

Milton Keynes Housing Land Supply Phasing Methodology

Spring 2026



Contents

1. Introduction	2
2. Purpose of this Document.....	4
What constitutes clear evidence?	5
How have we prepared our Annual Assessment and gathered clear evidence?	6
Quarterly Housing Monitoring	7
Engagement with Site Representatives and other parties involved in delivery	8
Review and Compilation of Trajectory/Assessment	9
3. Development of the Phasing Methodology	11
4. Calculating Capacity of a Site	14
5. Lead-in Times	17
National Studies.....	17
Neighbouring Authorities.....	18
Local Evidence	20
Lead-in Time Assumptions for Milton Keynes.....	24
6. Build-Out Rates	26
National Studies.....	26
Neighbouring Authorities.....	30
Local Evidence	31
Build-out Rate Assumptions for Milton Keynes	33
7. Conclusions	36
Appendix 1: Milton Keynes Lead-in Times.....	37
Appendix 2: Milton Keynes Build-Out Rates 2014/15 – 2024/25	46
Appendix 3: SoCG/Proforma Templates.....	56
Appendix 4: Background Documents.....	69

1. Introduction

- 1.1 We are required to monitor the progress of housing completions and, as per Paragraph 78 of the National Planning Policy Framework (NPPF)¹, to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing². As part of this monitoring, we carry out an assessment of when housing, either with planning permission or contained within the Development Plan, is expected to be built and the rates at which each site is expected to be delivered.
- 1.2 We produced this Phasing Methodology to help inform the annual assessment of when housing in the Borough can realistically be expected to be built, which ultimately is used to prepare an annual five-year housing land supply (5YHLS) position. This document sets out the processes we undertake both in terms of housing monitoring and to gain information from landowners, developers and housebuilders, to evidence the deliverability of sites. This document also introduces a further element of the assessment for when it has not been possible to gain written detailed information from the development industry and to assist in sense checking information we have received. This includes a set of parameters and assumptions, based on the size of housing site and the stage it is at in its development, which aid our assessment of the projected delivery of new homes.
- 1.3 This methodology sets out:
- When a site is considered deliverable in the context of the NPPF;
 - The land supply assessment undertaken by the Council to determine the deliverability of a site;
 - How the capacity of a site has been calculated;
 - A set of assumptions related to lead-in times to be used in the land supply assessment, and;
 - A set of assumptions related to build-out rates to be used in the land supply assessment.
- 1.4 This document outlines the methodology used for the annual assessment of our five-year housing land supply in Milton Keynes and incorporates data up to the end of the

¹An updated version of the NPPF was published in December 2024; this document reflects the relevant paragraphs from the 2024 NPPF. Any references to previous NPPF versions are retained only for historical context. It is noted that further updates to the NPPF are proposed following a consultation between December 2025 and March 2026 for which responses are currently under review; however, this is not expected to materially alter the core principles underpinning this methodology.

² We produce an annual five-year housing land supply statement which responds to the requirement of Paragraph 78 of the NPPF (2024). This statement establishes the housing requirement that we need to demonstrate is deliverable and then assesses the land supply available to deliver the requirement over the next five years.

2024/25 financial year. It will be reviewed regularly to ensure consistency with the latest monitoring information and national guidance and, updated accordingly should relevant changes occur.

2. Purpose of this Document

- 2.1 We publish annually our housing land supply assessment which demonstrates the number of dwellings expected to be built in each year of the Local Plan period. During the production of the assessment, we have to reach a conclusion on whether housing sites, from a range of sources, including those which are allocated for development in the Development Plan, or those with a planning permission, can be considered deliverable and whether that will be within the next 5 years or whether they will take longer to develop.
- 2.2 For the purposes of our annual assessments we assess the deliverability of housing sites with regard to Paragraphs 72 and 78 of the NPPF (2024), its footnotes and definitions.

Paragraph 78 states:

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.”

The definition of “deliverable” in the context of the NPPF is set out in its glossary.

“Deliverable: *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”

- 2.3 The definition sets out how types of sites should be considered as deliverable within the five-year supply period depending on their progress towards a fully consented development. It sets out firstly that sites with detailed permission should be considered deliverable within the five-year period unless there is clear evidence that

this will not occur. The second part of the definition of 'deliverable' covers sites about which their deliverability should not be automatically assumed as within the five-year period, unless there is clear evidence of a realistic prospect that housing will be delivered on the site within five years.

- 2.4 There is an emphasis on clear evidence being needed to assess whether delivery will or will not occur within the five-year period. This focus on obtaining clear evidence reflects the process we undertake to inform our annual assessment.
- 2.5 It should be noted that a 2020 Consent Order by the Secretary of State³ confirmed that

“The proper interpretation of the definition is that any site which can be shown to be ‘available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years’ will meet the definition; and that the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available.”

- 2.6 This therefore provides clarity that the definition of 'deliverable', as outlined in the NPPF, is not to be taken as a 'closed list' and that types of site not listed within the definition (for example; sites with a resolution to grant planning permission subject to the execution of a s.106 agreement, or draft allocations in an emerging plan) are capable of being considered deliverable. As such, we do not restrict our assessment of land supply to only those sites which fall within the examples listed within the NPPF definition of 'deliverable' but instead consider and assesses all sites where evidence suggests it may be deliverable.

What constitutes clear evidence?

- 2.7 Neither the NPPF nor the Planning Practice Guidance (PPG) outlines specifically what is considered to constitute clear evidence for the purposes of demonstrating a site, which falls under part b of the NPPF definition of deliverable, has a realistic prospect of delivering housing and can thus be considered for inclusion within the five-year period.
- 2.8 The PPG at paragraph 007 (Reference ID: 68-007-20190722) in its section on 'Housing Supply and Delivery', seeks to provide further guidance on the types of evidence that could be used to demonstrate deliverability of sites that fall under part b of the NPPF definition.

Paragraph 007 states:

³ Claim No. CO/917/2020 (issued 12 May 2020) in relation to appeal reference: APP/G2815/W/193232099

“Such evidence, to demonstrate deliverability, may include:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- firm progress with site assessment work; or*
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.”*

2.9 Whilst this is not an exhaustive list and is still not clear on what exactly the evidence should be, it provides some assistance as to how a planning judgement could be made and evidenced as to whether a site is deliverable or not. Furthermore, this reflects the type of evidence we gather through our ongoing monitoring and engagement processes and through the preparation of our annual assessment, to maintain up-to-date evidence on each site.

2.10 Indeed, the most recent decision letters for S78 appeals⁴ (including a recovered Secretary of State decision) which have tested our 5YHLS position and supporting evidence, have all identified our approach (previously through the use of proforma) as satisfying the requirement of the NPPF and PPG in being sufficient to demonstrate clear evidence.

How have we prepared our Annual Assessment and gathered clear evidence?

2.11 Every year, we carry out significant work in terms of obtaining up-to-date, site specific data and information in relation to sites within our housing trajectory as part of our ongoing monitoring. This is further supported by the preparation of a Strategic Housing land Availability Assessment (SHLAA) when required as part of the evidence base for local plan preparation. Most recently, SHLAA preparation work

⁴ *Land off Castlethorpe Road* (Appeal Ref: APP/Y0435/W/18/3214365); *Malt Mill Farm* (Appeal Ref: APP/Y0435/W/18/3214564); *The Globe* (Appeal Ref: APP/Y0435/W/19/3220584); *Rectory Farm* (Appeal Ref: APP/Y0435/W/19/3234204); *Land to the east of Newport Road and west of Cranfield Road* (Appeal Ref: APP/Y0435/W/17/3169314).

was undertaken between 2023 and early 2026 as part of the preparation for the submission of the MK City Plan 2050.

- 2.12 This process ensures that, for the purposes of preparing our annual assessments we have available a wealth of site-specific information and an ongoing, up-to-date evidence base for each site so as to be able to assess the deliverability of sites within the housing land supply more accurately in accordance with the definitions of 'deliverable' and 'developable' contained within NPPF.
- 2.13 The following sub-sections therefore outline the stages we undertake in compiling evidence and preparing our annual assessment of land supply, a number of which are processes that are continually ongoing throughout the year.

Quarterly Housing Monitoring

- 2.14 We undertake quarterly housing monitoring following robust procedures and using a variety of data sources. In summary the housing monitoring involves the following:
- Continuous monitoring of the planning record database to update the extant planning permission records as new applications are permitted (this includes reviewing progress on planning performance agreements (PPAs) and Discharge of Condition applications) and, inserting these into the housing monitoring database;
 - Continuous monitoring of S106 agreements and progress of a development in terms of compliance with pre-implementation and pre-occupation obligations.
 - Every quarter undertaking a site visit to every major residential development site and allocation which is registered as under construction or whereby information received has shown there to be progress towards development on site;
 - For quarter 4 of the year, undertaking a site visit to all major residential development sites and allocations and all minor residential sites which have a grant of planning permission;
 - The site visits lead to records being made of the number of units that have started, completed or are under construction, as well as noting each individual plot against the approved planning permission and recording any other useful information in relation to the progress of the site;
 - This data is then checked and reconciled with Building Control records and Council Tax records.
- 2.15 The data collected from site visits and housing monitoring enables the progress of each site, or parcel of a site, to be monitored against the current projections and to start to build a picture of the potential projections moving forward. Furthermore, enabling us to recognise sites which may not be progressing as initially intended.

Engagement with Site Representatives and other parties involved in delivery

2.16 Through our housing monitoring we seek to be proactive in engaging with representatives of all sites within the administrative area, so as to gain direct information to inform the annual assessment. This engagement is carried out in a variety of forms throughout the year:

- As part of our S106 monitoring work, our monitoring team will contact liable parties as soon as a new S106 agreement is signed/planning permission is granted with an introductory email. This email, as well as outlining the liable party's obligations, will also include a standard proforma requesting the submission of information to assist with monitoring progress of the development. This includes, for example, details of proposed implementation dates, completion dates, occupation dates etc.
- For all sites which are not subject to a FUL permission or REM approval, an annual Statement of Common Ground (SoCG) is sent to a representative of the landowner, so as to gain direct information on progress towards delivering the site including for example, a programme for taking the site through the planning system, projected start dates and build out rates and any other information which may be useful in understanding the future delivery of the site. The SoCG was new for the 2020 assessment and replaced, for these sites, the pro-forma approach that has been previously used by the Council. Whilst the proforma approach in Milton Keynes has been recognised by inspectors and the Secretary of State as being sufficient to demonstrate deliverability, as outlined in Paragraph 2.10, it is felt that the SoCG allows for more information to be provided by the landowner and enables the Council to continue to make its approach to the 5YHLS assessment even more robust and reliable (a blank copy of the standard SoCG and proforma templates, along with copies of the explanatory letters sent out, are included within Appendix 3).
- For sites which have FUL permission or REM approval we utilise proformas to seek updated projections from the housebuilders.
- The SoCG are sent out first, prior to the end of the monitoring year, with proforma for sites with detailed permission and those which are under construction being sent out once the end of year monitoring surveys have been undertaken. Officers then follow up via chasing emails and phone calls so as to ensure a maximum response rate.
- Further contact is made with site representatives throughout the year at stages where progress has been made through the planning process, or whereby progress does not appear to have occurred in line with previous information submitted. This can take the form of emails, phone calls, or in some cases the updating of a SoCG or proforma; this enables information on sites to be kept up to date.

- For strategic sites within the Borough which form part of the Milton Keynes Tariff⁵, quarterly contact is also made with the developers/housebuilders to ascertain projected completion rates for future quarters.
- Discussions are held with case officers and other internal officers (e.g. Housing Officers, Planning Obligations Officers, MK Tariff Manager etc.) to gain in-depth information on site specific issues and progress on any relevant planning applications (e.g. discharge of conditions, pre-application discussions, entering of PPAs).
- Every quarter the information gathered from housing monitoring and through contact with site representatives is presented to relevant Council services (e.g. Planning Obligations Officers, MK Tariff Manager, Housing Officers, Development Management Officers, Building Control Officers etc.) so as to review the delivery data and provide an opportunity for any further useful insights/information into the progress on sites to be provided.

2.17 We continue to carry out both monitoring and engagement throughout the year, so as to ensure as up-to-date information as is possible is available on each site within the trajectory and so as the projections used for each site within the annual assessment are not just based on a single response from a site representative at a single point in time, but rather on regular monitoring and engagement via a robust process.

Review and Compilation of Trajectory/Assessment

2.18 Having obtained relevant data and information from housing monitoring and engagement with relevant site representatives, we carry out a range of reviews of this data on a site-by-site basis before compiling a final trajectory. This includes:

- An initial 'sense check' of all the direct information compiled through monitoring and submitted by site representatives for each site to ensure all data received aligns and, to ensure projected delivery rates are realistic and achievable. The 'sense checking' process is informed by discussions with case officers and other officers across the planning department who have detailed knowledge of individual sites, as well as checking each site against known delays and the assumptions and parameters outlined in this phasing methodology.
- The proposed trajectory is then reviewed by the Monitoring and Implementation Team, both as a whole and on a site-by-site basis, prior to being finalised and published as the updated 5YHLS position.

⁵ The 'Tariff' is an amount of money per residential unit, or per hectare of employment development, that is payable by owners of land in the strategic growth areas. The Tariff money goes towards funding infrastructure and services that are required to support the growth of the City. The Framework Agreement binds the landowners who have signed it to paying the Tariff and to its terms and conditions. The Tariff approach currently applies to phases of sites on the Western and Eastern Expansion Areas, the Strategic Land Allocation, Tattenhoe Park, MK East and South-East Milton Keynes.

- 2.19 We will always use up-to-date monitoring information supported, in the first instance, by direct information on the delivery of housing sites and comparison against previous direct information and monitoring data. There are however instances whereby up-to-date, direct information cannot be obtained and/or the information submitted needs to be sense checked. To this end, this phasing methodology outlines a set of parameters and assumptions which are used, alongside older site-specific data, to provide a 'sense check' of all the information submitted, to ensure a robust approach to assessing the deliverability of each site.
- 2.20 Our approach to drafting the set of parameters and assumptions we use, so as to ensure they are based on clear evidence and are appropriate for use in Milton Keynes is outlined in the next section of this report.

3. Development of the Phasing Methodology

- 3.1 It is well recognised that there is no established methodology for assessing how quickly a site can deliver new homes⁶, predominantly due to the wide range of factors that can influence the progress of sites from allocation to completion.
- 3.2 It is with this in mind that we apply our approach to assessing the delivery of sites on an individual basis, utilising direct information on each site, detailed monitoring processes and the professional expertise of our officers. We do however recognise that formulating a set of assumptions against which we can sense check the data we receive will ensure our processes are as robust and transparent as possible.
- 3.3 In formulating the assumptions and parameters set out in this Phasing Methodology, we have considered:
- National Studies;
 - A thorough analysis of lead-in times and build-out rates on sites within Milton Keynes over a period of 10+ years (all data up until the end of the 2024/25 financial year has been added to the assessment);
 - A review of the approach and assumptions used by our neighbouring authorities; and,
 - The expertise and knowledge of planning professionals within the Council.
- 3.4 With regards to National Studies, there are a number that have assessed lead-in times and build-out rates which are commonly quoted. For the purposes of this methodology we refer to:
- *Start to Finish: How Quickly do Large-Scale Housing Sites Deliver?* Lichfields (November 2016);
 - *Start to Finish: What Factors affect the build-out rates of large-scale housing sites? Second Edition* Lichfields (February 2020);
 - *Start to Finish: How quickly do large-scale housing sites deliver? Third Edition* Lichfields (March 2024);
 - *Urban Extensions Assessment of Delivery Rates* Savills (October 2014);
 - *Unlocking the Potential of Large sites* Savills (January 2025);
 - *Independent Review of Build Out Final Report* (October 2018) and *Draft Analysis* (July 2018); regularly referred to as the Letwin Review.
- 3.5 Regard has been given to these studies, both in terms of the findings of their data analysis and the key messages they present in trying to formulate wider conclusions

⁶ Savills: “*Spotlight: Planning and Housing Delivery*” (15 May 2019)

and assumptions. The findings where relevant are referenced in more detail in the sections of this Phasing Methodology on lead-in times and build-out rates.

- 3.6 However, utilising national studies alone does bring with it a number of limitations. Comparing across studies is not always easy due to the range of types of sites assessed by each individual study and the differing period of the development process that has been reviewed; not to mention the different times at which these sites have been developed out and the differing circumstances that surround each site and the area in which they are located. This is highlighted within the Savills (2014) report which outlines that, within the data assessed for the report alone, *“the individual nature of these sites means it is difficult to identify absolute trends”*.
- 3.7 Some studies also view each stage of the delivery process as discrete, whereas, in reality, often certain stages, particularly those such as REM approval and discharge of conditions, will overlap resulting in shorter lead-in times. Furthermore, these studies normally do not cover the full time period over which a site has been built out, rather using actual build-out data that is available and then relying on projections for future years. Additionally, the use of average timescales can mask those sites assessed which varied from the rest of the dataset and had lead-in times and build-out rates that were significantly outside the normal range.
- 3.8 The inability of national studies to take full account of local circumstances and conditions is a key issue which particularly impacts upon placing an over reliance on them in Milton Keynes. Both Lichfields (2016; 2020), and Savills (2014) highlight Milton Keynes as being different. Lichfields (2016) states that *“it is widely recognised that the planning and delivery of large-scale housing sites in Milton Keynes is distinct from many other areas”*. Meanwhile, Savills recognise Milton Keynes as an established growth area whereby sites are more likely to progress more quickly through the planning system, whilst also highlighting the Milton Keynes Eastern Expansion Area as a site with very high rates of delivery, despite sites of a similar size not performing so well elsewhere in the Country. A particular reason that Savills highlight for higher delivery rates in Milton Keynes is the use of a multi-developer delivery model. This continues to be the approach used on large scale sites in Milton Keynes and thus these conclusions remain relevant today.
- 3.9 It is therefore essential that, in formulating assumptions and parameters to assist in assessing delivery in Milton Keynes, local data and evidence, alongside local professional expertise is also given full consideration. This is why, for the purpose of our Phasing Methodology a more detailed analysis and assessment of historic data specific to Milton Keynes is carried out and used in formulating assumptions.
- 3.10 The assumptions and parameters set out in the remainder of this document have therefore been shaped by no one single source of data or information, albeit

reference is made to sources throughout, with the aim that they are specific to and appropriate for use in Milton Keynes for the purposes of assessment.

4. Calculating Capacity of a Site

- 4.1 All sites contained within our housing trajectory are either the subject of an extant planning permission, an allocation for residential development within the Development Plan, an application which is awaiting determination or have been assessed by us in work such as the SHLAA or Brownfield Register.
- 4.2 For all sites which have planning permission for residential development, the capacity for the site is that for which it has permission, or a lower figure which has been provided by the developer/housebuilder based on their most up-to-date evidence. For example, Eaton Leys gained Outline permission for 600 units in June 2017. For the Council's 2018/19 trajectory, this was reduced to 500 units following ongoing engagement with the landowners, who had recommended the final number would be significantly less following their further site investigations. This number was then reduced further, for the 2019/20 trajectory, following the submission of an application for detailed permission for 448 units. This also further evidences the nature of our ongoing monitoring and engagement with landowners, developers and housebuilders which results in projections for sites within the trajectory being based on up-to-date evidence and information and, how we use this information to ensure our trajectory is robust.
- 4.3 For sites which are allocated or, proposed for allocation within the Development Plan but do not yet have planning permission, the capacity of the site will be based primarily on the indicative number of units the site is allocated for, unless further evidence from the landowner, through ongoing discussions, pre-application processes, or the submission of an application, suggests that the capacity of the site should be different. For example, Tickford Fields, a site allocated for up to 1200 units which was subsequently reduced to 930 units as a result of feedback from the landowner following their more detailed site investigations and pre-application discussions.
- 4.4 The method used for calculating the capacity of a site for allocation in the Development Plan was taken from our 2025 Strategic Housing Land Availability Assessment Methodology, which informed the preparation of the evidence base for the MK City Plan 2050. For sites outside the planning process whereby site-specific information was not available, the capacity of a site was based on site densities calculated using the indicative densities set out in the methodology, the policies (and their evidence base) to be included within the MK City Plan 2050 and densities of relevant schemes on comparable sites, which were applied as per Table 4.1.

Table 4.1: Indicative Density Multipliers

Area	Dwellings per hectare	
CMK/Campbell Park	425dph	Blocks B2/3, C2/3, D2/3 & E2/3
	135dph	Parkside Quarter
	350dph	Elsewhere in CMK
Central Bletchley Urban Design Framework SPD Area	150dph – 250dph	
Urban Extension Sites & Standalone Settlements	35dph	
Rural Sites	35dph	

- 4.5 To give a realistic interpretation of the housing yield from each site, it was assumed that in the case of larger sites that not all of the available land could be developed for housing. For example, it was assumed that land will also be required to provide for jobs, open space, schools and so on, as part of sustainable communities. Table 4.2 summarises the assumptions about the proportion of individual sites that were assumed to be available for housing.

Table 4.2: Housing Yields

Site Size	Housing Yield
Small (up to 2 Hectares)	100% available for housing
Medium (2 - 10 Hectares)	75% available for housing
Large (over 10 Hectares)	50% available for housing

- 4.6 As outlined in the SHLAA methodology, additional assessment work was also carried out on sites within the existing urban area of Milton Keynes to provide comparison with existing densities/capacities within individual grid squares and also to review the potential impact a site's location within a proposed Metro Corridor may have on capacity.
- 4.7 Using the data garnered from these approaches an indicative housing capacity for each site was applied whilst acknowledging that the true potential of individual sites would have to be determined through a detailed site assessment which considers a number of more detailed factors including, for example, the potential for high density development to be delivered in locations with good accessibility to facilities, that are well served by public transport, and where it can be accommodated by existing or improved infrastructure

- 4.8 For the purposes of the current housing trajectory, indicative capacities for sites in these areas have not been increased to account for this, so as to ensure that the trajectory maintains a conservative approach and does not overestimate the capacity of a site. Once a planning application has been submitted for the site or following more detailed information being shared with us by the landowner, which outlines a different site capacity is achievable, then the capacity of these sites will be reconsidered through future annual updates to the trajectory.

5. Lead-in Times

- 5.1 As outlined previously, to ensure clear evidence is provided of deliverability for all sites we include within our 5-year housing land supply, site specific information is used as the primary source for applying lead-in times to sites. Furthermore, given the wide range of factors that can influence lead-in times, ongoing engagement and site-specific information provide a much more reliable source of data than utilising a one-size fits all approach. However, where up-to-date direct information cannot be obtained from developers/housebuilders of specific sites, but we deem there to be enough clear evidence that the site will be delivered within the five-year period, a set of assumptions relating to lead-in times, as outlined in Table 5.2, are used. Furthermore, these assumptions are used as part of our ‘sense check’ of site-specific information submitted by housebuilders and developers, to ensure that lead-in times presented are not unduly unrealistic.
- 5.2 The assumptions within Table 5.2 have been developed taking account of a review of national studies, the assumptions used by neighbouring authorities immediately adjacent to Milton Keynes, and analysis of progress of recent sites through the planning system in Milton Keynes.

National Studies

- 5.3 As outlined in Section 3, there are several limitations with using national studies and their conclusions. In particular, these studies struggle to identify consistent trends in lead-in times and many focus primarily on large and strategic sites, not incorporating figures for small and medium sized sites, which can make up a large percentage of the number of sites within a housing supply.
- 5.4 This Phasing Methodology focuses primarily on the most recent national evidence: Lichfields’ *Start to Finish Third Edition* (2024) and Savills’ (2025) update on large-site delivery. Earlier studies (e.g. Lichfields 2016 and 2020, and Savills 2014), are referenced to illustrate findings that have changed over time or findings for which there has been no update in more recent reports.
- 5.5 According to Lichfields (2024), for sites of over 500 dwellings, the time from application validation to first home delivery typically exceeds five years. The report notes that for sites of this size, first completions occur, on average, around 3 years after the grant of outline permission. However, this figure is greater when taken from the date at which the outline application is validated, with an average of 6.7 years from validation to first completion for sites of over 2000 dwellings.
- 5.6 The *Lichfields* (2024) report is also one of the few that considers smaller sites, reporting that sites below 100 dwellings take on average 2.3 years from detailed approval to first completion, while sites of 100–499 dwellings take 3.2 years. The

study concludes that only schemes below 100 dwellings typically deliver their first home within five years of validation.

- 5.7 The updated *Savills* (2025) analysis similarly identifies extended lead-in times when compared to the earlier evidence base. *Savills*' 2014 work found that for schemes of 500+ dwellings, the first phase of construction tended to start around 4 years after submission of an outline application, with post-2010 projects showing shorter periods of under 3 years. The new 2025 analysis, however, highlights a significant lengthening: for a typical 1,000-home scheme, the average period from outline permission to starting on site has increased to 6.4 years, compared with around 4.5 years in the earlier period.
- 5.8 *Savills*' earlier research also suggested that following the grant of outline permission, it took on average 3 years to progress to the start of the first phase of housing, with post-2010 data showing a reduction to 18 months - 2 years. This timeframe considered the s106 agreement and preparation of reserved matters (REM) applications as separate stages, though in practice these often overlap. The updated findings suggest that these efficiencies have not offset broader delays with large-scale sites now facing extended periods before delivery.
- 5.9 *Savills* (2014) did however emphasise the high degree of variability around national averages, with individual stages susceptible to delays and, some established growth areas (such as Milton Keynes) progressing much more rapidly. This continues to be relevant, as the 2025 findings highlight that delivery timeframes remain highly sensitive to local market strength, infrastructure requirements, and planning capacity.
- 5.10 Reviewing these studies alone highlights the potential limitations of solely utilising national studies with both having outlined average timings based on different stages of the process (e.g. Lichfields data is based on first completions date whereas *Savills* is based on start of first housing phase), both outlining different averages overall, and the *Savills* (2014) report on its own showing quite significant differences for post-2010 sites compared to the other sites it has assessed.
- 5.11 It is therefore essential that local historic evidence is also considered, as is taken into account below, as well as an emphasis being placed on engagement with the landowner and developer of a site to assess the likely delivery timetable for each site on its own.

Neighbouring Authorities

- 5.12 As part of the process of establishing appropriate lead-in time assumptions for Milton Keynes, a review of the assumptions used by some of our neighbouring authorities provides a helpful comparison. The previous authority area of Aylesbury Vale District

Council (AVDC)⁷ and Central Bedfordshire Council (CBC) have been used for the purposes of the assessment as they form two of the largest of our immediately adjacent neighbouring authorities and have published the assumptions used for their assessments. As discussed above, there are a range of factors influencing lead-in times and as such differences can occur between neighbouring authorities (for example, the size of the local planning authority and the speed at which they process applications) which means that direct comparisons should not necessarily be drawn. However, A review of assumptions being used in neighbouring authorities does still assist in sense checking the assumptions we are proposing.

Aylesbury Vale area of Buckinghamshire Council

- 5.13 The assumptions used for the Aylesbury Vale area are not outlined in Buckinghamshire Council's most recent Five-Year Housing Land Supply Position Statements and the most recent statement to include them is from AVDC in April 2019. This document states that the assumed time taken between submission of an outline application to first completions on site was between 30 to 36 months, whilst the assumed time taken from submission of a detailed application to first completions is between 12 to 18 months.

Central Bedfordshire Council

- 5.14 The latest assumptions published by CBC in their April 2025 *Five-year housing land supply statement and methodology* indicate that for outline applications, the mean average time from outline permission to first recorded completion is approximately 41 months, whilst for full applications the mean average is 27 months. They report that lead-in times are significantly higher for larger sites, with outline permissions for sites over 500 dwellings averaging 56 months before first completion. These figures are longer time frames than those used by AVDC, again showing that consideration of local evidence in setting assumptions is essential. CBC also reiterate that local data is the best indicator of trends compared to national studies, in line with our approach.

Table 5.1: Lead-in times for all completed sites in CBC's Housing Trajectory

Site size	Average lead in times for Outline applications	Average lead in times for Full applications
10-50	32	27
51-100	37	24
101-200	43	32
201-500	No sample	No sample
500+	56	No sample

⁷ As of 1 April 2020, AVDC now forms part of the new Buckinghamshire Unitary Authority and as such no longer exists as an authority in its own right. Data from AVDC still however provides the most up-to-date source of information for those areas immediately bordering the Borough boundary of Milton Keynes and as such provides the best source of data for comparison purposes with this area.

Local Evidence

- 5.15 Whilst evidence from national studies and neighbouring authorities can be useful in formulating and checking assumptions on lead-in times, their lack of local focus does mean that the most reliable and useful data to review is that related to Milton Keynes. For the purposes of the Phasing Methodology, we have undertaken a detailed analysis of historic lead-in times for sites within the administrative area, broken down by site characteristics and planning routes. The analysis sought to look separately at strategic sites and REM parcels within strategic sites, and non-strategic sites of different sizes and routes to permission. We have also reviewed schemes which consisted solely of flatted development separately, as a number of these have now completed in Milton Keynes.
- 5.16 This method, using data on a range of sites (and parcels of a site), across the borough up to the end of the 2025/26 financial year has enabled a more detailed and robust understanding of how long sites take to come forward, specific to Milton Keynes. Following the approach of Lichfields (2024), lead-in times have been broken down into planning period (from validation of application to FUL/REM approval) and delivery (from FUL/REM approval until construction of the first dwelling). The full assessment of sites can be found in Appendix 1, whilst some of the key findings are outlined below.
- 5.17 Figure 1 shows the average lead-in times for housing developments within Milton Keynes. Averages have been broken down by size, site averages and parcel averages, planning route and whether the development is flatted.
- 5.18 For the purposes of assessment, strategic sites are developments of 500 or more dwellings and non-strategic sites are developments with fewer than 500 dwellings.

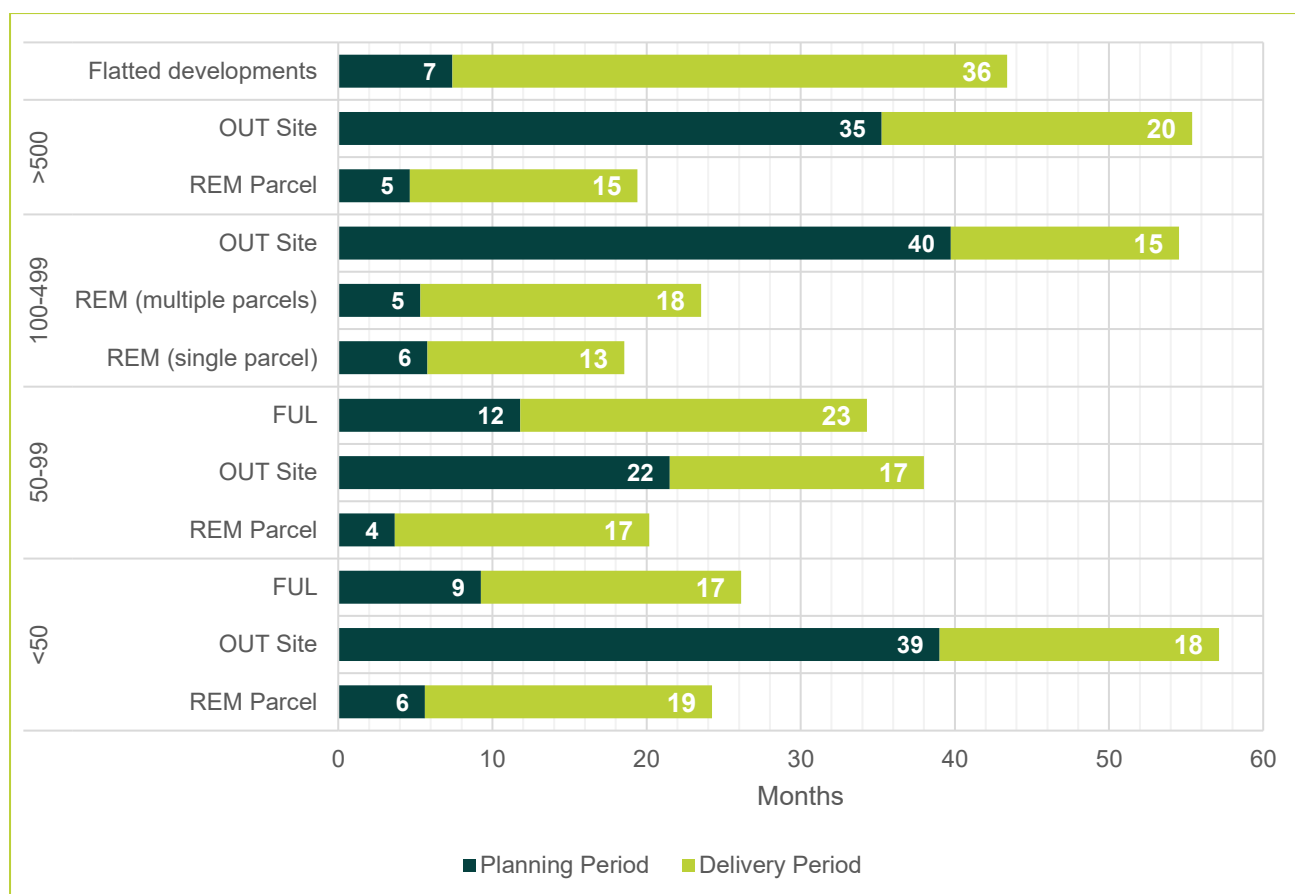


Figure 1: Average Lead-in Times in Milton Keynes

Non-Strategic Sites

- 5.19 For non-strategic sites, local evidence shows that total lead-in times (from validation to first completion) range between 26 and 57 months depending on site size and route to permission (the upper end of this is potentially skewed as outlined below in 5.20), falling comfortably within the five-year window that Lichfields (2024) identifies as being achieved only by sub-100-unit schemes nationally. This confirms the trend that Milton Keynes experiences relatively shorter lead-in times for non-strategic sites and highlights the importance of locally calibrated assumptions.
- 5.20 For sites of fewer than 50 homes, lead-in times vary according to the planning route. Full applications (FUL) generally progress more quickly, with planning periods typically around 9 months and delivery commencing within a further 17 months. In contrast, lead-in times for OUT sites of fewer than 50 homes are significantly distorted by a small number of atypical cases. In particular, several sites of this nature experienced unusually long planning periods due to extended appeal processes (e.g. Land west of High Street, Sherington). In addition, two sites (Former Employment Allocations in Olney) were delayed because delivery was dependent on the completion or progress of the immediately adjacent site, further lengthening the recorded planning period. Because the delays arose from circumstances that are site specific rather than systemic and with most sites of less than 50 dwellings tending to come through the FUL application route, no lead in time assumption is applied to sites of this nature.

Strategic Sites

- 5.21 Strategic sites of more than 500 dwellings in Milton Keynes show longer overall lead-in periods than non-strategic sites, as would be expected given their scale and complexity. Due to their disproportionately lengthy planning periods during the economic crash in the late 2000s, strategic sites within the Western Expansion Area (WEA) have been excluded from overall averages. A comparison of historic lead-in times on different allocations can be found in Figure 1 in Appendix 1. Excluding these sites, the average planning period for outline permissions on strategic sites is around 35 months, followed by delivery periods of around 20 months.
- 5.22 These figures indicate slightly shorter timescales than national averages as Lichfields (2024) reports that sites of over 500 dwellings typically take more than five years from validation to first completions, with even longer averages for very large schemes over 2,000 dwellings. Savills (2025) similarly notes extended timeframes for major developments, with its updated analysis showing that outline-led schemes around 1,000 units take an average of 6.4 years from permission to starting on site. Compared with Central Bedfordshire's identification of a 56-month average from outline approval to first completion on strategic sites, Milton Keynes local evidence again indicates slightly shorter time scales but broadly aligns. As previously referred to, earlier national studies (Savills 2014) did highlight that major sites in Milton Keynes gained planning consents and were implemented more quickly than average; current data would suggest that this is therefore still the case.
- 5.23 In terms of the time taken for the first completion on a parcel of a strategic site once a REM application has been submitted and validated, Figure 1 shows the average delivery period in Milton Keynes is 20 months and Appendix 1 highlights this is consistent across currently active strategic sites.

Flatted Developments

- 5.24 Milton Keynes has seen an increase in the number of residential developments that consist of a single flat or apartment block being permitted; the majority of which are located within Central Milton Keynes. We have reviewed lead-in times and build-out rates of these developments as a separate entity, given the different nature of how they are developed compared to those schemes made up of houses and/or smaller apartment blocks.
- 5.25 As completions on developments that consist of one flat block will all be registered at once, as opposed to being delivered in stages across a number of years, this therefore elongates the time between the granting of detailed approval and the first completion compared to that seen on developments which predominantly consist of houses; the timescale is essentially the time taken from approval to completion of the whole scheme, rather than the first unit. As such, it is only necessary to review the

different lead-in times on these developments to understand their full delivery timetable.

- 5.26 Figure 1 outlines the planning and delivery periods for completed developments of this nature in Milton Keynes in recent years and shows an average time of 43/44 months taken from validation to full completion of the scheme. The data also does not seem to suggest any correlation between the delivery time and the size of the development, given the larger schemes reviewed did not consistently present the longest build-out times.

Other Factors

- 5.27 Several factors contribute to variation across both non-strategic and strategic sites, although these differences remain consistent with patterns observed in national research. Greenfield sites typically progress more smoothly than brownfield ones, with shorter planning and delivery periods reflecting fewer physical constraints and limited remediation requirements. Full applications generally reach delivery more quickly than outline permissions, owing to the reduced need for post-permission master planning and phased submissions.
- 5.28 Site-specific circumstances also influence outcomes, as illustrated by the range of averages recorded across locations such as Eagle Farm, Glebe Farm, Kingsmead, Newton Leys, and Tattenhoe Park. Differences are also seen across local plan allocations, including the East of M1 expansion area, the Eastern Expansion Area (EEA), the Strategic Land Allocation (SLA), and the Western Expansion Area (WEA), each reflecting their own infrastructure requirements, phasing structures, and planning histories. For example, '*WEA Area 10.1 Parcel 1*' was a small parcel which was used by Abbey Homes as their works compound whilst delivering the units on the adjacent parcels for which they also had control. It was therefore the last of their parcels that they began work on and as such this led to the extended time between receiving detailed permission and first completion. A more detailed breakdown of these distinctions is provided in Appendix 1.
- 5.29 These trends collectively illustrate how site characteristics and planning pathways shape the speed of progression from validation to delivery and reinforce the importance of a bespoke approach to assessing deliverability.
- 5.30 Taken together, the findings suggest that Milton Keynes continues to generally record slightly shorter lead-in times than broad national patterns. Coupled with significant variation both compared with national studies and between Milton Keynes sites themselves, this analysis points to the need for a bespoke approach when assessing deliverability. Applying uniform assumptions would risk masking the differences that matter in practice: whether a scheme is full or outline, the greenfield or brownfield context, the allocation's infrastructure profile and the specific sequencing of parcels. A locally calibrated, evidence-led set of assumptions, drawing

on the detailed findings set out in Appendix 1, will therefore provide a more reliable basis for forecasting.

Lead-in Time Assumptions for Milton Keynes

- 5.31 Taking account of the above information, a set of Lead-in Time assumptions have been derived for use in preparing and reviewing the 5YHLS Assessment and trajectory. The assumptions, as outlined in Table 5.2 draw heavily on the conclusions of our analysis of local delivery evidence, as well as that of national studies and neighbouring authorities, all of which show a broad correlation.
- 5.32 Further notes on how these assumptions will be used are outlined below; it must however be noted that they will not be applied rigorously but rather as a broad-brush approach, with site-specific information providing the main source of evidence to ensure lead-in times are tailored specifically to each site which is deemed deliverable.

Table 5.2: Lead-in Time Assumptions

Status of Site		Lead-in Time to first completion
Non-Strategic	<50	
	FUL Approval	17
	50-99	
	FUL Approval	23
	OUT Approval	30
	REM Approval	17
	100-499	
	OUT Approval	40
	REM Approval (site with multiple parcels)	18
	REM Approval (single parcel)	13
Strategic	>500	
	OUT Approval	39
	REM Approval	15
Flatted	FUL Approval	36

5.33 **Notes on the application of Lead-in Time Assumptions:**

1. The lead-in time is applied from the date at which the extant permission for the site was granted.
2. No lead-in time will be applied to sites which, through recent monitoring, have been recorded as being under construction (i.e. dwellings have been recorded as started). These sites have effectively 'used up' their lead-in time.
3. For sites with outline permission, the lead-in time is taken from approval of outline permission to first completion, such that approval of reserved matters applications are included in the lead in time.
4. For allocated sites whereby the Council is aware that the site is developable and that progress towards delivery has been made, however the evidence provided suggests it is unlikely or questionable as to whether the site will deliver housing within the five-year period, these sites will have had their lead-in times increased accordingly and will not feature within the five-year period.
5. On larger strategic sites which have a large Outline permission and numerous parcels with detailed permission which are already delivering, a wider view of the entire site will be taken when applying assumptions on lead-in times, and when sense checking information provided by developers/housebuilders, for future parcels. For example, the lead-in times for a parcel which has recently received detailed permission may be elongated if it is felt that due to the number of parcels already delivering on the wider site, it is unlikely to come forward within the assumed lead-in period.

6. Build-Out Rates

- 6.1 For all sites within our housing trajectory, the Council seek to obtain regular updates on projected build-out rates through ongoing communication with developers, housebuilders, landowners, and agents. On at least an annual basis, we also request the completion of a site-specific Statement of Common Ground (SoCG) or pro-forma for each site from the relevant body. Where this information is provided, we will use this alongside an analysis of recent delivery on the site (or, where delivery is yet to start on the site, analysis of similar sites within the area) and a sense check against our assumptions for build-out rates, to populate the projected annual delivery rate for the site moving forward.
- 6.2 Where site specific information on build-out rates has not been provided for the assessment which is being prepared, but the site is considered deliverable, we will take into account: any previous site-specific information that has been submitted; the number of units under construction at the start of the year; recent build-out rates achieved on the site and performance against previous projections; and, consideration against a set of build-out rate assumptions, specifically derived for the authority, as set out in Table 6.4.
- 6.3 The build-out rate assumptions, as outlined in Table 6.4, have been developed taking into account a range of data sources and evidence including; build-out rates that have been achieved in Milton Keynes over 10+ years (as recorded by our quarterly housing monitoring process), evidence from national studies and consideration of build-out rate assumptions applied by our immediate neighbours. A review of each of these evidence sources is outlined below.

National Studies

- 6.4 With regards build-out rates, few of the recognised national studies provide an assessment across the full range of site sizes, instead tending to focus on large scale development; furthermore, the findings of a number of these studies seek to outline an average annual build-out rate which applies across the board to all sizes of sites assessed. For example, *Savills (2014)* assessed 84 sites varying in size from 500 dwellings to 3,000+ dwellings but reports that annual delivery can be anticipated to be around 60 units in first year of construction, picking up to more than 100 units per annum in subsequent years and increasing to around 120 units. This does not however consider differences that may occur across the sites of differing sizes.
- 6.5 Furthermore, *Savills (2014)* acknowledged that some large urban extensions in high-demand areas delivered substantially above these averages. Milton Keynes' Eastern Expansion Area is cited as a specific example, with the competition from multiple developers on site being referenced as a key reason behind this. This recognition is also reflected in both earlier Lichfields reports (2016 and 2020) and is borne out in

the local evidence presented later in this methodology. With the same multi-outlet delivery model continuing to operate across all strategic scale developments within Milton Keynes and proposed to be used on new allocations contained within the MK City Plan 2050, these conclusions remain relevant and therefore must continue to be a consideration when formulating assumptions for sites of this size in Milton Keynes.

- 6.6 Similarly, the Letwin review (*Independent Review of Build Out Final Report* (October 2018) and *Draft Analysis* (July 2018)), whilst providing some useful discussion and conclusions, does not provide any average annual build-out rates, instead outlining the median percentage of a site built out per year, based on a review of 15 large sites, which included the Western Expansion Area of Milton Keynes. This found that across these sites the average median percentage of a site build out in a year was 6.5%. Applied to Area 10 of the Western Expansion Area, a site of 4,320 dwellings, this would lead to an average annual rate of 281 units. As outlined in the local evidence in Appendix 2, this rate and above has been achieved in 3 of the 10 years of delivery but, is above the average annual rate for the first 10 years of delivery on the site, which stands at 241dpa. A review of Area 11 of the Western Expansion Area (2220 dws) however shows that the actual average annual build out rate of 146dpa is almost exactly the same as the 6.5% a year calculation.
- 6.7 Reviewing this against Brooklands in the Eastern Expansion Area, a site of 2,501 dwellings which has been delivering for a longer period of time and is almost complete, using the Letwin Review percentage would lead to a build-out rate of 163dpa, whereas local evidence as outlined in Appendix 2 shows the average annual build out rate has been substantially higher at 201dpa. These examples again show the variation across sites which cannot be captured via one standardised assumption.
- 6.8 For the purposes of build-out rates, the Letwin Review also used projected data, alongside actual delivery data, provided by developers and Local Planning Authorities to establish this position. This approach is often criticised as it is not founded upon evidence of actual delivery, with many viewing the build-out percentage as being too high as a result. Local evidence in Milton Keynes however shows that actual historic delivery on large sites in Milton Keynes does vary from the Letwin percentage but not always resulting in a lower figure, as outlined above.
- 6.9 The *Start to Finish* studies published by Lichfields remain the most comprehensive national source on build-out rates across a broad range of site sizes. The 2024 edition, which significantly expands the underlying dataset, provides updated median build-out rates and, for the first time, includes upper and lower quartiles to reflect the wide-ranging factors that influence build out rates. These datasets provide the most up-to-date national evidence and are well regarded sources of information.

- 6.10 Table 6.1 summarises the Lichfields reports' median build-out rates by site size, including the interquartile ranges introduced in the 2024 edition.

Table 6.1: Average Annual Build-Out Rates (taken from Lichfields 2016, 2020 and 2024 reports)

Site Size (Dws)	NLP 2016 (Annual Build-out Rate)	NLP 2020 (Annual Build-out Rate)	NLP 2024 (Annual Build-out Rate)
Sites less than 100	27	22	20 (16-22)
Sites 100 to 499	60	55	49 (35-60)
Sites 500 to 999	70	68	67 (44-83)
Sites 1,000 to 1,499	117	107	90 (68-101)
Sites 1,500 to 1,999	129	120	110 (74-130)
Sites 2,000 +	161	160	150 (100-188)

- 6.11 Although the 2024 edition shows a slight reduction in build-out rates compared with averages from 2020, a continuation of the downward trend observed between 2016 and 2020, the changes are relatively marginal, and median build out rates have remained constant for sites larger than 1,000 from 2020 to 2024. Furthermore, as the report highlights, the figures presented are averages and there are examples of sites which deliver significantly higher and lower than these averages, both overall and in individual years. Indeed, in the 2020 report, the Eastern Expansion Area in Milton Keynes is highlighted as a key example, whereby both the peak annual build-out rate (473 dwellings) and the average annual build-out rate (268dpa) are significantly above the average identified in the study.
- 6.12 Six large sites in Milton Keynes formed part of the 2024 assessment, all of which recorded higher build-out rates than their respective national averages. This includes Broughton Gate & Brooklands (part of the Eastern Expansion Area), with an average build out rate of 246dpa, 96 more dwellings than the average for this size (150dpa). Further Milton Keynes sites have also featured in the previous iterations of the Lichfields reports including, '*Oxley Park (East & West)*', a site of 1,300 dwellings which was built out over 8 years and delivered at an average of 145dpa; 38 dwellings a year more than the average for a site of this size at the time it was completed (107dpa) and, '*Broughton (Broughton & Atterbury)*', a site of 1,200 dwellings which was built out over 7 years, delivered at an average of 171dpa; 64 dwellings a year more than the average at the time.
- 6.13 The local data outlined in Table 6.3 and Appendix 2 also provides further evidence that sites of greater than 2,000 dwellings in Milton Keynes are delivering at a significantly higher annual rate than presented in the Lichfield's reports (an average of 231dpa compared to 150dpa). The local evidence also outlines that this is not just restricted to 2000+ sites but indeed all larger scale sites of 200+ dwellings are delivering on average more units per annum and are being built out at a quicker rate than the averages presented in the Lichfields report. Furthermore, with the exception

of medium scale sites (50-200 dws), average annual delivery rates and peak annual rates on all other site types have increased in Milton Keynes since 2021, a complete contrast to the conclusions drawn from the Lichfields (2024) work and another clear example as to why local data which reflects local circumstances and conditions is essential in preparing any form of assumptions relating to delivery rates for a specific locale.

- 6.14 The Lichfield reports do however continue to outline a number of other points which are useful considerations both generally and in relation to Milton Keynes specifically, which align with the conclusions from our local evidence.
- 6.15 Both 2016 and 2020 editions of Lichfields, together with Savills (2014), highlight that large-site delivery in Milton Keynes is distinctive. Through the Milton Keynes model, serviced parcels with roads and key infrastructure already provided are delivered so as multiple house builders are able to proceed straight onto the site and commence delivery on different serviced parcels. This has been found to limit the upfront site works required and boost the annual build rates. Most 'large' sites and all 'strategic' sites within our housing supply are being, or will be, delivered by multiple housebuilders across a number of parcels, using this same model; once again enabling a higher-than-average delivery rate to be realised. For example, Area 10 of the Western Expansion Area, has regularly had between 5 and 11 different active parcels often under 5/6 different housebuilders delivering units at the same time, leading to annual delivery rates regularly sitting at around 300dpa and even delivering as many as 578 dwellings in one year at its peak. This is also not just restricted to one site, with the evidence in Appendix 2 showing that the Strategic Land Allocation achieved 600+ units in two consecutive years of its delivery.
- 6.16 This model of delivery, alongside the use of the Milton Keynes Tariff remains the current model used on all extra-large and strategic scale greenfield extension sites across Milton Keynes and is intended to be continued for the sites allocated in the MK City Plan 2050; the conclusions of these reports therefore remain relevant today.
- 6.17 Lichfields also note that where 30% or above affordable housing is proposed on a site, the build rates are at the higher end of the national average. Milton Keynes' current adopted local plan, Plan:MK requires sites to provide a minimum of 31% affordable housing and, the currently proposed policy requirements within the MK City Plan would see this increased to 40% for all greenfield strategic scale extension sites. This therefore remains an important factor supporting stronger build-out rates locally on larger scale sites.
- 6.18 Furthermore, Lichfields (2024) includes assessment of brownfield sites compared with greenfield sites, noting that the former are characterised by slower delivery rates. Given that Milton Keynes relies relatively less on brownfield sites for housing

delivery, this provides further context generally for higher delivery rates in the Borough.

Neighbouring Authorities

- 6.19 As part of the process of establishing appropriate build-out rate assumptions for Milton Keynes, a review of the assumptions used by some of our immediate neighbouring authorities has been undertaken; for the reasons outlined in paragraph 5.12, AVDC and CBC have been reviewed. This allows for both a comparison of delivery performance with Milton Keynes and also a sense check of the assumptions we are proposing.

Aylesbury Vale area of Buckinghamshire Council

- 6.20 Whilst the most recent five-year housing land supply assessments for the Aylesbury Vale area do refer to build-out rate assumptions used by the Council, there is no document where these are specifically set out.
- 6.21 The January 2017 Housing and Economic Land Availability Assessment which was used for preparing the Vale of Aylesbury Local Plan, outlined that build-out rates depended on the location of the site and the settlement size, setting out for example that large sites in Aylesbury and Buckingham are considered to be able to deliver 200dpa, but sites over 50 dwellings in larger villages are considered to deliver more like 20dpa. It states that these are seen as *“general conservative assumptions based on past delivery rates”*.
- 6.22 The 2019/20 5YHLS assessment does however suggest more varied rates, stating that sites in Aylesbury deliver approximately 175dpa, sites in Buckingham 100dpa and sites in villages 30dpa; no details around how these assumptions are applied, or to what size of sites they are applied, are however provided.

Central Bedfordshire Council

- 6.23 For CBC the most up-to-date source of evidence with regards to build-out rates can be found within their April 2025 *Five-year housing land supply statement*. These vary by site size: sites of 21–50 dwellings average around 20 dpa, sites of 51–100 dwellings average 40 dpa, sites of 101–200 dwellings average 50 dpa, and sites of 201–500 dwellings average 60 dpa. Very small sites (10–20 dwellings) typically complete within 1–2 years rather than following an annual rate. These figures provide a useful benchmark and highlight the importance of applying locally derived evidence when setting assumptions, as delivery rates can differ significantly by site size and context.

Table 6.2: Average annual delivery rates on sites in Central Bedfordshire

Site size	Annual average dwellings delivery
10-20	Completed in 1-2 years
21-50	21
51-100	40
101-200	51
201-500	62

Local Evidence

- 6.24 As outlined previously in this Phasing Methodology, whilst evidence from national studies and neighbouring authorities can be useful in formulating and checking assumptions on build-out rates, the most reliable and useful data is that related to Milton Keynes. For the purposes of the Phasing Methodology, we have therefore undertaken more detailed analysis of historic build-out rates within the Borough by analysing delivery rates on every major residential site (and parcel of a site) which has delivered dwellings, for the past 11 years (2014/15 – 2024/25). This enables a more detailed and robust understanding of delivery specific to the Borough.
- 6.25 The full assessment of each site can be found in Appendix 2 of this Phasing Methodology, whilst the summary of the average annual build-out rates and average peak annual build-out rates are outlined in Table 6.3. The Table is broken down by site size; the site sizes used were chosen due to noticeable trends within the data set. Discussion relating to some of these trends and the data analysed is also outlined below. As the assessment carried out for the 2026 Phasing Methodology has included the most recent monitoring data, Table 6.3 also outlines the figures that were presented in the last published version of this Phasing Methodology, so as a comparison can be made.

Table 6.3: Average Annual Build-Out Rates of all sites within Milton Keynes between 2014/15 and 2024/25

Site Size (Dws)	Average Annual Build-out Rate (dpa) 2021	Average Annual Build-out Rate (dpa) 2026	Average Peak Build-out Rate 2021	Average Peak Build-out Rate 2026
Small: 10-50	15	17	18	20
Medium: 50-200	43	37	57	52
Large: 200-500	41	62	54	94
Extra-Large: 500-2,000	128	142	200	229

Strategic: 2,000 +	208	231	333	453
Parcels on Extra-Large and Strategic Sites				
Parcels >200	68	75	98	109
Parcels <200	38	37	57	57

6.26 Notes on analysis of local evidence:

1. For Strategic sites and Extra-Large sites, each outline permission which meets the relevant threshold has been treated as a separate site when calculating average build-out rates. For example, Areas 10 and 11 of the Western Expansion Area are included as separate developments rather than one – this has the impact of reducing the average build-out rates presented within Table 6.3.
2. For this research, all sites that delivered completions within the 11-year period were used in the assessment, including larger sites (or parcels) which may have only shown deliveries in one year. In some of these cases, where it is the first or last year of completions on a site, these most likely do not represent a full year of completions and as such their inclusion does potentially skew the average annual build-out rate, making it more conservative. A number of national studies seek to remove these from their analysis so as to get an average for when the site is delivering at its best. These years have however been left in our analysis so as to ensure the data is as realistic as possible and is not reflected in a manner which would be deemed as overly optimistic.
3. The inclusion of build-out rate data since 2020/21 within this assessment has outlined an increase in average annual build-out rates across almost all site types, particularly noticeable in the Large, Extra-Large and Strategic scale sites, whereby annual rates have increased between 14 dpa and 23 dpa. Average peak build-out rates have also increased across almost all site types and in some cases, these increases have been significant. The increases are likely borne out of the increased development that has been seen across Milton Keynes since 2020/21 with our annual housing requirement being met and exceeded in each year since and annual delivery rates regularly exceeding 2,000 dpa. With significant development over this time and in particular, a number of large scale and strategic sites delivering across this period of time concurrently, it has also provided an increased source of data for this assessment, enabling the local data to be more reflective of build out of these development types across a much longer time span of their delivery.
4. Given Milton Keynes' history as a new town, the large majority of sites reviewed (and indeed future development sites within the housing trajectory) are greenfield sites. The completions data reviewed does however contain a range of brownfield

sites that have been delivered in recent years and, as there is no discernible difference in the delivery rates between greenfield and brownfield sites analysed, the assessment has not sought to split the data further under these headings.

Build-out Rate Assumptions for Milton Keynes

- 6.27 Taking account of the above information, a set of build-out rate assumptions have been derived for use in preparing 5YHLS Assessments and trajectories. The assumptions, as outlined in Table 6.4 draw heavily on the conclusions of our analysis of local delivery evidence, as this provides the best data for understanding how different sites deliver within Milton Keynes. Furthermore, with the exception of those outlined for ‘strategic’ sites, the assumptions set out in Table 6.4, broadly align with the averages or upper quartile data set out in the 2024 *Lichfield* report.
- 6.28 With regards to ‘strategic’ sites, whilst the assumptions set out here are above the average build-out rate for sites of this size outlined within national studies, these national studies, as discussed previously, recognise Milton Keynes’ ability to deliver at higher rates than the national average on large sites and this is further supported by local evidence of a substantially higher average build-out rate on a number of sites of this type/size. Indeed, whilst the build-out rate assumption for ‘strategic’ sites has been increased slightly since the 2021 Phasing Methodology, it remains below the average annual build-out rate for sites of this size as per the local evidence in Table 6.3 and Appendix 2.
- 6.29 Table 6.4 also displays the Potential Annual Yield Assumptions outlined in the 2021 Phasing Methodology so as to demonstrate where we have made changes to the assumptions.
- 6.30 For ‘small’ and ‘medium’ sites, the assumptions have been retained, as both national and local evidence has shown very minimal change across these site types. For ‘large’ sites, we have combined the assumptions into a range in one line (rather than the previous two) and have increased the lower end to reflect data at both a local level and that seen in neighbouring authorities. Furthermore, the updated assumption of 60dpa still falls within the interquartile range for sites of this scale as set out in the 2024 *Lichfields* report. It should also be noted that the upper end of the range (80dpa) reflects sites whereby more than one housebuilder may be active in delivery even where the site has not been parcelled up into sperate REM approvals. This has been seen on both the ‘Eaton Leys’ and ‘Land at Yardley Manor’ sites, which have delivered averages of 77dpa and 83dpa respectively (as per the data in Appendix 2).
- 6.31 The assumptions for ‘extra-large’ sites have also been retained, at 135dpa, however it should again be noted that local evidence for these scale sites clearly demonstrates that higher average rates can be achieved where numerous

housebuilders are delivering on site. The most recent example of Tattenhoe Park, averaging at 190dpa, as per the data in Appendix 2. Assumptions on delivery rates for parcels on 'extra-large' and 'strategic' sites have been retained; whilst there was a small increase in the local data for parcels of greater than 200 dws (up to 75dpa from 68dpa), it was not felt that this required an increase in the assumptions.

Table 6.4: Build-Out Rate Assumptions

Site Size (Dws)	Potential Annual Yield Assumption (dpa) 2026	Potential Annual Yield Assumption (dpa) 2021
Small: 10-50	15	15
Medium: 50-200	40	40
Large: 200-500	60-80	40 – for sites with one parcel 70 – for sites with two parcels
Extra-Large: 500-2,000	135	135
Strategic: 2,000+	230	220
Parcels on Extra-Large and Strategic Sites		
Parcels >200	70	70
Parcels <200	35	35

6.32 Notes on the Application of Build-Out Rate Assumptions:

1. The assumptions outline the average annual build-out rate for the development across the entirety of its lifetime. They are not a yearly maximum and, for most sites, particularly those of 'medium' scale and above, the rate will not necessarily be applied uniformly across each year of the sites delivery. Many sites will have lower completions in early and later years to reflect that not every year of a development will see a full year of completions (e.g. a site may provide its first completion halfway through a year). Furthermore, 'Extra-Large' and 'Strategic' sites may also experience peaks and troughs in delivery in relation to aspects such as, the delivery of on-site strategic infrastructure, the number of outlets delivering, the disposal of parcels and, the stage at which any reserved matters applications are at. Where we have evidence that this could potentially occur, the build-out rates applied will attempt to reflect these delivery cycles.
2. For 'Extra-Large' and 'Strategic' sites whereby numerous parcels are projected to be delivering at the same time, the build-out rates of individual parcels may be reduced below the assumed build-out rate for that parcel size, so as the potential annual yield of the wider site as a whole best reflects the overall build-out rate assumptions, unless site specific evidence and monitoring information has been provided that demonstrates overall higher rates are achievable.

3. Projected average annual build-out rates for a specific site that exceed those in Table 6.4, may still be applied in circumstances where evidence has been provided by the housebuilder/developer of the site and, following sense checking by Council officers, the rates are felt to be realistic and deliverable, particularly where recent delivery rates on the site show it to be achievable.
4. In applying the assumptions, or using them to sense check information, consideration will also be given to other factors that may influence the build-out rate of a site, for example, on a larger site, how many parcels/outlets are currently active on the site, how many other parcels does the housebuilder have on the same site and how has the wider development, and the relevant parcel and housebuilder, performed in recent years.
5. For sites which contain blocks of flats/apartments, whether entirely, or as a part of the development, this will be taken into consideration. As a block of flats/apartments will be completed in its entirety rather than in stages, the projected completions will be shown at the end of the site's delivery period. If the site contains a number of blocks of flats, the Council will seek to obtain phasing data for each block and apply build-out rates that take these into account.

7. Conclusions

- 7.1 For the purpose of assessing housing delivery we will continue to implement the robust processes in place to secure direct information on a site-by-site basis, both through continual monitoring and engagement, as our primary source of evidence to demonstrate deliverability.
- 7.2 This phasing methodology adds another layer to this process by providing a set of locally specific, assumptions and parameters to sense check site specific data and to assist in projecting delivery on sites whereby the level of site-specific information is not as detailed. Furthermore, the methodology adds further transparency to the process undertaken by Council officers in preparing our annual assessment of 5YHLS.
- 7.3 The processes and assumptions outlined within this document will continue to be kept under review so as to ensure they are fit for purpose and reflect any changes that impact upon housing delivery at both a national and local level.
- 7.4 As a whole, we consider this approach provides the 'clear evidence' needed to assess housing delivery within the five-year period, as required by the NPPF and PPG.

Appendix 1: Milton Keynes Lead-in Times

Table 1: Overall Average Lead-in Times

Figure 1: Comparison of Site Characteristics in Milton Keynes

Table 2: Site-Specific Lead-in Times

Table 1: Overall Average Lead-In Times

	Planning Period	Delivery Period	Lead-in Time	Outline Approval to First Completion
<50				
REM Parcel	6	19	24	
OUT Site	39	18	57	46
FUL	9	17	26	
50-99				
REM Parcel	4	17	20	
OUT Site	22	17	38	30
FUL	12	23	34	
100-499				
REM (single parcel)	6	12	19	
REM (multiple parcels)	5	18	24	
OUT Site	39	15	55	40
>500				
REM Parcel	5	15	19	
OUT Site	35	20	55	39
Flatted developments	7	36	44	

Figure 1: Comparison of Site Characteristics in Milton Keynes

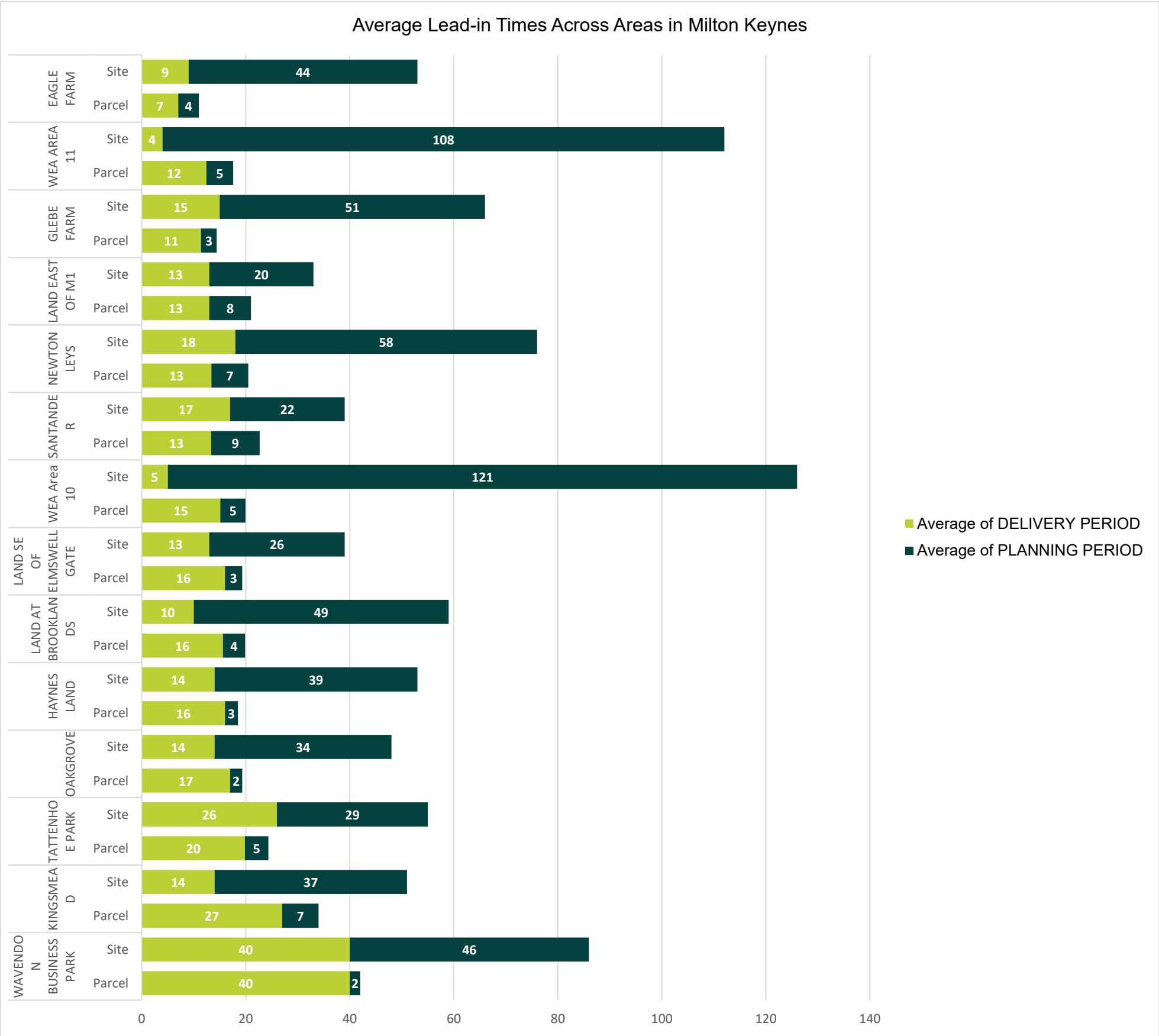
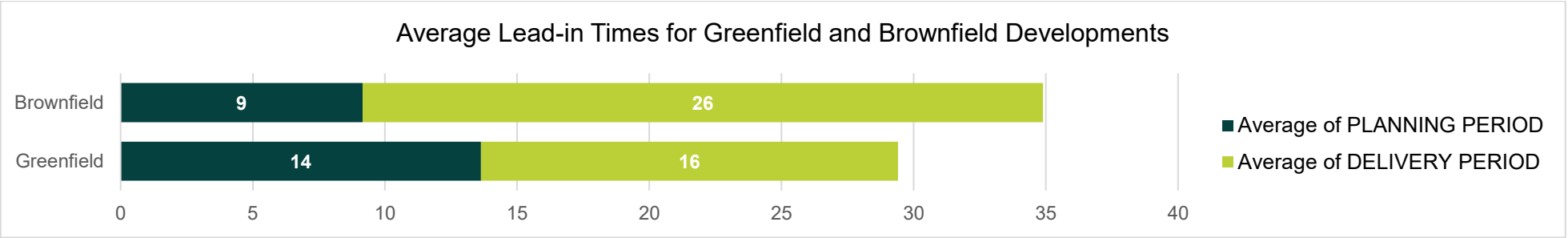
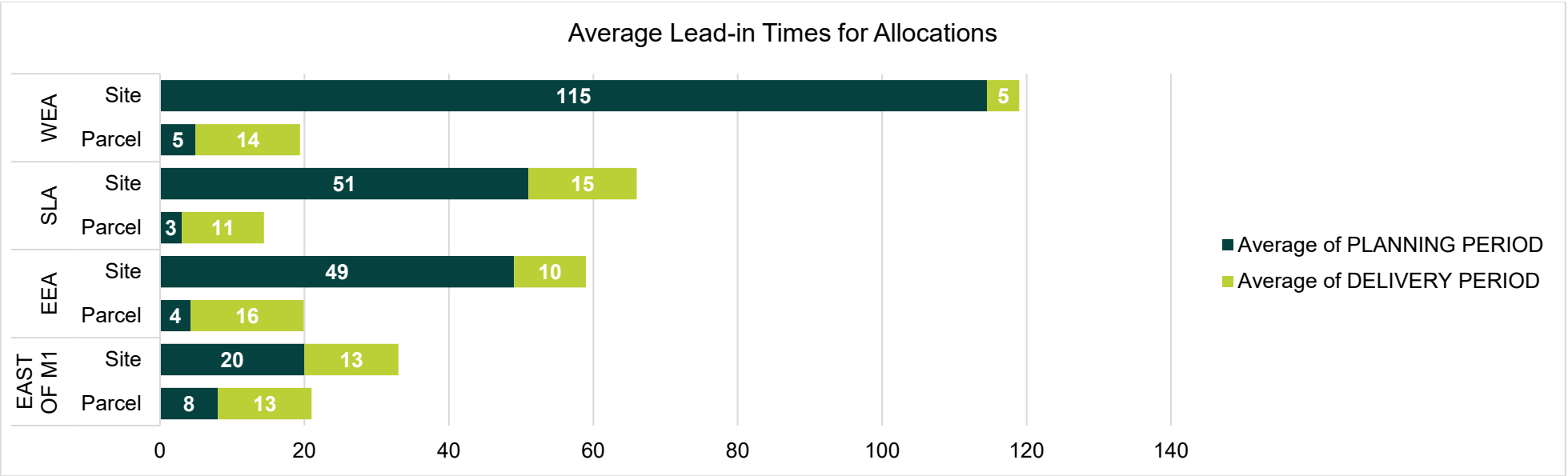


Table 2: Site-Specific Lead-in Times

Ref	Area and Site Name	Total dws	Green/Brown	Validation	OUT Approval	Full Approval	First Comp
05/00291/MKPCO	WEA AREA 10 - WHITEHOUSE	4320	Greenfield	Mar-05	Oct-07	Apr-15	Sep-15
14/02385/REM	AREA 10.1 PARCEL F	61	Greenfield	Nov-14	Oct-07	Apr-15	Sep-15
14/02383/REM	AREA 10.1 PARCELS A AND B	121	Greenfield	Nov-14	Oct-07	Jul-15	Apr-17
15/00499/REM	WEA 10.3 PARCELS C1 B1 F R J G N AND P	217	Greenfield	Mar-15	Oct-07	Oct-15	May-17
15/01368/REM	WEA PARCEL 10.3A PART 2	85	Greenfield	Jun-15	Oct-07	Nov-15	Jan-17
15/02532/REM	WEA AREA 10.1 PARCEL I	34	Greenfield	Oct-15	Oct-07	Jan-16	Oct-19
15/02630/REM	WEA AREA 10.3 BELLWAY PHASE 1	230	Greenfield	Nov-15	Oct-07	Feb-16	Jan-17
16/01457/REM	WEA PARCEL 10.1E	114	Greenfield	Jun-16	Oct-07	Aug-16	Dec-17
16/02817/REM	PARCELS 10.1 C AND D	129	Greenfield	Oct-16	Oct-07	Mar-17	May-18
17/00164/REM	WEA PARCEL 10.1G	111	Greenfield	Jan-17	Oct-07	Apr-17	Apr-18
17/00248/REM	WEA PARCEL 10.3A PART 1	50	Greenfield	Apr-17	Oct-07	Jul-17	Oct-18
17/03408/REM	PARCEL 10.1H RE-PLAN	64	Greenfield	Jan-18	Oct-07	Mar-18	Oct-19
18/00726/REM	PARCELS 10.3G PARTS 1 AND 2	146	Greenfield	Mar-18	Oct-07	Jul-18	Oct-19
18/01724/REM	WEA 10.1 TO 10.3	129	Greenfield	Jul-18	Oct-07	Oct-18	Oct-19
19/01330/REM	PARCEL 10.2 A,G&H	152	Greenfield	May-19	Oct-07	Sep-19	Dec-20
20/02559/REM	WHITEHOUSE PARCEL 10.4 XY	157	Greenfield	Oct-20	Oct-07	Feb-21	Jun-22
21/00318/REM	PARCEL 10.1-10.3 JKL	223	Greenfield	Feb-21	Oct-07	Jun-21	Dec-21
21/01436/REM	PARCELS 10.1 MNO	146	Greenfield	May-21	Oct-07	Feb-22	Sep-22
21/03526/REM	Parcels Q & R	175	Greenfield	Nov-21	Oct-07	Jul-22	Mar-23
22/02322/REM	Parcels AA, AC, & AE Area 10.4	280	Greenfield	Sep-22	Oct-07	Aug-23	Dec-24
22/00716/REM	Parcels S, T & U	277	Greenfield	Mar-22	Oct-07	Feb-23	Jun-24
22/02373/REM	Parcels P & V	139	Greenfield	Sep-22	Oct-07	Jun-23	Dec-24
22/02405/REM	Parcel W	142	Greenfield	Sep-22	Oct-07	Nov-23	Dec-24
06/00123/MKPCO	WEA AREA 11 - FAIRFIELDS	2220	Greenfield	Jan-06	Oct-07	Feb-15	Jun-15
14/01316/REM	WEA AREA 11 PARCELS 3A 4A AND PART 3B	144	Greenfield	Jun-14	Oct-07	Feb-15	Jun-15
14/01790/REM	WEA AREA 11 PARCELS 4B 5C AND PART 3B	262	Greenfield	Sep-14	Oct-07	Aug-15	Apr-16
15/03045/REM	WEA AREA 11 PARCELS 6A 6B AND 6C	216	Greenfield	Dec-15	Oct-07	Apr-16	Jun-17
16/03133/REM	AREA 11 PARCELS 2B 2C 5A 5B 6D	241	Greenfield	Nov-16	Oct-07	Jan-17	Apr-18
17/01669/REM	FAIRFIELDS PHASE 5	240	Greenfield	Jun-17	Oct-07	Sep-17	Nov-18
19/01494/REM	FAIRFIELDS PHASE 6	317	Greenfield	Jun-19	Oct-07	Sep-19	Sep-20
21/03028/REM	Local Centre and Parcels 21C & 1C	40	Greenfield	Oct-21	Oct-07	Oct-22	Jun-24
06/00220/MKPCO	LAND AT BROOKLANDS	2501	Greenfield	Dec-05	Aug-07	Feb-10	Dec-10
13/01842/REM	BROOKLANDS BDW PHASE 1	197	Greenfield	Sep-13	Aug-07	Apr-14	Dec-14
14/01069/REM	BROOKLANDS BDW PHASE 1B	427	Greenfield	May-14	Aug-07	Oct-14	Jun-15
14/01896/REM	BROOKLANDS BDW PHASE 1C	58	Greenfield	Sep-14	Aug-07	Mar-15	Nov-15
14/02883/REM	BROOKLANDS GATEWAY SITE	48	Greenfield	Jan-15	Aug-07	Jul-15	Jun-16
15/01448/REM	BROOKLANDS BDW PHASE 1E	61	Greenfield	Jun-15	Aug-07	Oct-15	Nov-16
15/01477/REM	BROOKLANDS BDW PHASE 1D	84	Greenfield	Jun-15	Aug-07	Jan-16	Oct-16
16/00086/REM	BROOKLANDS BDW PHASE 2A	225	Greenfield	Feb-16	Aug-07	Jun-16	Jun-17

16/00125/REM	BROOKLANDS SQUARE PHASE B	21	Greenfield	Feb-16	Aug-07	Nov-16	Apr-19
16/02695/REM	BROOKLANDS BDW PHASES 2B 3B 3C AND 4A	276	Greenfield	Oct-16	Aug-07	Dec-16	Oct-17
16/03397/REM	BROOKLANDS BDW PHASE 3A 4B 5A 7A 7B	362	Greenfield	Dec-16	Aug-07	Feb-17	Apr-18
16/02793/REM	BROOKLANDS SQUARE PHASE A & C	55	Greenfield	Nov-16	Aug-07	Feb-17	Apr-19
17/02553/REM	BROOKLANDS SQUARE PHASE D	46	Greenfield	Oct-17	Aug-07	Mar-18	Jun-19
17/02226/REM	BROOKLANDS PHASE 5B & 6B	214	Greenfield	Aug-17	Aug-07	Oct-18	Dec-21
18/02664/REM	LAND AT BROOKLANDS	111	Greenfield	Nov-18	Aug-07	Feb-19	Oct-19
19/01615/REM	BROOKLANDS PHASE 1B REPLAN	152	Greenfield	Jun-19	Aug-07	Oct-19	Jun-21
20/03322/REM	BROOKLANDS PHASE 5 - REPLAN	46	Greenfield	Dec-20	Aug-07	Mar-21	Dec-22
21/00999/OUTEIS	LAND EAST OF M1	4600	Greenfield	Apr-21	Feb-22	Feb-22	
23/01264/REM	PHASE 1A (Berkley)	194	Greenfield	Jul-23	Feb-22	Feb-24	
21/03420/OUTEIS	LAND EAST OF M1 (Bloor)	800	Greenfield	Dec-21	May-23	Aug-24	Sep-25
23/01800/REM	MK EAST BLOOR PHASE B	338	Greenfield	Sep-23	May-23	Aug-24	Sep-25
14/02167/OUTEIS	HAYNES LAND	385	Greenfield	Sep-14	Apr-15	Jan-18	Mar-19
18/02183/REM	HAYNES LAND (Phase 3 Parcel B2) (Land West of EFS)	174	Greenfield	Sep-18	Apr-15	Dec-18	Jun-20
17/02483/REM	HAYNES LAND (Phase 2 Parcel D1) (Land West of EFS)	200	Greenfield	Sep-17	Apr-15	Jan-18	Mar-19
13/02381/OUTEIS	EAGLE FARM	410	Greenfield	Nov-13	Apr-15	Aug-17	May-18
17/01038/REM	EAGLE FARM (Phase 1 Parcel B1)	259	Greenfield	Apr-17	Apr-15	Aug-17	May-18
21/02065/REM	EAGLE FARM (Phase 4 Parcel D)	121	Greenfield	Jul-21	Apr-15	Jan-22	Jun-22
13/02382/OUT	GLEBE FARM	1140	Greenfield	Nov-13	Apr-15	Mar-18	Jun-19
19/01268/REM	GLEBE FARM - Lot 1 Parcel A	198	Greenfield	May-19	Apr-15	Oct-19	Jun-20
19/01632/REM	GLEBE FARM - Lot 2 Parcel A	168	Greenfield	Jun-19	Apr-15	Sep-19	Sep-20
17/02883/REM	LAND AT GLEBE FARM (Phase 1) parcel D	160	Greenfield	Oct-17	Apr-15	Mar-18	Jun-19
18/02097/REM	LAND AT GLEBE FARM (Phase 2) Parcel C	225	Greenfield	Aug-18	Apr-15	Nov-18	Dec-19
20/00288/REM	GLEBE FARM LOT 1&2 PARCEL B	381	Greenfield	Feb-20	Apr-15	Jun-20	Mar-21
15/02768/OUT	LAND SE OF ELMSWELL GATE	240	Greenfield	Nov-15	Sep-17	Feb-18	Mar-19
17/03283/REM	LAND SE OF ELMSWELL GATE	191	Greenfield	Dec-17	Sep-17	Feb-18	Mar-19
20/03080/FUL	LAND SE OF ELMSWELL GATE RE=PLAN	46	Greenfield	Dec-20	Sep-17	Jul-21	Sep-21
18/03056/REM	LAND SE OF ELMSWELL GATE PHASE 2	16	Greenfield	Dec-18	Sep-17	Mar-19	Dec-21
12/01851/MKPCO	Kingsmead	450	Greenfield	Aug-12	Aug-13	Oct-15	Dec-16
17/00098/REM	SITES 3 & 4 PART 1	107	Greenfield	Jan-17	Aug-13	Oct-17	Mar-19
15/00699/REM	SITES 1 & 2	206	Greenfield	Apr-15	Aug-13	Oct-15	Dec-16
17/00103/REM	SITES 3 & 4 PART 2	49	Greenfield	Jan-17	Aug-13	Oct-17	Dec-21
09/00618/OUTEIS	OAKGROVE	1105	Greenfield	Apr-09	Oct-11	Mar-12	May-13
11/02404/REM	OAKGROVE PHASE 1	231	Greenfield	Nov-11	Oct-11	Mar-12	May-13
13/01924/REM	OAKGROVE PHASE 2	112	Greenfield	Sep-13	Oct-11	Dec-13	Jan-15
14/00207/REM	OAKGROVE PHASE 3	279	Greenfield	Feb-14	Oct-11	May-14	Aug-15
12/00733/REM	MIDDLETON - NOON LAYER DRIVE	64	Greenfield	Apr-12	Oct-11	Sep-12	Jun-13
14/02178/REM	OAKGROVE PHASE 4	183	Greenfield	Oct-14	Oct-11	Dec-14	Nov-16
16/02523/REM	OAKGROVE PHASE 5	73	Greenfield	Sep-16	Oct-11	Dec-16	Apr-19
02/01337/OUT	NEWTON LEYS	1650	Greenfield	Aug-02	Jun-05	Jul-07	Jan-09
08/00233/REM	NEWTON LEYS PHASE 2	394	Greenfield	Feb-08	Jun-05	May-08	Jul-10
11/00851/REM	NEWTON LEYS PHASE 3A	75	Greenfield	Apr-11	Jun-05	Dec-11	Jun-12
12/02515/REM	NEWTON LEYS PHASE 3B AND 3C	259	Greenfield	Dec-12	Jun-05	Jun-13	Apr-14
13/00224/REM	NEWTON LEYS PHASE 2 E2	63	Greenfield	Feb-13	Jun-05	Dec-13	Jun-14

12/00887/REM	NEWTON LEYS PHASE 4	194	Greenfield	May-12	Jun-05	Oct-14	Aug-15
16/03407/REM	NEWTON LEYS PHASE 3D	11	Greenfield	Nov-16	Jun-05	Mar-17	Nov-18
17/01059/REM	PHASE 6 NEWTON LEYS	183	Greenfield	Apr-17	Jun-05	Aug-17	Jan-19
17/02143/REM	NEWTON LEYS, PHASE 5	248	Greenfield	Aug-17	Jun-05	Nov-17	Aug-19
19/01331/REM	NEWTON LEYS PHASE 7A	80	Greenfield	May-19	Jun-05	Sep-19	Dec-20
21/01620/FUL	NEWTON LEYS PHASE 7B	113	Greenfield	Jun-21	Jun-05	Mar-22	Jun-22
17/00918/OUT	TATTENHOE PARK	1310	Greenfield	Apr-17	Aug-17	Oct-19	Dec-21
19/02187/REM	TATTENHOE PARK PHASE 3	30	Greenfield	Aug-19	Aug-17	Nov-19	Dec-21
19/01940/REM	TATTENHOE PARK PHASE 2	318	Greenfield	Aug-19	Aug-17	Oct-19	Jun-22
21/01479/REM	TATTENHOE PARK PHASE 3 REPLAN	82	Greenfield	Jun-21	Aug-17	Dec-21	Dec-22
21/01402/REM	TATTENHOE PARK PHASE 4	160	Greenfield	Jun-21	Aug-17	Oct-21	Dec-22
21/02536/REM	TATTENHOE PARK PHASE 4A	30	Greenfield	Aug-21	Aug-17	Mar-22	Mar-24
23/01824/REM	TATTENHOE PARK PHASE 5	115	Greenfield	Aug-23	Aug-17	Jun-24	Jun-25
15/02337/OUT	WAVENDON BUSINESS PARK	134	Greenfield	Sep-15	Feb-17	Aug-19	Dec-22
19/01357/REM	WAVENDON BUSINESS PARK	55	Greenfield	May-19	Feb-17	Aug-19	Dec-22
21/03650/OUT	SANTANDER, CHALKDELL DRIVE	322	Brownfield	Dec-21	Oct-23	Oct-23	Mar-25
21/03650/OUT	SANTANDER, CHALKDELL DRIVE - PHASE 1	144	Brownfield	Dec-21	Oct-23	Oct-23	Mar-25
23/02597/REM	SANTANDER, CHALKDELL DRIVE - PHASE 2	62	Brownfield	Nov-23	Oct-23	Mar-24	Dec-24
23/02909/REM	SANTANDER, CHALKDELL DRIVE - PHASE 3	79	Brownfield	Jan-24	Oct-23	Apr-24	Jun-25
14/00350/OUTEIS	FORMER GOLF COURSE LAND	400	Greenfield	Feb-14	Apr-15	Dec-20	Jun-21
20/01841/REM	FORMER GOLF COURSE LAND	400	Greenfield	Aug-20	Apr-15	Dec-20	Jun-21
21/01033/PANB1C	SILBURY COURT, SILBURY BOULEVARD	204	Brownfield	Apr-21	-	May-21	Jun-25
21/02457/FUL	CAMPBELL WHARF RE-PLAN	85	Brownfield	Aug-21	-	Jul-22	Mar-25
21/02658/FUL	FORMER GAS WORKS, STONY STRATFORD	24	Brownfield	Sep-21	-	Nov-22	Jun-25
22/02870/PRIOR	SOVEREIGN COURT	42	Brownfield	Nov-22	-	Jan-23	Dec-24
21/02342/FUL	CENTRE CLUBHOUSE, LOWER END ROAD	30	Greenfield	Aug-21	-	Jun-23	Jun-25
22/01902/FUL	LAND SOUTH OF STRATFORD ROAD	40	Greenfield	Aug-22	-	Jan-24	Mar-25
12/00186/FUL	LAND REAR OF 9 NEWPORT ROAD	10	Greenfield	Feb-12	-	Oct-12	Apr-14
12/00916/FUL	FORMER BT SITE	56	Brownfield	May-12	-	Jun-13	Apr-14
13/01117/FUL	GREENS HOTEL	35	Brownfield	Jun-13	-	Nov-13	Feb-16
13/01619/FUL	FORMER FIRST SCHOOL SITE	24	Brownfield	Jul-13	-	Mar-14	Dec-14
13/02328/FUL	LAND AT BEDGEBURY PLACE	40	Greenfield	Nov-13	-	Apr-14	Dec-14
13/00005/FUL	NAMPAK PHASE 4	95	Brownfield	Feb-13	-	Apr-14	Sep-14
15/00825/FUL	OXLEY PARK SITE 4A AND 5	131	Greenfield	May-15	-	Mar-16	Dec-16
16/00166/FUL	BLIND POND FARM	24	Brownfield	Feb-16	-	Jun-16	Feb-17
14/02799/FUL	LAND AT NETWORK HOUSE	73	Brownfield	Dec-14	-	Aug-16	Jun-17
16/01348/FUL	7 & 7A AYLESBURY STREET	14	Brownfield	Jun-16	-	Jan-17	Jan-18
16/03118/MKCOD3	18A ST GEORGES ROAD	10	Brownfield	Nov-16	-	Jan-17	Apr-19

16/01100/FUL	LAND WEST OF LILLESHELL AVENUE	24	Greenfield	May-16	-	Jan-17	Dec-17
16/02331/FUL	LAND TO THE SOUTH OF PENN ROAD	39	Greenfield	Aug-16	-	Feb-17	Dec-17
14/02425/FUL	LAND AT OUR LADY OF LOURDES CHURCH	11	Brownfield	Dec-14	-	Mar-17	Jul-18
15/02319/FUL	NAMPAK PHASES 5 & 6	81	Brownfield	Sep-15	-	Apr-17	Oct-18
16/00312/FUL	LAND REAR OF 90 EAST STREET	14	Brownfield	Mar-16	-	Apr-17	Jan-18
16/00349/FUL	FORMER ASTON MARTIN SITE	86	Brownfield	Feb-16	-	Apr-17	Sep-17
16/02904/FUL	2 WESTBURY LANE	10	Brownfield	Nov-16	-	May-17	Jul-18
16/01475/FUL	THE SUFFOLK PUNCH	27	Brownfield	Jul-16	-	Apr-18	Jan-19
18/00735/FUL	LAND OFF LADBROKE GROVE	26	Greenfield	Mar-18	-	Oct-18	Jan-20
17/00483/FUL	82-84 NEWPORT ROAD	34	Brownfield	Mar-17	-	Jun-18	Dec-19
18/02584/FUL	LAND SOUTH OF MILLAND WAY	23	Greenfield	Oct-18	-	May-19	Sep-20
17/03224/FUL	LAND OFF LOWER END ROAD	14	Brownfield	Dec-17	-	Nov-18	Sep-20
17/02415/FUL	WORRELL AVENUE	20	Greenfield	Oct-17	-	Jul-18	Jun-21
18/03002/FUL	LAND NORTH OF REDHOUSE PARK	77	Greenfield	Dec-18	-	Mar-19	Jun-21
19/01968/PANB1C	CABLE HOUSE	112	Brownfield	Aug-19	-	Sep-19	Dec-21
20/03283/FUL	LAND AT DAUBENEY GATE	73	Greenfield	Jan-21	-	Sep-21	Sep-22
18/00724/FUL	MALT MILL FARM	51	Greenfield	Apr-18	-	Feb-20	Dec-22
17/01924/FUL	LAND AT GURNARDS AVENUE	70	Greenfield	Jul-17	-	Sep-17	Sep-23
22/01967/FUL	BROOKLANDS RESERVE SITE 1	42	Greenfield	Aug-22	-	Mar-23	Mar-24
19/02228/FUL	LAND TO REAR OF SIMPSON ROAD	40	Brownfield	Sep-19	-	May-20	Dec-24
21/03740/FUL	FORMER RUGBY CLUB, FIELD LANE	110	Brownfield	Feb-22	-	Feb-24	Mar-25
22/02477/FUL	LAND TO THE EAST OF TILBROOK FARM	46	Greenfield	Oct-22	-	Feb-24	Dec-24
15/00670/FUL	ST GILES RESIDENTIAL HOME	52	Greenfield	Apr-15	-	May-16	Oct-18
15/00827/FUL	NORTH SECOND STREET SITE B1.1	24	Brownfield	Apr-15	-	Jan-16	Mar-21
16/03038/FUL	809 TO 811 SILBURY BOULEVARD	139	Brownfield	Nov-16	-	Mar-17	Jan-20
18/01280/FUL	LAND OFF LICHFIELD DOWN	50	Greenfield	May-18	-	Dec-18	Mar-21
17/02857/PANB1C	152 SILBURY BOULEVARD	39	Brownfield	Oct-17	-	Dec-17	Jun-21
17/03359/FUL	152 SILBURY BOULEVARD	14	Brownfield	Dec-17	-	Jul-18	Jun-21
16/02451/FUL	SOUTH OF PRINCES WAY WEST OF ALBERT STREET	184	Brownfield	Sep-16	-	Oct-18	Sep-22
19/01432/PANB1C	STATION HOUSE	200	Brownfield	Jun-19	-	Oct-19	Sep-20
20/00185/FUL	BOWBACK HOUSE	306	Brownfield	Jan-20	-	Dec-20	Sep-24
21/00378/PANB1C	TEMPUS HOUSE	100	Brownfield	Feb-21	-	Apr-21	Sep-24
21/03008/PNDAC	MARLBOROUGH COURT UPWARD EXT	65	Brownfield	Oct-21	-	Jan-22	Sep-25
23/00358/PRIOR	MARLBOROUGH COURT	30	Brownfield	Feb-23	-	Apr-23	Sep-25
18/01591/FUL	SITE D4.4 NORTH - FORMER GARDEN CENTRE	328	Brownfield	Jul-18	-	Jul-19	Dec-24
14/02817/OUT	BETWEEN 36 AND 38 LONG STREET ROAD	12	Greenfield	Jan-15	Mar-16	Jan-17	Dec-17
16/02871/REM	BETWEEN 36 AND 38 LONG STREET ROAD	12	Greenfield	Oct-16	Mar-16	Jan-17	Dec-17
13/02130/OUT	FORMER EMPLOYMENT ALLOCATION PHASE 1	33	Greenfield	Oct-13	May-14	Jan-17	Oct-19

16/00533/REM	FORMER EMPLOYMENT ALLOCATION PHASE 1	33	Greenfield	Mar-16	May-14	Jan-17	Oct-19
14/02002/OUT	LAND WEST OF HIGH STREET	36	Greenfield	Sep-14	Mar-16	Aug-18	Apr-19
17/03236/REM	LAND WEST OF HIGH STREET	36	Greenfield	Jan-18	Mar-16	Aug-18	Apr-19
14/01550/OUT	SITE AT SHERWOOD DRIVE DEPOT	56	Brownfield	Feb-15	Feb-15	Apr-15	Oct-16
15/00171/REM	SITE AT SHERWOOD DRIVE DEPOT	56	Brownfield	Feb-15	Feb-15	Apr-15	Oct-16
16/02106/OUT	LAND OFF CASTLETHORPE ROAD	150	Greenfield	Aug-16	Dec-17	Jun-18	Dec-18
17/03385/REM	LAND OFF CASTLETHORPE ROAD	150	Greenfield	Dec-17	Dec-17	Jun-18	Dec-18
16/02937/OUT	SITE SOUTH OF HALES FOLLY FARM	141	Greenfield	Oct-16	Mar-18	Oct-18	Oct-19
18/01608/REM	SITE SOUTH OF HALES FOLLY FARM	141	Greenfield	Jul-18	Mar-18	Oct-18	Oct-19
14/02060/OUT	FORMER EMPLOYMENT ALLOCATION PHASE 2	33	Greenfield	Sep-14	May-16	Jan-19	Mar-21
18/00799/REM	FORMER EMPLOYMENT ALLOCATION PHASE 2	33	Greenfield	Apr-18	Jun-16	Jan-19	Mar-21
17/00165/OUT	LAND OFF ONLEY ROAD	95	Greenfield	Jan-17	May-18	Dec-19	Sep-20
19/00212/REM	LAND OFF ONLEY ROAD	95	Greenfield	Jan-19	May-18	Dec-19	Sep-20
17/03315/OUT	FORMER LANDSCAPE GARDEN CENTRE	53	Brownfield	Dec-17	Jun-18	Jul-18	Mar-21
18/00581/REM	FORMER LANDSCAPE GARDEN CENTRE	53	Brownfield	Mar-18	Jun-18	Jul-18	Mar-21
18/01306/REM	KINGS CLOSE	17	Brownfield	May-18	-	Nov-18	Sep-20
15/01533/OUTEIS	EATON LEYS	448	Greenfield	Jul-15	Jun-17	Jan-20	Sep-20
19/01412/REM	EATON LEYS	448	Greenfield	May-19	Jun-17	Jan-20	Sep-20
18/01625/OUT	LAND SOUTH OF CUCKOO HILL FARM	50	Greenfield	Jul-18	Feb-20	Dec-20	Sep-21
20/01945/REM	LAND SOUTH OF CUCKOO HILL FARM	50	Greenfield	Aug-20	Feb-20	Dec-20	Sep-21
16/00688/OUT	LAND OFF LAVENDON ROAD	50	Greenfield	Apr-16	Aug-16	Sep-19	Dec-20
19/01345/REM	LAND OFF LAVENDON ROAD	50	Greenfield	May-19	Aug-16	Sep-19	Dec-20
17/00939/OUT	LAND OFF YARDLEY ROAD	250	Greenfield	Apr-17	Jul-18	Aug-20	Dec-21
20/00835/REM	LAND OFF YARDLEY ROAD	250	Greenfield	Apr-20	Jul-18	Aug-20	Dec-21
18/00458/OUT	ASPLANDS HOUSE	13	Brownfield	Mar-18	Oct-18	Aug-19	Dec-21
19/01121/REM	ASPLANDS HOUSE	13	Brownfield	May-19	Oct-18	Aug-19	Dec-21
18/01209/OUT	HIGH PARK DRIVE	74	Greenfield	May-18	Dec-18	Feb-20	Jun-21
19/03027/REM	HIGH PARK DRIVE	74	Greenfield	Nov-19	Dec-18	Feb-20	Jun-21
16/01630/OUT	THE GLEBE	14	Greenfield	Jul-16	Jan-18	Feb-22	Sep-23
21/01196/REM	THE GLEBE	14	Greenfield	May-21	Jan-18	Feb-22	Sep-23
19/01071/OUT	LAND EAST OF STOCKWELL LANE	23	Greenfield	Apr-19	Jan-20	Jan-22	Mar-22
21/01992/REM	LAND EAST OF STOCKWELL LANE	23	Greenfield	Jul-21	Apr-15	Jan-22	Mar-22
20/00942/OUT	LAKES ESTATE REDEVELOPMENT	525	Brownfield	Jun-20	Mar-22	Mar-22	Dec-25
20/01176/OUT	LAND OFF TIMBOLD DRIVE	171	Greenfield	May-20	Dec-20	Jun-23	Sep-24
22/02289/REM	LAND OFF TIMBOLD DRIVE	171	Greenfield	Sep-22	Dec-20	Jun-23	Sep-24
17/03205/OUT	TOWERGATE	150	Greenfield	Jan-18	Sep-18	Mar-21	Mar-24
20/02932/REM	TOWERGATE	150	Greenfield	Nov-20	Sep-18	Mar-21	Mar-24
21/02085/OUT	LAND WEST OF NEWPORT ROAD	103	Greenfield	Jul-21	Nov-22	Sep-23	Jun-24

22/03005/REM	LAND WEST OF NEWPORT ROAD	103	Greenfield	Dec-22	Nov-22	Sep-23	Jun-24
17/00303/OUT	LAND TO THE WEST OF WAVENDON LODGE	120	Greenfield	Feb-17	Aug-18	Aug-22	Mar-23
21/02387/REM	LAND TO THE WEST OF WAVENDON LODGE	120	Greenfield	Aug-21	Aug-18	Aug-22	Mar-23

Appendix 2: Milton Keynes Build-Out Rates 2014/15 – 2024/25

Table 1: Small Sites 10-50 dwellings

Table 2: Medium Sites 50-200 dwellings

Table 3: Large Sites 200-500 dwellings

Table 4: Extra-Large Sites 500-2000 dwellings

Strategic Sites: 2000+ dwellings

Table 5: Western Expansion Area

Table 6: Eastern Expansion Area

Table 7: Strategic Land Allocation

Table 8: Average Annual Build-Out Rates – Strategic Sites

Table 9: Average Annual Build-Out Rates – Parcels >200 Dws, on Extra-Large & Strategic Sites

Table 10: Average Annual Build-Out Rates – Parcels <200 Dws, on Extra-Large & Strategic Sites

Table 1: Small Site - 10-50 dwellings																		
Area	Site	Ref	Total dws	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Total dws built	No. Yrs	Average annual build-out	peak annual build out
BLETCHLEY	LAND TO THE SOUTH OF PENN ROAD	16/02331/FUL	39	0	0	0	12	27	0	0	0	0	0	0	39	2	20	27
BLETCHLEY	25 TO 27 AYLESBURY STREET	15/01872/FUL	14	0	0	0	14	0	0	0	0	0	0	0	14	1	14	14
BLETCHLEY	7 & 7A AYLESBURY STREET	16/01348/FUL	14	0	0	0	14	0	0	0	0	0	0	0	14	1	14	14
BLETCHLEY	18A ST GEORGES ROAD	16/03118/MKCOD3	10	0	0	0	0	0	10	0	0	0	0	0	10	1	10	10
BLETCHLEY	86-96 QUEENSWAY	16/03111/FUL	10	0	0	0	0	10	0	0	0	0	0	0	10	1	10	10
BLETCHLEY	LAND TO REAR OF 20-22 SIMPSON ROAD	19/02228/FUL	40	0	0	0	0	0	0	0	0	0	0	40	40	1	40	40
BOW BRICKHILL	BLIND POND FARM	16/00166/FUL	24	0	0	10	14	0	0	0	0	0	0	0	24	2	12	14
BOW BRICKHILL	LAND EAST OF TILLBROOK FARM	22/02477/FUL	46	0	0	0	0	0	0	0	0	0	0	15	15	1	15	15
BRADWELL COMMON	LAND OFF HAMPSTEAD GATE	19/02347/FUL	34	0	0	0	0	0	0	0	0	34	0	0	34	1	34	34
BROOKLANDS	PARCEL E - FEN STREET	18/02561/FUL	38	0	0	0	0	0	0	0	0	38	0	0	38	1	38	38
CASTLEHORPE	MALTINGS FIELD	19/02444/REM	31	0	0	0	0	0	0	0	0	31	0	0	31	1	31	31
CENTRAL MILTON KEYNES	NORTH SECOND STREET SITE B1.1	15/00827/FUL	24	0	0	0	0	0	0	24	0	0	0	0	24	1	24	24
COFFEE HALL	LAND AT OUR LADY OF LOURDES CHURCH	14/02425/FUL	11	0	0	0	0	11	0	0	0	0	0	0	11	1	11	11
CONNIBURROW	LAND TO N OF 2 COLTSFOOT PLACE	17/02748/FULR3	18	0	0	0	0	0	0	0	0	18	0	0	18	1	18	18
HANSLOPE/LONG STREET	BETWEEN 36 AND 38 LONG STREET ROAD	16/02871/REM	12	0	0	0	9	3	0	0	0	0	0	0	12	2	6	9
HANSLOPE/LONG STREET	LAND REAR OF 9 NEWPORT ROAD	12/00186/FUL	10	10	0	0	0	0	0	0	0	0	0	0	10	1	10	10
HANSLOPE/LONG STREET	LAND OFF CASTLETHORPE ROAD	20/01945/REM	50	0	0	0	0	0	0	0	10	37	3	0	50	3	17	37
HEELANDS	THE SUFFOLK PUNCH	16/01475/FUL	27	0	0	0	0	18	9	0	0	0	0	0	27	2	14	18
KENTS HILL	LAND AT BEDGEBURY PLACE	13/02328/FUL	40	4	36	0	0	0	0	0	0	0	0	0	40	2	20	36
LAVENDON	LAND AT THE GLEBE	21/01196/REM	14	0	0	0	0	0	0	0	0	0	5	9	14	2	7	9
MEDBOURNE	DEVELOPMENT SITE B, VERNIER CRESESNT/PASCAL DRIVE	19/01245/FUL	19	0	0	0	0	0	0	0	0	19	0	0	19	1	19	19
MIDDLETON	WORRELLE AVENUE	17/02415/FUL	20	0	0	0	0	0	0	0	14	6	0	0	20	2	10	14
MONKSTON	LAND WEST OF LILLESHELL AVENUE	16/01100/FUL	24	0	0	0	2	22	0	0	0	0	0	0	24	2	12	22
MONKSTON PARK	LAND OFF LADBROKE GROVE	18/00735/FUL	26	0	0	0	0	0	6	20	0	0	0	0	26	2	13	20
NEW BRADWELL	82-84 NEWPORT ROAD	17/00483/FUL	34	0	0	0	0	0	8	15	11	0	0	0	34	3	11	15
NEWPORT PAGNELL	2 WESTBURY LANE	16/02904/FUL	10	0	0	0	0	10	0	0	0	0	0	0	10	1	10	10
OAKRIDGE PARK	LAND ON CORNER OF NEWPORT ROAD & SELKIRK DRIVE	18/02160/FUL	10	0	0	0	0	0	0	0	0	10	0	0	10	1	10	10
OLNEY	LAND REAR OF 90 EAST STREET	16/00312/FUL	14	0	0	0	14	0	0	0	0	0	0	0	14	1	14	14
OLNEY	FORMER EMPLOYMENT ALLOCATION PAHSE 1	16/00533/REM	33	0	0	0	0	0	15	9	0	0	9	0	33	5	7	15
OLNEY	FORMER EMPLOYMENT ALLOCATION PHASE 2	18/00799/REM	34	0	0	0	0	0	0	11	7	16	0	0	34	3	11	16
OLNEY	LAND OFF LAVENDON ROAD	19/01345/REM	50	0	0	0	0	0	0	15	21	14	0	0	50	3	17	21
OLNEY	LAND SOUTH OF WARRINGTON ROAD	19/01484/FUL	10	0	0	0	0	0	0	0	0	10	0	0	10	1	10	10
OXLEY PARK	LAND SOUTH OF MILLAND WAY	18/02584/FUL	23	0	0	0	0	0	0	23	0	0	0	0	23	1	23	23
SHENLEY BROOK END	FORMER FIRST SCHOOL SITE	13/01619/FUL	24	10	14	0	0	0	0	0	0	0	0	0	24	2	12	14
SHERINGTON	LAND WEST OF HIGH STREET	17/03236/REM	36	0	0	0	0	0	24	10	2	0	0	0	36	3	12	24
STACEY BUSHES	FORMER BRIAR LODGE	12/02258/OUT	13	13	0	0	0	0	0	0	0	0	0	0	13	1	13	13
WALNUT TREE	LAND OFF LICHFIELD DOWN	18/01280/FUL	50	0	0	0	0	0	0	50	0	0	0	0	50	1	50	50
WALNUT TREE	RESERVE SITE HINDHEAD KNOLL (Highgate Over Res)	19/02856/FUL	30	0	0	0	0	0	0	0	0	30	0	0	30	1	30	30
WAVENDON	LAND OFF LOWER END ROAD	17/03224/FUL	14	0	0	0	0	0	0	14	0	0	0	0	14	1	14	14
WAVENDON	FORMER LANDSCAPE GARDEN CENTRE PHASE 2	20/02682/FUL	12	0	0	0	0	0	0	0	0	12	0	0	12	1	12	12
WAVENDON	KINGS CLOSE	18/01306/REM	17	0	0	0	0	0	0	17	0	0	0	0	17	1	17	17
WESTCROFT	WESTCROFT SITE 16	12/01179/REM	50	32	0	0	0	0	0	0	0	0	0	0	32	1	32	32
WOBURN SANDS	GREENS HOTEL	13/01117/FUL	35	0	3	23	9	0	0	0	0	0	0	0	35	3	12	23
WOBURN SANDS	ASPLANDS HOUSE	19/01121/REM	13	0	0	0	0	0	0	0	13	0	0	0	13	1	13	13
WOLVERTON	FORMER SCRAP YARD MCCONNELL DR	12/00498/FUL	11	11	0	0	0	0	0	0	0	0	0	0	11	1	11	11
																AVERAGE	17	20

Average Build-Out Rate

17

Table 2: Medium Site - 200-500 dwellings																		
Area	Site	Ref	Total dws	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Total dws built	No. years	Average annual build-out	Peak annual build-out
BLETCHLEY	SITE AT SHERWOOD DRIVE DEPOT	15/00171/REM	56	0	0	56	0	0	0	0	0	0	0	0	56	1	56	56
BLETCHLEY	FORMER BT SITE	12/00916/FUL	56	56	0	0	0	0	0	0	0	0	0	0	56	1	56	56
BOUGHTON	ATTERBURY	17/00541/FUL	118	0	0	0	0	0	5	46	33	34	0	0	118	4	30	46
CAMPBELL PARK	BLOCKS 14A AND 14B	13/01113/REM	169	22	23	84	40	0	0	0	0	0	0	0	169	4	42	84
CENTRAL MILTON KEYNES	809 TO 811 SILBURY BOULEVARD¹	16/03038/FUL	139	0	0	0	0	0	139	0	0	0	0	0	139	1	139	139
HANSLOPE/LONG STREET	LAND OFF CASTLETHORPE ROAD	17/03385/REM	150	0	0	0	0	9	49	67	25	0	0	0	150	4	38	67
HANSLOPE/LONG STREET	SITE SOUTH OF HALES FOLLY FARM	18/01608/REM	141	0	0	0	0	0	13	52	30	46	0	0	141	4	35	52
HANSLOPE	MALT MILL FARM	18/00724/FUL	51	0	0	0	0	0	0	0	0	25	26	0	51	2	26	26
KENTS HILL PARK	TIMBOLD DRIVE (Sites C1 & D1)	22/02289/REM	171	0	0	0	0	0	0	0	0	0	0	17	17	1	17	17
LAVENDON	LAND OFF OLNEY ROAD	19/00212/REM	95	0	0	0	0	0	0	13	33	40	9	0	95	4	24	40
NEWPORT PAGNELL	LAND AT NETWORK HOUSE	14/02799/FUL	73	0	0	0	32	41	0	0	0	0	0	0	73	2	37	41
NEWPORT PAGNELL	FORMER ASTON MARTIN SITE	16/00349/FUL	86	0	0	0	11	65	10	0	0	0	0	0	86	3	29	65
OXLEY PARK	OXLEY PARK SITE 4A AND 5	15/00825/FUL	131	0	0	9	41	64	17	0	0	0	0	0	131	4	33	64
REDHOUSE PARK	SITE NORTH OF REDHOUSE PARK	18/03002/FUL	77	0	0	0	0	0	0	0	4	47	26	0	77	3	26	47
SHENLEY CHURCH END	LAND AT DAUBENEY GATE	20/03283/FUL	73	0	0	0	0	0	0	0	0	20	45	8	73	3	24	45
SOUTH EAST MILTON KEYNES	LAND WEST OF NEWPORT ROAD	22/03005/REM	103	0	0	0	0	0	0	0	0	0	0	24	24	1	24	24
STONY STRATFORD	ST GILES RESIDENTIAL HOME	15/00670/FUL	52	0	0	0	0	52	0	0	0	0	0	0	52	1	52	52
WAVENDON	FORMER GARDEN CENTRE	18/00581/REM	53	0	0	0	0	0	0	3	25	25	0	0	53	3	18	25
WAVENDON GATE	LAND AT TOWERGATE, GROVEWAY	20/02932/REM	150	0	0	0	0	0	0	0	0	73	45	32	150	3	50	73
WAVENDON GATE	LAND AND WAVENDON BUSINESS PARK P1	19/01357/REM	79	0	0	0	0	0	0	0	17	62	0	0	79	2	40	62
WAVENDON GATE	LAND AND WAVENDON BUSINESS PARK P2	18/01304/REM	56	0	0	0	0	0	0	0	0	10	37	9	56	3	19	37
WOBURN SANDS	NAMPAK PHASE 3	09/01516/FUL	112	23	0	0	0	0	0	0	0	0	0	0	23	1	23	23
WOBURN SANDS	NAMPAK PHASE 4	13/00005/FUL	95	19	48	14	14	0	0	0	0	0	0	0	95	4	24	48
WOBURN SANDS	NAMPAK PHASES 5 & 6	15/02319/FUL	81	0	0	0	0	11	44	26	0	0	0	0	81	3	27	44
WOLVERTON MILL	LAND AT VANTAGE PARK	19/03027/REM	74	0	0	0	0	0	0	0	57	17	0	0	74	2	37	57
																AVERAGE	37	52

Average Build-Out Rate	37
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Table 3: Large Site - 200-500 dwellings																		
Area	Site	Ref	Total dws	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Total dws built	No. years	Average annual build-out	Peak annual build-out
CAMPBELL PARK	CANALSIDE MARINA	17/00850/REM	383	0	0	0	0	0	49	0	118	106	6	85	364	5	73	118
BLETCHLEY	LEISURE CENTRE PHASE 2	09/01662/REM	211	35	47	36	50	0	0	0	0	0	0	0	168	4	42	50
EATON LEYS	EATON LEYS	19/01412/REM	448	0	0	0	0	0	0	38	113	121	72	43	387	5	77	121
OLNEY	LAND OFF YARDLEY ROAD	20/00835/REM	250	0	0	0	0	0	0	0	82	97	71	0	250	3	83	97
KINGSMEAD SOUTH	12/01851/MKPCO - 450 DWS																	
KINGSMEAD SOUTH	SITES 3 & 4 Part 1	17/00098/REM	107	0	0	0	0	3	48	16	12	22	6	0	107	6	18	48
KINGSMEAD SOUTH	SITES 1 & 2	15/00699/REM	206	0	0	7	33	50	83	8	25	0	0	0	206	6	34	83
KINGSMEAD SOUTH	SITE 3 & 4 REPLAN	17/00103/REM	49	0	0	0	0	0	0	0	7	2	40	0	49	3	16	40
																AVERAGE	23	57
			Annual Total	0	0	7	33	53	131	24	44	24	46	0	362		45	131
ASHLAND	02/02139/OUT - 400 DWS																	
ASHLAND	PHASE 2 AREAS A TO F	08/02023/REM		46	78	13	34	0	0	0	0	0	0	0	171	4	43	78
NEA ROCLA PIPES SITE	04/01174/MKPCO - 455 DWS																	
NEA ROCLA PIPES SITE	NEA - ROCLA SITE 1	10/01274/MKPCR	136	30	0	0	0	0	0	0	0	0	0	0	30	1	30	30
NEA ROCLA PIPES SITE	NEA - ROCLA AREA 4	12/02253/MKPC	116	41	56	19	0	0	0	0	0	0	0	0	116	3	39	56
																AVERAGE	34	43
			Annual Total	71	56	19	0	0	0	0	0	0	0	0	146		49	71
SHENLEY WOOD	21/03650/OUT - 322 DWS																	
SHENLEY WOOD	PHASE 1	21/03650/OUT	144	0	0	0	0	0	0	0	0	0	0	42	42	1	42	42
SHENLEY WOOD	PHASE 2	23/02597/REM	62	0	0	0	0	0	0	0	0	0	0	45	45	1	45	45
																AVERAGE	44	44
			Annual Total	0	0	0	0	0	0	0	0	0	0	87	87		87	87

Average Build-Out Rate

62

Table 4: Extra-Large Site - 500-2000 dwellings																		
Area	Site	Ref	Total dws	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Total dws built	No. years	Average annual build-out	Peak annual build-out
OAKGROVE	09/00618/OUTEIS - 1,105 DWS																	
	Parcels > 200 dws																	
OAKGROVE	OAKGROVE PHASE 1	11/02404/REM	231	134	0	0	0	0	0	0	0	0	0	0	134	1	134	134
OAKGROVE	OAKGROVE PHASE 3	14/00207/REM	279	0	86	150	0	0	43	0	0	0	0	0	279	3	93	150
																AVERAGE	114	142
	Parcels < 200 dws																	
OAKGROVE	MIDDLETON - NOON LAYER DRIVE ¹	12/00733/REM	64	17	0	0	0	0	0	0	0	0	0	0	17	1	17	17
OAKGROVE	OAKGROVE PHASE 4	14/02178/REM	183	0	0	21	95	61	6	0	0	0	0	0	183	4	46	95
OAKGROVE	OAKGROVE PHASE 5	16/02523/REM	73	0	0	0	0	0	67	6	0	0	0	0	73	2	37	67
OAKGROVE	OAKGROVE PHASE 2	13/01924/REM	112	17	89	6	0	0	0	0	0	0	0	0	112	3	37	89
																AVERAGE	34	67
			Annual Total	168	175	177	95	61	116	6 ²	0	0	0	0	798		114	177
NEWTON LEYS	02/01337/OUT - 1,650 DWS																	
	Parcels > 200 dws																	
BLETCHLEY	NEWTON LEYS PHASE 2	08/00233/REM	394	69	2	0	10	56	0	0	0	0	0	0	137	4	34	69
BLETCHLEY	NEWTON LEYS PHASE 3B AND 3C	12/02515/REM	259	79	64	96	20	0	0	0	0	0	0	0	259	4	65	96
BLETCHLEY	NEWTON LEYS, PHASE 5	17/02143/REM	248	0	0	0	0	0	49	40	56	64	39	0	248	5	50	56
																AVERAGE	50	74
	Parcels < 200 dws																	
BLETCHLEY	NEWTON LEYS PHASE 2 E2	13/00224/REM	63	63	0	0	0	0	0	0	0	0	0	0	63	1	63	63
BLETCHLEY	NEWTON LEYS PHASE 4	12/00887/REM	194	0	74	58	39	23	0	0	0	0	0	0	194	4	49	74
BLETCHLEY	NEWTON LEYS LOCAL CENTRE ³	15/01695/FUL	34	0	0	0	14	20	0	0	0	0	0	0	34	2	17	20
BLETCHLEY	NEWTON LEYS PHASE 3A ⁴	11/00851/REM	75	12	0	0	0	0	0	0	0	0	0	0	12	1	12	12
BLETCHLEY	NEWTON LEYS PHASE 3D ³	16/03407/REM	11	0	0	0	5	6	0	0	0	0	0	0	11	2	6	6
BLETCHLEY	PHASE 6 NEWTON LEYS	17/01059/REM	183	0	0	0	0	29	99	55	0	0	0	0	183	3	61	99
BLETCHLEY	PHASE 7A NEWTON LEYS	19/01331/REM	80	0	0	0	0	0	0	8	46	26	0	0	80	3	27	46
BLETCHLEY	PHASE 7B NEWTON LEYS	21/01620/FUL	113	0	0	0	0	0	0	0	0	8	78	27	113	3	38	78
																AVERAGE	34	50
			Annual Total	223	140	154	88	134	148	103	102	98	117	27	1334		121	223
TATTENHOE PARK	17/00918/OUT – 1,310 DWS																	
	Parcels > 200dws																	
TATTENHOE PARK	PHASE 2	19/01940/REM	318	0	0	0	0	0	0	0	0	94	103	74	271	3	90	103
	Parcels < 200dws																	
TATTENHOE PARK	PHASE 3 ⁵	19/02187/REM	30	0	0	0	0	0	0	0	1	29	0	0	30	2	15	29
TATTENHOE PARK	PHASE 3 REPLAN	21/01479/REM	82	0	0	0	0	0	0	0	0	19	61	2	82	3	27	61
TATTENHOE PARK	PHASE 4	21/01402/REM	156	0	0	0	0	0	0	0	0	0	111	45	156	2	78	111
TATTENHOE PARK	PHASE 4A ⁵	21/02536/REM	30	0	0	0	0	0	0	0	0	0	12	18	30	2	15	18
																AVERAGE	34	55
			Annual Total	0	0	0	0	0	0	0	1	142	287	139	569		190	287

Average Build-Out Rate
142 DPA

Notes:

- 1** – Data only captures the last completions for ‘*Middleton; Noon Layer Drive*’ which do not represent a full year’s completions, hence the lower average annual build-out and the skew this causes to the average annual build-out for parcels of less than 200 dws on the wider Oakgrove site.
- 2** – 2020/21 saw the completion of the final 6 dwellings on the wider Oakgrove site; given the 6 completions did not represent a full year’s completions for either the parcel they were delivered on, or the wider site, the inclusion of them significantly skews the average annual build-out rate for the site as whole. Without its inclusion the average annual build-out rate for the wider site would be 132dpa, which would also mean that the average annual build-out rate for ‘Extra-Large sites’ would be 148 as opposed to 142.
- 3** – Both ‘*Newton Leys Local centre*’ and ‘*Newton Leys Phase 3D*’ were very small parcels delivered over two years; their inclusion here will therefore lower the average annual build-out for parcels of less than 200 dws on the wider Newton Leys site.
- 4** – The data presented here for ‘*Newton Leys Phase 3A*’ only captures the last year of development and therefore does not represent a full year’s completions hence the lower average annual build-out and the skew this causes to the average annual build-out for parcels of less than 200 dws on the wider Newton Leys site.
- 5** – Both Phases 3 and 4A of Tattenhoe Park were very small parcels delivered over two years; their inclusion here will therefore lower the average annual build-out for parcels of less than 200 dws on the wider Tattenhoe Park site. This is particularly the case with Phase 3 which only had one unit delivered late in 2021/22.

Strategic Sites: 2000+ dwellings

Table 5: Western Expansion Area																		
Area	Site	Ref	Total dws	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Total dws built	No. Yrs	Average annual build-out	peak annual build out
WHITEHOUSE (Area 10)	05/00291/MKPCO - 4320 DWS																	
	Parcels > 200 dws																	
WHITEHOUSE	WEA 10.3 PARCELS C1 B1 F R J G N AND P ¹	15/00499/REM	217	0	0	39	34	82	58	4	0	0	0	0	217	5	43	82
WHITEHOUSE	WEA AREA 10.3 BELLWAY PHASE 1	15/02630/REM	230	0	0	11	102	76	41	0	0	0	0	0	230	4	58	102
WHITEHOUSE	PARCELS S,T & U	22/00716/REM	277	0	0	0	0	0	0	0	0	0	10	140	150	2	75	140
WHITEHOUSE	PARCELS J, K & L	21/00318/REM	223	0	0	0	0	0	0	0	0	44	67	59	170	3	57	67
WHITEHOUSE	PARCELS AA, AC & AE	22/02322/REM	280	0	0	0	0	0	0	0	0	0	0	66	66	1	66	66
																AVERAGE	60	91
	Parcels < 200 dws																	
WHITEHOUSE	PARCELS 10.1 C AND D	16/02817/REM	105	0	0	0	0	24	46	12	23	0	0	0	105	4	26	46
WHITEHOUSE	WEA PARCEL 10.1G	17/00164/REM	111	0	0	0	0	23	47	13	28	0	0	0	111	4	28	47
WHITEHOUSE	PARCELS 10.3G PARTS 1 AND 2	18/00726/REM	146	0	0	0	0	0	21	55	41	29	0	0	146	4	37	55
WHITEHOUSE	AREA 10.1 PARCELS A AND B	14/02383/REM	121	0	0	33	64	9	0	1	14	0	0	0	121	6	20	64
WHITEHOUSE	WEA PARCEL 10.1E	16/01457/REM	114	0	0	0	12	38	64	0	0	0	0	0	114	3	38	64
WHITEHOUSE	PARCEL 10.1H RE-PLAN	17/03408/REM	64	0	0	0	0	0	16	29	19	0	0	0	64	3	21	29
WHITEHOUSE	AREA 10.1 PARCEL F	14/02385/REM	61	0	21	32	8	0	0	0	0	0	0	0	61	3	20	32
WHITEHOUSE	WEA PARCEL 10.3A PART 2	15/01368/REM	85	0	0	9	50	26	0	0	0	0	0	0	85	3	28	50
WHITEHOUSE	WEA AREA 10.1 PARCEL I ²	15/02532/REM	34	0	0	0	0	0	10	24	0	0	0	0	34	2	17	24
WHITEHOUSE	WEA PARCEL 10.3A PART 1	17/00248/REM	50	0	0	0	0	19	31	0	0	0	0	0	50	2	25	31
WHITEHOUSE	PARCELS 10.1 C AND D (partial re-plan) ²	18/01724/REM	24	0	0	0	0	0	7	12	5	0	0	0	24	3	8	12
WHITEHOUSE	PARCEL 10.2 A,G&H	19/01330/REM	152	0	0	0	0	0	0	2	46	20	37	17	122	5	24	46
WHITEHOUSE	PARCELS Q&R	21/03526/REM	175	0	0	0	0	0	0	0	0	3	81	67	151	3	50	81
WHITEHOUSE	PARCELS M, N & O	21/01436/REM	146	0	0	0	0	0	0	0	0	0	33	83	116	2	58	83
WHITEHOUSE	PARCELS 10.4A PARTS B&D (PARCELS X&Y)	20/02559/REM	157	0	0	0	0	0	0	0	0	58	68	31	157	3	52	68
WHITEHOUSE	PARCELS P&V	22/02373/REM	139	0	0	0	0	0	0	0	0	0	0	55	55	1	55	55
WHITEHOUSE	PARCEL W	22/02405/REM	126	0	0	0	0	0	0	0	0	0	0	60	60	1	60	60
																AVERAGE	33	50
	WEA Area 10 Totals		Annual Total	0	21	124	270	297	341	152	176	154	296	578	2409		241	578
FAIRFIELDS (Area 11)	06/00123/MKPCO - 2220 DWS																	
	Parcels > 200 dws																	
FAIRFIELDS	WEA AREA 11 PARCELS 4B 5C AND PART 3B	14/01790/REM	262	0	0	135	110	17	0	0	0	0	0	0	262	3	87	135
FAIRFIELDS	WEA AREA 11 PARCELS 6A 6B AND 6C	15/03045/REM	216	0	0	0	157	59	0	0	0	0	0	0	216	2	108	157
FAIRFIELDS	AREA 11 PARCELS 2B 2C 5A 5B 6D	16/03133/REM	241	0	0	0	0	194	23	0	7	16	1	0	241	5	48	194
FAIRFIELDS	FAIRFIELDS PHASE 5	17/01669/REM	240	0	0	0	0	18	140	54	0	28	0	0	240	5	48	140
FAIRFIELDS	FAIRFIELDS PHASE 6	19/01494/REM	317	0	0	0	0	0	0	51	105	143	18	0	317	4	79	143
																AVERAGE	74	154
	Parcels < 200 dws																	
FAIRFIELDS	WEA AREA 11 PARCELS 3A 4A AND PART 3B	14/01316/REM	144	0	114	30	0	0	0	0	0	0	0	0	144	2	72	114
FAIRFIELDS	Local Centre Parcels 21C & 1C	21/03028/REM	40	0	0	0	0	0	0	0	0	0	0	40	40	1	40	40
																AVERAGE	56	77
	WEA Area 11 Totals		Annual Total	0	114	165	267	288	163	105	112	187	19	40	1460		146	288
		OVERALL WEA	Annual Total	0	135	289	537	585	504	257	288	341	315	618	3869		387	618

Notes:

- 1 – Data captures the final completions for ‘WEA 10.3 Parcels C1 B1 F R J G N and P’ in 2020/21 which does not represent a full year’s completions and thus skews the annual average build-out rate for this parcel and the average for parcels greater than 200 dws.
- 2 – Both ‘WEA Area 10.1 Parcel I and ‘Parcels 10.1 C and D (Partial re-plan)’ are very small parcels which have been delivered over two to three years; their inclusion here will therefore lower the average annual build-out for parcels of less than 200 dws on the wider WEA Area 10 site.

Table 6: Eastern Expansion Area																		
Area	Site	Ref	Total dws	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Total dws built	No. Yrs	Average annual build-out	peak annual build out
BROOKLANDS	06/00220/MKPCO - 2501 UNITS																	
	Parcels > 200 dws																	
BROOKLANDS	BROOKLANDS BDW PHASE 1B	14/01069/REM	250	0	136	98	16	0	0	0	0	0	0	0	250	3	83	136
BROOKLANDS	BROOKLANDS BDW PHASE 2A	16/00086/REM	225	0	0	0	84	48	71	22	0	0	0	0	225	4	56	84
BROOKLANDS	BROOKLANDS BDW PHASES 2B 3B 3C AND 4A	16/02695/REM	276	0	0	0	54	66	76	72	8	0	0	0	276	5	55	76
BROOKLANDS	BROOKLANDS BDW PHASE 3A 4B 5A 7A 7B	16/03397/REM	251	0	0	0	0	61	60	57	26	47	0	0	251	5	50	60
BROOKLANDS	BROOKLANDS PARCEL 5B - 6B	17/02226/REM & 20/03322/REM	260	0	0	0	0	0	0	0	0	75	117	68	260	3	87	117
																AVERAGE	66	95
	Parcels < 200 dws																	
BROOKLANDS	BROOKLANDS PHASE 1B, 17 AND 30	11/01827/MKPCR	150	84	25	5	0	0	0	0	0	0	0	0	114	3	38	84
BROOKLANDS	BROOKLANDS BDW PHASE 1	13/01842/REM	197	60	103	37	0	0	0	0	0	0	0	0	200	3	67	103
BROOKLANDS	LAND SW OF FEN STREET	18/02664/REM	111	0	0	0	0	0	22	49	40	0	0	0	111	3	37	49
BROOKLANDS	BROOKLANDS BDW PHASE 1C	14/01896/REM	58	0	41	17	0	0	0	0	0	0	0	0	58	2	29	41
BROOKLANDS	BROOKLANDS BDW PHASE 1D	15/01477/REM	84	0	0	28	37	19	0	0	0	0	0	0	84	3	28	37
BROOKLANDS	BROOKLANDS BDW PHASE 1E	15/01448/REM	61	0	0	16	45	0	0	0	0	0	0	0	61	2	31	45
BROOKLANDS	BROOKLANDS GATEWAY SITE ¹	14/02883/REM	48	0	0	38	10	0	0	0	0	0	0	0	48	2	24	38
BROOKLANDS	BROOKLANDS SQUARE PHASE B ¹	16/00125/REM	21	0	0	0	0	0	21	0	0	0	0	0	21	1	21	21
BROOKLANDS	BROOKLANDS SQUARE PHASE A & C	16/02793/REM	55	0	0	0	0	0	29	26	0	0	0	0	55	2	28	29
BROOKLANDS	BROOKLANDS SQUARE PARCEL D ¹	17/02553/REM	46	0	0	0	0	0	22	24	0	0	0	0	46	2	23	24
BROOKLANDS	BDWPHASE 1B REPLAN	19/01615/REM	152	0	0	0	0	0	0	0	84	56	12	0	152	3	51	84
																AVERAGE	34	50
			ANNUAL TOTAL	144	305	239	246	194	301	250	158	178	129	68	2212		201	305
BROUGHTON	06/00709/MKPC - 1400 UNITS																	
BROUGHTON	BROUGHTON GATE PARCEL I1 AND I2	08/00879/MKPCR	191	78	0	0	0	0	0	0	0	0	0	0	78	1	78	78
BROUGHTON	BROUGHTON GATE PARCEL M2	16/02271/REM	65	0	0	0	5	60	0	0	0	0	0	0	65	2	33	60
BROUGHTON	BROUGHTON GATE PARCEL M1	16/00541/REM	56	0	0	0	15	41	0	0	0	0	0	0	56	2	28	41
BROUGHTON	BROUGHTON MANOR BUSINESS PARK	17/02254/REM	62	0	0	0	0	10	36	16	0	0	0	0	62	3	21	36
BROUGHTON	BROUGHTON GATE RES SITES CM5-CM8 ¹	11/02316/MKPC	18	0	0	0	4	14	0	0	0	0	0	0	18	2	9	14
BROUGHTON	BROUGHTON RESERVE SITE CM4 ¹	15/02678/FUL	23	0	0	0	23	0	0	0	0	0	0	0	23	1	23	23
																AVERAGE	32	42
			ANNUAL TOTAL	78	0	0	47	125	36	16	0	0	0	0	302		43	125

Notes:

- 1 – All of these parcels contained less than 50 units, which were built out in 12-18 months; hence the parcels’ lower average annual build-out rate and the likely impact this has had on skewing the overall averages for the wider site.

Table 7: Strategic Land Allocation																		
Area	Site	Ref	Total dws	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Total dws built	No. Yrs	Average annual build-out	peak annual build out
	Parcels > 200 dws																	
EAGLE FARM SOUTH	EAGLE FARM PHASE 1 PARCEL B1	17/01038/REM	259	0	0	0	0	62	58	64	49	21	0	5	259	6	43	64
WAVENDON	HAYNES LAND (PHASE 2 PARCEL D1)	17/02483/REM	200	0	0	0	0	0	74	44	42	40	0	0	200	4	50	74
GLEBE FARM	LAND AT GLEBE FARM PHASE 2 PARCEL C	18/02097/REM	225	0	0	0	0	0	23	37	84	77	4	0	225	5	45	84
EAGLE FARM SOUTH	GOLF COURSE LAND	20/01841/REM	400	0	0	0	0	0	0	0	38	141	126	88	393	4	98	141
GLEBE FARM	LOT B1 & B2	20/00288/REM	381	0	0	0	0	0	0	0	116	169	96	0	381	3	127	169
																AVERAGE	73	106
	Parcels < 200 dws																	
GLEBE FARM	LAND AT GLEBE FARM PHASE 1 PARCEL D	17/02883/REM	160	0	0	0	0	0	40	62	33	25	0	0	160	4	40	62
GLEBE FARM	SITE SOUTH EAST OF ELMSWELL GATE	17/03283/REM	185	0	0	0	0	3	54	83	45	0	0	0	185	4	46	83
GLEBE FARM	SITE SOUTH EAST OF ELMSWELL GATE PHASE 3	20/03080/FUL	46	0	0	0	0	0	0	0	10	25	11	0	46	3	15	25
GLEBE FARM	LAND AT THE GABLES	15/01492/FUL	34	0	0	0	34	0	0	0	0	0	0	0	34	1	34	34
EAGLE FARM SOUTH	PHASE 3 PARCEL B2	18/02183/REM	174	0	0	0	0	0	0	33	31	60	43	7	174	5	35	60
EAGLE FARM SOUTH	EAGLE FARM Phase 4 Parcel D	21/02065/REM	121	0	0	0	0	0	0	0	0	8	72	41	121	3	40	72
GLEBE FARM	LOT 1 PARCEL A	19/01268/REM	198	0	0	0	0	0	0	36	101	33	28	0	198	4	50	101
GLEBE FARM	LOT 2 PARCEL A	19/01632/REM	168	0	0	0	0	0	0	39	88	41	0	0	168	3	56	88
RIPPER LAND	LAND WEST OF WAVENDON LODGE PHASE 5	21/02387/REM	108	0	0	0	0	0	0	0	0	0	78	30	108	2	54	78
SLA	LAND TO E OF STOCKWELL LANE & W OF NEWPORT ROAD	21/01992/REM	23	0	0	0	0	0	0	0	0	0	23	0	23	1	23	23
																AVERAGE	39	63
			Annual Total	0	0	0	34	65	249	398	637	640	481	171	2675		334	640

Table 8: Average Annual Build-Out Rates – Strategic Sites	
	Average Annual Build-Out Rate
Western Expansion Area: Area 10	241
Western Expansion Area: Area 11	146
Eastern Expansion Area: Brooklands	201
Strategic Land Allocation	334
Average Annual Build-Out Rate Strategic Sites	231

Table 9: Average Annual Build-Out Rates – Parcels >200 Dws, on Extra-Large & Strategic Sites	
	Average Annual Build-Out Rate
Oakgrove	114
Newton Leys	50
Tattenhoe Park	90
Western Expansion Area: Area 10	60
Western Expansion Area: Area 11	74
Eastern Expansion Area: Brooklands	66
Strategic Land Allocation	73
Average Annual Build-Out Parcels >200 Dws	75

Table 10: Average Annual Build-Out Rates – Parcels <200 Dws, on Extra-Large & Strategic Sites	
	Average Annual Build-Out Rate
Oakgrove	34
Newton Leys	34
Tattenhoe Park	34
Western Expansion Area: Area 10	33
Western Expansion Area: Area 11	56
Eastern Expansion Area: Brooklands	34
Eastern Expansion Area: Broughton	32
Strategic Land Allocation	39
Average Annual Build-Out Parcels <200 Dws	37

Appendix 3: SoCG/Proforma Templates

This appendix contains blank templates of the SoCG and Proforma sent out to landowners/agents/developers/housebuilders etc. to enable them to report on delivery and progress of their sites, for the purposes of the Housing Land Supply Assessment.

Also included is a copy of the explanatory letters that are sent out alongside the SoCG and Proforma so as to inform the respondent of the data we are seeking, how to complete the proforma, the purpose of the proforma and what the Council would be using the data for.

There are three separate templates – one SoCG and two proforma (along with the relevant explanatory letters); this is to cover sites with only an allocation or outline permission (SoCG), sites with detailed permission but are yet to start on site (proforma) and, sites which are already under construction (proforma).

DD Month YEAR

Dear Sir / Madam,

Milton Keynes Housing Land Supply; Delivery Update and Statement of Common Ground.

The Development Plans Team is in the process of updating its housing land supply information as part of our monitoring and forecasting programme. This process is important in terms of assisting our understanding of current and future housing delivery across the City, calculating our five-year housing land supply position and supporting the ongoing preparation of local plan documents and evidence.

To aid the robustness of our monitoring and forecasting, we'd appreciate it if you could take a few minutes to complete the attached form which contains the details of a site which you or your company either owns or is the planning agent for.

On the form are details of the site, which our records show currently has an extant outline planning permission which has not yet received reserved matters approval. It would be appreciated if you could please complete the initial questions in Part 1 of the form to provide information relating to progressing the site towards delivery.

Part 2 of the form also outlines the forecasts currently in place for the future completion of homes on the site; these are based on previous information you have provided us with and/or our own monitoring data. We'd appreciate it if you could also review these forecasts and, where necessary, update the projected annual delivery rates for each financial year, starting from 1 April 2026. If you have any other information with regards to progress towards the delivery of the site which you feel may be useful for us to be aware of, please also outline this in the relevant boxes on the form.

If you could then please complete the form by adding your signature and details and returning the completed forms by email to: housing.monitoring@milton-keynes.gov.uk.

Your responses will form part of our evidence in projecting potential annual delivery of homes, and in preparing our updated housing trajectory and annual five-year land supply position. Furthermore, your responses will also be presented as evidence in supporting the Council's land supply position at the examination of our new Local Plan and also at Section 78 Planning Appeals, should it be required.

If our current monitoring information is incorrect and it is the intention to no longer progress with the extant planning permission to develop this site, could you please inform us of the landowners' intentions for the site moving forward in as much detail as is currently possible.

If you would like to discuss any of the above in more detail, please feel free to contact us using the details in the footer of this letter.

I apologise if you are not the most appropriate person in your company to complete the form. If this is the case please could you ensure that it is passed to the relevant person for a response.

Please could you endeavour to return the completed form to us by the date outlined in the email you received with this letter.

Thank you in advance for your time.

Yours sincerely,

Enc.

MILTON KEYNES CITY COUNCIL
HOUSING LAND SUPPLY: DELIVERY UPDATE & STATEMENT OF COMMON GROUND

Planning (reference applicable)	Status where	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2026)

1. Progress towards delivery

Our records show that the above site has an existing outline planning permission which has not yet received reserved matters approval. Could you please outline in the boxes below the ongoing/further steps required to enable implementation and delivery on site and when it is intended that these will be undertaken - this may include details of progress towards submission, and anticipated timing, of a reserved matters application, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions. Please also include any other information or details which relate specifically to the delivery of this site (for example, if the site requires disposal, please outline details of site marketing and disposal).

If you could also confirm the anticipated dates for starting work on site, including when you expect the first housing unit to start and complete.

Outstanding pre-delivery work and anticipated timescales for these actions:

Anticipated date for submission of REM:	
Anticipated start on-site date:	
Anticipated date of first housing unit start:	
Anticipated date of first completion:	

2. Statement of Common Ground

Taking account of information provided here, I(insert name),
(insert job title) at(insert company name) can confirm that the information set out in the tables below are an accurate reflection of the anticipated lead-in times and delivery rates on this site.

Financial Year (1st April - 31st March)	Number of Completions
2026/27	
2027/28	
2028/29	
2029/30	
2030/31	
Post 2031	
Anticipated average annual build out rate of units post-2031	

3. Signatures

Signed: (Developer/Landowner/Agent)	
Date:	

Signed: (Milton Keynes City Council)	
Date:	

DD Month Year

Dear Sir / Madam,

Milton Keynes Housing Land Supply; Delivery Update and Proforma.

The Development Plans Team is in the process of updating its housing land supply information as part of our monitoring and forecasting programme. This process is important in terms of assisting our understanding of current and future housing delivery across the City, calculating our five-year housing land supply position and supporting the ongoing preparation of local plan documents and evidence.

To aid the robustness of our monitoring and forecasting, we'd appreciate it if you could take a few minutes to complete the attached form which contains the details of a site which you or your company either owns or is the planning agent for.

On the proforma are details of the site, which our records show currently has an extant detailed planning permission which has not yet been implemented or whereby housing units are yet to be started. It would be appreciated if you could please complete the initial questions on the proforma to provide information relating to progressing the site towards delivery.

The proforma also outlines the forecasts currently in place for the future completion of homes on the site; these are based on previous information you have provided us with and/or our own monitoring data. We'd appreciate it if you could also review these forecasts and, where necessary, update the projected annual delivery rates for each financial year, starting from 1 April 2026. If you have any other information with regards to progress towards the delivery of the site which you feel may be useful for us to be aware of, please also outline this in the final box on the form.

If you could then please complete the form by adding your signature and details and returning the completed forms by email to: housing.monitoring@milton-keynes.gov.uk.

Your responses will form part of our evidence in projecting potential annual delivery of homes, and in preparing our updated housing trajectory and annual five-year land supply position. Furthermore, your responses will also be presented as evidence in supporting the Council's land supply position at the examination of our new Local Plan and also at Section 78 Planning Appeals, should it be required.

If our current monitoring information is incorrect and it is the intention to no longer progress with the extant planning permission to develop this site, could you please inform us of the landowners' intentions for the site moving forward in as much detail as is currently possible.

If you would like to discuss any of the above in more detail, please feel free to contact us using the details in the footer of this letter.

I apologise if you are not the most appropriate person in your company to complete the form. If this is the case please could you ensure that it is passed to the relevant person for a response.

Please could you endeavour to return the completed form to us by the date outlined in the email you received with this letter.

Thank you in advance for your time.

Yours sincerely,

Enc.

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS SITES WITH DETAILED PERMISSION

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2026)

Our records show that the above site has an existing detailed planning permission (FUL/REM/PRIOR etc.) which has yet to start being built out. Could you please outline in the boxes below any further steps required to be undertaken to enable implementation on site (e.g. discharging of conditions) and when it is intended that these will be undertaken and, also confirm the anticipated date for starting work on site, including when you expect the first housing unit to start and complete.

Outstanding pre-delivery work and anticipated timescales for these actions:

Anticipated start on-site date:	
Anticipated date of first housing unit start:	
Anticipated date of first completion:	

The table below sets out the current forecasts we have for the anticipated completions of units on site (the table will be blank if we do not currently have forecasts for the site in question). These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account completion rates across similar sites in Milton Keynes in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1 April 2026. Where the below figures remain correct, please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	26/27	27/28	28/29	29/30	30/31	Post 2031
Dwellings	33	0	0	0	0	0

If your site is anticipated to deliver units post-2031, please indicate in the box below the expected average annual delivery rate for the years after 2030/31.

If there is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc. which has not already been covered elsewhere on this form), please also include details of this in the box.

Signed:

Name:

Position:

Company:

Date: Please return to: housing.monitoring@milton-keynes.gov.uk

DD Month YEAR

Dear Sir / Madam,

Milton Keynes Housing Land Supply; Delivery Update and Proforma.

The Development Plans Team is in the process of updating its housing land supply information as part of our monitoring and forecasting programme. This process is important in terms of assisting our understanding of current and future housing delivery across the City, calculating our five-year housing land supply position and supporting the ongoing preparation of local plan documents and evidence.

To aid the robustness of our monitoring and forecasting, we'd appreciate it if you could take a few minutes to complete the attached form which contains the details of a site which you or your company either owns or is the planning agent for.

On the proforma are details of the site, which our records show is now under construction, including our current understanding of the housing capacity of the site (these are either those agreed in the planning permission for the site, or where the site has already delivered units, the number of units which, according to our monitoring, remain uncompleted as of 1 April 2026).

The proforma also outlines the forecasts currently in place for the future completion of homes on the site; these are based on previous information you have provided us with and/or our own monitoring data. We'd appreciate it if you could review these forecasts and, where necessary, update the projected annual delivery rates for each financial year, starting from 1 April 2026. If you have any other information with regards to progress towards the delivery of the site which you feel may be useful for us to be aware of, please also outline this in the final box on the form.

If you could then please complete the form by adding your signature and details and returning the completed forms by email to: housing.monitoring@milton-keynes.gov.uk.

Your responses will form part of our evidence in projecting potential annual delivery of homes, and in preparing our updated housing trajectory and annual five-year land supply position. Furthermore, your responses will also be presented as evidence in supporting the Council's land supply position at the examination of our new Local Plan and also at Section 78 Planning Appeals, should it be required.

If our current monitoring information is incorrect and development of the site we have written to you about has yet to be implemented and it is the intention to no longer progress with the extant planning permission, could you please inform us of the landowners' intentions for the site moving forward.

If you would like to discuss any of the above in more detail, please feel free to contact us using the details in the footer of this letter.

I apologise if you are not the most appropriate person in your company to complete the form. If this is the case please could you ensure that it is passed to the relevant person for a response.

Please could you endeavour to return the completed form to us by the date outlined in the email you received with this letter.

Thank you in advance for your time.

Yours sincerely,

Enc.

**MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES UNDER CONSTRUCTION**

Planning reference	Address	Site Capacity (undeveloped homes as at 1 st April 2026)

The table below sets out the current forecasts we have for when the remainder of the above development, which our records show as under construction, will be completed. These forecasts are based on information received from yourselves through recent housing monitoring surveys and our own monitoring, also taking into account the number and rate of any completions in recent years.

Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1 April 2026. Where the below figures remain correct, please sign the proforma and return without amendment.

The years run from 1st April to 31st March.

Year	26/27	27/28	28/29	29/30	30/31	Post 2031
Dwellings						

Other site-specific questions

If your site is anticipated to deliver units post-2031, please indicate in the box overleaf the expected average annual delivery rate for the years after 2030/31.

If there is there anything else that we should know about the site which might affect its delivery (e.g. revised/amended application expected, infrastructure needed etc.), please also include details of this in the box overleaf.

Signed:

Name:

Position:

Company:

Date:

Please return to: housing.monitoring@milton-keynes.gov.uk

Appendix 4: Background Documents

Lichfields (2016) *Start to Finish: How Quickly Do Large-Scale Housing Sites Deliver?* London: Lichfields, November.

Lichfields (2020) *Start to Finish: What Factors Affect the Build-Out Rates of Large-Scale Housing Sites?* 2nd edition. London: Lichfields, February.

Lichfields (2024) *Start to Finish: How Quickly Do Large-Scale Housing Sites Deliver?* 3rd edition. London: Lichfields, March.

Savills (2014) *Urban Extensions: Assessment of Delivery Rates*. London: Savills, October.

Savills (2025) *Unlocking the Potential of Large Sites*. London: Savills, January.

Letwin, O. (2018) *Independent Review of Build Out: Draft Analysis*. London: HM Government, July.

Letwin, O. (2018) *Independent Review of Build Out: Final Report*. London: HM Government, October

Contact us

E: development.plans@milton-keynes.gov.uk

T: 01908 691691

Development Plans, Civic, 1 Saxon Gate East, Central Milton Keynes, MK9 3EJ