

| 9 - Potential sites within Metro Corridors |                    |                       |                              |                            |                 |                                                  |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                |                                                                                                                                                                    |                                                                                                                                                 |                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| Site ID                                    | Site Name          | Ward                  | Parish Name                  | Site status                | Agreed Capacity | Suitability Assessment Result - Officer Verified | Deliverability Status       | Suitability Commentary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Availability Commentary                                        | Advisability Commentary                                                                                                                                            | Policy Constraints                                                                                                                              | Constraints Summary                                                                                                                                        | Overcoming Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 11096                                      | Brewer_MHT_11,2    | Farnborough           | Shenley Brook End            | No Current Planning Status | 120             | Suitable                                         | Developable                 | Housing is a suitable use within town centres.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Owned by Selsbury Homes Ltd                                    | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | It is use as parking for commercial centre                                                                                                      | Some 1000 and 1000+ NPSW                                                                                                                                   | The availability of any amount of parking spaces on the site would need to be considered.                                                                                                                                                                                                                                                                                                                                                                |
| 11097                                      | Bradwell_MHT_16,3  | Stametsbury           | Stametsbury                  | No Current Planning Status | 47              | Suitable                                         | Developable                 | Suitable subject to changing open space designations                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Majority owned by MCCC, remaining landowners require checking  | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Site designated as amenity open space                                                                                                           | Very minor 100 and 1000+ NPSW                                                                                                                              | Further assessment of quality and wider provision of open space in the area would be required at application stage, or change in designation within the plan.                                                                                                                                                                                                                                                                                            |
| 11099                                      | Wolverton_MHT_17,2 | Wolverton             | Wolverton and Greenview      | No Current Planning Status | 141             | Suitable                                         | Developable                 | Suitable subject to changing open space designations                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | To be confirmed                                                | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Adjacent to Conservation Area. Part of the site located as amenity green-space.                                                                 | Very minor 1000 very minor NPSW                                                                                                                            | Further assessment of quality and wider provision of open space in the area would be required at application stage, or change in designation within the plan. Consideration will need to be given to the heritage impact of developing the site to ensure that any development is carried out at a scale and of a design which takes into account the asset and its setting and on balance meets/aligns against potential harm where possible.           |
| 11091                                      | Neth_MHT_5,5       | Wroughton & Fakenham  | Wroughton on the Green       | Extant Permission          | 222             | Suitable                                         | Deliverable                 | Suitable - site has extant planning permission on no suitability issues.                                                                                                                                                                                                                                                                                                                                                                                                                                               | Available - Site is owned by MCCC                              | Site has planning permission for 66 units. Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing. | 35% of the site within wildlife/transport corridor                                                                                              | Some minor NPSW 100+ and 1000+                                                                                                                             | N/A - Site has extant planning permission                                                                                                                                                                                                                                                                                                                                                                                                                |
| 11129                                      | Fisher_MHT_7,2     | Central Milton Keynes | Campbell Park                | No Current Planning Status | 34              | Suitable                                         | Developable                 | Suitable subject to changing open space and wildlife/transport corridor designations                                                                                                                                                                                                                                                                                                                                                                                                                                   | Available - Site is owned by MCCC                              | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Amenity green space designation and within wildlife/transport corridor                                                                          | Steep gradient to transport                                                                                                                                | Further assessment of quality and wider provision of open space in the area, and ecological value of wildlife corridor would be required at application stage, or change in designation within the plan.                                                                                                                                                                                                                                                 |
| 11230                                      | Fisher_MHT_7,3     | Wroughton & Fakenham  | Campbell Park                | No Current Planning Status | 146             | Suitable                                         | Developable                 | Suitable subject to changing open space, wildlife corridor and transport corridor designations. Western site appears to be quite high quality as commercial space with some play equipment present. Eastern area of the site would be over 600m from a central MXT along VP in this area and principally forming the M7 transport corridor, suggests relating to the site area to the western area around the undergrounds and relocating playground to the east part of the wider site (similar access for residents) | Available - Site is owned by MCCC                              | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Amenity green space designation and within wildlife/transport corridor                                                                          | N/A                                                                                                                                                        | Further assessment of quality and wider provision of open space in the area, and ecological value of wildlife corridor would be required at application stage, or change in designation within the plan.                                                                                                                                                                                                                                                 |
| 11231                                      | Fisher_MHT_7,4     | Central Milton Keynes | Campbell Park                | No Current Planning Status | 137             | Suitable                                         | Developable                 | Suitable subject to changing wildlife corridor/transport corridor designation. Whilst this site largely fronts the M7, the western edge of the site would still be within 600m walking distance of a potential MXT loop located at Oldford/Fincham Road                                                                                                                                                                                                                                                                | Available - Site is owned by MCCC                              | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Within transport/wildlife corridor. Pedestrian footway walkways beginning on south east side of site are proposed to new town heritage register | Steep gradient to transport                                                                                                                                | Further assessment of ecological value in relation to the transport/wildlife corridor would be required at application stage, or change in designation within the plan. Consideration will need to be given to the heritage impact of developing the site to ensure that any development is carried out at a scale and of a design which takes into account the asset and its setting and on balance meets/aligns against potential harm where possible. |
| 11232                                      | Fisher_MHT_7,5     | Wroughton & Fakenham  | Campbell Park                | Extant Permission          | 113             | Suitable                                         | Deliverable and Developable | Suitable - site has extant planning permission and is allocated in Plan MK as no suitability issues                                                                                                                                                                                                                                                                                                                                                                                                                    | Available - Site is owned by MCCC                              | Site has planning permission. Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.              | Designated as amenity green-space                                                                                                               | Nil of 1000+ NPSW, very minor 100+                                                                                                                         | N/A - Site has extant planning permission                                                                                                                                                                                                                                                                                                                                                                                                                |
| 11233                                      | Collier_MHT_6,1    | Wroughton & Fakenham  | Wroughton on the Green       | No Current Planning Status | 158             | Suitable                                         | Developable                 | Suitable subject to changing open space designations                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Available - Site is owned by MCCC                              | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Site is designated as 'other natural and semi-natural green space' and 'amenity green-space'                                                    | Some NPSW 100+ and 1000+ present on site                                                                                                                   | Further assessment of quality and wider provision of open space in the area would be required at application stage, or change in designation within the plan.                                                                                                                                                                                                                                                                                            |
| 11234                                      | Collier_MHT_6,2    | Wroughton & Fakenham  | Wroughton on the Green       | No Current Planning Status | 80              | Suitable                                         | Developable                 | Suitable subject to changing open space and wildlife/transport corridor designations. Western and southern part of the site fronts on the A42, which is a major road with concrete around it and noise pollution. Reduce site area fronting the V7                                                                                                                                                                                                                                                                     | Available - Site is owned by MCCC                              | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | South side designated as 'other natural and semi-natural green space'. Within wildlife/transport corridor                                       | Some minor NPSW 100+ and 1000+ although it appears to be part of a large flow path and may need to keep clear of development footprint.                    | Further assessment of quality and wider provision of open space in the area, and ecological value of wildlife corridor would be required at application stage, or change in designation within the plan.                                                                                                                                                                                                                                                 |
| 11235                                      | Collier_MHT_6,3    | Wroughton & Fakenham  | Wroughton on the Green       | No Current Planning Status | 130             | Suitable                                         | Developable                 | Suitable subject to changing wildlife/transport corridor designations                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Available - Site is owned by MCCC                              | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Within wildlife/transport corridor                                                                                                              | Significant NPSW 100+ and 1000+ coverage                                                                                                                   | Further assessment of ecological value in relation to wildlife corridor would be required at application stage, or change in designation within the plan.                                                                                                                                                                                                                                                                                                |
| 11236                                      | Neth_MHT_5,1       | Wroughton & Fakenham  | Wroughton on the Green       | No Current Planning Status | 120             | Suitable                                         | Developable                 | Suitable subject to changing wildlife/transport corridor designations and reducing the site area to exclude play areas.                                                                                                                                                                                                                                                                                                                                                                                                | Available - Site is owned by MCCC                              | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Within wildlife/transport corridor                                                                                                              | Southern portion of site in use as a playground with equipment                                                                                             | Suitable subject to changing wildlife/transport corridor designations and reducing the site area to exclude play areas. Further assessment of ecological value in relation to wildlife corridor would be required at application stage, or change in designation within the plan.                                                                                                                                                                        |
| 11239                                      | Neth_MHT_5,2       | Wroughton & Fakenham  | Wroughton on the Green       | No Current Planning Status | 94              | Suitable                                         | Developable                 | Suitable subject to changing wildlife/transport corridor designations.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Available - Site is owned by MCCC                              | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Wildlife/transport corridor. New Town Heritage registered area borders site to west.                                                            | N/A                                                                                                                                                        | Further assessment of ecological value in relation to wildlife corridor would be required at application stage, or change in designation within the plan. Consideration will need to be given to the heritage impact of developing the site to ensure that any development is carried out at a scale and of a design which takes into account the asset and its setting and on balance meets/aligns against potential harm where possible.               |
| 11240                                      | Neth_MHT_5,3       | Wroughton & Fakenham  | Wroughton on the Green       | No Current Planning Status | 42              | Suitable                                         | Developable                 | Suitable subject to changing wildlife/transport corridor designations                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Available - Site is owned by MCCC                              | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Within wildlife/transport corridor                                                                                                              | Mobile network mast/associated electronics on site                                                                                                         | Suitable subject to changing wildlife/transport corridor designations. Further assessment of ecological value in relation to wildlife corridor would be required at application stage, or change in designation within the plan.                                                                                                                                                                                                                         |
| 11243                                      | Neth_MHT_5,4       | Wroughton & Fakenham  | Wroughton on the Green       | No Current Planning Status | 101             | Suitable                                         | Developable                 | Suitable subject to changing wildlife/transport corridor designations. Site is very narrow at 250m in width which may preclude certain block layouts being developed.                                                                                                                                                                                                                                                                                                                                                  | Available - Site is owned by MCCC                              | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Within wildlife/transport corridor                                                                                                              | Some minor 100 and 1000+ NPSW. Steep gradient.                                                                                                             | Suitable subject to changing wildlife/transport corridor designations. Further assessment of ecological value in relation to wildlife corridor would be required at application stage, or change in designation within the plan.                                                                                                                                                                                                                         |
| 11244                                      | Neth_MHT_5,6       | Wroughton & Fakenham  | Wroughton on the Green       | No Current Planning Status | 111             | Suitable                                         | Developable                 | Suitable subject to changing open space designation. NPSW asset, which principally concerns the built area of Beatrix, not considered to be harmfully impacted                                                                                                                                                                                                                                                                                                                                                         | Available - Site is owned by MCCC                              | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Site is designated as amenity green-space. Located within New Town Heritage Register nominated site.                                            | N/A                                                                                                                                                        | Further assessment of quality and wider provision of open space in the area would be required at application stage, or change in designation within the plan. Consideration will need to be given to the heritage impact of developing the site to ensure that any development is carried out at a scale and of a design which takes into account the asset and its setting and on balance meets/aligns against potential harm where possible.           |
| 11245                                      | Shenley_MHT_12,1   | Loughton & Stanley    | Shenley Church End           | No Current Planning Status | 206             | Suitable                                         | Developable                 | Suitable subject to changing community designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Available - Site is owned by MCCC (7.37% leased to Park Trust) | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Within a Biodiversity Opportunity Area (BOA). Currently designated as a Community Facility.                                                     | N/A                                                                                                                                                        | Change in community facility designation would be required. Community use is not linked to Christ Park Academy and is not currently needed for educational use. Change of designation from community facility is considered acceptable. Further assessment of ecological quality in the context of the BOA would be required at application stage.                                                                                                       |
| 11246                                      | Shenley_MHT_13,1   | Loughton & Stanley    | Shenley Church End           | No Current Planning Status | 206             | Suitable                                         | Developable                 | Suitable subject to changing employment designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Owned by MGP                                                   | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Currently designated as employment land                                                                                                         | N/A                                                                                                                                                        | A designation change would have to be made via the Plan if this accords with the employment LAA and wider strategy.                                                                                                                                                                                                                                                                                                                                      |
| 11247                                      | Shenley_MHT_14,1   | Loughton & Stanley    | Shenley Church End           | No Current Planning Status | 26              | Suitable                                         | Developable                 | Suitable having any ownership issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Owned by Milton Keynes Community Foundation                    | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | N/A                                                                                                                                             | N/A                                                                                                                                                        | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 11248                                      | Lakes_MHT_2,1      | Blithley East         | Blithley and Fenny Stratford | No Current Planning Status | 40              | Suitable                                         | Developable                 | Suitable subject to changing open space and wildlife/transport corridor designations                                                                                                                                                                                                                                                                                                                                                                                                                                   | Available - Site is owned by MCCC                              | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Amenity open space and wildlife corridor                                                                                                        | Adjacent to canal and wildlife corridor and wildlife site. Some very minor 1000+ NPSW.                                                                     | Further assessment of quality of open space and provision in the wider area would be required at application stage, or change in designation within the plan.                                                                                                                                                                                                                                                                                            |
| 11249                                      | Lakes_MHT_2,2      | Blithley East         | Blithley and Fenny Stratford | Extant Permission          | 85              | Suitable                                         | Deliverable and Developable | Suitable - site forms part of Lakes estate planning permission and is an allocated residential site in Plan MK as no suitability issues.                                                                                                                                                                                                                                                                                                                                                                               | Available - Site is owned by MCCC                              | Most of site has planning permission. Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.      | No Policy Constraints - site forms part of Lakes estate planning permission and is an allocated residential site in Plan MK.                    | Site is designated amenity open space. Proximity to canal, wildlife corridor & linear park. Some minor ROSAT 100+ and 100+ modelling on east side of site. | Existing planning permission for part of the site indicates development is broadly acceptable in principle. However, the site is currently unsuitable due to amenity open space designation, but suitable and available on all other respects.                                                                                                                                                                                                           |
| 11250                                      | Lakes_MHT_2,3      | Blithley East         | Blithley and Fenny Stratford | Extant Permission          | 66              | Suitable                                         | Deliverable and Developable | Suitable - site forms part of Lakes estate planning permission and is an allocated residential site in Plan MK as no suitability issues.                                                                                                                                                                                                                                                                                                                                                                               | Available - Site is owned by MCCC                              | Site has planning permission. Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.              | No Policy Constraints - site forms part of Lakes estate planning permission and is an allocated residential site in Plan MK.                    | Site is designated amenity open space. Adjacent to local park. Some 100+ and 1000+ NPSW. Proximity to canal and wildlife corridor.                         | N/A - Site has extant planning permission                                                                                                                                                                                                                                                                                                                                                                                                                |
| 11251                                      | Lakes_MHT_2,4      | Blithley East         | Blithley and Fenny Stratford | No Current Planning Status | 90              | Suitable                                         | Developable                 | Suitable subject to changing open space designations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Available - Site is owned by MCCC                              | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Site is designated amenity open space                                                                                                           | North side of site has some minor ROSAT 100+ and 100+ modelling on east side of site.                                                                      | Further assessment of quality of open space and provision in the wider area would be required at application stage, or change in designation within the plan.                                                                                                                                                                                                                                                                                            |
| 11252                                      | Fisher_MHT_8,1     | Farnborough           | Shenley Brook End            | No Current Planning Status | 26              | Suitable                                         | Developable                 | Site is suitable subject to more detailed ecological surveys in the context of the BOA.                                                                                                                                                                                                                                                                                                                                                                                                                                | Owned by Milton Keynes Community Foundation                    | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Within a Biodiversity Opportunity Area (BOA)                                                                                                    | Some NPSW 100 and 1000+ on most of site                                                                                                                    | Further assessment of ecological quality in the context of the BOA would be required at application stage.                                                                                                                                                                                                                                                                                                                                               |
| 11254                                      | Wolverton_MHT_17,1 | Wolverton             | New Bradwell                 | No Current Planning Status | 108             | Suitable                                         | Developable                 | Suitable subject to changing open space designations                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | To be confirmed                                                | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Adjacent to Conservation Area. Part of the designated as 'other natural and semi-natural green space'                                           | N/A                                                                                                                                                        | Further assessment of quality and wider provision of open space in the area would be required at application stage, or change in designation within the plan. Consideration will need to be given to the heritage impact of developing the site to ensure that any development is carried out at a scale and of a design which takes into account the asset and its setting and on balance meets/aligns against potential harm where possible.           |
| 11255                                      | Shenley_MHT_13,2   | Loughton & Stanley    | Shenley Church End           | No Current Planning Status | 187             | Suitable                                         | Developable                 | Suitable subject to changing employment designation                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | MCCC/NPSW owned land                                           | Site falls within Housing Viability Area 2. No evidence of abnormal development costs. Site broadly viable for housing.                                            | Currently designated as employment land                                                                                                         | N/A                                                                                                                                                        | A designation change would have to be made via the Plan if this accords with the employment LAA and wider strategy.                                                                                                                                                                                                                                                                                                                                      |