



Land Availability Assessment of Employment Sites Methodology



**October 2025
Version 2**

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1. Introduction

1.1 Purpose and Approach

This Land Availability Assessment (LAA) of employment sites is a technical, evidence-based document which the Council has produced in line with guidance in the National Planning Policy Framework (NPPF) and Planning Practise Guidance (PPG). The NPPF states that *“The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner.”* (Paragraph 7 of the NPPF, December 2024.)

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):”

One of these objectives is,

- a) *“an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;”* (Paragraph 8 of the NPPF, December 2024.)

This LAA helps to provide a clear understanding of employment land within the Milton Keynes City Council area and forms part of the evidence base to support the Council’s new Local Plan (The Milton Keynes City Plan 2050). Employment sites are sites allocated or proposed for employment purposes including Offices, Research and Development, Industrial processes, General Industrial and Storage or distribution purposes. These uses correspond to the following use classes:

- a) E(g)(i) - Offices to carry out any operational or administrative functions.
- b) E(g)(ii) - Research and development of products or processes.
- c) E(g)(iii) - Industrial processes.
- d) B2 - General Industrial; and
- e) B8 - Storage or Distribution.

The LAA identifies a future supply of employment land which is suitable, available, and achievable for employment development over the Milton Keynes City Plan 2050 plan period (2022-2050). It has reviewed the existing supply of undeveloped allocated employment sites carried over from the current Local Plan, Plan:MK, adopted in March 2019, and assessed new sites proposed for employment development arising from the Call for Sites process and/or the Regulation 18 consultation.

This LAA document is not policy, nor does it determine whether a site should be allocated for development. It is the role of the LAA to provide information on the range of sites which are available to meet future requirements, but it is for the Milton Keynes City Plan 2050 to determine which of these sites are the most suitable to meet future requirements.

This assessment does the following:

- a) Identifies sites and broad locations with potential for development.
- b) Assesses their development potential; and
- c) Assesses their suitability for development and the likelihood of development coming forward.

2. Site Assessment Methodology

The Council has assessed the current supply of undeveloped allocated employment sites and proposed new employment sites using a form detailed in Appendix A. This form is based on an Employment Sites Assessment Proforma used to assess employment sites and can be found in Appendix C of the Employment Land Review and Economic Growth Study. The study was produced in November 2015 by consultants GVA Grimley for Milton Keynes Council and the Milton Keynes Development Partnership. The form has been amended by the inclusion of some additional indicators to assess allocated and proposed new employment sites such as if the site is within an area of multiple deprivation.

Undeveloped allocated employment sites and proposed new employment sites are categorised as one of fourteen types including High Quality Business Park, Warehouse/Distribution Park, General Industry/Business Area, Research and Development/Technology Centre, Storage, Training Centre etc.

Sites are then assessed against several criteria under five main headings detailed below:

- 1) Environmental Sustainability.
- 2) Market Attractiveness.
- 3) Site Development Constraints.
- 4) Economic Constraints; and
- 5) Reducing Deprivation.

A. Environmental Sustainability Heading

Under this heading the site is assessed against four criteria including:

- Sequential Location: Sites within Central Milton Keynes (CMK) or on the edge of a town or district centre are scored higher than an out of centre site or a site outside of a defined urban area.
- Land Classification: Assesses whether the site is largely a greenfield or a brownfield site. Development of a brownfield site is scored higher than development of a greenfield site.
- Ease of Access to Public Transport: Sites located more than five hundred metres from a main bus route and more than one kilometre from a train or bus station are scored lower than a site located within five hundred metres of a main bus route and within one kilometre of a train or bus station.
- Ease of Walking and Cycling: Sites with good and attractive footpaths and redway/cycle links are scored more highly than sites with no existing footpaths and redway/cycle links to the site.

B. Market Attractiveness Heading

The heading has a total of twenty-one criteria:

- 1) Planning Status (a site with detailed planning permission scores a maximum score of five and sites with a Plan:MK allocation are scored as a two)
- 2) Character of Area (characterises the area between residential or rural area and a commercial area)
- 3) Redevelopment Opportunities
- 4) Vacant Land on the site
- 5) Vacant Buildings on the site
- 6) Nature of Existing Tenants
- 7) Quality of Existing Buildings/Land & Internal and External Environment
(This applies to occupied sites/re-use opportunities only)
- 8) Quality of the Surrounding Environment
(This applies to vacant/part vacant sites and redevelopment opportunities)
- 9) Amenity Impacts (assesses exposure of the site to noise, dust, smell & car/HGV traffic)
- 10) Adjoining Land Uses (assesses if the site is surrounded by bad neighbour or sensitive land uses such as residential)
- 11) Prominence of Site (assesses if site tucked away from view or is a Gateway site to a prominent estate or visible from the main road network)
- 12) On-site Amenities (assesses if the site has shops and services on site)
- 13) Local Amenities (assesses the proximity of shops and services to the site)
- 14) Ease of Access to the Grid/Strategic Road Network (i.e. an 'A' road/Motorway*)
- 15) Quality of Local Road Access*
- 16) Quality of Site Access*
- 17) Amount of Time the Site has been Potentially Available.
- 18) Availability (i.e. Is site advertised as readily or not readily available?)
- 19) Market Activity (Is there evidence of recent development or not in the immediate surrounding area?)
- 20) Marketing and Enquiry Interest
- 21) Ownership Aspirations

* For access and highway matters the views of Council Highway Officers have been sought.

C. Site Development Constraints Heading

Under this heading allocated employment sites and proposed new employment sites are assessed if their development would be affected by the following constraints to development:

- Environmental Constraints and Abnormal Development Requirements. This includes landscape and nature conservation designations such as Sites of Special Scientific Interest (SSSI's) and heritage features such as Listed Buildings, Scheduled Ancient Monuments and conservation areas.
- Physical Site Features. An assessment of if the development of vacant and part vacant sites is affected by the site's size, shape, topography and known underground utilities.
- Ground Conditions/Contamination.
- Flooding

D. Economic Constraints Heading

This heading focuses on obstacles to development which could include access difficulties, infrastructure costs or remediation costs to clean up contaminated land. A maximum score of five is achieved if the site has no obstacles to development. In contrast a score of one indicates major obstacles to development which are extremely expensive and time consuming to resolve.

E. Reducing Deprivation Heading

To further refine the analysis of employment sites under this heading the sites are assessed to determine their multiple deprivation indices. Sites are scored by which quartile of multiple deprivation the site is in. A score of one means the neighbourhood is among the most affluent for multiple deprivation (within the top quartile of least deprived (75% plus)) neighbourhoods in the country. A score of four means the site is within a neighbourhood ranked as the most deprived for multiple deprivation (the neighbourhood is within the 25% or below quartile for deprivation in the country). If an employment site is developed within an area of high multiple deprivation the jobs created could help assist in reducing multiple deprivation within that area, provided local people are able to access the jobs created.

Scoring of Sites

Most criteria to assess sites are scored from one to four however, some criteria such as land classification are scored on a different basis from one (greenfield) to two (brownfield). Criteria such as the planning status of the site, character of area, prominence of site, local amenities and obstacles to development are scored from one to five. Criteria scoring sites on the nature of existing tenants on site is scored from nought (not applicable) to five national/international names present on site. By contrast indicators on sites such as vacant land and vacant buildings are assessed on a yes or no basis. The market attractiveness indicator on the amount of time a site has been available has been scored from one to three, with one representing the site has been available (allocated) for more than five years, a score of two means the site has been available (e.g. allocated or committed) for two to five years. A score of three means the site has been available (e.g. allocated or committed) for less than two years.

Sources of Information

A variety of information sources have been utilised to assess constraints to the development of existing and proposed employment sites. Information on planning constraints has been obtained both from the Council's GIS service and, where applicable, from relevant planning applications and site development briefs. As mentioned previously each site has also been examined by a highways officer to assess if access or highway issues were likely to constrain the development of sites.

3. Site Analysis Results

A. General Points

This LAA is an updated version of an LAA originally produced in August 2024. It has assessed a total of forty-four sites. Most of these sites (EMP 1-30 and EMP 36 & 37) were allocated employment sites within Plan:MK and have been carried forward into the Milton Keynes City Plan 2050. EMP 6 was allocated in part in Plan:MK, however the site area has been expanded in the Milton Keynes City Plan 2050. Other employment sites assessed by this LAA (with the exemption of EMP 45 which was allocated in the Olney Neighbourhood Plan (2017)) are sites promoted by third parties following the Council's call for sites and/or the Milton Keynes City Plan 2050 Regulation 18 consultation. In some cases, sites proposed for employment purposes have also been promoted by third parties for other uses such as housing.

B. Sites no longer available for Employment Development

Since this LAA report was originally prepared, several sites are now considered to be no longer available to accommodate new employment development. This can be for a variety of reasons including:

- a) The site has already been developed for employment use or another use.
- b) The site is proposed, or is expected to be developed, for alternative uses such as housing, retail, food, and drink; or
- c) The assessment of the site has concluded it is unlikely to be developed for employment purposes.

Sites falling into this category include:

- 1) EMP 1 (Bletchley Brickfields / Newton Leys) - Planning permission (PLN/2024/2749) granted for 113 dwellings on 15/08/2025.
- 2) EMP 5 (Granby - North of Groveway) - Access issues mean this site is very unlikely to be developed.
- 3) EMP13 (Milton Keynes East - Panattoni Park) - This site is one of three sites making up the Milton Keynes East (MKE) employment allocation in Plan:MK. Unlike the other two MKE sites (EMP 37 & EMP 38) Panattoni Park is fully developed for two logistics units.
- 4) EMP 16 (Redmoor - Off Wimblington Drive) - Site has been developed for a car servicing unit and car showroom (Ref: 23/00242/COU) and three B8 storage and distribution units. (Ref: 21/03437/FUL).
- 5) EMP 17 (Shenley Wood 1 - North of Fox Covent Road) - This site is now proposed for housing development.
- 6) EMP 20 (Land Northeast of Steinbeck Crescent and Northwest of Andersen Gate) - Remove allocation. Parts of the allocation are understood to have potentially sensitive habitat which, alongside areas that are at high risk of flooding, restricts the developable area. The residual area of the site would likely fall below the one-

hectare threshold for allocating employment land in the plan. However, that would not preclude this residual part of the site coming forward for employment development in accordance with Policy GS1, subject to detailed matters being assessed through a planning application.

- 7) EMP 28 (Wolverton Mill 1 - Off Featherstone Road) - Site is a parking area for an adjacent site (Ref: 16/03649/FUL) and incorporated into the Wolverton Mill East & South employment area.
- 8) EMP 35 (Block G, Bletchley Park) - This building has been assessed but has not been allocated for employment purposes due to uncertainty over what use it will be used for.
- 9) EMP 39 (Land South of Bow Brickhill) - Site is allocated in the Milton Keynes City Plan 2050 for housing rather than employment uses.
- 10) EMP 40 (Western Expansion Area Expansion Land - Calverton Valley Park) - Site being promoted by Urban and Civic for housing not employment development.
- 11) EMP 41 (Land to Rear of Hunters Farm Shop) - This site is not proposed for employment uses.
- 12) EMP 42 (Land Southeast of MK Bowl) - Site located within a Linear Park and is considered to have more potential for leisure and recreational uses than for employment uses.
- 13) EMP 43 (Land at Walton Hall) - Site is allocated in the Milton Keynes City Plan 2050 for housing development as part of the Walton Campus Strategic Brownfield site.
- 14) EMP 45 (Olney - Land North of Osier Way, West of Warrington Road) - Following an appeal decision (Ref: 23/02880/FUL & APP/Y0435/W/25/3360694) this site is to be developed for a drive-thru coffee shop.

C. Employment Sites under Construction

- 1) EMP 22 (South Caldecotte) - Site now fully consented for development for B2 (General Industrial) and B8 (Storage/Distribution). Phase 1 of the development of this site has been completed but Phase 2 has not. Around 23.6 hectares of land remains to be developed.

D. Employment Sites with planning permission or allocated for employment development but where development has yet to occur.

Sites falling into this category include:

- 1) EMP 9 (Linford Wood 1 - West of Breckland) - Application for the erection of two employment units for Class E(g)(iii), B2 and B8 with associated access, car parking, landscaping, and drainage approved (Ref: 23/02449/FUL).
- 2) EMP 18 (Shenley Wood 2 - East of Chalkdell Drive). Two new employment buildings (B2/B8 uses) approved (Ref PLN/2024/2052). Conditions required to be discharged.
- 3) EMP 29 (Wolverton Mill 2 - Off Blackhill Drive and Harnett Drive) – Application for the erection of industrial and warehousing units (Use Classes E(g)(iii), B2, and B8) together with access, parking, landscaping, and associated works approved (24/01490/FUL). Conditions required to be discharged.

- 4) EMP 34 (Land at Elfield Park) - The southern part of this site has full planning permission for B2, B8 and E(g) uses and has been developed (Ref: 21/00145/OUT). The remainder of the site has two approved outline permissions proposing B2, B8 and E(g) uses (Ref: 21/00145/OUT (as amended by 23/00082/OUTM) and 23/02443/OUT). A reserved matters application for 23/02443/OUT is currently under consideration (Ref: PLN/2025/1674).
- 5) EMP 37 (Milton Keynes East 1 - West of London Road) and
- 6) EMP 38 (Milton Keynes East 2 - Land either side of Newport Road) - These sites are located on land that forms part of a wider outline application for the MK East development which was granted planning permission on 10/02/2022 (Ref: 21/00999/OUTEIS as amended).

E. Other Sites

Land has been proposed for development by Urban and Civic working with the Society of Merchant Venturers and Taylor Wimpey. This development to the north of the city is on land between Haversham, Little Linford, Castlethorpe, Hanslope Park and Tathall End. This site is currently in the open countryside. Further details on the company's website are available here: [Milton Keynes Northern Expansion](#)

The company's website suggests that several thousand new homes could be delivered. As far as employment development is concerned, a concept masterplan, submitted by consultants Stantec on behalf of their clients as part of the Regulation 18 consultation, proposes strategic employment provision (which could comprise warehousing) around a new M1 junction (14a) and Mass Rapid Transit hub to the west of the M1. For the purposes of this LAA this site has been subdivided into three sites:

- EMP 31 (Milton Keynes North 1 - Park Farm, Tathall End).
- EMP 32 (Milton Keynes North 2 - Dairy Farm); and
- EMP 33 (Milton Keynes North 3 - North of Milton Keynes)

The MK North site has been assessed as part of the Council's Strategic Housing Land Availability Assessment (SHLAA), an extract of which appears below:

"Achievability Commentary:

Whilst greenfield extensions to Milton Keynes or standalone settlements would in-principle be viable and achievable, this site currently appears to be unachievable due to the access constraints outlined and the significant costs that would be associated with delivering strategic infrastructure required to achieve suitable access to the site. Even as part of a larger scale allocation taking in neighbouring land, there does not currently appear to be a viable and deliverable solution to accessing the site.

Constraints Summary:

Site has significant constraints which result in a low balance score and reduce the developable area of the site including over 45% of the site being Grade 2 Agricultural Land,

for which there would be a preference to not develop and, areas of the southern part of the site being within Flood Zones 2 and 3. Suitable access to the site does not appear achievable as current highway network does not have capacity and there does not appear to be a viable and deliverable solution. Consideration of constraints posed by the Special Landscape area would also be required and may further reduce the suitable area of the site. Any development would also need to protect the existing settlements within and around the site area to ensure coalescence is avoided. There are also over 60 known archaeological sites and find spots within the site boundary and the site has the potential to impact upon two Scheduled Ancient Monuments. Over 80% of the site is within a Biodiversity Opportunity Area, so any development would likely have a negative impact upon wildlife and biodiversity.”

The employment provision proposed for the MK North proposal is dependent on the provision of strategic infrastructure, a new motorway junction, (M1 Junction 14a) and associated highway infrastructure. To summarise the evidence above the SHLAA and this LAA rules out the development of Milton Keynes North as it does not appear to be a viable and deliverable option.

F. Details of Employment Sites

Table 1 below lists assessed sites and provides details on their location, site area and the total score each site has achieved using the methodology described in section 2.

Table 1: Details of Employment Sites			
Reference Number	Site Name	Site Area (hectares)	Total Score
EMP 1	Bletchley Brickfields / Newton Leys	2.4	55
EMP 2	Caldecotte - Land adjacent to Burystead Court	0.6	65
EMP 3	Crownhill - Rear of 1 Vincent Avenue	1.4	72
EMP 4	Fox Milne - Land off Diamond Court	1	58
EMP 5	Granby - North of Groveway	0.5	49
EMP 6	Kiln Farm - Land Northwest of Tilers Road	2.3	61
EMP 7	Knowlhill - Roebuck Way / Kelvin Drive	2.9	68
EMP 8	Knowlhill - Murdoch Court	0.3	54
EMP 9	Linford Wood 1 - West of Breckland	0.5	76
EMP 10	Linford Wood 2 - Off Sunrise Parkway	0.4	70
EMP 11	Linford Wood 3 - North of Rockingham Drive	1.4	73

EMP 12	Linford Wood 4 - South and East of Rockingham Drive	1.3	71
EMP 13	Milton Keynes East - Panattoni Park	19.3	61
EMP 14	Old Wolverton - Site South of Colts Holm Road	0.3	54
EMP 15	Pineham	10.9	51
EMP 16	Redmoor - Off Wimblington Drive	1.7	75
EMP 17	Shenley Wood 1 - North of Fox Covent Road	3.2	65
EMP 18	Shenley Wood 2 - East of Chalkdell Drive	3.7	66
EMP 19	Snelshall West 1 - West of Steinbeck Crescent	3.1	67
EMP 20	Snelshall West 2 - Land Northeast of Steinbeck Crescent and Northwest of Andersen Gate	2.1	64
EMP 22	South Caldecotte	23.6	69
EMP 23	Tongwell - Off Michigan Drive adjacent to Tongwell Roundabout	0.6	62
EMP 24	Walton - Adjacent to Intervet	1.8	67
EMP 25	Western Expansion Area - Fairfield	9	54
EMP 26	Western Expansion Area - Whitehouse	6.5	67
EMP 27	Wolverton - Off McConnell Drive	2.6	56
EMP 28	Wolverton Mill 1 - Off Featherstone Road	0.5	62
EMP 29	Wolverton Mill 2 - Off Blackhill Drive and Harnett Drive	1.9	65
EMP 30	Wolverton Mill 3 - Off Harnett Drive	1.2	57
EMP 31	Milton Keynes North 1 - Park Farm, Tathall End	Not available - mixed-use proposal	49
EMP 32	Milton Keynes North 2 - Dairy Farm	Not available - mixed-use proposal	49
EMP 33	Milton Keynes North 3 - North of Milton Keynes	Not available - mixed-use proposal	48

EMP 34	Land at Elfield Park	6.8	63
EMP 35	Block G, Bletchley Park	1.1	61
EMP 36	Part of Eastern Strategic City Extension (Land East of A509, North of North Crawley Road and Southwest of Chicheley Road)	40 hectares of employment land is proposed as part of the wider Eastern Strategic City Extension	53
EMP 37	Milton Keynes East 1 - West of London Road	18	51
EMP 38	Milton Keynes East 2 - Land either side of Newport Road	68.1	52
EMP 39	Land South of Bow Brickhill	27.6	56
EMP 40	Western Expansion Area Expansion Land - Calverton Valley Park	Not available - mixed-use proposal	53
EMP 41	Land to Rear of Hunters Farm Shop	1.8	61
EMP 42	Land Southeast of MK Bowl	4.4	65
EMP 43	Land at Walton Hall	6.2	62
EMP 44	Southern Part of Eastern Strategic City Extension (Broughton Grounds, Land North of M1 and South of Moulsoe)	40 hectares of employment land is proposed as part of the wider Eastern Strategic City Extension	52
EMP 45	Olney - Land North of Osier Way, West of Warrington Road	0.25	65

Notes:

1. Site area figures have been rounded.
2. Snelshall West 2 and 3 were two adjacent sites. These two sites have been combined to form EMP 20, and thus EMP 21 has been removed. Both sites are now assessed as a single site under EMP 20.

G. Scoring and Assessment of Sites

Table 1 shows the performance of sites in terms of their 'Total Score'. The higher the score, the less constrained the site is.

Six sites, which scored seventy or more, are considered to be the best performing sites. These include four sites at Linford Wood (EMP 9 to EMP 12) scoring between seventy and seventy-six, and a site at Crownhill (EMP 3) which scored 72. The site with the highest score was the Redmoor site (EMP 16), which has now been developed. Except for the Redmoor

site, all the aforementioned sites remain undeveloped pieces of land allocated for employment development in the current Local Plan, Plan:MK, which have been carried forward into the Milton Keynes City Plan 2050. There are few obstacles to their development.

A total of twenty sites scored in the sixties. These include sites at Caldecotte (EMP 2), Kiln Farm (EMP 6), Knowlhill (EMP 7), Milton Keynes East - Panattoni (EMP 13 - now developed), two sites at Shenley Wood (EMP 17 - now proposed for housing, and EMP 18). Two sites at Snelshall West (EMP 19 and EMP 20) scored in the sixties, however EMP 20 has not been allocated due to the potential for sensitive habitats and flooding. Other sites scoring in the sixties were South Caldecotte (EMP 22), Tongwell (EMP 23), Walton (EMP 24) and Western Expansion Area - Whitehouse (EMP 26). Two sites at Wolverton Mill (EMP 28 and EMP 29) scored in their sixties but only EMP 29 is available. Except for the sites which are no longer available to accommodate proposed employment development such as EMP 13, EMP 17 and EMP 20, the aforementioned sites are undeveloped pieces of land allocated for employment development in the current Local Plan, Plan:MK. These sites score in the sixties as they have more constraints to development.

The southern part of Elfield Park (EMP 34) has full planning permission for B2, B8 and E(g) uses and has been developed (Ref: 21/00145/OUT). The remainder of the site has two approved outline permissions proposing B2, B8 and E(g) uses (Ref: 21/00145/OUT (as amended by 23/00082/OUTM) and 23/02443/OUT). A reserved matters application for 23/02443/OUT is currently under consideration (Ref: PLN/2025/1674). Although this site has some constraints to development (land designated in Plan:MK for recreation and open space and potential ecology constraints) the principle of development on part of this site has already been conceded and provided any constraints could be overcome this site would provide a valuable addition to the supply of employment land within the city.

Block G, Bletchley Park (EMP 35) was last occupied as an office block by BT in 1990. It is part of the historic Bletchley Park Conservation Area. Constraints to development also include proximity to listed buildings and Tree Protection Orders. Before a decision can be taken if Block G should be allocated in the Milton Keynes City Plan 2050 for employment purposes, more details are required as to whether Block G can be repurposed as an office or if another potential non-employment use of the building, or mix of uses, would best ensure the long-term future of the building.

Unusually, the Land to Rear of Hunters Farm Shop (EMP 41) is proposed for retail rather than for employment use. Potential constraints to the development of this site include access, which should be off the slip road between A5 and the A4146 rather than off the A4146, and its location within an archaeological notification site. To the west of the site and the A4146 is the Scheduled Monument of Magiovinium, a Roman town and fort. EMP 41 is included within the Levante Gate Strategic City Extension for 1,250 dwellings. It may have potential as a Local Centre to serve surrounding residential development provided any constraints to development can be overcome.

As the Land Southeast of MK Bowl (EMP 42) is within a linear park, planning policy would support development for leisure and recreational uses rather than for employment purposes.

The Land at Walton Hall (EMP 43) is a greenfield site located to the north of the existing Open University (OU). It previously received outline planning permission for B1 Business and Science and Technology Purposes in July 1995. To minimise the visual impact of the development on the locality, that permission had a condition restricting the height of buildings on site to three storeys. The site has few constraints to development, but the western part of site could be affected by flooding. The site has a proposed community facilities annotation on the Plan:MK policies map. This site together with the OU Walton Hall Campus has been allocated in Policy GS13 of the Milton Keynes City Plan 2050 as a strategic brownfield site for mixed-use residential development for around 450 dwellings. There would be no objection in principle to this site being used for employment purposes if the site is no longer required for housing.

Olney - Land North of Osier Way, West of Warrington Road (EMP 45) is the final site scoring in the sixties. While much of the site is under construction or has been developed, a small parcel of land comprising 0.25 hectares remained available as was proposed for an employment allocation. However, because of an appeal decision in September 2025, this site has now received planning permission for a drive-thru coffee shop.

Fourteen increasingly difficult to develop sites scored in the fifties, included Bletchley Brickfields / Newton Leys (EMP 1), Fox Milne (EMP 4), Knowlhill - Murdoch Court (EMP 8), Old Wolverton - Site South of Colts Holm Road (EMP 14), Pineham (EMP 15), Western Expansion Area - Fairfields (EMP 25), Wolverton - Off McConnell Drive (EMP 27), Wolverton Mill 3 - Off Harnett Drive (EMP 30) and the two Milton Keynes East 1 and 2 (EMP 37 and EMP 38). Potential constraints to the development of these sites within the city can include difficulty in accessing the site, and the irregular shape and location of the site on the edge of an employment grid square.

New sites assessed for employment use which scored in the fifties include Land South of Bow Brickhill (EMP 39), Western Expansion Area Expansion Land - Calverton Valley Park (EMP 40) and the Eastern Strategic City Extension sites (EMP 36 and EMP 44). As discussed, But the Land South of Bow Brickhill (EMP 39) is allocated in the Milton Keynes City Plan 2050 for housing not employment uses.

The Western Expansion Area Expansion Land – Calverton Valley Park site (EMP 40) consists of two unconnected sites. One of the reasons why this site scores in the fifties is because of access. The northern site is a non-starter as there no suitable highway network to provide access to it. The southern site would need to be accessed via an improved Calverton Lane. Because the southern site is adjacent to residential properties in Upper Weald and the Western Expansion Area it is considered more suitable for residential use than employment use. The site has thus not been allocated for employment uses. Please see the Sustainability Appraisal for matters relating to housing suitability.

Potential site development constraints to the development of the Eastern Strategic City Extension (EMP 36 and 44) around the village of Moulsoe include Listed buildings, ancient woodland, and other constraints. Although most of this site is proposed for housing development in the Milton Keynes City Plan 2050 around forty hectares of farmland is expected to be developed on this site for employment development.

Four sites scored in the forties. Of all the sites currently located within the city, the Granby site (EMP 5) had the lowest score at 49. Development of this triangular shaped site located north of Groveway, south of the A5 and east of the West Coast Mainline railway is severely restricted by a narrow access road under a railway bridge. These serious access issues mean this site is unlikely to be developed for employment purposes.

Other sites scoring in the forties included the three proposed Milton Keynes North sites (EMP 31 to EMP 33). In the case of all three sites, a major constraint was that the road network is not suitable to accommodate large scale employment uses. Other constraints to development depend on the employment area geography.

H. Site Size Analysis

Table 2 assesses the size of employment sites within the Milton Keynes City Council (MKCC) area. The table includes sites of less than one hectare which are not shown on the Policies Map.

Table 2: Analysis of the Size of Employment Sites					
Area of Site in Hectares (ha)					
	0-2.5 ha	2.5-5 ha	5-7.5 ha	7.5-10 ha	Over 10 ha
Number of sites	14	4	2	1	6
Site Reference Number / Site Name / Site Area	EMP2 / Caldecotte - Land adjacent to Burystead Court / 0.6 ha EMP 3 / Crownhill - Rear of 1 Vincent Avenue / 1.4 ha EMP 4 / Fox Milne - Land off Diamond Court / 1 ha EMP 6 / Kiln Farm - Land Northwest of Tilers Road / 2.3 ha EMP 8 / Knowlhill - Murdock Court / 0.3 ha EMP 9 / Linford Wood 1 - West of Breckland / 0.5 ha EM 10 / Linford Wood 2 - Off Sunrise Parkway / 0.4 ha	EMP 7 / Knowlhill - Roebuck Way / Kelvin Drive / 2.9 ha EMP 18 / Shenley Wood 2 - East of Chalkdell Drive / 3.7 ha EMP 19 / Snelshall West 1 - West of Steinbeck Crescent / 3.1 ha EMP 27 / Wolverton - Off McConnell Drive / 2.6 ha	EMP 26 / Western Expansion Areas - Whitehouse / 6.5 ha EMP 34 / Land at Elfield Park / 6.8 ha	EMP 25 / Western Expansion Area – Fairfield / 9 ha	EMP 15 / Pineham / 10.9 ha EMP 22 / South Caldecotte / 23.6 ha EMP 36 / Part of Eastern Strategic City Extension (Land East of A509, North of North Crawley Road and Southwest of Chicheley Road) & EMP 44 / Southern Part of Eastern City Strategic Extension (Broughton Grounds, Land North of M1, and South of Moulsoe) / 40 ha EMP 37 Milton

	EMP 11 / Linford Wood 3 - North of Rockingham Drive / 1.4 ha EMP 12 / Linford Wood 4 - South and East of Rockingham Drive / 1.3 ha EMP 14 / Old Wolverton - Site South of Colts Holm Road / 0.3 ha EMP 23 / Tongwell - Off Michigan Drive adjacent to Tongwell Roundabout / 0.6 ha EMP 24 / Walton- Adjacent to Intervet / 1.8 ha EMP 29 / Wolverton Mill 2 - Off Blackhill Drive and Harnett Drive / 1.9 ha EMP 30 / Wolverton Mill 3 - Off Harnett Drive / 1.2 ha				Keynes East 1 - West of London Road / 18 ha EMP 38 Milton Keynes East 2 / 68.1 ha
Total area	15 ha	12.3 ha	13.3 ha	9 ha	160.6 ha

Table 2 illustrates that Milton Keynes has few large employment sites. Of the twenty-seven sites in the table which comprise the existing supply of employment land within the MKCC area, only six sites are greater than ten hectares. These larger sites include Pineham, South Caldecotte, two sites at Milton Keynes East and the Eastern Strategic City Extension (though the spatial dimensions of the employment provision on the Eastern Strategic City Extension site are not yet defined). The existing supply of employment land in Milton Keynes is dominated by small sites. Most (fourteen) employment sites in Milton Keynes measure 2.5 hectares or below in size, while four sites measure between 2.5 and 5 hectares in size. There are two sites between 5 and 7.5 hectares in size and one site (the Western Expansion Area – Fairfield) measuring 9 hectares in size.

I. Amount of Employment Land by permissible use in Milton Keynes

Table 3: Amount of Employment Land by Permissible Use by Location		
Site Name	Area in Hectares	Permissible Uses
Crownhill - Rear of 1 Vincent Avenue	1.4	Research and development, industrial processes, general industrial, storage or distribution and ancillary office floorspace
Fox Milne - Land off Diamond Court	1	
Kiln Farm - Land Northwest of Tilers Road	2.3	
Knowlhill - Roebuck Way / Kelvin Drive	2.9	
Milton Keynes East 1 - West of London Road	18	
Milton Keynes East 2 - Land either side of Newport Road	68.1	
Walton - Adjacent to Intervet	1.8	
Western Expansion Area - Fairfield	9	
Western Expansion Area - Whitehouse	6.5	
Wolverton - Off McConnell Drive	2.6	
Wolverton Mill 2 - Off Blackhill Drive and Harnett Drive	1.9	
Wolverton Mill 3 - Off Harnett Drive	1.2	
Sub-total	116.7	
Land at Elfield Park	6.8	Research and development, general industrial, storage or distribution and ancillary office floorspace
Pineham	10.9	

South Caldecotte	23.6	General industrial and storage or distribution
Linford Wood 3 - North of Rockingham Drive	1.4	Research and development, industrial processes, and ancillary office floorspace
Linford Wood 4 - South and East of Rockingham Drive	1.3	
Shenley Wood 2 - East of Chalkdell Drive	3.7	Research and development, industrial processes, general industrial, storage or distribution, training centre, provision of education and ancillary office floorspace
Snelshall West 1 - West of Steinbeck Crescent	3.1	Research and development, industrial processes, general industrial, storage or distribution and ancillary office floorspace.
Eastern Strategic City Extension Sites: Part of Eastern Strategic City Extension (Land East of A509, North of North Crawley Road and Southwest of Chicheley Road) Southern Part of Eastern Strategic City Extension (Broughton Grounds, Land North of M1, and South of Moulsoe)	40	Research and development, industrial processes, ancillary office floorspace and storage or distribution.
Total	207.5	

Notes:

- 1) Sites in Central Milton Keynes excluded.
- 2) Only sites greater than 1 hectare shown.

Table 4: Summary of the amount of Employment Land for Permissible Uses	
Uses	Area in Hectares
Research and development, industrial processes, general industrial, storage or distribution and ancillary office floorspace	116.7
Research and development, general industrial, storage or distribution and ancillary office floorspace	6.8
General industrial and storage or distribution	34.5
Research and development, industrial processes, and ancillary office floorspace	2.7
Research and development, industrial processes, general industrial, storage or distribution, training centre, provision of education and ancillary office floorspace	3.7
Research and development, industrial processes, general industrial, storage or distribution and ancillary office floorspace.	3.1
Research and development, industrial processes, and ancillary office floorspace, Storage or distribution.	40
Total	207.5

Table 3 groups together employment sites by what uses these sites are expected to be developed for while Table 4 summarises the amount of employment land available for permissible uses. Table 4 illustrates that, excluding sites within Central Milton Keynes, most employment land available for development in the MKCC area is allocated for research and development, industrial processes, general industrial, storage or distribution and ancillary office floorspace. This comprises 116.7 hectares (56.2% of the total employment land available for development). The Eastern Strategic City Extension (ESCE), which is the largest new employment site allocated in the Milton Keynes City Plan 2050, accounts for 40 hectares of land (19.3% of the total employment land available for development). Land at the ESCE site is allocated for research and development, industrial processes, ancillary office floorspace and storage or distribution.

Around 34.5 hectares of land (16.6% of the total employment land available for development) is allocated for general industrial and storage or distribution at Pineham and South Caldecotte. Elfield Park has 6.8 hectares of land (3.3% of the total employment land available for development) allocated for research and development, general industrial, storage or distribution and ancillary office floorspace. Around 3.7 hectares of land (1.8% of the total employment land available for development) at Shenley Wood is allocated for research and development, industrial processes, general industrial, storage or distribution, training centre, provision of education and ancillary office floorspace. Around 3.1 hectares of land (1.5% of the total employment land available for development) at Snelshall West is allocated for research and development, industrial processes, general industrial, storage or

distribution and ancillary office floorspace. Finally, a total of 2.7 hectares of land (1.3% of the total employment land available for development) is available at Linford Wood, split between two sites. This land is allocated for research and development, industrial processes, and ancillary office floorspace uses.

Within the MKCC area there is a total of around 207.5 hectares of available employment land. Forecast net future sites requirements 2022-2050 after deducting completions and commitments to the end of March 2025 are 66 hectares for office, research and development uses and 57 hectares for industrial floorspace. For storage and distribution/warehousing and logistics uses the forecast is 310 hectares over the plan period.

Assuming Milton Keynes East (86.1 hectares), South Caldecotte (23.6 hectares) and Pineham (10.9 hectares) are developed for storage and distribution uses, Milton Keynes will have a total of 120.6 hectares of land available for this use. Although some storage and distribution development is likely to occur at Elfield Park and the ESCE site, there is a shortfall of land over the plan period for storage and distribution uses of at least 189.4 hectares (or less depending upon how much storage and distribution development occurs on other employment sites).

Although Milton Keynes has enough land (including land within CMK) to accommodate forecast office and industrial needs it does not have enough land to accommodate forecast future requirements for storage and distribution uses.

4. Conclusions

This Land Availability Assessment (LAA) of employment sites is a technical evidence-based document produced by the Council. It is intended to improve understanding about employment land within the Milton Keynes City Council area and forms part of the evidence base to support the Council's new Local Plan (The Milton Keynes City 2050 Plan).

The employment sites assessed are sites allocated or proposed for employment purposes including Offices, Research and Development, Industrial processes, General Industrial and Storage or distribution purposes which correspond to the following use classes:

- a) E(g)(i) Offices to carry out any operational or administrative functions,
- b) E(g)(ii) Research and development of products or processes
- c) E(g)(iii) Industrial processes
- d) B2 General Industrial and
- e) B8 Storage or Distribution.

This LAA identifies a future supply of employment land which is suitable, available, and achievable for employment development over the Milton Keynes City Plan 2050 plan period 2022-2050. It has reviewed the existing supply of undeveloped, allocated employment sites carried over from the current Local Plan, Plan:MK, adopted in March 2019, and assessed new sites proposed for employment development often resulting from the arising from the Call for Sites process and/or the Regulation 18 consultation.

This LAA document is not policy and in line with Government guidance on Housing and Economic Land Availability Assessments the LAA does not determine whether a site should be allocated for development. It is the role of the LAA to provide information on the range of sites which are available to meet future requirements, but it is for the Milton Keynes City Plan 2050 to determine which of these sites are the most suitable to meet future requirements.

This assessment does the following:

- a) Identifies sites and broad locations with potential for development,
- b) Assesses their development potential; and
- c) Assesses their suitability for development and the likelihood of development coming forward.

Employment sites have been assessed using a revised Assessment Proforma, found in Appendix C of the Employment Land Review and Economic Growth Study. This study was produced in November 2015 by consultants GVA Grimley for Milton Keynes Council and the Milton Keynes Development Partnership.

In terms of the availability of land for employment development, of the forty-four sites assessed in this report, around fourteen sites are now considered to be no longer available to accommodate new employment development. This is for a variety of reasons including:

- a. The site has already been developed for employment use or another use,
- b. The site is proposed, or is expected to be developed, for alternative uses such as housing, retail, food and drink; or
- c. The assessment of the site has concluded it is unlikely to be developed for employment purposes.

One employment site (EMP 22 – South Caldecotte) is under construction. At the time of writing, six sites have planning permission or are allocated for employment development, but development has yet to occur.

Sites falling into this category include:

- EMP 9 (Linford Wood 1 - West of Breckland),
- EMP 18 (Shenley Wood 2 - East of Chalkdell Drive),
- EMP 29 (Wolverton Mill 2 - Off Blackhill Drive and Harnett Drive),
- EMP 34 (Land at Elfield Park),
- EMP 37 (Milton Keynes East 1 - West of London Road) and,
- EMP 38 (Milton Keynes East 2 - Land either side of Newport Road).

In terms of other sites, land has been proposed for development by Urban and Civic working with the Society of Merchant Venturers and Taylor Wimpey (EMP 31 to EMP 33). This development to the north of the city is on land between Haversham, Little Linford, Castlethorpe, Hanslope Park and Tathall End. This site is currently in the open countryside. While most of this site is proposed for housing development, a concept masterplan, submitted by consultants Stantec on behalf of their clients as part of the Regulation 18 consultation, proposes strategic employment provision (which could comprise warehousing) around a new M1 junction (14a) and Mass Rapid Transit hub to the west of the M1. As the employment provision proposed for the Milton Keynes North proposal is dependent on the provision of strategic infrastructure, including a new motorway junction, both this LAA and the Council's Strategic Housing Land Availability Assessment (SHLAA) rules out the development as it does not appear to be a viable and deliverable option.

Table 1 shows the performance of sites in terms of their '*Total Score*'. The higher the score, the less constrained the site is. Six sites, which scored seventy or more, are considered to be the best performing sites. These include EMP3, EMP 9, EMP 10, EMP 11, EMP 12 and EMP 16. The majority of sites, twenty, scored in the sixties. Fourteen increasingly difficult to develop sites scored in the fifties, while four sites scored in the forties (EMP5, EMP 31, EMP 32 and EMP 33).

Table 2 illustrates that Milton Keynes has few large employment sites. Of the twenty-seven sites in the table which comprise the existing supply of employment land within the MKCC area, only six sites are greater than ten hectares. These larger sites include Pineham, South Caldecotte, two sites at Milton Keynes East and the Eastern Strategic City Extension (though the spatial dimensions of the employment provision on the Eastern Strategic City Extension site are not yet defined). The existing supply of employment land in Milton Keynes is dominated by small sites. Most (fourteen) employment sites in Milton Keynes measure 2.5

hectares or below in size, while four sites measure between 2.5 and 5 hectares in size. There are two sites between 5 and 7.5 hectares in size and one site (the Western Expansion Area – Fairfield) measuring 9 hectares in size.

Table 3 groups together employment sites by what uses these sites are expected to be developed for, while Table 4 summarises the amount of employment land available for permissible uses. Table 4 illustrates that, excluding sites within Central Milton Keynes, most employment land available for development in the MKCC area is allocated for research and development, industrial processes, general industrial, storage or distribution and ancillary office floorspace. This comprises 116.7 hectares (56.2% of the total employment land available for development). 40 hectares of land at the ESCE site (19.3% of the total employment land available for development) is allocated for research and development, industrial processes, ancillary office floorspace and storage or distribution. Around 34.5 hectares of land (16.6% of the total employment land available for development) is allocated for general industrial and storage or distribution, while 6.8 hectares of land (3.3% of the total employment land available for development) is allocated for research and development, general industrial, storage or distribution and ancillary office floorspace.

Around 3.7 hectares of land (1.8% of the total employment land available for development) is allocated for research and development, industrial processes, general industrial, storage or distribution, training centre, provision of education and ancillary office floorspace, while around 3.1 hectares of land (1.5% of the total employment land available for development) is allocated for research and development, industrial processes, general industrial, storage or distribution and ancillary office floorspace. Finally, a total of 2.7 hectares of land (1.3% of the total employment land available for development) is allocated for research and development, industrial processes, and ancillary office floorspace uses.

Within the MKCC area there is a total of around 207.5 hectares of available employment land. Forecast net future sites requirements 2022-2050 after deducting completions and commitments to the end of March 2025 are 66 hectares for office, research and development uses and 57 hectares for industrial floorspace. For storage and distribution/warehousing and logistics uses the forecast is 310 hectares over the plan period.

Assuming Milton Keynes East (86.1 hectares), South Caldecotte (23.6 hectares) and Pineham (10.9 hectares) are developed for storage and distribution uses, Milton Keynes will have a total of 120.6 hectares of land available for this use. Although some storage and distribution development is likely to occur at Elfield Park and the ESCE site, there is a shortfall of land over the plan period for storage and distribution uses of at least 189.4 hectares (or less depending upon how much storage and distribution development occurs on other employment sites).

Although Milton Keynes has enough land (including land within CMK) to accommodate forecast office and industrial needs an important conclusion is that it does not have enough land to accommodate forecast future requirements for storage and distribution uses.

Appendix A:

MILTON KEYNES EMPLOYMENT LAND AVAILABILITY STUDY: QUALITATIVE SITE ASSESSMENT

1. General Information

Site Name and Address	
Site Reference Number	

Site is best described as a: 1. Out of Town Campus Offices e.g., Willen Lake 2. High Quality Business Park e.g., Caldecotte 3. Research and Development/Technology centre 4. Warehouse/Distribution Park e.g., Magna Park 5. General Industry /Business Area 6. Heavy /Specialist Industrial site 7. Town Centre site 8. Incubator /Small & Medium sized Enterprise cluster site 9. Specialist Freight Terminals 10. Site for Specific Occupiers Please specify. 11. Recycling /Environmental Industries sites 12. Storage 13. Training Centre 14. Other (please define) e.g., Car showroom	General comments /description of site
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2. Environmental Sustainability

Appraisal Criteria	Indicator	Score	Scoring Criteria
Prudent use of Natural Resources	Sequential Location	1	The site is located completely outside of a defined urban area
		2	The site is located out of centre, but within the urban area
		3	The site is located within or on the edge of an existing district or town centre. (See note below on edge of centre.)
		4	The site is located within or edge of the city centre of Central Milton Keynes. (See note below on edge of centre.)
	Land classification	1	The site is on largely /wholly Greenfield Land
		2	The site is on largely /wholly Brownfield Land
	Ease of access to public transport	1	The site is more than 500m from a main bus route and more than 1km of a train or bus station
		2	The site is located within 500m of a main bus route (but not immediately adjacent) and/or within 1km of a train or bus station
		3	The site immediately adjacent to a main bus route and outside 1km of a train or bus station
		4	The site is located within 500m of a train or bus station
	Ease of walking and cycling	1	There are no existing footpaths or redway/cycle links to the site
		2	There are some footpaths or redway/cycle links to the site although provision is limited and is not continuous
		3	There are reasonable footpath and/or redway/cycle links to the site, but use may be constrained by certain factors
		4	There are good and attractive footpath and redway/cycle links to the site

3. Market Attractiveness

Appraisal Criteria	Indicator	Score	Scoring Criteria
	Planning Status	5	Detailed Planning permission
		4	Outline Planning permission
		3	Published SPD Development Brief or Master Plan
		2	Plan:MK allocation
		1	Proposed allocation in deposit draft of New City Plan or reserve site
	Character of Area	1	Residential or rural area with no existing commercial uses
		2	Residential or rural area with few commercial uses
		3	Mixed commercial and residential area
		4	Established commercial area, with residential area or rural area nearby
		5	Well established commercial area
	Redevelopment opportunities		• Yes • No
	Vacant Land		• Yes • No
	Vacant Buildings		• Yes • No • Approximate percentage and number of vacant buildings
	Nature of existing tenants	5	National/International names: Significant presence e.g., Red Bull.
		4	Some national/International names present, but majority of occupiers drawn from regional companies.
		3	No national/international names: companies exclusively Milton Keynes based
		2	Companies drawn from local area Land Use Consultants, seen as having a choice of locations in local area.
		1	Very local companies, who by the nature of their business would have limited choices in terms of an alternative location.
		0	Not applicable

	Quality of existing buildings /land, internal and external environment*	1	Buildings and external areas are of very poor quality and condition / very restricted provision of parking, circulation, and servicing / poor quality of surrounding environment
		2	Buildings and external areas are of poor to moderate quality and condition / restricted provision of parking, circulation and servicing / quality of surrounding environment may limit the attractiveness of the site for certain users
		3	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size/adequate provision of parking, circulating and servicing/ quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
		4	Buildings and external areas are of good quality and condition providing a good range of building type, size and tenure/good provision of parking, circulation and servicing/quality of surrounding environment will likely be a positive factor to attracting occupiers.
	Quality of the surrounding environment**	1	Extremely poor quality of surrounding environment
		2	Poor quality/nature of surrounding environment may limit the attractiveness of the site for certain users
		3	Quality/nature of surrounding environment good, unlikely to significantly limit the attractiveness of the site for most users
		4	Quality/nature of surrounding environment is very good, will be a positive factor to attracting occupiers

* Applies to occupied sites/re-use opportunities only

** Applies to vacant/part vacant sites and redevelopment opportunities only

Market Attractiveness

Appraisal Criteria	Indicator	Score	Scoring Criteria
Quality of the surrounding environment	Amenity Impacts (e.g., noise, dust & smell, car/HGV traffic)	1	The site is substantially exposed to noise, dust and/or smell, suffers from car/HGV traffic which significantly affects the quality of the immediate environment.
		2	The site is exposed to some noise, dust or smell, car/HGV traffic, which affects the quality of the environment at certain periods of day.
		3	Occasionally, the site is exposed to some noise, dust or smell, car/HGV traffic which can affect the amenity of the immediate environment.
		4	The site does not appear to be exposed to unreasonable levels of noise, smell, dust, car or HGV traffic or other amenity factors
	Adjoining land uses	1	The site is surrounded entirely by 'bad' neighbour uses and/or sensitive uses e.g., residential, education, health facilities.
		2	The site has some 'bad' neighbour uses/or sensitive uses adjoining or within the site
		3	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby
		4	The site is in an area of other similar uses or open countryside
			Neighbouring uses around site (can be more than one)
			Residential Retail Industrial Warehousing Leisure Town centre Community Centre School Further & Higher Education Hotel
			Health Facility Road Rail Rural Rural Landfill Office Commercial Food
		1	On a minor road or estate, tucked away from view

	Prominence of site	2	Visible, on a minor road or estate
		3	On a main road or prominent estate, tucked away from view
		4	Visible site on a prominent estate or main road network (grid, 'A' road or motorway)
		5	Gateway site to prominent estate, visible from main road network (grid, 'A' road etc)

Market Attractiveness

Appraisal Criteria	Indicator	Score	Scoring Criteria
	On -site amenities		• Convenience retail • Restaurant /café • Gym /Sports • Bank • None • Offices - Comparison retail -Hotel -Creche - Education -Other
Accessibility	Local amenities	1	No services (shops, leisure /recreation, pubs/restaurants, and banks) in close proximity
		2	Close to one or two services
		3	Close (within a 10-minute walk) to a limited range and quantity of basic services
		4	Close to a local centre with a reasonable range of and quantity of services
		5	Close to a town centre with a wide range and quantity of services
	Ease of access to the grid/strategic highway networks (i.e., an 'A' Road/ Motorway)	1	Located more than 2 kilometres away from a grid, motorway, or major arterial route
		2	Located 1-2 kilometres away from a grid, motorway, or major arterial route
		3	Located less than 1 kilometre away from a grid, motorway, or major arterial route but not immediately adjacent
		4	Located immediately adjacent to a grid, motorway, or major arterial route with easy accessibility to these routes
Accessibility	Quality of local road access	1	Very narrow surrounding roads potentially unadopted/heavy congestion at most periods
		2	Width of surrounding roads could create potential issues for HGV access/potential for heavy congestion at peak periods
		3	Surrounding roads are relatively wide/ likely to be limited congestion at peak periods.
		4	Surrounding roads are wide/no apparent issues of congestion
		1	Significant site access (visibility) constraints/possible 'ransom' issues

	Quality of Site Access	2	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development
		3	Likely to be only minimal site access (visibility constraints)
		4	No apparent site access (visibility) constraints
Parking	Is parking adequate for uses within the site?		• Yes • No • Don't know

Market Attractiveness

Appraisal Criteria	Indicator	Score	Scoring Criteria
	Amount of time site has been potentially available	1	Site has been available (e.g., allocated) for more than 5 years
		2	Site has been available (e.g., allocated or committed) for 2-5 years
		3	Site has been available (e.g., allocated or committed) for less than 2 years
	Availability		• Yes, site is being advertised as readily available no obvious barriers to develop the site. • No, site is not immediately available (please state reasons for this in space below)
	Market Activity		• Yes: Evidence of recent development in the immediate surrounding area, on same part of estate or road.
			• No: No evidence of recent development in the immediate surrounding area. on same part of estate or road. If a site is greenfield, indicate below, if site is attractive to the current market.
	Marketing and enquiry interest	1	No evidence of active marketing, recent completions, or development under construction at the time of the survey. On developed sites vacancy levels appear very high.
		2	Evidence of limited marketing but low level of interest for employment uses indicated by agents/limited or no recent completions or development under construction at the time of the survey. On developed sites, vacancy levels appear high.
		3	Evidence of active marketing with moderate levels of interest for employment uses indicated by agents/may be some recent completions or development under construction at the time of the survey. On developed sites, vacancy levels appear average.
		4	Evidence of active marketing with high levels of interest for employment uses indicated by agents/good level of recent

			completions or development under construction at the time of the survey. On developed sites, vacancy levels are low.
	Ownership/Owner aspirations	1	Site owner(s) actively pursuing non-employment uses (e.g., existing planning permission exists for non-employment use/recent pre-application discussions/submissions for non-employment uses through New City Plan call for sites)
		2	Site is unknown multiple/single ownership, no existing planning permissions/recent pre-application discussions for employment or non-employment development, owner aspirations unknown
		3	Site is in known multiple/single ownership, no existing planning permissions for employment or non-employment development owner aspirations for employment appear neutral
		4	Site owner(s) actively pursuing employment uses (e.g., existing planning permission exists for employment use/recent pre-application discussions)

4. Site Development Constraints

Appraisal Criteria	Indicator	Score	Scoring Criteria
Site Development Constraints	Environmental constraints and abnormal development requirements (e.g., landscape/nature conservation designations (SSSI's), heritage features (listed buildings and conservation areas, scheduled monuments). TPO's and identified development requirements/issues/constraints set out in Local Plan policies, site developments briefs etc)**	1	The site is constrained by several environmental constraints/abnormal development requirements which will significantly limit development potential
		2	The site is constrained by some environmental constraints/abnormal development requirements which could limit development potential
		3	The site is unlikely to be significantly constrained by environmental constraints/abnormal development requirements and these issues will likely only have a minimal impact on development potential.
		4	There are no identified environmental or known abnormal development requirements applying to the site.
			Identified constraints to the development of this site are:
Site Development Constraints	Physical site features (e.g. site size, shape, topography, drainage ditches and known underground utilities infrastructure dissecting the site)**	1	Site less than 0.5 hectares/significantly constrained by physical site features
		2	Site is between 0.5 and 1 hectare/constrained by certain physical site features
		3	Site is between 1 and 5 hectares/may have some physical constraining features
		4	Site is more than 5 hectares/no apparent evidence of physical constraining features

	Ground conditions/ contamination**	1	Likely to be significantly contaminated requiring substantial ground preparation and remediation
		2	Likely to be contaminated requiring some ground preparation and remediation
		3	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works
		4	Contamination unlikely, no significant ground preparation works required
Site Development Constraints	Flooding	1	High risk of flooding on the site (Flood Risk Zone 3a or 3b)
		2	Medium risk of flooding on site (Flooding Risk Zone 2)
		3	Low risk of flooding on site (Flood Risk Zone 1)
		4	No risk of flooding on site (outside of any defined Flood Risk Zone)

*Applies to occupied sites/re-use opportunities only

** Applies to vacant/part vacant sites and redevelopment opportunities only

5. Economic Constraints

Appraisal Criteria	Indicator	Score	Scoring Criteria
Obstacles to development would include access difficulties, infrastructure requirements, contamination remediation costs, land in multiple ownership etc	NA	1	Major obstacles to development: extremely difficult, expensive and time consuming to resolve.
		2	Major obstacles to development, very difficult, expensive and time consuming to resolve.
		3	Minor obstacles to development, more difficult, expensive and time consuming to resolve.
		4	Minor obstacles to development; relatively easy, quick, and cheap to resolve
		5	No obstacles to development

6. Reducing Deprivation

Appraisal Criteria	Indicator	Score	Scoring Criteria
Provision of jobs within areas of multiple deprivation	Multiple Deprivation Indices (national statistics website)	1	The site is within a neighbourhood ranked within the most affluent for multiple deprivation (super output area lower layer is in top quartile of least deprived (75% plus) for the country)
		2	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country)
		3	The site is within a neighbourhood ranked as average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country)
		4	The site is within a neighbourhood ranked as deprived for multiple deprivation (super output area lower level is in the 25% or below quartile for deprivation in the country)

CONCLUSIONS

Other Comments /Observations

Recommendations on future use /potential

A large, empty rectangular box with a thin black border, intended for providing recommendations on future use or potential. The box occupies the majority of the page below the header.

Notes

Edge of centre: For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange.

In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Age of buildings not considered is an issue for office development as older buildings are in many cases no longer 'fit for purpose.'

Table of Employment Use Classes

Use Class	Description
E (g i)	Offices (formerly B1a)
E (g ii)	Research and development of products or processes (formerly B1b)
E (g iii)	Any industrial process, which can be carried out in any residential area without causing detriment to the amenity of the area) Formerly known as Light industrial (formerly B1c)
B2: General Industrial	Use for industrial processes other than one falling within class E(g)(i) and E(g)(ii)
B8: Storage or distribution	Includes warehouses and open-air storage
Sui generis (Uses often found on employment land)	Fuel stations, hiring, selling, and/or displaying motor vehicles

Notes: All E(g) uses are uses which can be carried out in a residential area without detriment to its amenity.

Michael Moore

7.8.2024

END

