	Newport Paggal North & Handope	Hemmelen-cum-Little Linford	No Current Planning Status	0	Unsuitable - Office Review	Not Defensible	Unsuitable - there is no suitable means of accessing the site.	Available - site has been submitted via the CR with landowner consent.	Unsuitable - the site is not suitable as it cannot be accessed.	Site is designated as open countryside and adjacent to a proposed special landscape area.	The site has no suitable means of getting access, it is therefore unsuitable. Small amounts of the southern part of the site falls within Flood Zones 2 and 3.	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 however, access issues appear insurmountable.