



**Milton Keynes**  
City Council

# Strategic Housing Land Availability Assessment

**November 2025  
Regulation 19 Version**

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# Introduction

## Purpose and Approach

- 1.1** The Strategic Housing Land Availability Assessment (SHLAA) is a technical evidence-based document which Local Plan-Making Authorities are required, as outlined by paragraph 72 of the National Planning Policy Framework (NPPF) (2024), to produce to provide a clear understanding of the land available within their area. In doing so it forms a key part of the evidence base to support the ongoing preparation of The MK City Plan 2050, the new Local Plan for the Borough of Milton Keynes.
- 1.2** The SHLAA's primary function, at this stage, is to verify that there is sufficient land across Milton Keynes to meet the housing targets that will be required of The MK City Plan 2050 and to provide an evidence base for the policy decisions and the site selection process that is being undertaken as part of the preparation of the plan.
- 1.3** This SHLAA has been prepared in accordance with the methodology set out in the Government's Planning Practice Guidance (PPG) and our own SHLAA Methodology, which was updated and consulted upon initially in 2022, subsequently updated again in 2024 to reflect new processes used in producing this SHLAA and finally updated again in 2025 taking into account comments received during the Regulation 18 consultation on the MK City Plan 2050. To this end the assessment:
- Identifies sites and broad locations with potential for development;
  - Assesses their development potential; and
  - Assesses their suitability for development and the likelihood of development coming forward (the availability and achievability)
- 1.4** As the SHLAA methodology has been updated as part of the undertaking of this SHLAA, this report does not repeat the steps undertaken in producing the SHLAA, nor the policy and guidance which sits behind the process. This can all be found in the SHLAA Methodology (2025) which should be read in conjunction with this report.
- 1.5** The outputs of the SHLAA, as presented here, will assist us in identifying the choices available to meet the need and demand for more housing and provide a basis for making decisions about how to shape places in the future. Furthermore, it will identify whether action would need to be taken to ensure sites will become deliverable or whether plan policies need to be reviewed to enable identified sites to be developed for housing.
- 1.6** The SHLAA itself is not policy and is not an expression of our vision for Milton Keynes, nor is it the role of the SHLAA to determine whether a site should, or should not, be allocated for development. **It should be noted that the inclusion of sites in this assessment does not mean that they will actually be allocated for development or permission granted for housing. Indeed, sites suitable for housing may also be suitable for, and allocated for, other high priority needs such as schools, health and other community facilities, and green space.**

- 1.7** For a site to be determined as suitable for housing development, or any other development, it will need to be considered through the normal planning process which includes the preparation of a local plan (MK City Plan 2050) and/or determination of planning applications. This SHLAA report is simply a technical piece of work that forms part of the plan making evidence base. Any sites identified should be seen as part of a list of land that could form part of the housing land supply for Milton Keynes over the MK City Plan 2050 period.
- 1.8** Conversely, sites not seen as being suitable for housing development in the SHLAA could still be considered for allocation through the MK City Plan 2050 or be granted planning consent for development if it were deemed suitable after more detailed consideration.

## **Context**

- 1.9** With an up-to-date Local Plan (Plan:MK) adopted approximately six years ago, we have, over the past three years, been producing an updated evidence base to inform the preparation of our new local Plan; the MK City Plan 2050, which will plan for the development of the Borough area of Milton Keynes through to the year 2050; a 28-year plan period when taken from its base date of 1 April 2022.
- 1.10** The long-term ambitions for growth in Milton Keynes have been set out in the Strategy for 2050 which we adopted in January 2020. The Strategy for 2050 sets out a long-term approach to spatial development. It aims for a steady population increase to around 410,000 people in the borough by 2050, as the best means of achieving Seven Big Ambitions.
- 1.11** Reaching a population of 410k equates to around 63,000 homes between 2022-2050. This is higher than our identified Local Housing Need of 50,372 new homes established using the Government's Standard Method for calculating housing need. As a result, the MK City Plan 2050 aims to ensure we meet our minimum housing requirement whilst also planning to provide additional homes as a buffer against the requirement and to support the growth ambitions set out within the Strategy for 2050. The housing requirement of 50,372 homes over the plan period (1,799dpa) will be used to calculate our five-year housing land supply and Housing Delivery Test. The use of a buffer on the identified Local Housing Need is a common requirement of Local Plans to ensure that housing need can be met, accounting for possible under delivery during the plan period.
- 1.12** A Gypsy and Travellers Accommodation Assessment (GTAA) conducted in 2025 identified a need for 75 pitches between 2022-2050, with 38 required between 2025 and 2030. On top of this, a need for 10 Showpeople's plots was also identified.
- 1.13** As the primary focus of the SHLAA is to inform the preparation of the MK City Plan 2050, the requirements set out above will be used as the targets for the SHLAA and the assessment will cover the full plan period from 2022 – 2050.

# Assessment Outcomes

## Note on Central Milton Keynes & Metro related growth

- 2.1 As part of the evidence base for the MK City Plan 2050 a separate growth study has been commissioned to focus on the areas of Central Milton Keynes (CMK) and Campbell Park. To align with this work, the SHLAA for these areas of the city has also been carried out separately and in a slightly different manner (albeit retaining the same basic assessment points). The outcomes of this part of the SHLAA work are reported separately throughout this report and the more detailed outputs are also contained separately in Appendix 8.
- 2.2 In the same manner, the SHLAA has also been used as part of initial work to identify what potential there may be for growth located in and around potential new Metro stops or hubs within the existing built-up area of the city, referred to as Transport Hubs. The approach taken and the outcomes of this work are also reported separately below and in Appendix 9.

## Sites Assessed

- 2.3 After duplicated sites and sites which were entirely completed during the years 2022/23 – 2023/24 were discounted, a total of 537 sites were assessed through the SHLAA, not including the areas of CMK and Campbell Park. These included sites that were submitted during the Call for Sites periods and sites identified by MKCC Officers and were located across all of Milton Keynes. In addition, a further 74 sites were assessed specifically within CMK and Campbell Park and 26 more sites were assessed as part of the work on Metro related growth – these sites were also identified via the same means.
- 2.4 The location of each of these sites can be viewed by using the map function on our online portal version of this report. The full details of the site-specific assessment outcomes can also be viewed on the online portal or, via the appendices contained within this version of the report.
- 2.5 As no sites were submitted for Gypsy and Travellers provisions as part of a Call for Sites, land in the ownership of Milton Keynes City Council (either as part of the city council ourselves, or as part of our development arm, Milton Keynes Development Partnership) was also assessed. This identified a potential 20 sites to be assessed. Furthermore, six sites allocated under previous Development Plans were also reassessed to identify if previous issues with delivery could be overcome. Two unauthorised sites, and one unauthorised pitch on an existing site, were also assessed.

## Existing Commitments

- 2.6 Of the 537 sites, outside of CMK & Campbell Park, assessed through the SHLAA, 32 of them were, as at 1 April 2024 under construction and delivering housing completions, a further 38 sites have an extant planning permission but are not yet under construction and 35 sites

have an existing allocation either within Plan:MK or within an adopted Neighbourhood Plan, which would allow for residential development to occur.

**2.7** As per the SHLAA Methodology all sites under construction or with an extant planning permission were considered to be suitable and deliverable/developable, whilst those with an allocation were all reassessed to ensure they still met all relevant criteria. As a result of this, 3 sites with an existing residential allocation were found to no longer be deliverable/developable for varying reasons; all remaining sites are considered as existing commitments.

**2.8** Figure 1 outlines the number of residential homes which can be delivered from these sites, and the number of homes already delivered during the first two years of the MK City Plan 2050 period (note: the 2022/23 and 2023/24 completions figures include dwellings from sites within CMK and Campbell Park, the rest of the figures presented do not).

**Figure 1: Completions, planning permissions and allocations (as at 1st April 2024)**

| Site Status                           | Number of Homes |
|---------------------------------------|-----------------|
| Completions 2022/23                   | 2,895           |
| Completions 2023/24                   | 2,200           |
| Sites Under Construction              | 4,613           |
| Sites with extant Planning Permission | 8,684           |
| Allocated Sites                       | 4,950           |
| <b>Total</b>                          | <b>23,342</b>   |

**2.9** All of the above units are considered to be deliverable during the MK City 2050 Plan period and would therefore contribute towards meeting the housing requirement set out earlier in this report. These sites and their assessment summaries are outlined in Appendix 1.

**2.10** Taking these commitments into account the MK City 2050 Plan will still be required to find suitable sites to deliver an additional 27,030 homes to meet our identified Local Housing Need and further additional sites so as to provide a suitable buffer. Some of these further required dwellings will come from existing commitments within Central Milton Keynes and Campbell Park, which are not included in the above, but are covered later in this report. The remainder of this report therefore focuses on other sites which could potentially come forward for development over the plan period.

**2.11** There are no current commitments for Gypsy and Travellers sites, however there are three unauthorised sites currently subject to enforcement action at Sherington and Brook End, together totalling 9 pitches. There is also an unauthorised pitch on an existing site at Willen Road.

## Potential Sites

**2.12** After consideration of all existing commitments, there remained a further 432 potential sites, outside of CMK and Campbell Park to be assessed. Of these, 27 sites were ruled out at

Stage 1 of the assessment – these sites and the reasons for them being ruled out, are set out in Appendix 2.

- 2.13** The remaining 405 sites were all taken forward to Stage 2 for a more detailed assessment to be carried out. Of these, a total of 229 sites were considered to be undeliverable due to the site either being unsuitable, unavailable or unachievable.
- 2.14** This leaves a remaining 176 sites, outside of CMK and Campbell Park which have been assessed to be deliverable or developable during the MK City 2050 Plan period. Figure 2 below outlines the breakdown of these sites.

**Figure 2: Summary of SHLAA site conclusions (not including sites in CMK and Campbell Park)**

| Site Status                 | Number of Homes |
|-----------------------------|-----------------|
| Deliverable                 | 2,560           |
| Deliverable and Developable | 4,879           |
| Developable                 | 25,665          |
| <b>Total</b>                | <b>33,104</b>   |

- 2.15** To provide a slightly more detailed breakdown summary of the sites assessed, the following sections outline the above information under the source/type of site, including:
- sites within the existing urban area (minus CMK and Campbell Park),
  - sites within the Central Bletchley Urban Design Framework Supplementary Planning Document (SPD) area,
  - sites which would form urban extensions to the existing urban area of Milton Keynes,
  - sites which could form new standalone settlements; and,
  - sites within the rural area of Milton Keynes which would not form extensions to the existing urban area.
- 2.16** An accompanying appendix is provided for each site source which outlines the assessment summaries for each site. The tables within each appendix split the sites by those which were assessed to be deliverable/developable and those which were found to be not deliverable.
- 2.17** Further sections are then included which cover sites within CMK and Campbell Park, sites within Metro Corridors, Gypsy and Traveller Sites and Windfall Allowance.

## **Potential Sites in the existing Urban Area (Appendix 3)**

- 2.18** In total the SHLAA assessed 257 sites across the existing urban area of Milton Keynes. Of these 154 were assessed to be not deliverable and 103 concluded to be deliverable and/or developable. It is estimated that these 103 sites could provide an additional 2,207 homes if they were all to be delivered for residential use.

- 2.19** However, a proportion of these sites do have existing policy constraints (such as existing designation as amenity open space) which would need to be overcome through further consideration of the sites as part of a site allocations process in the preparation of a development plan document. A policy change via a development plan document would allow for those sites which have existing policy constraints to form part of the land supply. This however is not the role of the SHLAA and, any such decisions would need to be made through the planning process following further, more detailed site assessments and consultation.

## **Potential Sites within Central Bletchley (Appendix 4)**

- 2.20** In total the SHLAA assessed 9 sites which are located within the Central Bletchley Urban Design Framework SPD area (also known as the Central Bletchley Prospectus Area). Of these, 1 site was found to be undeliverable and the 8 sites assessed to be deliverable or developable are estimated to be able to deliver an additional capacity of 1,304 homes.

## **Potential Urban Extension Sites (Appendix 5)**

- 2.21** The SHLAA assessed a total of 41 sites which were either promoted as or deemed to form, or form part of a potential urban extension to the existing city. Whilst all these sites are outside of existing policy and would therefore require a policy change via a development plan document, 15 of the sites were deemed not deliverable due to suitability, availability or achievability constraints. The remaining 26 sites, with a combined estimated capacity of approximately 25,781 additional homes, were deemed, subject to a policy change, to be deliverable and/or developable within the MK City 2050 plan period.
- 2.22** More detailed work would be required on each of the 26 sites to determine the exact number of homes that could be delivered during the full plan period if they were to be allocated however, given the lengthy plan period, it is anticipated that the majority would be able to come forward in their entirety.
- 2.23** As previously discussed, it should be noted that in the case of potential future expansion sites, whilst general constraints to development have been assessed and noted, if allocations and development were to be actually pursued, more detailed assessments, which are outside the scope of the SHLAA, may need to be carried out to assess their suitability. Such studies may provide additional detail that would render a site(s) unsuitable for development or reduce the suitable area of a site. Furthermore, the SHLAA also does not compare the relative suitability of potential expansion sites, therefore whilst a site may be deemed generally suitable, there could be several other suitable sites which would be preferred.

## **Potential Standalone Settlements (Appendix 6)**

- 2.24** Through the SHLAA two separate potential standalone settlements were assessed – these were formed of 3 sites and 2 sites respectively all of which had been submitted through the Call for Sites. These were deemed to form standalone settlements due to their scale and

the lack of a shared boundary with the existing urban area of Milton Keynes or any other current key settlement.

- 2.25** All 5 sites/2 standalone settlements were determined to be undeliverable; one was found to be unsuitable whilst the other was considered to be unachievable at this stage. As such, no potential additional homes have been attributed to these options.

## **Potential sites within the Rural Area (Appendix 7)**

- 2.26** In total the SHLAA assessed 93 potential sites which were submitted through the Call for Sites promoting the land for residential development. These consisted of sites which could form extensions to the existing boundaries of the key settlements of Newport Pagnell, Olney and Woburn Sands, extensions to the boundaries of other existing rural village settlements or would form development within the open countryside with limited to no connection with an existing settlement.
- 2.27** Of the 93 sites submitted and assessed, 54 were deemed to be non-deliverable and 39, with a combined estimated capacity of approximately 3,812 additional homes were assessed to be deliverable or developable. As outlined above, with regards to potential urban extension sites, all of these sites are currently designated as open countryside and, as such, would require a positive allocation through a development plan document to overcome this policy constraint and be able to come forward for development. For this to occur a more detailed assessment of suitability would be required to be undertaken which is outside the scope of this SHLAA.

## **Potential Sites within CMK and Campbell Park (Appendix 8)**

- 2.28** In total 74 sites were assessed within CMK and Campbell Park; these consisted of sites with extant planning permissions or existing allocations, sites submitted through the Call for Sites process and identified vacant or undeveloped land. The assessment did not look at the potential for redevelopment of sites containing existing buildings unless they were promoted by the landowner through the Call for Sites or were already within the planning process. The assessment conclusions for each of these sites are outlined within Appendix 8.
- 2.29** Of the 74 sites assessed, 15 were considered as existing commitments – these were sites which were either under construction or had an extant planning permission for which there is a reasonable expectancy that the permission in its current form will be delivered. These 15 sites accounted for a total of 3,329 dwellings, based on the number of dwellings permitted. Throughout all growth scenarios assessed, the residential capacity figures for these 15 sites remained the same.
- 2.30** In addition to these 15 sites, a further 11 could also be considered as existing commitments given, they are existing allocations for residential-led development within Plan:MK. As these sites do not have extant permission or, it is not considered that permissions granted on the sites will come forward in their current form, these sites have been reassessed including, an

updated assessment of capacity based on the different growth scenarios tested. All 11 of these sites were found to be deliverable and/or developable.

**2.31** In total, of the 59 sites not considered as existing commitments, 13 were considered to be not deliverable due to them being either unsuitable or unavailable; the remaining 46 sites were all considered to be deliverable and/or developable.

**2.32** To assess the potential residential capacity of each site assessed, a number of growth scenarios were tested applying different average densities to each site dependent upon its location (or 'site type') within CMK and Campbell Park, as outlined below:

- 1) Density Scenario 1 - Regulation 18 Policy & Growth Study Densities (these are outlined within Appendix 8.2);
- 2) Density Scenario 2 - As per Scenario 1, but densities on Rows reduced to 100 dph;
- 3) Density Scenario 3 - As per Scenario 1, but densities on Rows reduced to 60 dph;
- 4) Density Scenario 4 - As per Scenario 1 but assume only 50% of the land on the Rows and Gates come forward for residential development;
- 5) Density Scenario 5 – As per Scenario 1, but densities on Gates and Rows reduced to 100dph.

**2.33** Across all of these scenarios, sites within the downtown area of CMK (Blocks A and B) which forms the Central Business District only had 20% of the site area calculated for residential use as, it is expected in policy that any developments in these areas would be predominantly employment/commercial-led development. Throughout all other blocks of CMK and Campbell Park it was assumed that 100% of the site area would be for residential use.

**2.34** The full details of these capacity assessments are outlined within Appendix 8.1. Overall this work concluded that there is a significant opportunity to accommodate new homes within the area of CMK and Campbell Park. Dependent upon the scenario, the densities applied and the office to residential ratio provided within certain blocks, this could range from the provision of approximately 13,681 homes to 18,550 homes. These figures include the 3,329 dwellings considered as existing commitments as outlined above but as previously outlined, do not consider the potential for further development which could arise from the redevelopment of other existing buildings within CMK and Campbell Park over the course of the plan period to 2050.

## **Potential sites within Metro Corridors (Appendix 9)**

### **Suitability and Development Potential**

**2.35** The five Metro Corridors can be broadly described as follows:

- North from CMK along the V6 Grafton Street to Wolverton.
- Northeast from CMK along Overstreet and Danstead Way towards Milton Keynes East.

- East from CMK along Childs Way and Fen Street to Eagle Farm South and Magna Park
- South from CMK along Saxon Street to Bletchley then on to the Lakes Estate and Newtown Leys.
- Southwest from CMK along Childs Way towards Westcroft then on to Snelshall.

**2.36** Land was identified along these corridors using automated and desktop searches following the SHLAA methodology. This initial search resulted in 49 sites being identified for assessment. After following the SHLAA methodology for stages 1 and 2 set out earlier, this resulted in 27 sites situated along three of these corridors (North, South and Southwest) that are broadly suitable for housing.

**2.37** Many of the sites, particularly along the South Metro Corridor, are located within grid road corridors, which are designated as Transport Corridors and Wildlife Corridors within Plan:MK. Exploring development opportunities along grid road corridors was first outlined within the Strategy for 2050, aligned with a changing nature of the adjacent grid roads towards public transport corridors. This concept of growth, sketched out in the Strategy for 2050, may or may not have become part of wider regeneration and/or redevelopment strategies for adjacent grid squares. For the purposes of the SHLAA the identified sites were considered in their own merits and not as part of wider regeneration/redevelopment schemes.

**2.38** Many of the sites identified are currently Other Natural or Semi-Natural Greenspace (within Wildlife Corridors alongside grid roads) or Amenity Open Space and typically consist of grassed areas with scattered mature trees. Whilst this does not automatically render sites as unsuitable for housing development, further detailed assessments about open space provision in the wider area and site-specific assessments of ecology would be needed on a case by case, should they be taken forward for development. Similarly, two of the 27 suitable sites either originally coincided with an agreed entry on the New Towns Heritage Register (NTHR) or were situated adjacent to one. The site adjacent to Fishermead was manually clipped to avoid overlap with the NTHR asset. The site adjacent to the Beanhill estate NTHR asset does not overlap with it, and advice from Conservation officers indicates that development of that site could come forward in a way which did not compromise the Beanhill NTHR asset.

**2.39** A further two sites are currently designated as employment land within Plan:MK. Whilst the sites are eminently suitable for housing, a policy designation would help to facilitate their development for housing although this is not entirely prohibited under Plan:MK as the policy approach allows for alternative uses subject to certain criteria being met.

**2.40** The assessment concludes that the 27 sites provide an opportunity for between 2,221 and 3,703 new homes subject to different density assumptions. Figure 3 below shows the distribution of these numbers by corridor and density.

**Figure 3: Distribution of dwelling numbers by corridor and density**

| Density | North<br>(CMK-Wolverton) | South<br>(CMK–Newton Leys) | Southwest<br>(CMK – Snelshall) | Total |
|---------|--------------------------|----------------------------|--------------------------------|-------|
| 60 dph  | 222                      | 1,332                      | 667                            | 2,221 |
| 80 dph  | 296                      | 1,771                      | 889                            | 2,956 |
| 100 dph | 370                      | 2,221                      | 1,112                          | 3,703 |

### **Availability and delivery period**

- 2.41** 24 of the 27 identified sites are within public ownership, either through MKCC or MKDP. The other five sites are either in charitable ownership (MK Community Foundation) or private ownership. These three sites would contribute between 157 – 262 homes.
- 2.42** When assessing delivery timescales for the identified suitable sites, a conservative approach has been taken with first completions estimated to be 2031/32. This approach is considered to strike a reasonable balance between bringing forward sites which are eminently available and deliverable in a shorter time frame and work to date, which has indicated that the delivery of Metro services could be in place by 2031. Considering the policy objective of aligning Metro growth with the provision of new Metro services, assuming delivery of new homes in the corridors during 2031/32 is reasonable.

### **Other small and Brownfield sites (Windfall Allowance)**

- 2.43** Both Plan:MK and its predecessor, the Core Strategy (2013) included an allowance of 95 dwellings per year to cover the delivery of windfall sites with a capacity of less than 10 dwellings. This windfall allowance was agreed as a suitable allowance for the Borough during the examination of Plan:MK, at which a detailed justification for the allowance was presented and accepted.
- 2.44** Figure 4 outlines the completions from sites of less than 10 dwellings since the start of the Plan:MK period until 31 March 2024 and demonstrates an average over the 8 years of 106 homes completed per year. This suggests that a continuation of the current allowance of 95 homes per year would be justified based on historical trends. This is further supported by there currently being extant planning permission for a further 145 dwellings across 61 minor development sites, enough to cover over a year and a half of the current allowance.

**Figure 4: delivery of units on sites with a capacity of less than 10 dwellings 2016/17 – 2023/24**

| Year         | No. of Homes from sites under 10 units |
|--------------|----------------------------------------|
| 2016/17      | 166                                    |
| 2017/18      | 79                                     |
| 2018/19      | 169                                    |
| 2019/20      | 99                                     |
| 2020/21      | 126                                    |
| 2021/22      | 109                                    |
| 2022/23      | 24                                     |
| 2023/24      | 72                                     |
| <b>Total</b> | <b>844</b>                             |

- 2.45** Further work has also been undertaken to review the delivery of houses on windfall sites with a capacity greater than 10 dwellings during the Plan:MK period up until 31 March 2024. This review, as outlined in Appendix 10, has assessed windfall delivery on sites in both the urban and rural areas of Milton Keynes.
- 2.46** For the urban area it has excluded sites which have obtained prior approval for office to residential conversion but, has included sites which have been allocated in neighbourhood plans since the adoption of Plan:MK. In the rural area it has excluded sites which were granted at appeal or were approved at a time when we could not demonstrate a deliverable five-year housing land supply.
- 2.47** The delivery of homes from these sources over the 8 years reviewed outlines an average of 38 homes per year in the urban area and 15 homes per year in the rural area or, a combined total of 53 homes per year across the whole Milton Keynes area.
- 2.48** This, alongside the assessment of windfall from small sites under 10 dwellings as outlined above, suggests that there is justification for a greater windfall allowance, incorporating a wider range of sites, to be applied; potentially ranging from the existing 95 homes per year allowance up to 159 homes per year. Over the remaining 26 years of the plan (2024 – 2050) this would account for between 2,470 homes and 4,134 homes dependant on the annual allowance applied.

## **Potential Gypsy and Travellers Sites (Appendix 11)**

- 2.49** In total, 29 sites were identified and assessed for potential as a Gypsy and Travellers site or Travelling Showpeople's yard. Of these, 20 were within the ownership of the Council (both MKCC and MKDP), with six as allocations in previous Development Plans. Three unauthorised sites and pitches were also assessed. In total 27 sites were deemed undeliverable due to suitability, availability or achievability issues, with two deemed suitable for allocation.

# Overall Conclusions

- 3.1** Overall the SHLAA has outlined that, existing commitments on sites outside of CMK and Campbell Park, as at 1 April 2024 can provide for a total of 23,342 homes towards meeting the housing requirement for the MK City Plan 2050, leaving a shortfall of 27,030 homes to meet our identified Local Housing Need. At least 3,329 of these required homes can be addressed by existing commitments in CMK and Campbell Park.
- 3.2** The SHLAA furthermore outlines a number of potential deliverable and/or developable options for addressing this shortfall and meeting the housing requirement, which could be considered through the further preparation of the MK City Plan 2050. The options and their associated potential housing numbers, as discussed above, are summarised in the below Figure 5.

**Figure 5: Potential site options to deliver MK City Plan 2050 Housing requirement**

| Source                                     | Potential no. of Homes |
|--------------------------------------------|------------------------|
| Potential sites in the existing Urban Area | 2,207                  |
| Potential sites within Central Bletchley   | 1,304                  |
| Potential Urban Extension sites            | 25,781                 |
| Potential Standalone Settlements           | 0                      |
| Potential sites within the Rural Area      | 3,812                  |
| Potential sites within CMK/Campbell Park*  | 13,681 – 18,550        |
| Potential sites within Metro Corridors     | 2,221 – 3,703          |
| Windfall Allowance                         | 2,470 – 4,134          |
| <b>Total</b>                               | <b>51,476 – 59,491</b> |

\*This figure includes a minimum of 3,329 dwellings which are already committed, as outlined in paragraph 2.29.

- 3.3** As these options demonstrate, there is enough land identified through the assessment to enable the housing requirements of the MK City Plan 2050, plus a sizeable buffer to be met without having to rely on sites that the SHLAA has deemed to be undeliverable. The plan will however be required to allocate further land to ensure that requirements are met as there are not enough current existing commitments or policy compliant sites to deliver the full housing requirement for the plan period.
- 3.4** No Gypsy and Travellers sites were identified as deliverable without allocation in the Local Plan. Of the 29 sites assessed, only two were deemed potentially deliverable and/or developable options for addressing this shortfall and meeting the requirement for Gypsy and Travellers. The total number of pitches within these two sites equates to 16 pitches. No sites suitable for Showpeople's plots were found.