

Assessment of Five-Year Housing Land Supply

2026/27 – 2030/31

October 2026

Contents

Page 3 **Introduction**

Page 6 **The Five-Year Land Supply Requirement**

Page 10 **Housing Supply**

Page 14 **The Five-Year Land Supply Position**

Appendix 1 **The Housing Trajectory**

Appendix 2 **Site Profiles**

2

Introduction

1.1. Local planning authorities should, as required in Paragraph 8 of Annex D (Housing calculations and supply) of the National Planning Policy Framework (NPPF)[1], identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing, assessed against their housing requirement in the development plan or, against their local housing need (calculated using the standard method) where the development plan housing requirement is more than five years old. This is also known as a five-year housing land supply ("5YHLS"). This assessment of 5YHLS responds to this requirement.

1.2. This statement, and its associated appendices, should be read alongside the '*Milton Keynes Housing Land Supply Phasing Methodology – Spring 2026'* ("The Phasing Methodology"). The Phasing Methodology provides more detail on national policy and guidance associated with preparing a 5YHLS position; outlines the methodology used and the processes we have undertaken in preparing our 5YHLS positions, including how we have assessed the deliverability of each site and the evidence we have used to inform this assessment, and; outlines a set of locally specific, evidenced-based assumptions which are used as part of the assessment. The 2026 Phasing Methodology is the third version of the Phasing Methodology and sets out the engagement that has been undertaken with the development industry and stakeholders in the preparation of the 5YHLS assessment. Details on how the first Phasing Methodology, produced in 2020, was prepared, including engagement that was undertaken with the development industry can be found in the 2020 Phasing Methodology document, which is published on our website.

1.3. The 2026 Phasing Methodology update was undertaken so as to take account of the most recent local housing delivery data, to enable a much larger amount of local delivery data collected over a longer time period to be included and used in forming assumptions and, to reflect any new national policy/guidance and/or national studies that have been published since the 2021 version. The update was also undertaken so as to provide an up-to-date evidence base with regards to land supply and housing delivery in preparation for the examination of the Milton Keynes City Plan 2050 ("MKCP"), which was submitted to the Planning Inspectorate in April 2026.

1.4. This statement covers the five-year period from 1st April 2026 to 31st March 2031. The report firstly outlines the housing requirement that we need to demonstrate is deliverable and then provides a summary of the land supply that is deemed deliverable in order to meet

[1] A new version of the NPPF was published in August 2026 whilst the preparation of this assessment was being undertaken. Whilst this land supply assessment has a base date of 1 April 2026, prior to the publication of the new NPPF, all references in this report are to the page numbers, paragraphs and text as per the August 2026 NPPF.

the requirement over the next five years. The report then sets out our 5YHLS position as at 1 April 2026.

1.5. Attached to the report are a number of appendices. Appendix 1 outlines our housing trajectory and schedule of sites for the remainder of the MKCP period (2022-2050) and beyond; this includes an annual breakdown of projected delivery for every site. Appendix 1 also demonstrates the sites that contribute towards the 5YHLS, including the number of units from each, as well as outlining the 5YHLS calculation itself, both for a base date of 1 April 2026 and also a projected calculation with a base date of 1 April 2027. Appendix 2 then provides relevant evidence and site-specific information on the deliverability assessment of every site.

1.6. The assessment has been carried out in accordance with national policy and guidance, and the development framework, provided by the below documents:

National Policy and Guidance

- National Planning Policy Framework (NPPF) (August 2026)
- National Planning Practice Guidance (PPG) (March 2014 and as updated)
- Housing Delivery Test Measurement Rule Book (July 2018 and updated August 2026)

The 'Development Plan'

- Plan:MK (adopted March 2019)
- Milton Keynes Site Allocations Plan (adopted July 2018)
- All made Neighbourhood Plans within the administrative area of Milton Keynes
- Milton Keynes City Plan 2050 (Regulation 19 Version) (October 2025) – as submitted in April 2026.

1.7. This report does not outline the relevant sections of national policy and guidance and set out how our approach has been led by this, this is instead contained within the Phasing Methodology document and is therefore not repeated here.

4

The Five-Year Land Supply Requirement

The Basic Requirement

2.1. Plan:MK was adopted in March 2019 and therefore as at 1 April 2026 is more than five years old. As such, the housing requirement set out within the current adopted development plan (1,767dpa) can no longer provide the starting point for calculating the 5YHLS requirement for the purposes of decision-making. The starting point for establishing the 5YHLS requirement should instead therefore be the local housing need figure (calculated using the standard method set out in Annex D of the NPPF).

2.2. As per Paragraph 009 (Reference ID: 2a-009-20241212) of the PPG, new estimates of the data used to calculate the standard method are published annually enabling an updated calculation to be undertaken each year. As at 1 April 2026 (the base date for this assessment), the local housing need figure for Milton Keynes was 1,798dpa. This figure is calculated using the standard method as set out in Paragraph: 004 (Reference ID: 2a-004-20241212) of the PPG and using the Housing Stock figure for 2024[2] (124,614) and the 5-year average affordability ratio based on the median workplace-based affordability ratio for 2025 (9.23).

2.3. The housing requirement figure contained within the MKCP which was submitted for examination in April 2026, contains an annual housing requirement of 1,799 based on the total housing requirement of 50,372 averaged over the full plan period (2022-2050). This figure is slightly higher than the local housing need figure as calculated above in paragraph 2.2; with the current anticipation for the MKCP to be adopted during 2027, it has been decided to use the higher annual requirement as outlined in the MKCP (1,799dpa) for the purposes of this assessment. This starting point gives a basic five-year requirement for 8,995 homes.

1,799 x 5 = 8,995

Performance and Shortfall

2.4. Detailed analysis of the Council's housing delivery performance is outlined on the monitoring pages of our website. Table 1 summarises the annual housing completions in Milton Keynes since the base date of Plan:MK; 1st April 2016. With regards to the annual requirement figure, Table 1 assesses any shortfall in delivery against both the Plan:MK

[2] The housing stock data for 2025 was not published until June 2026.

average annual requirement figure (with the local housing need figure taking over from 2024/25 when Plan:MK surpassed five years from adoption) and the annualised requirement figure within the submitted MKCP from its base date of 2022.

2.5. For completions, the gross figure indicates the total number of dwellings completed, whereas the net completions reflect the losses from dwelling conversions, changes of use and demolitions.

Table 1: Housing Completions 2016/17 to 2025/26

	Total Dwellings		Plan:MK	Plan:MK	MKCP	MKCP
	Gross	**Net**	**Requirement**	**Shortfall**	**Requirement**	**Shortfall**
2016/17	1,247	1,230	1,767	537	-	-
2017/18	1,527	1,518	1,767	249	-	-
2018/19	1,787	1,781	1,767	-14	-	-
2019/20	2,090	2,076	1,767	-309	-	-
2020/21	1,998	1,993	1,767	-226	-	-
2021/22	2,005	2,003	1,767	-236	-	-
2022/23	3,093	2,895	1,767	-1,128	1,799	-1,096
2023/24	2,200	2,200	1,767	-433	1,799	-401
2024/25	2,419	2,419	1,728	-691	1,799	-620
2025/26	1,855	1,855	1,779	-76	1,799	-56
Total	**15,947**	**15,696**	**17,640[1]**	**-3,113**	**7,196**	**-2,173**

[1]The housing requirement from Plan:MK was 26,500 homes over the 15-year plan period which is 1,766.66 dpa, therefore the total for 8 years would be 14,133 however this is not the total if 1,767 dpa is multiplied by 8, hence the apparent discrepancy in the total in this table.

2.6. As Table 1 outlines, including 2018/19 we have delivered net completions in excess of our annual housing requirement for each of the past 8 years. As a result, Table 1 demonstrates that; when considering the Plan:MK period, the shortfall in supply that had accumulated over the first two years of the plan period (2016/17 and 2017/18) has been eradicated and as at 1 April 2026, total delivery across the period is in excess of the required amount by over 3,000 units. Furthermore, when considering the MKCP plan period, to-date there has been an excess in delivery above and beyond the annualised housing requirement for each year, totalling in a combined oversupply as at 1 April 2026 of over 2,000 units; this has been achieved in only 4 years.

2.7. Therefore, whether the 5YHLS assessment is based on Plan:MK or the MKCP, there is no shortfall to address in the calculation of the requirement for the forthcoming five-year period and the basic requirement is therefore applied.

6

The Housing Delivery Test and the Buffer

2.8. As set out in paragraph 9 of Annex D (Housing calculations and supply), the NPPF requires an appropriate buffer (moved forward from later in the plan period) to be applied to the housing requirement (including any shortfall). The appropriate buffer to be applied is one of:

a) 5% to ensure choice and competition in the market for land; or
b) 20% where there has been significant under delivery of housing over the previous three years (where the Housing Delivery Test (HDT) signals delivery below 85%), to improve the prospect of achieving the planned supply; or
c) For the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a version of the Framework published prior to December 2024, and whose annual average housing requirement is 80% or less of the most up-to-date local housing need figure calculated using the standard method.

2.9. In relation to Option b), the most recently published HDT measurement results at 1 April 2026 were published in December 2024 covering the three-year period up to and including 2022/23. For Milton Keynes, this outlined a measurement of 147%.

2.10. However, whilst this 5YHLS assessment has been carried out, the results for both the 2024 and 2025 measurements were published on 17 August 2026. For Milton Keynes, the 2024 measurement was 134% and the 2025 measurement was 142%; Table 2 replicates the calculation for the 2025 measurement.

Table 2: Housing Delivery Test Measurement Results 2025 (August 2026)

Year	Homes Required	Homes Delivered	HDT 2025 Measurement
2022/23	1,768	2,895	
2023/24	1,770	2,200	
2024/25	1,728	2,389	
Total	5,266	7,484	**142%**

2.11. As a result of being above 95% in each of the 2023, 2024 and 2025 measurement results, there are no consequences for the Council and the application of a 20% buffer on the 5YHLS, as per Option b) is not required.

2.12. With regards to Option c), this also does not apply as currently we do not have a plan adopted within the last 5 years and, even once the MKCP, which is being examined against the 2024 NPPF, is adopted during 2027 the average annual housing requirement of 1,799dpa outlined within will be greater than 80% of the most up-to-date local housing need figure calculated using the standard method.

7

2.13. Therefore, for the purposes of this year's assessment a 5% buffer, as per Option a) will be applied to the requirement so as to ensure choice and competition in the market for land

The Residual Housing Requirement

2.14. Taking into account the basic requirement (with no shortfall) and applying the 5% buffer identified in the NPPF, the five-year housing requirement for the period 2026/27 to 2030/31 is as follows:

8,995 (basic requirement) x 1.05 = **9,445**

8

Housing Supply

3.1. As of 1 April 2026 land has been identified on major development sites or within growth areas for a total of 55,930 homes within our administrative area. Table 3 outlines the breakdown of this supply.

Table 3: Total Housing Supply for Milton Keynes (1 April 2026)

Permission	**Outline**	7,607
	FUL/REM	6,352
Allocated Sites		7,476
Draft MKCP Allocated Sites		21,950
Draft MKCP Allocated Areas of Growth		12,545
	Total	55,930

3.2. As outlined in the full housing trajectory in Appendix 1, not all of these homes are expected to be delivered within the five-year period and some are expected to be delivered post 2050, after the MKCP plan period. For the purposes of the 5YHLS assessment, each site (or parcel on a larger strategic site) has been assessed to determine the realistic prospect of development taking place within the next five years, in line with the definition of 'deliverable' as set out in the 2026 NPPF and, taking account of; guidance set out in the PPG, case law and recent appeal decisions.

3.3. The processes we have undertaken, and the types of evidence we have gathered and used, to assess and determine the deliverability of each site for the purposes of this 2026 5YHLS assessment are outlined in full in the Phasing Methodology, and as such are not repeated here.

3.4. For every site (or parcel of a larger strategic site) contained within the housing trajectory, Appendix 2 provides an overview of the assessment of deliverability carried out and the resulting conclusion. A site profile is provided for every site outlining key details including; its planning status, its delivery record in recent years (where applicable), the number of units under construction, the landowner/developer/housebuilder associated with the site, whether a Statement of Common Ground (SoCG) or Proforma has been submitted for this year's assessment, a summary conclusion relating to the deliverability of the site and the justification for the conclusion reached and, an annual breakdown of the projected completions on site for the five-year period and beyond, including a summary of why the specific projections have been applied.

3.5. Furthermore, for each site, relevant evidence documents have also been attached, where applicable, to assist in demonstrating and justifying our conclusions on the deliverability of

9

the site and the projections outlined. This includes, for example, site-specific SoCG and proforma that have been submitted to inform the assessment.

Supply from Major Development Sites

3.6. In total 106 major development sites (or parcels of larger strategic sites) and areas of growth, which form the wider housing trajectory, were assessed for the 2026 assessment and, of these, 79 were deemed to be deliverable or partially deliverable as per the NPPF definition, providing land for a total of 9,724 units within the five-year period between 1 April 2026 and 31 March 2031. The housing trajectory in Appendix 1 outlines the sites that contribute towards the five-year supply and the site-specific pages in Appendix 2 provide the detail and evidence for each of these sites.

3.7. Table 4 provides a breakdown of the deliverable supply from major development sites and growth areas in terms of their planning status as at 1 April 2026 and their relation to the categories of site in the definition of 'deliverable' as outlined in the NPPF. Of the 79 sites deemed deliverable, 52 of these (66%) fell within Category A of the NPPF definition as at 1 April 2026 and these provide 5,163 of the required units for the five-year period (50.42% of the total supply, 54.66% of the 5-year requirement).

Table 4: Composition of Deliverable Units by planning status (As at 1 April 2026)

NPPF Definition of Deliverable Category	Planning Status	Number of units in Five-Year Supply (Number of sites)	Percentage of Overall Five-Year Supply
Category A Sites	FUL permission/REM approval	5,163 (52)	50.42%
Total Category A sites		**5,163 (52)**	**50.42%**
Category B Sites	Outline Permission	2,086 (5)	20.37%
	Outline Permission (REM application awaiting determination)	619 (2)[1]	6.05%
	Allocation	401 (11)[2]	3.92%
	Allocation (FUL application awaiting determination)	434 (5)[3]	4.24%
	Allocation (Resolution to grant FUL permission)	306 (1)	2.99%
	Allocation (OUT application awaiting determination)	200 (1)	1.95%

10

	Allocation (Resolution to grant OUT permission)	515 (2)	5.03%
Total Category B Sites		**4,561 (27)**	**44.55%**
Total		**9,724 (79)**	**94.97%[4]**

[1] Since 1 April 2026, all 619 of these units have now been granted REM approval.

[2] Since 1 April 2026, 138 of these units now have submitted applications awaiting determination (125 for Outline and 13 for FUL permission).

[3] Since 1 April 2026, 350 of these units now have a resolution to grant FUL planning permission.

[4] The remainder of the deliverable supply consists of a windfall allowance, as outlined below.

Windfall Supply

3.8. Both Plan:MK and its predecessor, the Core Strategy (2013) included an allowance of 95 dwellings per year to cover the delivery of windfall sites with a capacity of less than 10 dwellings. This was agreed as being a suitable windfall allowance for the Borough during the examination of Plan:MK, at which a detailed justification was presented and accepted. As a result, the deliverability of individual sites of less than 10 units is not specifically assessed as part of this assessment and instead, it has been our standard practice to include a windfall allowance totalling 95 homes per year within the supply.

3.9. Table 5 outlines the number of completions from sites of less than 10 units recorded since the start of the Plan:MK period to-date on an annual basis and demonstrates an average over the 10 years of 99 homes completed per year. This suggests that a continuation of the current allowance of 95 homes per year from sites of less than 10 units would be justified based on historical trends.

Table 5: Completions from sites under 10 dwellings during Plan:MK period.

	No. of homes from sites under 10 units
2016/17	166
2017/18	79
2018/19	169
2019/20	99
2020/21	126
2021/22	109
2022/23	24
2023/24	72
2024/25	80
2025/26	63
Total	**987**

3.10. This is further supported by there being extant planning permissions as at 1 April 2026 for 132 dwellings across 58 minor development sites and an additional 11 dwellings under

11

construction on minor development sites; enough to cover a year and a half of the current allowance without any further permissions being granted. Again providing justification for the continued 95 dwellings per year windfall allowance from minor development sites.

3.11. For the purposes of the preparation of the MKCP, further work was also undertaken within the Strategic Housing Land Availability Assessment (November 2025) ("SHLAA") to review the delivery of houses during the Plan:MK period which have been delivered on windfall sites with a capacity of greater than 10 dwellings.

3.12. This review, as outlined in further detail in Appendix 10 of the SHLAA, assessed windfall delivery from major development sites in both the urban and rural areas of Milton Keynes and concluded that delivery of homes from these sources across the 8-year period reviewed provided an average of 53 new homes per year across the whole Milton Keynes area.

3.13. As a result of this assessment, the MKCP proposes to extend the annual windfall allowance from 95 dwellings per year to 115 dwellings per year to account for additional windfall units delivered on unallocated, major development sites that come forward during the plan period.

3.14. This additional windfall allowance has therefore been included as part of the total supply element of this year's 5YHLS assessment however, the additional 20 units from major development windfall sites will only be included within years 4 (2029/30) and 5 (2030/31) of the supply to account for the fact that major development windfall sites which are likely to deliver in years 1-3 will already have been granted permission prior to 1 April 2026 and therefore will already be included as a separate line within the trajectory. This approach will therefore avoid any double counting.

3.15. For the purposes of this year's assessment, it should also be noted that, since 1 April 2026 planning permission has been granted for 51 units on a conversion scheme in Caldecotte (PLN/2026/1040) and a scheme for 61 units at Simpson Road in Bletchley has also been submitted (PLN/2026/1482); neither of these sites are allocated or proposed for allocation in the MKCP and would therefore represent major development windfall. The granted permission on its own would cover the additional 40 units expected from major development windfall sites in years 4 and 5 of the trajectory.

3.16. It is therefore considered that there is sufficient justification to include the proposed windfall allowance as set out in the trajectory at Appendix 1.

12

Total Deliverable Supply

3.17. Over the five-year period, the annual windfall allowance adds a further 515 units to the deliverable supply. Therefore, with the inclusion of the windfall allowance, the total deliverable supply for the five-year period between 1 April 2026 and 31 March 2031 is 10,239 units.

9,724 (deliverable supply from major development sites) + 515 (Windfall) = **10,239 homes**

13

The Five-Year Land Supply Position

4.1. The total deliverable land supply for homes across the administrative area (10,239) for the five-year period 2026/27 to 2030/31 is in excess of that required to meet the housing requirement of 9,445 homes. As set out in Table 6 below, and in more detail at the bottom of the housing trajectory in Appendix 1, this assessment of five-year housing land supply confirms that we can currently demonstrate that deliverable supply is in place for 5.42 years' worth of housing land.

Table 6: Milton Keynes five-year housing land supply position 2026/27 – 2030/31

	Net no. of dwellings
Annual Housing Requirement	1,799
Basic Five-Year Housing Requirement 2026/27 – 2030/31	8,995
Shortfall at 1 April 2026	0
5% Buffer	450
Five-Year Land Supply Requirement	9,445
Overall Supply of Deliverable Sites	10,239
Overall Supply compared to requirement	794
Overall years Supply	**5.42 years**

14

Appendix 1 –
The Housing Trajectory

Appendix 1 - MK City Plan Housing Trajectory and Five-Year Housing Land Supply Position

Area	Site	DEVELOPER	STATUS	Application ref	2020/21		2021/22		2022/23		2023/24		2024/25		2025/26		2026/27		2027/28		2028/29		2029/30		2030/31		2031/32		2032/33		2033/34		2034/35		2035/36		2036/37		2037/38		2038/39		2039/40		TOTALS SINCE 1 APRIL 2020		UNIT STATUS @ 1-Apr-2020		
					Total C/F Commitments	Proj Comp NetNo	Total C/F Commitments	Proj Comp NetNo	Total C/F Commitments	Proj Comp NetNo

Appendix 2 – Site Profiles

Site Name: BROOKLANDS RESERVE SITE			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - 20/02419/FUL	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 33	
Developer/Landowner: Thrive Homes			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

The site benefits from full planning permission but has not yet commenced, with delivery previously constrained by a covenant affecting the land. The developer has confirmed that agreement to release the covenant is now at an advanced stage, alongside instruction of legal teams on a supplemental agreement, indicating that this constraint is close to resolution. Conditions were also being discharged during 2024 and 2025 and a CLUP was approved in February 2025 confirming implementation of the planning permission. On this basis, the site is considered deliverable, with a clear pathway to commencement.

Delivery assumptions reflect a single phase scheme progressing once constraints are lifted, with completions aligned to the developer's anticipated programme and the relatively modest scale of development.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	33	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Outlook

Fw: Brooklands - Milton Keynes

From [redacted] <[redacted]@milton-keynes.gov.uk>
Date Tue 3/10/2026 10:59 AM
To Housing Monitoring <Housing.Monitoring@milton-keynes.gov.uk>

1 attachment (289 KB)
RE: Brooklands - Milton Keynes;

From: [redacted] <[redacted]@milton-keynes.gov.uk>
Sent: Tuesday, March 10, 2026 10:19 AM
To: [redacted] <[redacted]@milton-keynes.gov.uk>
Subject: FW: Brooklands - Milton Keynes

[redacted]

[redacted]

Kind Regards,

[redacted]

To speak with me use Microsoft Teams or [redacted]
Milton Keynes City Council I Civic Offices I 1 Saxon Gate East I Milton Keynes I MK9 3EJ
Tel: 01908 254242
www.milton-keynes.gov.uk

From: Matthew Berry <[redacted]>
Sent: 27 February 2026 13:35
To: Paul Van Geete <[redacted]>; Julia Banham <[redacted]>
Subject: RE: Brooklands - Milton Keynes

This email came from outside Milton Keynes City Council.
Take extra care before opening attachments or clicking links.
Report any suspicious emails via the **REPORT MESSAGE** icon above.

Hello Paul/Julia,

I hope you are both keeping well. I thought I would give an update of where we are with the 33 new apartment scheme at Brooklands.

We have been in dialogue with Places for People regarding the covenant that is in place on the site. The good news is we have are in the final stages of agreeing and the releasing of this covenant. This will hopefully finally mean we can move forward.

Paul – Did you issue the instruction to your legal team in relation to the supplemental agreement, if not I would be grateful if you could progress this. The legal contacts remain the same.

I will also be following up with Paul Keen on the above e-mail to discuss documenting the tenure change.

Should you need more information please let me know. More than happy to catch up over MS Teams if helpful.

Thanks for your help so far.

Kind Regards

Matthew Berry (He/Him) MRICS MRTPI
Planning & Pre Contract Manager

[redacted] [redacted] [redacted]

bpha @bphahomes bpha www.bpha.org.uk

From: [redacted]
Sent: 24 June 2025 15:53
To: [redacted] <[redacted]@Milton-keynes.gov.uk>
Cc: [redacted]
Subject: RE: Brooklands - Milton Keynes

[redacted]

Site Name: TATTENHOE PARK PHASE 5			
Planning Status of site @ 1 April 2026:		REM PERMISSION - 23/01824/REM	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	0	63
Progress on site as of 1 April 2026:	**No. of Units U/C:** 52	**No. of Units Not Started:** 0	
Developer/Landowner: Keepmoat Homes Ltd			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Following 63 completions in 2025/26, 52 dwellings remain and all are under construction. Given the maturity of the build programme and the steady pace achieved across earlier phases, it is reasonable to expect all 52 completions in 2026/27.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	52	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: TATTENHOE PARK PHASE 6			
Planning Status of site @ 1 April 2026:		REM PERMISSION - 24/01933/REM	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	11
Progress on site as of 1 April 2026:	**No. of Units U/C:** 48	**No. of Units Not Started:** 111	
Developer/Landowner: Homes England			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Monitoring indicates 11 completions in 2025/26, slightly above earlier expectations. The developer's forward projections remain credible and align with build-out assumptions for a parcel of this size, as outlined in our Phasing methodology. To reflect the earlier completions, 2026/27 completions are set at 54 (down from 65). This moderated profile remains robust and deliverable given site progress to-date, the number of units currently under construction on site and the builder's capacity in focusing on this one parcel on site.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	54	55	41	9	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES WITH DETAILED PERMISSION
2025-2026

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
17/00918/OUT (24/01933/REM)	TATTENHOE PARK PHASE 6	170

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:	June 2025
Anticipated date of first housing unit start:	August 2025
Anticipated date of first completion:	May 2026

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	25/26	26/27	27/28	28/29	29/30	30/31	Post 2031
Dwellings	0	65	55	41	9	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: [redacted]

Name: Elaine Connolly

Position: Senior Planning Manager

Company: Bellway Homes Limited (Northern Home Counties)

Date: 16.12.25

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

Site Name: TATTENHOE PARK PHASE 7			
Planning Status of site @ 1 April 2026:		REM PERMISSION - 24/00072/REM	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	0
Progress on site as of 1 April 2026:	**No. of Units U/C:** 50	**No. of Units Not Started:** 146	
Developer/Landowner: Countryside Properties			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** No		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Development monitoring shows that 50 dwellings were under construction as at 1 April 2026 and all pre-commencement and pre-occupation planning conditions had been discharged.

Although 34 completions had been projected for 2025/26 in the housebuilder's proforma, these did not come forward, suggesting a later but stronger delivery in 2026/27 as units progress. Given historically robust build-out on Phase 3 (same housebuilder), the projections outlined in the housebuilders proforma are achievable; however, to provide a realistic profile which better aligns with assumptions set out in our Phasing Methodology, especially with overlapping activity on other parcels, the completions have been spread over three years rather than concentrated into two, with the final site delivery coming in 2028/29 rather than 2027/28 as proposed by the housebuilder.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	76	60	60	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES WITH DETAILED PERMISSION
2025-2026

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
24/00072/REM	TATTENHOE PARK PHASE 7	196

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:

All pre-commencement and pre-occupation planning conditions have been discharged for Phase 7 at Tattenhoe Park.

Anticipated start on-site date:	11/12/24
Anticipated date of first housing unit start:	17/02/25
Anticipated date of first completion:	12/12/25

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	25/26	26/27	27/28	28/29	29/30	30/31	Post 2031
Dwellings	34	115	49	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.

Vistry's Phase 3 at Tattenhoe Park has delivered well in this desirable location. Vistry are working with our partners to deliver this site and do not see any current issues with the projected housing delivery at this stage.

Signed: [redacted]

Name: Robert Phillips

Position: Senior Planning Manager

Company: Vistry Group

Date: 12/12/2025

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

Site Name: WEA Area 10.1 -10.3 Remainder			
Planning Status of site @ 1 April 2026:		OUT PERMISSION - 05/00291/MKPCO (22/02490/OUTM)	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	See Front Sheet for site wide delivery	See Front Sheet for site wide delivery	See Front Sheet for site wide delivery
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 823	
Developer/Landowner: Urban & Civic			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes (a proportion of the remaining units are deemed deliverable)			

5YHLS Assessment Conclusion and Evidence Used:

This represents the remainder of the outline permission for the wider WEA Area 10 site, a well-established strategic allocation with substantial delivery already achieved and further parcels actively under construction. The land remains in the ownership of the two landowners Urban & Civic (who are also lead developer) and Milton Keynes City Council (MKCC).

Urban & Civic hold regular update meetings with Council officers whereby progress on disposal and delivery of parcels, and delivery of site wide infrastructure is discussed in relation to MKCC landholdings on the site and also the MK Tariff. Through these meetings, MKCC officers are involved in planning the disposal of new parcels and can therefore utilise this information in projecting delivery from the remainder of the outline permission. This is also supplemented by the submission (by Urban & Civic) of proforma/SoCG on at least an annual basis which confirms projected build-out rates for the remainder.

As outlined on the front sheet and developer SoCG, the WEA Area 10 has been delivering significant numbers of units for 11 years and all site wide infrastructure has now been delivered or is ongoing and close to completion, removing any barriers to delivery and allowing a quick start and build-out rate once REM approval is granted for further parcels. The speed at which parcels on this site can come forward is clearly demonstrated in the Council's Phasing methodology; for example, Phases J,K & L recorded first completions on site only 5 months after the grant of detailed permission. Similar timings were also seen on Parcels M, N & O (7 months) and Parcels Q & R (8 months).

In March 2019, MKCC and L&Q (now Urban & Civic) completed a conditional agreement for the sale and purchase of land owned by MKCC in the wider Western Expansion Area and following this, in December 2019, a disposal strategy was agreed between both parties outlining the timing for, and details of, completion of remaining site wide infrastructure provision across the site and, the timings for disposal of each of the remaining parcels within the outline permission (including the number of units each parcel would deliver).

Due to an ongoing adverse possession claim at the time (See site specific information on WEA Area 11), an updated 2021 Disposal Strategy was prepared to reflect updated development projections for Area 11 and to outline a change in focus with hard infrastructure delivery and

disposal of parcels on the later stages of Area 10 (Whitehouse) being focused on and brought forward earlier than originally anticipated.

As a result, all remaining sub-parcels of Parcel A and Parcel B, have been marketed, preferred housebuilders chosen and as at 1 April 2026, all of these parcels now have REM approval, are under construction and delivering units, with some also having been completed.

An updated SoCG has been completed with Urban & Civic which outlines an updated delivery timetable from disposal to final completion, for each of the remaining sub-parcels on Area 10 (excluding those which already have REM approval and are under the control of a housebuilder). This delivery timetable remains in accordance with that outlined in previous 5YHLS assessments and which has to-date been continuously achieved.

This is deemed to be a realistic timetable given the strategic infrastructure to deliver the new Parcel D and local centre area is complete, the updated Outline permission has been granted and the disposal process for Parcel D is underway; it should also be noted that the local centre element of housing is intended to be delivered by Urban & Civic and, as such, there is no need for marketing and disposal which will shorten the lead-in time for these unts. Furthermore, the timings align with lead-in times previously achieved on the WEA Area 10 and are in scope of the assumptions set out in our Phasing Methodology. As such, the WEA Area 10 remainder is deemed to be deliverable albeit it is not anticipated all remaining dwellings will be delivered within the current 5-year period. The annual delivery projections within the SoCG outline build-out rates for each sub-parcel which are below the Council's assumptions for parcels of their size (as outlined in the Council's Phasing methodology) and, overall when all parcels are considered cumulatively, the build-out rates are below the expectations for a strategic site as well. This is however to be expected as the site moves towards its final years of delivery.

The updated SoCG is considered up-to-date evidence, which is supported by progress being made and aligns with local assumptions as such, the projected build-out rates have been applied for the purposes of the assessment.

The high delivery rate of units on the site to-date alongside, the continued disposal of new parcels, continued granting of REM approvals and starts on new parcels and, delivery of site wide infrastructure by Urban and & Civic, accompanied by a further updated SoCG, provides clear evidence of the deliverability of further units on the site in the five-year period.

Evidence of this nature has previously also been deemed to be clear evidence that the remainder of the WEA Area 10 could be determined as deliverable as per two appeal decisions in Milton Keynes (one of which was a Sectary of State decision) at Rectory Farm, Bow Brickhill (APP/Y0435/W/19/3234204 – decision dated April 2020), and at Cranfield Road, Wavendon (APP/Y0435/W/17/3169314 – decision dated June 2020).

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	100	100	100	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	100	100	100	100	123

MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY

DELIVERY UPDATE & STATEMENT OF COMMON GROUND
2026

Planning Status (reference where applicable)	**Site Name/Address**	**Site Capacity** (undeveloped homes as at 1st April 2026)
22/02490/OUTM	WEA Area 10 (Whitehouse) Remainder	823

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission 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.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

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).

Progress Towards Delivery
Overall, the Whitehouse site has already delivered c.2,700 units as of 1 April 2026, since its first completion in 2015/16 and, has a further c.450-500 units on parcels with REM permission currently being delivered. Following the completion of a Conditional Agreement for Sale and Purchase between L&Q Estates and Milton Keynes City Council on 31 March 2019, a Disposal Strategy document was assembled and agreed between both parties in December 2019. This document has been updated over time to take account of progression of delivering hard infrastructure and details for the disposal of each remaining parcel. As at 1 April 2026, the only outstanding key piece of infrastructure, which enables housing delivery, to be completed at Whitehouse is completion of the city street connection across Calverton Lane, which allows the site to connect with Fairfields. Work on this is however almost complete and at this stage these works do not restrict any of the final housing parcels at Whitehouse from coming forward for delivery.

An updated outline permission for Area 10 was approved in February 2025 following the expiry of the original permission. Following the issuing of this decision two further parcels have been disposed of:

- Sub-Parcels I, J & P of Parcel D were purchased by Dandara and REM approval was granted in June 2025 for 218 units.
- Sub-Parcels Y & Z, the last remaining of Parcel B were also purchased by Dandara and a REM application, which is currently awaiting determination was submitted in December 2025.

The units associated with these parcels are not included within the proposed housing trajectory for the remainder of Whitehouse (Area 10) as outlined below.

Marketing for the disposal of the remainder of the sub-parcels on Parcel D is currently underway with detailed planning expected to be sought in June/July 2026 and a start on site in early 2027, leaving residential units associated with the Local Centre, as the last remaining parcels at Whitehouse. It is currently proposed that Urban & Civic will bring these units forward themselves as Build to Rent properties as opposed to disposing of them to a housebuilder. This will negate the need for disposal, reducing the lead-in time for these units to come forward. Furthermore, with Build to rent properties currently delivering at speed at Whitehouse and elsewhere in Milton Keynes, it is anticipated that these units will deliver quicker than has been projected in previous years and this is reflected below.

The tables below provide a breakdown of the details for proposed delivery of these remaining parcels/units.

2. Statement of Common Ground

Taking account of information provided here, I James Mooney, Project Director, at Urban & Civic PLC 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 from 1 April 2026.

Anticipated Start on Site date:	Next parcel (not including those with REM approval) – Q1 2027

Financial Year (1st April - 31st March)	**Number of Completions**
2026/27	**0**
2027/28	**100**
2028/29	**100**
2029/30	**100**
2030/31	**100**
(2031 and beyond)	**423**

3. Signatures

Signed: (James Mooney, Project Director, Urban & Civic PLC)	
Date:	26-02-2026

Signed: (James Williamson, Monitoring and Implementation Team Leader (Development Plans) Milton Keynes City Council)	
Date:	27/02/2026

WEA Area 10 remainder											
Parcel	**Sub-Parcel**	**No of dws**	**Land sale**	**First Comp**		**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	**post 2031**
D	10.3 L, N, M, O & K	440	FY 25/26	FY 26/27 - 27/28			50	50	50	50	240
Local Centre		383	No sale	FY 27/28			50	50	50	50	183
					Yearly Totals		**100**	**100**	**100**	**100**	**423**

Site Name: WEA Area 10.1 Parcels Y & Z			
Planning Status of site @ 1 April 2026:		OUT PERMISSION (REM application awaiting determination) - PLN/2025/2688	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 191	
Developer/Landowner: Dandara			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** No	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Reserved Matters application was submitted in December 2025 (subsequently approved in May 2026) for access, appearance, landscaping, layout and scale.

Site is now in the ownership of housebuilder Dandara who have submitted a proforma outlining their projections and lead-in times for this parcel. The projections outline delivery over a three-year period from June/August 2026 with an average annual build-out rate which is higher than we would expect for a parcel of this scale on a strategic site. Dandara are however delivering at an above average rate across all of their sites in Milton Keynes, including elsewhere on the Western Expansion Area and so a faster delivery rate has potential to be achieved here too.

Recognising that Dandara are however still active across multiple larger parcels within the Western Expansion Area and to account for the REM application still being under consideration at 1 April 2026, the build-out has instead been spread over four years for a more conservative profile, whilst still being slightly higher than the assumed averages for a parcel of this size to account for Dandara's strong delivery rates within Milton Keynes.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	11	75	75	30	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES WITH DETAILED PERMISSION
2025-2026

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
PLN/2025/2688	Western Expansion Area, Area 10.1 Parcels Y & Z	191

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:	1st June 2026
Anticipated date of first housing unit start:	August 2026
Anticipated date of first completion:	February 2027

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	25/26	26/27	27/28	28/29	29/30	30/31	Post 2031
Dwellings	0	11	90	90	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: Ashley Ridgway

Position: Senior project manager

Company: Dandara

Date: 5/03/26

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

Outlook

Re: Milton Keynes City Council - Housing Monitoring 2025

From Amy Sibley <[redacted]>
Date Thu 3/5/2026 1:15 PM
To Housing Monitoring <[redacted]>

1 attachment (65 KB)
y&Z monitoring form MKCC.docx;

This email came from outside Milton Keynes City Council.
Take extra care before opening attachments or clicking links.
Report any suspicious emails via the **REPORT MESSAGE** icon above.

Hi Beth

Sorry for the delay in getting back to you on this one, please see attached.

Many thanks
Amy

From: Housing Monitoring <[redacted]>
Sent: Thursday, February 26, 2026 12:49 PM
To: Amy Sibley <[redacted]>; Housing Monitoring <[redacted]>
Subject: Re: Milton Keynes City Council - Housing Monitoring 2025

Hi Amy

Hope you're well,

Thank you for your email. Would you be able to provide a projected for timeline post detailed planning permission being granted?

Best wishes
Beth

Bethany George

Planning Services Officer | Development Plans
To speak with me use Microsoft Teams
Milton Keynes City Council | Civic | 1 Saxon Gate East | Milton Keynes | MK9 3EJ
https://www.milton-keynes.gov.uk/planning-and-building/

Advice is given at officer level only and does not prejudice any formal decision made by the Council.

Site Name: WEA Area 10.3 Parcels I, J & P			
Planning Status of site @ 1 April 2026:		REM PERMISSION - PLN/2025/0113	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	21
Progress on site as of 1 April 2026:	**No. of Units U/C:** 20	**No. of Units Not Started:** 177	
Developer/Landowner: Dandara			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** No	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Site was granted REM approval in June 2025 and work started on site during Q3 of 2025/26 with first completions being registered during Q4 of 2025/26 – as at 1 April 2026, 21 units were under construction.
The housebuilders, Dandara have submitted a proforma outlining their projections and lead-in times for this parcel which would see full completion during spring/summer 2027, averaging a build-out of 73dpa across three years. Whilst this is slightly higher than the assumed rates for a parcel of this size on a strategic site, Dandara do have a recent strong record of delivering high annual average completions across all of their sites in Milton Keynes, including elsewhere on the Western Expansion Area and therefore it is possible that these projected rates could be achieved.
However, for the purposes of this assessment, the build-out have instead been spread over four years for a more conservative profile to reflect the assumptions in our Phasing Methodology and Dandara's presence delivering on multiple parcels simultaneously across the WEA.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	90	80	27	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES WITH DETAILED PERMISSION
2025-2026

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
PLN/2025/0113	Western Expansion Area, Area 10.3 Parcels I, J & P	218

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:

Site has started no pre-delivery works required.

Anticipated start on-site date:	4/8/25
Anticipated date of first housing unit start:	18/8/25
Anticipated date of first completion:	Feb 2026

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	25/26	26/27	27/28	28/29	29/30	30/31	Post 2031
Dwellings	80	100	38				

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:A Ridgway

Name: Ashley Ridgway

Position: Senior project manager

Company: Dandara

Date: 5/1/26.

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

Outlook

RE: Milton Keynes City Council - Housing Monitoring 2025

From Amy Sibley <[redacted]>
Date Wed 1/7/2026 9:01 AM
To Housing Monitoring <[redacted]>

1 attachment (65 KB)
Monitoring Proforma 2025-2026 (Parcels I J P) completed.docx;

CAUTION: This email originated outside of Milton Keynes City Council.
Please be extra vigilant when opening attachments or clicking on links.
Report spam or suspected malicious email via the REPORT MESSAGE icon above.

Morning Bethany

Happy New Year!

Please see attached final monitoring form for Dandara for our parcels IJP at Whitehouse.

Many thanks
Amy

From: Amy Sibley
Sent: 19 December 2025 14:37
To: 'Housing.Monitoring@milton-keynes.gov.uk' <[redacted]>
Subject: RE: Milton Keynes City Council - Housing Monitoring 2025

Hi,

Please see attached completed forms for two of our further sites. I am just waiting on feedback on Parcel IJP at Whitehouse and I will send over once received.

Many thanks
Amy

From: Housing Monitoring <[redacted]>
Sent: 12 December 2025 11:31
To: Jesse Waites <[redacted]>; Amy Sibley <[redacted]>
Subject: Milton Keynes City Council - Housing Monitoring 2025

WARNING: This email is from an External Source. Think Carefully before clicking on links or attachments.

Dear Sir / Madam,

Site Name: WEA Area 10.1 Parcels P&V			
Planning Status of site @ 1 April 2026:		REM PERMISSION - 22/02373/REM	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	0	55	35
Progress on site as of 1 April 2026:	**No. of Units U/C:** 49	**No. of Units Not Started:** 0	
Developer/Landowner: Bellway			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** No		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

The parcel is progressing steadily under Bellway with completions having been recorded in both 2024/25 and 2025/26 and all remaining units being under construction as of 1 April 2026.

An updated proforma has been submitted by Bellway outlining completion of the site in 2027/28. This profile aligns broadly with monitoring evidence and reflects a stable two-year run-out for the remaining plots, aligning with our assumptions for delivery of a parcel of this size overall. The remaining units have therefore been spread over the next two-year period with slightly more delivery in 2027/28 than anticipated by Bellway.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	27	22	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES UNDER CONSTRUCTION
2025-2026

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
22/02373/REM	Western Expansion Area, Area 10.1 Parcels P&V	93

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	**Post 2031**
Dwellings	42	38	13	0	0	0	0

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: [redacted]

Name: Elaine Connolly

Position: Senior Planning Manager

Company: Bellway Homes Limited (Northern Home Counties)

Date: 16.12.2025

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

Site Name: WEA 10.4A Parcels AA, AC & AE			
Planning Status of site @ 1 April 2026:		REM PERMISSION - 22/02322/REM	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	0	66	171
Progress on site as of 1 April 2026:	**No. of Units U/C:** 26	**No. of Units Not Started:** 17	
Developer/Landowner: Dandara			
SoCG/Proforma submitted: Not requested		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

REM approval for this parcel was granted in August 2023 with work on site then starting towards the end of 2023. The parcel began delivering completed homes during 2024/25 recording very high completions rates over the following two years – as at 1 April 2026 all bar 17 of the remaining 43 units are under construction.

Given Dandara's high delivery rates to-date on this parcel and across other developments within Milton Keynes and with most remaining units being under construction, it is anticipated that the parcel will be fully completed during 2026/27.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	43	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: WEA AREA 10, PARCELS S,T & U			
Planning Status of site @ 1 April 2026:		REM PERMISSION - 22/00716/REM	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	10	140	66
Progress on site as of 1 April 2026:	**No. of Units U/C:** 62	**No. of Units Not Started:** 0	
Developer/Landowner: Bellway			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** No	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

REM approval was granted for this parcel in February 2023, work started on site during 2023 and first completions were recorded in early 2024. High delivery rates were achieved in 2024/25 and 2025/26, exceeding the projections provided by Bellway in each year. As at 1 April 2026 all remaining 62 units are under construction.

Bellway have submitted an updated proforma for the parcel which projects final completion of the site in 2028/29. In light of their performance in delivering the site to-date and the maturity of the parcel with regards all units being under construction, this is felt to be a very conservative projection and as such it is reasonable to assume that a continued steady build-out rate over the next two years will be achieved, seeing the parcel fully completed in 2027/28.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	42	20	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES UNDER CONSTRUCTION
2025-2026

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
22/00716/REM	Western Expansion Area Parcels S, T & U	145

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	**Post 2031**
Dwellings	41	54	40	10	0	0	0

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: [redacted]

Name: Elaine Connolly

Position: Senior Planning Manager

Company: Bellway Homes Limited (Northern Home Counties)

Date: 16.12.2025

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

Site Name: WEA AREA 11 -REMAINDER			
Planning Status of site @ 1 April 2026:		OUT PERMISSION - 06/00123/MKPCO (22/02491/OUTM)	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	See Front Sheet for site wide delivery	See Front Sheet for site wide delivery	See Front Sheet for site wide delivery
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 795	
Developer/Landowner: L&Q			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes	
Site Deemed Deliverable? Yes (a proportion of the remaining units are deemed deliverable)			

5YHLS Assessment Conclusion and Evidence Used:

This represents the remainder of the outline permission for the wider WEA Area 11 site, a well-established strategic allocation with substantial delivery already achieved. The land remains in the ownership of the two landowners Urban & Civic (who are also lead developer) and Milton Keynes City Council (MKCC).

Urban & Civic hold regular update meetings with Council officers whereby progress on disposal and delivery of parcels, and delivery of site wide infrastructure is discussed in relation to MKCC landholdings on the site and also the MK Tariff. Through these meetings, MKCC officers are involved in planning the disposal of new parcels and can therefore utilise this information in projecting delivery from the remainder of the outline permission. This is also supplemented by the submission (by Urban & Civic) of proforma/SoCG on at least an annual basis which confirms projected build-out rates for the remainder.

As outlined on the front sheet and developer SoCG, the WEA Area 11 has been delivering significant numbers of units for 11 years and all site wide infrastructure has now been delivered or is ongoing and close to completion, removing any barriers to delivery and allowing a quick start and build-out rate once REM approval is granted for further parcels. As per the Council's Phasing Methodology, all parcels on Area 11 have delivered first completions between 4 and 15 months from the grant of detailed permission – parcels on the site therefore have an historic record of delivering quickly.

In March 2019, MKCC and L&Q (now Urban & Civic) completed a conditional agreement for the sale and purchase of land owned by MKCC in the wider Western Expansion Area and following this, in December 2019, a disposal strategy was agreed between both parties outlining the timing for, and details of, completion of remaining site wide infrastructure provision across the site and, the timings for disposal of each of the remaining parcels within the outline permission (including the number of units each parcel would deliver).

The delivery of Area 11 against this disposal strategy was however significantly hampered from 2020 onwards by an adverse possession claim over certain land titles on site. This resulted in delays to the delivery of key infrastructure and a halt to the sale of remaining parcels with focus instead moving towards advancing delivery of the WEA Area 10.

In early 2022 the adverse possession issue was resolved and Urban & Civic confirmed that during 2023/24 they acquired the necessary land to deliver all final strategic infrastructure to open up the remaining residential parcels of Area 11 for delivery as originally anticipated. Alongside this, Urban & Civic also updated the original outline permission for the site which expired in late 2022.

A SoCG was signed by Urban & Civic in 2024 providing an updated delivery timetable which reflected their ability to now push ahead with the delivery of the remainder of Area 11. The SoCG outlined first land sales scheduled to take place in 2026/27 and first completions on new parcels of Area 11 anticipated for 2028/29.

For the purposes of this year's assessment an updated SoCG has been produced which confirms that the final piece of key infrastructure (the City Street connection across Calverton Lane to enable Whitehouse and Fairfields to be connected) to enable the remaining housing delivery at Area 11 has been virtually completed and the programme remains as per the 2024 SoCG.

With progress having been made in the past two years towards delivery against the programme set out in the 2024 SoCG , the lead-in times for delivery of new parcels as outlined in the updated SoCG are deemed to be a realistic timetable given the key strategic infrastructure is now in place and the updated Outline permission has been granted. Furthermore, the proposed lead-in times align with those previously achieved on the WEA Area 11 and are in scope of the assumptions set out in our Phasing Methodology. As such, the WEA Area 11 remainder is deemed to be deliverable albeit it is not anticipated all remaining dwellings will be delivered within the current 5-year period. The annual delivery projections within the SoCG outline build-out rates for each sub-parcel which accord with the Council's assumptions for parcels of their size (as outlined in the Council's Phasing methodology) and, overall when all parcels are considered cumulatively, the build-out rates are slightly below the expectations for a strategic site as well. The updated SoCG is considered up-to-date evidence, which is supported by progress being made and aligns with local assumptions as such, the projected build-out rates have been applied for the purposes of the assessment.
The updated information provided by Urban & Civic in their SoCG alongside the progress made on delivery of key infrastructure in line with a previously outlined delivery programme demonstrates clear progress since 2024 towards the delivery of the remainder of Area 11.

Given the progress on the site up to the adverse possession issue arising and the manner in which the wider WEA has continued to deliver whilst the adverse possession issue has been resolved, it is considered that the remainder of the site is now deliverable albeit, due to the scale of the remaining site its delivery will go beyond the current five-year period.

Evidence of this nature has previously also been deemed to be clear evidence that the remainder of the WEA Area 11 could be determined as deliverable as per two appeal decisions in Milton Keynes (one of which was a Sectary of State decision) at Rectory Farm, Bow Brickhill (APP/Y0435/W/19/3234204 – decision dated April 2020), and at Cranfield Road, Wavendon (APP/Y0435/W/17/3169314 – decision dated June 2020).

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	90	140	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	210	159	70	70	56

MILTON KEYNES COUNCIL
HOUSING LAND SUPPLY

DELIVERY UPDATE & STATEMENT OF COMMON GROUND
2026

Planning Status (reference where applicable)	**Site Name/Address**	**Site Capacity** (undeveloped homes as at 1st April 2026)
22/02491/OUTM	WEA Area 11 (Fairfields) Remainder	795

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission 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.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

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).

Progress Towards Delivery
Overall, the Fairfields site has already delivered c.1,400 units as of 1 April 2026, since its first completion in 2015/16. Following the completion of a Conditional Agreement for Sale and Purchase between L&Q Estates and Milton Keynes City Council on 31 March 2019, a Disposal Strategy document was assembled and agreed between both parties in December 2019. This document has been updated over time to take account of progression of delivering hard infrastructure and details for the disposal of each remaining parcel within Fairfields. As at 1 April 2026, the final piece of key infrastructure to be delivered, which enables housing delivery, is the City Street connection across Calverton Lane to enable Whitehouse and Fairfields to be connected. With resolution having been achieved in relation to a previous adverse possession claim on land relating to this, work has been ongoing over past 18 months and is now virtually complete on the city street connection. This, along with the delivery of the access stubs off the city

street, which have been delivered as part of the work, enables all remaining residential parcels to come forward and be delivered. An updated outline permission for Area 11 was also approved in February 2025 following the expiry of the original permission. First land sales following the delivery of the highway infrastructure are due to take place during 2026/27 and updated dates for the sale of the remaining sub-parcels of Parcel C and projections for their delivery rates are outlined in the attached table and totalled as below.

2. Statement of Common Ground

Taking account of information provided here, I James Mooney, Project Director at Urban & Civic PLC 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 from 1 April 2026.

Anticipated Start on Site date:	Next sub-parcels to come forward will be 21-25 with start on site during 2027/28

Financial Year (1st April - 31st March)	**Number of Completions**
2026/27	**0**
2027/28	**0**
2028/29	**90**
2029/30	**140**
2030/31	**210**
(2031 and beyond)	**355**

3. Signatures

Signed: (James Mooney, Project Director, Urban & Civic PLC)	[redacted]
Date:	26-02-2026

Signed: (James Williamson, Monitoring and Implementation Team Leader (Development Plans) Milton Keynes City Council)	[redacted]
Date:	27/02/2026

WEA Area 11											
Parcel	**Sub-Parcel**	**No of dws**	**Land sale**	**First Comp**		**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	**Post 2031**
C	21-25	229	2026/27	2028/29		0	0	70	70	70	19
C	27-31 & 37	230	2027/28	Late 2028/29		0	0	20	70	70	70
C	26 & 32-36	336	2028/29	2030/31		0	0	0	0	70	266
					Yearly Total	**0**	**0**	**90**	**140**	**210**	**355**

Site Name: CHURCH FARM (Connolly Homes)			
Planning Status of site @ 1 April 2026:		REM PERMISSION - 21/00943/REM	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 350	
Developer/Landowner: CONNOLLY			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** No		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Church Farm was allocated as part of the wider Strategic Land Allocation (SLA) in the 2013 Core Strategy, it however sits distinct from the rest of the SLA as a standalone site. The site, which is controlled by housebuilder Connolly Homes, gained outline permission in August 2016, had a design code approved in December 2020 and was granted REM approval in January 2022.

Delivery of the site since has been delayed due to the need to deliver a grid road extension to gain access to the site, which has relied on third party works and other landowners (including MKCC and MKDP). This has however been resolved and works are now underway on delivering the extension and are programmed to be completed by summer 2027 with landscaping to be finished by Christmas 2027.

Earthworks for the residential parcels can proceed in parallel and the developer will be in a position to start housing construction ahead of the final highway completion, although practical access for occupations is unlikely before late 2027. To reflect this, the developer's proposed programme, as outlined in their submitted proforma has been pushed back by one year but, the stated annual build-out rates are accepted. The trajectory therefore shows first deliveries from 2027/28 (20 units), rising through 2028/29–2030/31 (50 per annum) with the balance post-2031 (c.180). This approach is evidence-led and responsive to the H10 timetable while maintaining a realistic build rate thereafter which remains slightly lower than the assumptions for a site of this scale as set out within our Phasing Methodology.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	20	50	50	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	50	50	50	50	30

Outlook

RE: Milton Keynes City Council - Housing Monitoring 2025

From Jim Rawlings <[redacted]>
Date Tue 3/17/2026 2:20 PM
To James Williamson <[redacted]>
Cc Housing Monitoring <[redacted]>

1 attachment (63 KB)
Monitoring Proforma 2025-2026 (Church Farm) .docx;

This email came from outside Milton Keynes City Council.
Take extra care before opening attachments or clicking links.
Report any suspicious emails via the **REPORT MESSAGE** icon above.

Apologies for the delay James (been on annual leave)

Updated table attached.

Regards

Jim

From: James Williamson <[redacted]>
Sent: 10 March 2026 10:40
To: Jim Rawlings <[redacted]>
Cc: Housing Monitoring <[redacted]>
Subject: RE: Milton Keynes City Council - Housing Monitoring 2025

[redacted]

From: James Williamson
Sent: 23 February 2026 08:42
To: 'Jim Rawlings' <[redacted]>
Cc: Housing Monitoring <[redacted]>
Subject: RE: Milton Keynes City Council - Housing Monitoring 2025

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES WITH DETAILED PERMISSION
2025-2026

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
21/00943/REM	Church Farm	350

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:	April 2026
Anticipated date of first housing unit start:	September 2026
Anticipated date of first completion:	February 2027

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	25/26	26/27	27/28	28/29	29/30	30/31	Post 2031
Dwellings	0	30	50	50	50	50	120

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.

The rate of delivery after 2031 would be expected to continue at 50 dpa up until completion of the scheme

Signed:

Name: Jim Rawlings

Position: Associate Director

Company: Roebuck Land & Planning Ltd

Date: 17 Mar 2026

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

Site Name: NEWTON LEYS FORMER EMPLOYMENT LAND 2&3			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - PLN/2024/2749	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	0
Progress on site as of 1 April 2026:	**No. of Units U/C:** 34	**No. of Units Not Started:** 79	
Developer/Landowner: TAYLOR WIMPEY			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** No		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

This site represents land which was allocated for employment uses at the Newton Leys development site – it remains the last parcels of land on the site that have not been developed out and in August 2025 was granted full permission for a change of use to deliver 113 residential units. Since being granted permission, work has started on site with 34 units being under construction at as 1 April 2026.

Taylor Wimpey have submitted a proforma for the site outlining that all units on site will be completed at some stage during 2027/28 with the majority of completions being focussed in 2026/27. Given Taylor Wimpey have a strong, reliable track record of delivery both within Milton Keynes and specifically on the Newton Leys site the projections provided may well be achievable, particularly given this parcel represents the last units to be delivered at Newton Leys. However, with only 34 units currently under construction, for the purposes of the assessment, completions have been smoothed across two years rather than being front-loaded, reflecting a slightly later final completion date and to better align with local assumptions.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	55	58	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES WITH DETAILED PERMISSION
2025-2026

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
PLN/2024/2749	NEWTON LEYS FORMER EMPLOYMENT LAND 2&3, BLETCHLEY	113

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:	Jan 2026
Anticipated date of first housing unit start:	Feb 2026
Anticipated date of first completion:	June 2026

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	25/26	26/27	27/28	28/29	29/30	30/31	Post 2031
Dwellings	0	81	32	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 [redacted]

Name: Richard Crick

Position: Technical Director

Company: Taylor Wimpey South Midlands

Date: 13.01.26

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

Site Name: SEMK - Land west of Newport Road, Woburn Sands			
Planning Status of site @ 1 April 2026:		REM PERMISSION - 22/03005/REM	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	24	33
Progress on site as of 1 April 2026:	**No. of Units U/C:** 22	**No. of Units Not Started:** 24	
Developer/Landowner: Redrow (formerly being developed by Swan hill Homes Ltd)			
SoCG/Proforma submitted: No		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

This site forms the first phase of the South East MK (SEMK) Strategic growth area, allocated in Plan:MK. REM approval was granted on 15 September 2023, work begun on site in early 2024 and completions have been steadily delivered over the past two years with a further 46 units remaining on site to be completed, 22 of which were under construction as at 1 April 2026.

Redrow have not provided an updated proforma for this year's assessment but have previously projected the site to be fully completed in 2027/28 – whilst this is below our usual assumptions for a site of this size, it aligns with the parcel's build pattern to-date and has therefore been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	30	16	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: SEMK STRATEGIC GROWTH AREA - Woburn North			
Planning Status of site @ 1 April 2026:		PLAN:MK ALLOCATION - allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 1200	
Developer/Landowner: O&H			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** No		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

This site, alongside the 'Woburn South' land, forms one of the largest parts of the South East MK (SEMK) Strategic growth area, allocated in Plan:MK, covering all of the wider site north of the railway line. The site, alongside the 'Woburn South' land is under the ownership of O&H Strategic Land.

EIA screening was undertaken for the full site in 2021 and pre-application began in 2022. An Outline permission for the 'Woburn South' land was submitted in late 2022 and this was given a resolution to permit at committee in September 2024 – the decision is expected to be signed off in June 2026.

Delivery of the 'Woburn north' part of this strategic site is partially linked to major infrastructure delivery, including specifically the H10 extension and East West Rail. Delivery of the H10 extension is now underway and will provide access to the site upon completion in December 2027 and recent East-West rail consultation has provided more certainty around the proposal to be taken forward at Woburn Sands Station which interacts with this site.

O&H have provided an updated SoCG which outlines the recent progress they have made towards delivery of the site, taking into account the infrastructure matters outlined above and, providing a defined programme for bringing the site forward.

This provides evidence of clear progress towards delivery with the developer having completed baseline work for the site and being at the stage of advancing an outline application for an initial phase, with a clear strategy to initially build out from accessible western parcels on the site which can be achieved in advance of east-west rail infrastructure being completed.

The trajectory proposed in the SoCG reflects a phased approach to bringing the site forward, with modest early delivery followed by sustained build-out, consistent with the scale of the site and infrastructure dependencies.

Given the delivery of access for the site is underway and clear evidence has been provided by the developer of progress they have made towards bringing the site forward to planning and a set programme for delivery is outlined, it is considered that the site is deliverable. However, when reviewed against the assumptions for a site of this scale as outlined in our Phasing Methodology, it has been considered that the projected completions provided by the developer should be pushed

back by one year to provide a more conservative and realistic lead-in time to first housing completions on site. The proposed build-out rates and delivery profile across the full delivery period are however considered to be realistic and in line with our assumptions, they have therefore been applied.					
5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	25	75	150	150	800

Site Name: SEMK STRATEGIC GROWTH AREA - Woburn South			
Planning Status of site @ 1 April 2026:		PLAN:MK ALLOCATION (OUT application awaiting permission) - 22/02528/OUT	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 335	
Developer/Landowner: O&H			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** No - projections have been pushed back		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

This site, alongside the 'Woburn North' land, forms one of the largest parts of the South East MK (SEMK) Strategic growth area, allocated in Plan:MK. This proportion of the site covers the furthest east portion of the element of the wider allocation which is located south of the railway line. The site, alongside the 'Woburn North' land is under the ownership of O&H Strategic Land.

EIA screening was undertaken for the full site in 2021 and pre-application began in 2022. A PPA was agreed in December 2022 to guide the assessment and determination of an Outline application for this site and, in late 2022 an Outline application covering the full 'Woburn South' land was submitted. A resolution to grant permission was given at planning committee in September 2024 (alongside all other land south of the railway line which falls within the SEMK allocation) and the decision is expected to be signed off in June 2026 following the completion of a S106 agreement. O&H have again confirmed via an updated SOCG that a housebuilder has already been secured and has been involved in progressing the scheme to-date with the intention of submitting one REM application for the full site and all 335 dwellings. The updated SoCG also outlines that Design Code and REM approval will be sought concurrently following the grant of Outline permission so as to shorten the lead-in time on site. O&H have also provided details of their programme for bringing the site forward following grant of Outline permission through to full completion of all units on site. Clear evidence of progress towards delivery has been made with Outline permission shortly to be granted and a housebuilder appointed and, a set programme for delivery of the site following grant of Outline permission is provided, it is therefore considered that the site is deliverable.

However, when reviewed against the assumptions for a site of this scale as outlined in our Phasing Methodology, it has been considered that the projected lead-in time provided by the developer should be pushed back by one year to provide a more conservative and realistic lead-in time to first housing completions on site, even when consideration is given to the developer's intentions to speed up the process following Outline permission being granted. Furthermore, the proposed, projected build-out rates and delivery profile across the site's full delivery period were also considered to be slightly higher than the assumptions outlined in our Phasing Methodology and therefore for the purposes of our assessment, we have smoothed out the trajectory and extended the site's full delivery by one more year.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	20	90	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	90	105	30	0	0

HOUSING LAND SUPPLY UPDATE & STATEMENT OF COMMON GROUND
Between Milton Keynes City Council & O&H Land
February 2026

Planning Status (reference where applicable)	**Site Name/Address**	**Site Capacity** (undeveloped homes as at 1st April 2026)
Awaiting permission (22/02528/OUT) Allocation	SEMK – Woburn South SEMK – Woburn North	335 1200

1. Woburn South - Progress towards delivery & Proposed Schedule of Delivery

This covers the full land holdings of O&H south of the railway and has been progressed first out of all of O&H's land holdings on the wider SEMK strategic site. Woburn South was approved by Milton Keynes City Council's Planning Committee in November 2024, subject to the signing of a S106 agreement/MK Tariff Development Framework Agreement. This is now due to be completed shortly before the end of June 2026, when Outline planning permission will be granted.

A housebuilder has already been secured and has been engaged in progressing the scheme for some time. As a result, the site is well placed to move forward at pace once outline permission is granted.

To support accelerated delivery, O&H are seeking a condition on the outline permission that would allow: the Design Code and the Reserved Matters (REM) application to be prepared in tandem, with REM approval issued following the Design Code approval. This approach would significantly shorten the lead-in time to construction. The entire site is intended to be covered by a single REM application, which is expected to be submitted in late 2026. Subject to approval, it is anticipated that work will start on site during Q3/Q4 of 2027 with first completions being delivered in early to mid-2028. Delivery of all units across Woburn South are then anticipated to come forward as per the below trajectory which are based on the above timescales and evidenced build-out rates that are achieved across other sites which have been brough forward by O&H and which we expect to achieve on this site

Year	**Completions**
2026/27	0
2027/28	20
2028/29	100
2029/30	100
2030/31	115
Total	**335**

2. Woburn North – Progress towards delivery & Proposed Schedule of Delivery

Delivery of the Woburn North site is dependent on understanding the design requirements of several strategic infrastructure factors, notably: the H10 road extension (which is currently underway and provides access to the north of the site), the grey, green and blue infrastructure needs of the East

East West Rail project and emerging proposals for the potential relocation of Woburn Sands Station into the site.

Work is actively progressing to assess the elements of the scheme which would be capable of coming forward ahead of the completion of East West Rail works. The current preferred approach is for the submission of an outline application for a first phase of circa 600 units, beginning from the western side of the site, utilising access from the H10, enabling development to progress eastwards, while portions of land in the south-east remain temporarily sterilised due to rail and station works.

All baseline studies for the proposal have been completed, and an initial pre-application meeting with Milton Keynes City Council Planning Department has already taken place. A second pre-application meeting is scheduled for mid-2026 to reflect refinements to the development strategy. Following this, an outline application for a Phase 1 would likely be submitted in late 2026 or early 2027. Based on this timetable and access being available to the site from the H10 extension in approximately 18 months' time, it is anticipated that first completions at Woburn North would be achieved in 2030.

A second planning application for the remainder of the site would follow once the programme for East West Rail is confirmed. Given the likelihood of a new station location within the site, this later phase may support higher density development, meaning any loss of land to accommodate station infrastructure is not expected to reduce overall housing numbers.

The below trajectory outlines the anticipated build-out for the entirety of Woburn North, with delivery in the earlier years being units from the proposed Phase 1.

Year	**Completions**
2026/27	0
2027/28	0
2028/29	0
2029/30	25
2030/31	75
2031 and beyond	1,100 @ circa 150dpa
Total	**1,200**

3. Statement of Common Ground

Taking account of information provided here, it is agreed between Milton Keynes City Council and O&H Land that the details set out above provide an accurate high-level reflection of current assumptions regarding the delivery programme for Woburn South and Woburn North, and the housing trajectory is the best presently available estimate, based on the projected timelines for outline submissions, REM preparation, infrastructure considerations, and phased delivery.

Signed: Lee Collins (O&H Land)	[redacted]
Date: 28 · 4 · 26	

Signed: James Williamson (Monitoring & Implementation Team Leader, Milton Keynes City Council)	[redacted]
Date:	

Site Name: SEMK STRATEGIC GROWTH AREA - Land North of Bow Brickhill Road And Woburn Sands Road			
Planning Status of site @ 1 April 2026:		PLAN:MK ALLOCATION (OUT application awaiting permission) - 22/00524/OUTEIS	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 1920	
Developer/Landowner: L&Q Estates Ltd and Fox Land & Property Ltd			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** No - projections have been pushed back by one year	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

This site forms one of the largest elements of the South East MK (SEMK) Strategic growth area, allocated in Plan:MK, covering the majority, but not all, of the site south of the railway line. These elements of the site are under the ownership of a consortium led by Catesby Estates.

The outline application covering all of this element of the site was submitted in March 2022 and a resolution to grant permission subject to a S106 agreement being signed was given at planning committee in November 2024. As at 1 April 2026, negotiations remain ongoing with regards the Tariff Framework agreement across the wider South East MK site which form the basis of the S106 agreement. It is anticipated that this will be completed and permission issued over the summer of 2026.

Catesby have outlined in a SoCG submitted for this assessment that once OUT permission is granted they will seek to dispose of the first land parcels for development of residential units by Christmas 2026 with the aim of the first REM application being submitted in Spring 2027. The SoCG provides further detail of the plan for bringing the site forward via two access points at alternative ends of the site to enable delivery from two outlets at an early stage with a third being added shortly after – projecting the site to be delivering at full capacity by 2030/31.

With the site having a resolution to grant OUT permission and a programme for the next steps through to the start of housing completions having been provided by the lead developers, it is considered that there is sufficient evidence to determine that the site is deliverable.

Furthermore, the build-out rates projected by the developer average at 192dpa across the lifetime of the site's delivery which broadly aligns with assumptions for an extra-large/strategic scale site as per the assumptions in our Phasing Methodology, especially when it is taken into account that numerous outlets are intended to be delivering units concurrently. It is however felt that the lead-in time anticipated by the developer is slightly ambitious when considered against the assumptions for a strategic scale site as per our phasing methodology. With Outline permission only expected to be issued in summer 2026, the projected first completions have therefore been pushed back a year to better align with our assumptions.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	90	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	225	270	270	270	795

HOUSING LAND SUPPLY UPDATE & STATEMENT OF COMMON GROUND
Between Milton Keynes City Council & Catesby Estates
February 2026

Planning Status (reference where applicable)	**Site Name/Address**	**Site Capacity** (undeveloped homes as at 1st April 2026)
22/00524/OUTEIS	SEMK – Land North of Bow Brickhill Road and Woburn Sands Road	1920

1. Progress towards delivery

An outline planning application (reference 22/00524/OUTEIS) for the development of land under the ownership of Catesby Estates and others ('the consortium')—located north of Bow Brickhill Road and Woburn Sands Road in South East Milton Keynes—is currently awaiting determination. Subject to the timely progression and approval of this application, it is anticipated that: permission will be granted by late Spring 2026, subsequent site disposal will occur by Christmas 2026, depending on whether the consortium proceed via a land sale route or initial infrastructure delivery, and a first Reserved Matters (REM) application will be submitted by Spring 2027.

It is noted that the programme above is dependent on progress with East West Rail, which will influence access and wider strategic infrastructure timing.

2. Proposed Schedule of Delivery

The delivery strategy for the site is based on enabling two vehicular access points, allowing multiple outlets to come forward in parallel once the site is serviced. The anticipated delivery programme involves starting on site in Early 2028 with the commencement of construction with two outlets, part way through 2028/29, followed by an additional outlet in 2029/30, and all of these outlets being fully productive in 2030/31.

Year	**Completions**
2028/29	90
2029/30	225
2030/31	270

3. Statement of Common Ground

Taking account of information provided here, it is agreed between Milton Keynes City Council and Catesby Estates and Gladman Developments Ltd that the details set out above provide an accurate high-level reflection of current assumptions regarding the delivery programme for the land north of Bow Brickhill Road and Woburn Sands Road, and the housing trajectory is the best presently available estimate, based on the expected outline permission timeline, land disposal strategy, future REM submission(s), and infrastructure dependencies, including the progress of East West Rail.

Signed: Catesby Estates Richard Crosthwaite, Associate Planning Director	[redacted]
Date:	23.02.26

Signed: Gladman Developments Ltd Chris Ball, Senior Planning Director	[redacted]
Date:	04.03.26

Signed: James Williamson (Monitoring & Implementation Team Leader, Milton Keynes City Council)	[redacted]
Date:	05.03.26

Site Name: EAST OF M1 STRATEGIC GROWTH AREA (Berkeley) - Remainder			
Planning Status of site @ 1 April 2026:		OUT PERMISSION - 21/00999/OUTEIS	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 4406	
Developer/Landowner: St Joseph Group (Berkeley)			
SoCG/Proforma submitted: Yes – detailed phasing plan document		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** No - projections have been spread out over a longer period of time	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

This forms the remainder of the largest element of the Milton Keynes East Strategic Growth Area and is under the ownership of Berkeley/ St Joseph.

St Joseph group entered a PPA with MKCC to guide and support the progress of the development through the planning system and this is being supported by a dedicated MK East Team which has been set-up within the Council's Planning department to solely deal with applications relating to this site. Furthermore, as the site is being brought forward via the MK Tariff approach and with up-front funding via a successful HIF bid, MKCC and St Jospeh are in continuous correspondence with regards to delivery of the site and its infrastructure under the overview of the MK Tariff Manager.

A hybrid permission for the full site was granted in February 2022 providing FUL permission for all strategic infrastructure across the site (which is being delivered by St Joseph Group and MKCC) and outline permission for their 4,600 dwellings.

Since grant of permission, continued progress has been made across the site with completion of all initial phases of strategic highway infrastructure, the delivery of the onsite health hub and first primary school and, construction starting on the first residential units in 2025 (Phase 1A; see separate entry for details of this phase) with first completions due in 2026/27.

This entry represents the remainder of the units under the Outline permission which do not yet have a REM approval or application submitted as at 1 April 2026, totalling a maximum of 4,406 units.

In terms of future delivery of the residential units on site, the remainder of Phase 1 (311 units) has had its detailed design code approved, relevant conditions discharged and available access provided with St Jospeh confirming through their updated detailed Phasing Plan (submitted in January 2026, so as to comply with conditions related to the outline permission for the site) that REM applications are due to be submitted for the remainder of Phase 1 so as to enable its full delivery by 2031 (A REM application for 194 of these units was submitted in June 2026).

Furthermore, a detailed design code for the 'northern neighbourhood' of the site (which will be the second phase of housing development to be delivered) was approved in January 2026 and delivery

of the primary street corridor which provides access to this neighbourhood is underway having obtained detailed permission in October 2025.

Further HIF funding was also granted in early 2026 so as to deliver the remaining strategic highways infrastructure onsite through to March 2028. The additional HIF funding was provided in recognition of the construction cost inflation which has impacted the construction works programme to date, and to allow the acceleration of housing delivery on the wider site by opening up additional land at an earlier stage. The highway improvements supported by this funding will complete the strategic highway network for the full MK East Strategic Growth Area.

Through their updated Phasing Plan, Berkeley/St Joseph have confirmed the progression of the remaining strategic highways infrastructure (for example, outlining that work is now already underway on the remainder of the main eastern perimeter road) so as to enable delivery beyond Phase 1 of the site to come forward earlier. The Phasing Plan also confirms their intentions to dispose of a high percentage of the northern neighbourhood (and further parcels of the site) to other housebuilders so as to increase the number of outlets on site and speed up delivery of housing so as to align with the accelerated timetable now expected as a result of receiving additional government funding. First disposals are to take place in 2027 with the intention of having at least two more housebuilders in addition to Berkeley/St Jospeh on site by 2028.

With substantial progress having been made onsite in terms of infrastructure provision and initial housing completions and with a clear programme for delivery of future infrastructure and residential phases outlined by the lead developer and supported by government funding which has been provided to accelerate delivery of the site, it is considered that the site is deliverable and will deliver residential units within the five-year period (this is further supported by the recent submission of REM applications for the next phases of housing delivery).

As with other strategic scale sites across Milton Keynes (e.g. the western expansion area) the delivery of up-front key infrastructure across the site will also enable continuous delivery rates of housing moving forward with individual phases/parcels being able to start on site quickly once obtaining REM approval.

The Berkeley/St Joseph Phasing Plan outlines their projections for delivery of the remainder of the site based on the accelerated timetable achievable due to the additional government funding and including the disposal of substantial amounts of the site to other housebuilders. Based only on the delivery of Development Phases 1, 2 and 3, the projections outlined would see delivery of housing averaging around 351dpa. This annual average is some way above the assumptions for a strategic scale site as set out in our Phasing Methodology albeit, average rates of 334dpa (Strategic Land Allocation as a whole) and 387dpa (WEA Area 10 and 11 combined) have been achieved across a site's lifetime in recent years in Milton Keynes and, with the additional government funding provided to accelerate delivery these sort of rates may well be achievable.

However, given at this stage no parcels have yet been disposed of to further housebuilders, a slightly more conservative approach has been applied to the delivery of units from these parcels particularly in the earlier stages of site delivery. As such, this has flattened the overall delivery trajectory of the site as a whole and extended the build-out period, averaging an annual completion rate of 271 units which better aligns with our phasing methodology assumptions and also accounts for the fact that other land owned by Bloor and MKCC across the wider MK East site will also be delivering simultaneously.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	48	154	345	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	384	384	379	378	2334

Site Name: MK EAST (Berkeley) - Phase 1A			
Planning Status of site @ 1 April 2026:		REM PERMISSION - 23/01264/REM	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	0
Progress on site as of 1 April 2026:	**No. of Units U/C:** 86	**No. of Units Not Started:** 108	
Developer/Landowner: St Joseph Group (Berkeley)			
SoCG/Proforma submitted: Yes – detailed phasing plan document		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** No - projections have been spread out over a longer period of time	
Site Deemed Deliverable? yes			

5YHLS Assessment Conclusion and Evidence Used:

Phase 1A is the first residential phase of development to be brought forward on the Berkeley owned part of the wider MK East site, to be delivered by the St Joseph housebuilding arm of Berkeley.

This phase received REM approval in February 2024 and construction on the residential units on site began during 2025 with a total of 86 units being under construction as at 1 April 2026.

A detailed Phasing Plan submitted by Berkeley/St Joseph in January 2026 assumes projected completion of Phase 1A over a three-year period from when the works started with all units being completed by 2028. Whilst this sort of delivery rate is likely achievable on-site, as there were no completions as at 1 April 2026 and this represents the first housing units on this part of the MK East site, the projections have been spread out over a slightly longer period of time with full completion of the phase being projected for 2030 instead – this better aligns with assumptions as set out in our Phasing Methodology whilst retaining a positive delivery schedule presented by the housebuilder.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	53	62	61	18	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

LICHFIELDS

Milton Keynes East

Our ref 12491/04/MS/HBe
Date 27 January 2026

Subject MKE Phasing Plan (Version 2 – 2025 Update)

1.0 Introduction

1.1 This note is prepared on behalf of St Joseph Homes Limited ('St Joesph') whom are part of the wider Berkeley Group and are acting as the master developer of Milton Keynes East ('MKE'): an urban extension to the east of Milton Keynes, south of Newport Pagnell. Hybrid planning permission (ref. 21/00999/OUTEIS) for the development of MKE was granted in February 2022 and was amended by approved application ref. PLN/2024/2745 granted on 10 December 2025. Condition 9 of the planning permission requires a 'Site-Wide Phasing Plan' be submitted to and approved by the Local Planning Authority, with development then carried out in accordance with the latest version approved.

1.2 This 'Phasing Plan (Version 2 – 2025 Update)' supersedes the earlier approved Phasing Plan (dated March 2023, permission ref. 22/02385/DISCON) and will enable the implementation of an updated delivery strategy.

1.3 It is supported the accompanying documents:

- Appendix 1: Strategic Highways Infrastructure Phasing Plan (Drawing no. X681-STJ-SW-XX-DRK-880-002 Rev. A);
- Appendix 2: Development Phasing Plan; and
- Appendix 3: Detailed Schedule of Development (December 2025)

2.0 Tier 1 Strategic Highways Infrastructure (2023 to c.2031)

2.1 The 'Tier 1' Infrastructure phase relates to the delivery of the Strategic Highways Infrastructure approved in detail as part of the hybrid consent. It is split into three 'packages' as defined in Appendix 1 and summarised in Table 1 below. Note that the delivery and phasing of this phase has not changed since the original Phasing Plan was approved.

Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116
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Table 1 Tier 1 – Strategic Highways Infrastructure

	Strategic Highways Development	Commenced?	Progress to date
Package 1	A509, M1 Junction 14, and Cranfield Link	Yes	Completed and open to the public.
Package 2	Tongwell Street, M1 Bridge and Floodplain Link	Yes	Bridge over River Ouzel completed. Earthworks commenced on floodplain link.
Package 3	Eastern Perimeter Road	No – Expected to commence in April 2026.	The procurement process has started. A contractor will be appointed Q1 2026.

2.2 While there are three defined packages their delivery will overlap and the full completion and/or part delivery of certain elements within a package will reflect the wider build out of the site. Note that the delivery of all three packages in full is controlled by Condition 19 and links it to housing delivery.

2.3 Within all three packages, the following elements will be delivered as per Table 2 below.

Table 2 Elements to be delivered as part of Tier 1 Strategic Highways Infrasturcutre

Tier 1 Strategic Highways Infrastructure Development	
Highways and Associated Structures (i.e. footbridges, subways, bus shelters etc).	Highways Drainage.
Highways SUDS Drainage Network.	Surface and Foul Water Infrastructure.
Offsite Highways Works (i.e. works funded by tariff).	Footways.
Cycleways.	Redways.
Street Lighting.	Associated Landscaping.
Utilities Infrastructure. (i.e. Pumping Stations and Sub Stations)	Signage.

2.4 The full Tier 1 Strategic Highways Infrastructure will be built over the following timescales.

Table 3 Tier 1 Infrastructure Timescales

Phase	Commencement	Expected Completion (in Full)
Tier 1 Strategic Highways Infrastructure	2023	2031

3.0 Primary Development (2023 onwards)

3.1 The Primary Development Phases principally involves the delivery of the 4,000 – 4,600 homes approved as part of the MKE urban extension. It also includes the delivery of the supporting internal active travel and vehicle network, community infrastructure, the green

lattice, and the community hub. Note that the primary development phases are being accelerated compared to the approved Phasing Plan.

3.2 Delivery of the Ouzel Valley Linear Park and the Employment Land are considered to be separate phases of development (see below).

a) Development phasing

3.3 The primary MKE housing development will be built out in five phases as shown on the supporting Development Phasing Plan (Appendix 2). These are:

- Phase 1 (Blue)
- Phase 2 (Brown)
- Phase 3 (Green)
- Phase 4 (Purple)
- Phase 5 (Pink)
- Community Hub (Dark Pink)

3.4 A detailed breakdown of these phases is included at Appendix 3.

b) Parcel developer (housing)

3.5 St Joseph as part of the Berkeley Group are acting as the master developer of MKE. Housing delivery across MKE will be split between:

1 **Berkeley Parcels ('B' Parcels):** These are parcels that St Joseph Homes – as part of the Berkeley Group – will directly deliver; and

2 **Third Party Parcels ('P' Parcels):** To accelerate housing delivery, Berkeley will sell development parcels to other developers to build out concurrently with direct delivery from St Joseph.

3.6 The supporting Development Phasing Plan (Appendix 2) defines which parcels will be built directly by St Joseph and which will be sold to other developers to build out: with those to be built out by St Joesph starting with the letter 'B' (i.e. Berkeley) and those by other developers starting with a 'P' (i.e. Third Party). B Parcels are also hatched to clearly denote them.

3.7 Note:

1 There is a phase denoted as 'LL'. This relates to the delivery of 'Later Living' accommodation. Later living may also be delivered across other phases and parcels, including within Phase 1; and

2 Within Phases 1 – 5 there may be sub parcels being built out by St Joseph and other developers concurrently.

c) Definition of 'Development Phase' for the purposes of affordable housing

3.8 The MKE S106 legal agreement includes a number of clauses relating to the delivery of Affordable Housing (Section 11). In particular, it requires that no more than 25%, 50%, 75%, or 100% of the market housing can be occupied until such time as the corresponding number of Affordable Housing has been built and transferred within a *"Development Phase"*. The S106 then defines a 'Development Phase' as comprising land within the site identified as a 'phase' in a Phasing Plan submitted pursuant to Condition 9 of the hybrid permission.

3.9 This Phasing Plan defines a 'Development Phase' on the basis of whether parcels are delivered directly by St Joseph or another developer as set out below:

- **'B Parcels':** Within a Phase, the collective B Parcels form a single 'Development Phase' for the purposes of affordable housing.

  For example, in Phase 2 (Brown) St Joseph will build out Parcels B5 – B7. The associated affordable housing trigger would apply across all three parcels within this Phase. Meaning no more than 25% of the market housing could be occupied across the whole of B5 – B7 without 25% of the affordable housing being built and transferred.

- **'P Parcels':** P Parcels are their own 'Development Phase' for the purposes of affordable housing.

  For example, no more than 25% of the market housing on P1 could be occupied until 25% of the affordable housing has been built and transferred on P1 itself.

3.10 This approach will ensure that the developers of parcels within a single phase do not prejudice each other's delivery.

d) Development permitted

3.11 The development to be delivered within each of the five phases will broadly include that set out in Table 4 with a detailed schedule by phase at Appendix 3.

Table 4 Elements to be delivered as part of Primary Development phases

Primary Development	
Residential parcels (note that the residential numbers stated in Appendix 3 are indicative).	Non-residential parcels (i.e. schools, community uses, retail and other uses associated with the community hub and shopping parade).
Tier 2 Highways (including highways, highways drainage, parking, footways, cycleways, redways, street lighting, landscaping).	Offsite highways and cycle/footway/redway works (i.e. Moulsoe Traffic Calming works in Phase 1, offsite redway links related to relevant phases, and offsite highways works being undertaken by the Council funded by the tariff).
Integrated/SUDS drainage and associated infrastructure.	Surface/foul water infrastructure.

Primary Development	
Surface/foul water infrastructure.	Open space within each phase area.
Play areas within each phase area	Allotments (as part of relevant phases)
Pedestrian circulation	Utilities Infrastructure
Burial grounds, remembrance gardens, or community woodlands (as part of relevant phase)	

3.12 Note that within Phase 4, the use of the 'flexible use' parcels (F1, F2, and F3) has not been determined at this stage.

d) Progress to date

3.13 All progress to date has been within Phase 1:

- Primary School 1 and Health Hub: delivered.
- Primary Street 1 (South): under construction and nearing completion.
- Phase 1a (now noted as Parcel B1) (ref. PLN/2024/2585): under construction.

4.0 Ouzel Valley Linear Park & Strategic Landscape / Open Space (2026 onwards)

4.1 The Ouzel Valley Linear Park will be delivered as one but broadly in four phases with delivery overlapping. This phasing is shown within both the 'Development Phasing Plan' (Appendix 2) and the 'Ouzel Valley Linear Park: Design Code'[1]:

- Phase 1: broadly the central section south of the floodplain link road and north of M1.
- Phase 2: the area north of the floodplain link road.
- Phase 3: broadly the area south of the M1.
- Visitor Centre Phase.

4.2 Taking the above together, the Ouzel Valley Linear Park development will include the elements detailed in Table 5 below.

Table 5 Elements to be delivered as part of the Ouzel Valley Linear Park

Linear Park Development	
Footways, cycleways, bridleways, redways, bridges, and street lighting.	Landscaping, including creation of new wetlands, parkland, and ridge and furrowed areas.
Integrated/SUDS drainage and associated infrastructure.	Neighbourhood Play Area and informal play spaces.
Public artwork, wayfinding, and information boards.	Visitor Centre

[1] Section 7. See permission ref. PLN/2025/1799.

Linear Park Development	
Vehicle parking.	

4.3 Construction to deliver the park itself is expected to begin in 2026 and it is expected to be completed by c.2030. Note that the Visitor Centre will be built out as its own phase and be built to future occupier specifications. At this stage, it is unknown precisely when it will be delivered.

Table 6 Ouzel Valley Linear Park Delivery Timescales

Phase	Commencement	Expected Completion
Ouzel Valley Linear Park	2026	c.2030
Visitor Centre	TBC	TBC

4.4 In addition, there are some elements of the strategic landscaping and other open space uses including the memorial gardens (LP4) and the sports pitches (LP5) that are included in this wider 'phase'. The timing of these elements is currently unknown but are likely to match the delivery of adjacent phases.

5.0 Employment Land (2026 onwards)

5.1 The Employment Land delivery will be managed by St Joseph. There are two principal employment parcels shown as EL West and EL East on the 'Development Phasing Plan' (Appendix 2). Parcels of Employment Land in EL West & EL East will be delivered independently and non-sequentially, dependent upon future infrastructure delivery and market demand.

5.2 The delivery of the Employment Land will include the following elements set out below in Table 7.

Table 7 Elements to be delivered as part of the Employment Land

Employment Land Development	
Non-residential floorspace (use classes B2, B8, E Offices and Light Industrial).	Tier 2 Highways and Newport Road upgrade. (including highways, parking, highways drainage, footways, cycleways, redways, street lighting, landscaping, and space to provide new M1 foot/cycle bridge connection being delivered by MKCC)
Integrated/SUDS drainage and associated infrastructure	Realignment of Hermitage Stream (EL East only).
Surface/foul water infrastructure	Pedestrian circulation
Utilities infrastructure	Delivered to each parcel by Berkeley

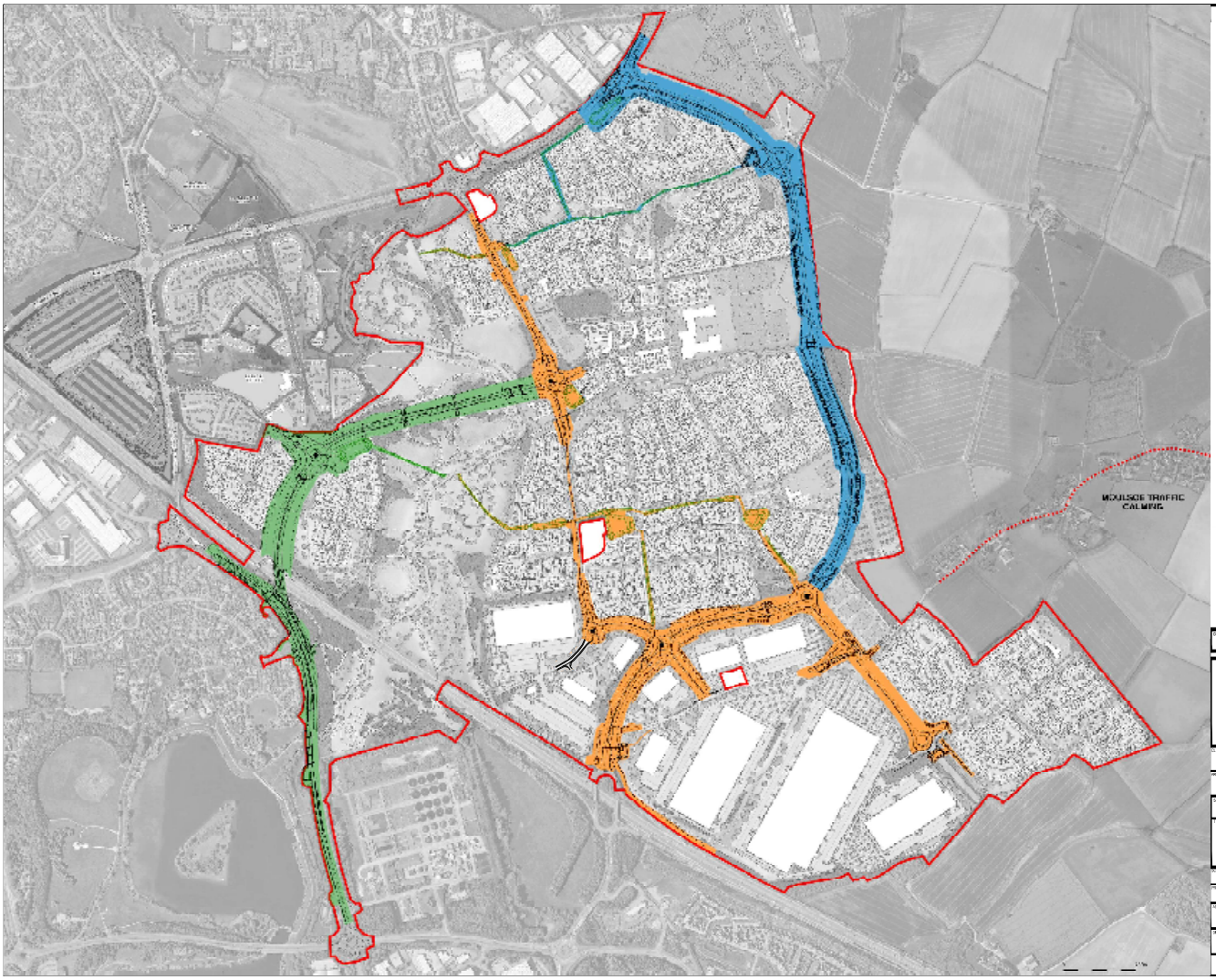
5.3 The enabling works for each phase of the Employment Land are expected to commence in 2026. Which individual buildings are built first within each parcel will be dependent on

market demand. Note that within Parcel EL East, there will be an initial phase of infrastructure works to upgrade Newport Road and re-align the Hermitage Stream.

Table 8 Employment Land Delivery Timescales

Phase	Commencement	Expected Completion
EL East	2026	TBC
EL West	2026	TBC

Appendix 1 Strategic Highways Infrastructure Phasing Plan



KEY:

- Redline Boundary as defined by Outline Planning Consent 21/00999/OUTEIS
- Tier 1 Infrastructure Works
- Tier 1 Infrastructure Works - SUDS Drainage
- Traffic Calming
- Phase 1: A509, M1 Junction 14 and Cranfield Link
- Phase 2: Tongwell Street, M1 Bridge and Floodplain Link
- Phase 3: Eastern Perimeter Road

REV:
A FOR PLANNING 07.03.2023

FOR PLANNING

St James
Designed For Life

Berkeley St James

Milton Keynes East

Highways Phasing Plan

1:4000

RA | RA | Mar '23

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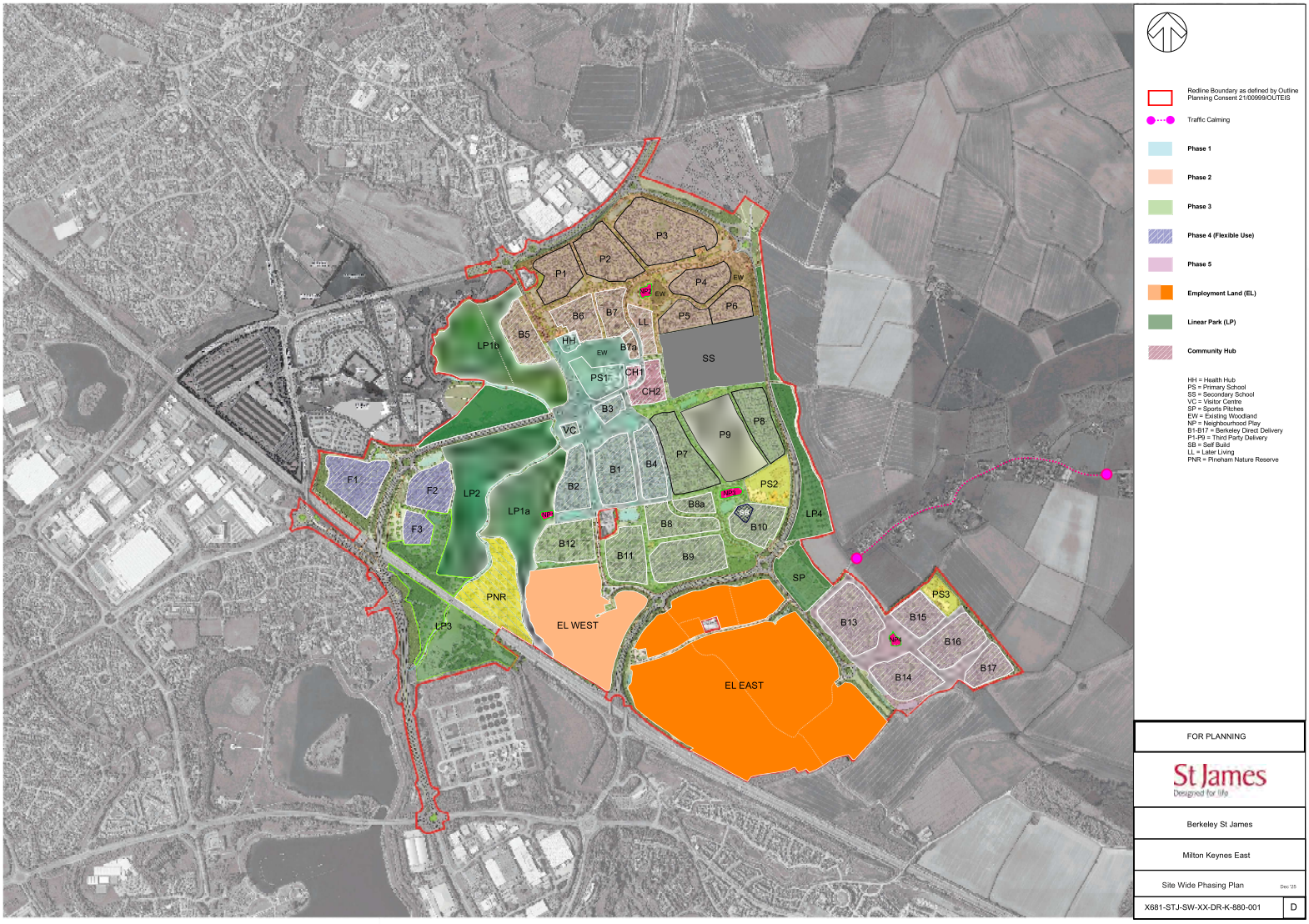
Appendix 2 Development Phasing Plan


P1
P2
P3
P4
P5
P6
P7
P8
P9
B1
B2
B3
B4
B5
B6
B7
B7a
B8
B8a
B9
B10
B11
B12
B13
B14
B15
B16
B17
LL
HH
SS
CH1
CH2
PS1
PS2
PS3
VC
SP
LP1a
LP1b
LP2
LP3
LP4
F1
F2
F3
PNR
EL WEST
EL EAST
EW
NP1
NP2
NP3
NP4
Redline Boundary as defined by Outline Planning Consent 21/00999/OUTEIS
Traffic Calming
Phase 1
Phase 2
Phase 3
Phase 4 (Flexible Use)
Phase 5
Employment Land (EL)
Linear Park (LP)
Community Hub
HH = Health Hub
PS = Primary School
SS = Secondary School
VC = Visitor Centre
SP = Sports Pitches
EW = Existing Woodland
NP = Neighbourhood Play
B1-B17 = Berkeley Direct Delivery
P1-P9 = Third Party Delivery
SB = Self Build
LL = Later Living
PNR = Pineham Nature Reserve
FOR PLANNING
St James
Designed for life
Berkeley St James
Milton Keynes East
Site Wide Phasing Plan
Dec '25
X681-STJ-SW-XX-DR-K-880-001
D

Appendix 3 Detailed Development Schedule (December 2025)

Tier 1 – Strategic Highways Infrastructure			
	Strategic Highways Development	Commenced?	Progress to date
Package 1	A509, M1 Junction 14, and Cranfield Link	Yes	Completed and open to the public.
Package 2	Tongwell Street, M1 Bridge and Floodplain Link	Yes	Bridge over River Ouzel completed. Earthworks commenced on floodplain link.
Package 3	Eastern Perimeter Road	No – Expected to commence in 2026.	N/A

Total Housing Delivery

Development Proposed		
	No. Homes (total)*	Delivery to Date
Phase 1 (Blue)	510	0
Phase 2 (Brown)	1,345	0
Phase 3 (Green)	1,653	0
Phase 4 (Red)	TBC	0
Phase 5 (Pink)	575	0
Total	4,803	0

* Indicative and circa figures based on preliminary capacity analysis (will be refined and determined at RM stage)

Primary Development Phase 1: (2023 to c.2031) (Blue)

Development Proposed			
	Developer?	No. Homes (total)	Progress to Date
B1	St Joseph	194	Under Construction
B2	St Joseph	88	No RMA
B3	St Joseph	108	No RMA
B4	St Joseph	120	No RMA
Total		510	

Primary School 1	3FE (including sports pitches)

Health Hub	Due to Open Q1 2026
Moulsoe Stream Park (Partial Development)	Developed in phases in line with adjacent resi parcels
Existing Woodland	We will develop a management plan for the woodland in 2026
A509 Downgrade Works	Will be undertaken once EPR and M1 bridge are completed
Access roads to Primary School 1 and Health Hub (Link 509)	Due to complete Jan 2026
Primary Street Corridor (partial development)	Developed in phases in line with adjacent resi parcels
Local Play Areas	Due for completion prior to June 2028
Offsite: • Moulsoe Traffic Calming	MKCC Highway Safety Team will deliver once the design has been finalised.

Temporary arrangements:

- *Earthworks to create initial development platforms ahead of final levels being agreed through future RMAs.*
- *Temporary surface water drainage measures.*

Primary Development Phase 2: (c.2027 to c.2035) (Brown)

Development Proposed			
	Developer?	No. Homes (total)	Progress to Date
B5	St Joseph	c.135	No RMA
B6	St Joseph	c.140	No RMA
B7	St Joseph	c.90	No RMA
LL	Other developer	c.160	No RMA
P1	Other developer	c.130	No RMA
P2	Other developer	c.170	No RMA
P3	Other developer	c.300	No RMA
P4	Other developer	c120	No RMA
P5	Other developer	c.40	No RMA
P6	Other developer	c.60	No RMA
Total		c.1,345	

Primary School 2 (and access road)	3FE (including sports pitches) n.b. phasing between Phase 2 or 3 depends on need/pupil generation.
Primary Street Corridor (partial development)	
Local Play Areas	3
Neighbourhood Play Areas	1
Allotments	1

Temporary arrangements:

- *Earthworks to create initial development platforms ahead of final levels being agreed through future RMAs.*
- *Temporary surface water drainage measures.*

Primary Development Phase 3: (c.2029 to c.2037) (Green)

Development Proposed			
	Developer?	No. Homes (total)	Progress to Date
B8	St Joseph	c.225	No RMA
B8a	St Joseph	c.90	No RMA
B9	St Joseph	c.110	No RMA
B10	St Joseph	c.120	No RMA
SB (Self Build)	Self Builders	c. 30	No RMA
B11	St Joseph	c.135	No RMA
B12	St Joseph	c.190	No RMA
P7	Other developer	c.388	No RMA
P8	Other developer	c.255	No RMA
P9	Other developer	c.110	No RMA
Total		c.1,653	

Secondary School	Up to 10FE (including sports pitches)
Mixed Use Community Hub	Up to 10,000 sqm Class E/Sui & 400 sqm Community Hall. (Potentially some office space)
Moulsoe Stream Park (Partial Development)	
Neighbourhood Play Area	1
Local Play Areas	2
Allotments	1

Temporary arrangements:

- *Earthworks to create initial development platforms ahead of final levels being agreed through future RMAs.*
- *Temporary surface water drainage measures.*

Primary Development Phase 4: (Timing TBC) (Red)

Development Proposed			
	Developer?	No. Homes (total)	Progress to Date
Flexible Use - TBC	To be determined at a later date	TBC	No RMA
Flexible Use - TBC		TBC	No RMA
Flexible Use - TBC		TBC	No RMA
Total		TBC	

Local Play Areas	1
Allotments	1

Temporary arrangements:

- *Earthworks to create initial development platforms ahead of final levels being agreed through future RMAs.*
- *Temporary surface water drainage measures.*

Primary Development Phase 5: (Timing TBC) (Pink)

Development Proposed			
	Developer?	No. Homes (total)	Progress to Date
B13	St Joseph	c.167	No RMA
B14	St Joseph	c.135	No RMA
B15	St Joseph	c.87	No RMA
B16	St Joseph	c.119	No RMA
B17	St Joseph	c.67	No RMA
Total		c.575	

Primary School 3	2FE
South of Moulsoe Local Parade	Up to 500 sqm
Sports Pitches	TBC
Burial ground, remembrance gardens, or community woodlands	TBC
Local Play Areas	1

Temporary arrangements:

- *Earthworks to create initial development platforms ahead of final levels being agreed through future RMAs.*
- *Temporary surface water drainage measures.*

Ouzel Valley Linear Park (2026 to 2030) & Other Strategic Landscape / Open Space

Development Proposed		
Phase	Notes	Timescales
LP1a & b	Includes Neighbourhood Play Area	2026-2027
LP2		2028
LP3		2029-2030
Visitor Centre		TBC
LP4	Memorial garden and strategic landscaping.	TBC
LP5	Sports Pitches	TBC

Temporary arrangements:

- *Temporary surface water drainage measures.*

Employment Land: (2026 to 2031)

Development Proposed		
Phase	Notes	Timescales
EL West	• Employment buildings	2026 onwards
EL East	• Employment buildings • Realignment of Hermitage Stream • Upgrade of Newport Road • Link 301	2026 onwards

Temporary arrangements:

- *Earthworks to create initial development platforms ahead of final levels being agreed through future RMAs.*
- *Temporary surface water drainage measures.*

Community Hub (TBC)

Development Proposed		
Phase	Notes	Timescales
CH1 & CH2	Delivery of community hub including retail and other uses.	TBC

Temporary arrangements:

- *Meanwhile uses ahead of full delivery of community hub. Proposed to bring forward an application for these in 2026.*

Site Name: EAST OF M1 STRATEGIC GROWTH AREA (Bloor Homes) - Remainder			
Planning Status of site @ 1 April 2026:		OUT PERMISSION - 21/03420/OUTEIS	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 462	
Developer/Landowner: Bloor Homes			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

This forms the remainder of the Bloor element of MK East which received Outline permission in May 2023 for 800 dwellings. With delivery of all required initial infrastructure works completed under Phase A of the project, the residential elements of the wider site are starting to be delivered via Phase B, which received REM approval in August 2024 and had first housing completions during 2025/26.

This line in the trajectory represents the remainder of the scheme which does not yet have a REM approval, totalling a max of 462 units and which falls within phases C, D and E. An agreed phasing strategy for the full site formed part of the outline permission and an updated version has been submitted by Bloor as part of their SoCG for this year's assessment. This outlines that delivery of these latter phases is sequenced following Phase B so as to build on an established and active development area, with Bloor setting out a clear programme for these subsequent parcels, including defined start and completion dates for Phases C, D and E between 2029 and 2035.

With all required key infrastructure to enable phases C, D and E to come forward having already been delivered, housing development on the wider site underway and delivering at a strong pace and, an agreed, detailed phasing strategy for delivery of the remainder of the site being in place with Bloor, it is considered that there has been significant progress and clear evidence to demonstrate that the remainder of the site is deliverable and will provide completions within the current five-year period albeit, the build out of the full site will go beyond the five-year period.

The trajectory adopts an average build-out rate of roughly 77dpa for the remainder of the site which aligns with the programme of delivery agreed with Bloor and is in keeping with the assumptions for an 'Extra-Large' site as set out in out Phasing Methodology.

A REM application has subsequently been submitted in July 2026 covering all of Phases C, D and E.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	67	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	90	90	90	90	35

Site Name: MK EAST (Bloor Homes) - Phase B			
Planning Status of site @ 1 April 2026:		REM PERMISSION - 23/01800/REM	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	54
Progress on site as of 1 April 2026:	**No. of Units U/C:** 43	**No. of Units Not Started:** 241	
Developer/Landowner: Bloor Homes			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

This forms the first phase of housing delivery on the wider Bloor site at MK East and was granted REM approval for 338 units in August 2024. On the submitted Site Wide Phasing Schedule and Plan, this is formed of Phase B (note: Caldecote Cottage is covered under a separate front sheet although it is intended to be delivered as part of this phase), Phase B1 and Phase B2.

Infrastructure works on site started in August 2024 and work on the first residential units began in Q2 of 2025/26. As at 1 April 2026, 54 units had been completed and a further 43 units were under construction on Phase B.

The SoCG and updated phasing schedule submitted by Bloor for this year's assessment outlines that all of Phase B (including Caldecote Cottage) is intended to be completed by 2029/2030 and is anticipated to deliver an average of 110 dpa with Caldecote Cottage or 90 dpa without.

Given all infrastructure for Phase B is in place, the high number of units that were completed in the first half a year that the site was active and there being a substantial number of units under construction as at 1 April 2026, is it considered that the 90dpa figure is realistic and likely to be achieved. Given this delivery will also represent the only completions across the wider Bloor site during this period, the completion figures are below the annual rate that would be expected when compared with the assumptions outlined in our phasing methodology for an 'Extra-Large' site, they have therefore been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	90	90	90	14	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: CALDECOTE COTTAGE			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - 24/01996/FUL	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 42	
Developer/Landowner: Bloor Homes			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

This site has full permission and forms part of the wider Milton Keynes East development being brought forward by Bloor. The site is surrounded by Phase B of the Bloor development site which is currently being delivered and whilst having been brought forward as a separate FUL application (as opposed to part of the site wide Outline permission), it has been integrated into the established Phase B delivery programme, as confirmed by Bloor in their submitted site wider phasing schedule. With infrastructure works for Phase B having been completed and residential dwellings now being built out (first completions on the wider Phase B were registered in 2025/26), the location of Caldecote Cottage within the active development area with completed infrastructure supports its deliverability.

A SoCG and updated phasing schedule submitted by Bloor for this year's assessment outlines that all of Phase B (including Caldecote Cottage) is intended to be completed by 2029/2030 and is anticipated to deliver an average of 110 dpa with Caldecote Cottage or 90 dpa without.

Given all infrastructure for Phase B is in place, the high number of units that were completed in the first half a year that the site was active and there being a substantial number of units under construction as at 1 April 2026, is it considered that a figure between 90dpa and 110dpa is realistic and likely to be achieved. The delivery of the Caldecote Cottage element has therefore been added on towards the end of the build-out period of Phase B on the Bloor site.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	20	22	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MILTON KEYNES CITY COUNCIL

HOUSING LAND SUPPLY

DELIVERY UPDATE & STATEMENT OF COMMON GROUND 2024

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2024)
21/03420/OUTEIS 23/01800/REM	EAST OF M1 STRATEGIC GROWTH AREA (Bloor Homes) - Remainder MK EAST (Bloor Homes) - Phase B	462 338
24/01996/FUL	Caldecote Cottage, Willen Road, Newport Pagnell	42

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission 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.

For allocated sites this may include details relating to progress of site assessment work, reapplication advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

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).

Progress Towards Delivery
Outline permission was granted for the full site in May 2023 for 800 dwellings. A PPA was subsequently signed in September 2023 between Bloor and MKCC to cover the submission of the first REM application and associated pre-commencement conditions. A Phasing Plan for delivery of the full site was submitted to MKCC in December 2023 to comply with Condition 9 of the outline permission. This highlights that development of housing would start with Phase B; Phase A consisted of delivering Highways infrastructure works in conjunction with the Newlands employment developments which are now complete. The three parts of Phase B are scheduled to deliver 338 units with the first housing completions forecast for Q4 2025 and an expected completion rate of 90 dwellings per annum across the site following this. The REM application for 338 dwellings of Phase B was approved in August 2024. In addition to this an application at Caldecote Cottage, which is surrounded by phase B, was approved in November 2025 for 42 dwellings. This has been designed to be incorporated into the wider phase B development and its figures included within the delivery of that phase. The development of an additional circa 334 dwellings on Parcels C, D and E, is then expected to take place over the period of 6 years following the completion of phase B, with commencement and completion of each parcel anticipated as follows:

Phase	No. of dws	Expected Commencement date	Expected Completion date
Phase C	120	2029	2031
Phase D	165	2031	2033
Phase E	165	2033	2035

The above has been accumulated in the below table

2. Statement of Common Ground

Taking account of information provided here, I John Wilbraham, (Planning Manager) at Bloor Homes 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 as at 1 April 2026.

Anticipated Start on Site date:	Infrastructure works commenced August 2024

Financial Year (1st April – 31st March)	**Number of Completions**
2024/25	0
2025/26	33
2026/27	121
2027/28	116
2028/29	94
2029/30	112
2030/31	108
Post 2031	148

3. Signatures

Signed: John Wilbraham (Bloor Homes)	
Date:	

Signed: James Williamson (Monitoring and Implementation Team Leader, Milton Keynes City Council)	
Date:	

Outlook

FW: Milton Keynes MK East - Projected Delivery

From [redacted]
Date Thu 4/2/2026 3:16 PM
To [redacted]

2 attachments (292 KB)
Site Wide Phasing Schedule (Final Draft 01.04.26).pdf; Housing Land Supply update.docx;

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

From: John Wilbraham <[redacted]>
Sent: 02 April 2026 11:13
To: James Williamson <[redacted]>
Cc: [redacted]
Subject: Milton Keynes MK East - Projected Delivery

This email came from outside Milton Keynes City Council.
Take extra care before opening attachments or clicking links.
Report any suspicious emails via the **REPORT MESSAGE** icon above.

Hi James,

Please find attached the latest delivery information for Bloor's MK East development.

Kind regards

John

John Wilbraham
Planning Manager

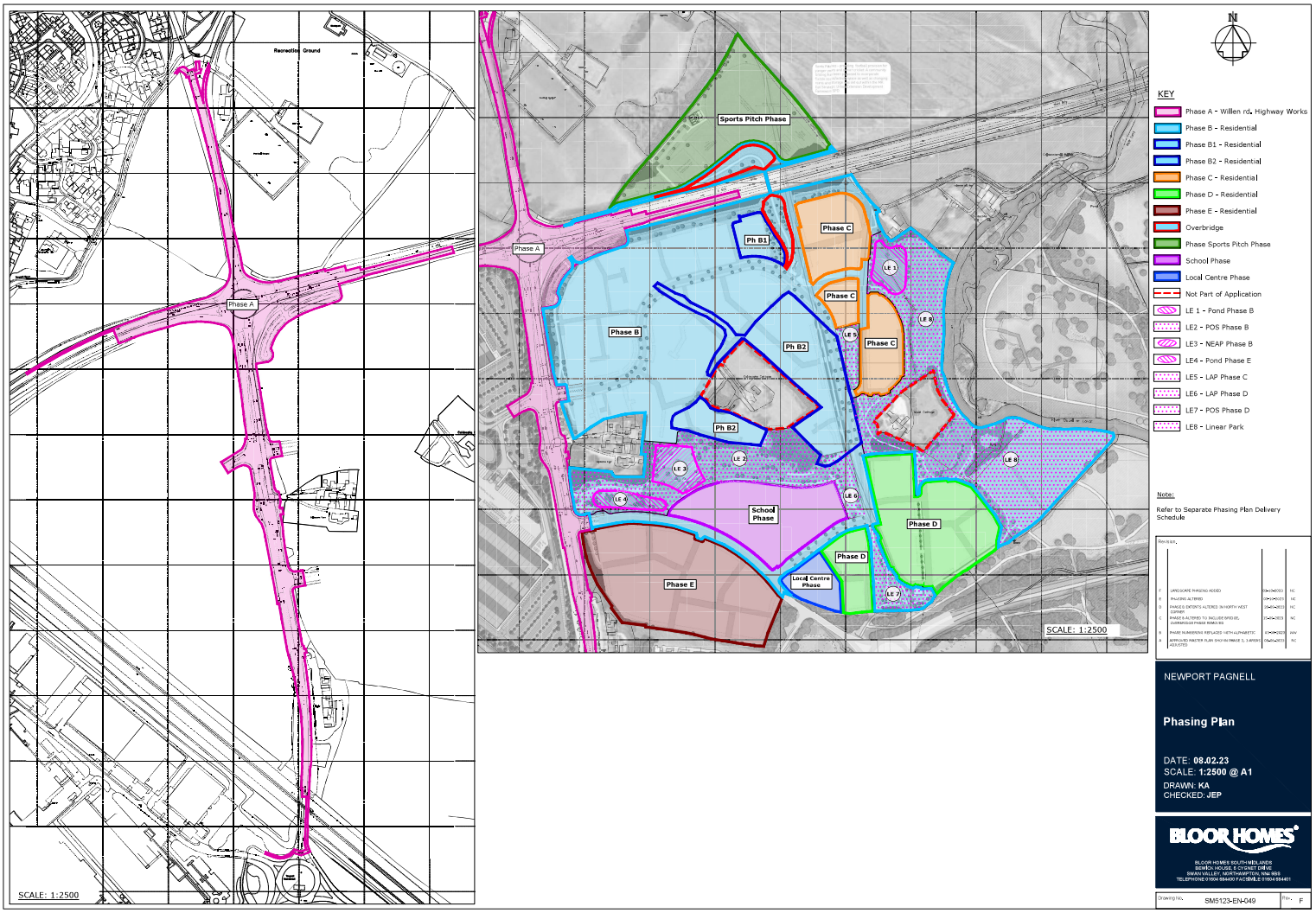
Bloor Homes South Midlands
Bewick House, 6 Cygnet Drive, Swan Valley, Northampton, Northamptonshire, NN4 9BS

Tel: [redacted]
Email: [redacted]

Phase[i]	Description	Components	Delivery	S106 Trigger (if applicable)	Expected Commencement[ii]	
Phase A	Willen Road Highway Works	Willen Road Works (see Schedule 8 and Appendix 2 of the S106 Agreement) including: a) Marsh End Roundabout signalisation b) Signalised crossroads to form northern access. c) Signalised T junction to form southern access. d) Redway to eastern side of Willen Road e) Crossing points to Willen Road, Marsh End Road & Tongwell Lane. f) Associated drainage features. Signage & utility diversion works.	Delivery via S278 Agreement with MKC Anticipated commencement date Q1 2024 (subject to completion of S278 Agreement). Programme c. 14 months Provides links Newport Pagnell (north), Tongwell (west) and Willen (south).	N/a	Q2 2024	Q4 2025
Phase B inc Caldecote Cottage - Residential	Residential development and highway, drainage and green infrastructure.	Circa 312 residential dwellings. Associated infrastructure including: a) Spine Road b) Willen Road Link (east to St James) c) SUDS and associated engineering	Developer delivery and Required Site[iii] (Linear Park) Spine Road (item a)) to be constructed to allow for drainage outfall to River Ouzel to the east. Individual development parcels will be implemented from west to east along the Spine Road. Residential properties to be accessed from northern access (Phase A item b)) The Willen Road Link to from St James to the south when constructed.		Infrastructure Q2 2024 1st house occupation Q4 2025	2030 (Average of circa 110 dwellings per annum of all types of tenure)
Phase B1 – Residential	Residential development	Circa 15 residential dwellings	Developer delivery.	-	2029	2029
Phase B2 – Residential	Residential development	Circa 65 residential dwellings	Developer delivery.	-	Q2 2026	2029
Phase C - Residential	Residential development.	Circa 120 residential dwellings	Developer delivery	-	2029	2031
Phase D - Residential	Residential development.	Circa 165 residential dwellings	Developer delivery	-	2031	2033
Phase E - Residential	Residential development.	Circa 165 residential dwellings	Developer delivery	-	2033	2035
Landscaping Elements LE – Note that drainage runs can be constructed through these phases to connect to outfall in River Ouzel.						
LE1	Balancing Pond	SUD's feature required for drainage strategy for Phase B	Developer delivery.		Q3 2024	
LE2	Public Open Space including SUD's features.	Caldecote Park (east / west green corridor) a) Public open Space, including footpaths b) Balancing ponds & associated drainage c) Swales	Developer delivery.		Q4 2024	Q2 2028
LE3	NEAP	Neighbourhood Equipped Area for Play. Designs as per landscape strategy.	Developer delivery.		Q3 2026	Q1 2027
LE4	Balancing Pond	SUD's feature required for drainage strategy for Phase E Due to location will be constructed as part of POS for Phase B	Developer delivery.		Q4 2024	
LE5	LAP	Local Area for Play & associated public open space in accordance with the landscape strategy. To be delivered with Phase C	Developer delivery.		2029	
LE6	LAP	Local Area for Play & associated public open space in accordance with the landscape strategy. To be delivered with Phase D	Developer delivery.		2031	
LE7	POS	Public open space to be delivered with Phase D	Developer delivery.		2031	

LE8	Linear Park	River Ouzel Linear Park	Developer delivery.	Required site request for the Linear Park (450th dwelling occupation). (See S106 Required Site Request Date – page 15)	2030	2032
Local Centre Phase	Site of up to 0.5 Hectares.	-	Serviced Site – alongside School Phase	-	Q2 2028	2029
Sports Pitches Phase	Playing Field and Sports Pavilion Site	-	Required Site or Works in Kind[iv] Following Overbridge Phase	Delivered or made available prior to 500th dwelling occupation. (See S106 Required Site Delivery Date – page 14). Required site request (450th dwelling occupation) (See S106 Required Site Request date – page 15) .	2030	2031
Overbridge Phase	A422 Pedestrian/ Cycle Bridge Crossing	-	Developer or Works in Kind Prior to 1st occupation of any dwelling on Phase B1	Long stop within 24 months of relevant development phase (See S106 Schedule 1 Part 9 – page 36).	2029	2030
School Phase	2 Form Entry Primary School Site of up to 2.2 Hectares.	-	Required and Serviced Site[v]	To be serviced by 3 years after 1st residential occupation (See S106 Required Site Delivery Date – page 14). Required site request one year after 1st residential occupation (See S106 Required Site Request Date – page 15)	Q2 2028	-

[i] This schedule should be read alongside Plan SM 5123 – EN – 049 E
[ii] Commencement (and Completion) dates are subject to satisfactory approvals and market conditions as applicable.
[iii] Required Site – see S106 page 14.
[iv] Works in Kind – see S106 Appendix 3 (Plan SM 5123 – EN – 34 B)
[v] Required & Serviced Site (see S106 Schedule 1 Part 10.17 – page 39)


Recreation Ground
Phase A
SCALE: 1:2500
Sports Pitch Phase
Phase A
Ph B1
Phase C
Phase C
Phase B
Ph B2
Phase C
Ph B2
School Phase
Phase D
Phase D
Local Centre Phase
Phase E
SCALE: 1:2500
KEY
Phase A - Willen rd. Highway Works
Phase B - Residential
Phase B1 - Residential
Phase B2 - Residential
Phase C - Residential
Phase D - Residential
Phase E - Residential
Overbridge
Phase Sports Pitch Phase
School Phase
Local Centre Phase
Not Part of Application
LE 1 - Pond Phase B
LE2 - POS Phase B
LE3 - NEAP Phase B
LE4 - Pond Phase E
LE5 - LAP Phase C
LE6 - LAP Phase D
LE7 - POS Phase D
LE8 - Linear Park
Note:
Refer to Separate Phasing Plan Delivery Schedule
NEWPORT PAGNELL
Phasing Plan
DATE: 08.02.23
SCALE: 1:2500 @ A1
DRAWN: KA
CHECKED: JEP
BLOOR HOMES
BLOOR HOMES SOUTH MIDLANDS
SEMICH HOUSE 8 CYGNET DRIVE
SWAN VALLEY, NORTHAMPTON, NN4 9BB
TELEPHONE 01604 884400 FACSIMILE 01604 884401
Drawing No. SM5123-EN-049
Rev. F

Site Name: EAST OF M1 STRATEGIC GROWTH AREA (Milton Keynes Council)			
Planning Status of site @ 1 April 2026:		PLAN:MK ALLOCATION - allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 350	
Developer/Landowner: MKCC			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

This site forms the remaining land of the Plan:MK allocation at MK East and is under the ownership of Milton Keynes City Council. The site is allocated for a total of 350 dwellings and is not covered by either of the existing outline permissions on the rest of the site.

As outlined in the SoCG with the Property Team at MKCC, for this part of the site to be delivered it requires the northern section of the wider site's eastern perimeter road to be constructed so as to provide an access point. As also outlined in this SoCG and the SoCG signed with Berkeley Homes, additional HIF funding has been successfully awarded to enable delivery of all remaining onsite strategic infrastructure, including this road and work is due to start in the second half of 2026 (As at July 2026, work is now well underway).

MKCC have outlined in their SoCG their proposal and timetable for taking the site to the market to enable a sale in spring 2028 and the conditions that will be placed on any contract with regards to expected delivery timetables for the site. This is also supported by the SoCG submitted by Berkeley who have outlined that the earlier delivery of the eastern perimeter road will enable earlier access and delivery of this parcel of land.

With works now underway on access to the site being provided and a programme for disposal and future delivery of the site being submitted by the landowner and supported by the master developer of the rest of the site, it is felt that there is sufficient evidence to determine this parcel as deliverable. It is also considered that the lead-in time and build-out rates for the site as provided by the landowner are realistic, if not substantially lower than expected, when considered against the assumptions for a parcel of this size on a strategic scale site as set out in our phasing methodology.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	30	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	50	50	50	50	120

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

Planning Status (reference where applicable)	**Site Name/Address**	**Site Capacity** (undeveloped homes as at 1st April 2026)
Allocation	East of M1 Strategic Growth Area (Milton Keynes City Council Land)	350

1. Progress towards delivery

Our records show that the above site has an existing outline planning permission application which has not yet received a decision. 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:

The land forms part of the wider MK East site allocated through Plan:MK – the rest of the allocation now has Outline permission and is in the process of being delivered led by Berkeley/St James and Bloor Homes, with first homes on site having completed in January 2026.

This part of the site relies on the completion of the eastern perimeter road which forms part of the wider site's strategic highways infrastructure (SHI). Delivery of this infrastructure is being led by Berkeley Homes who received notification of additional Government funding in March 2026 to enable the delivery of all remaining SHI so as delivery of the site could be sped up.

Berkeley have since tendered for the delivery of the eastern perimeter road with work due to start on site during the second half of 2026 and completion of the full road by the end of 2027. The works are however anticipated to start with the northern section of the road which is immediately adjacent to this land – it is therefore likely that access to the land could be available as early as Spring 2027.

MKCC have currently scheduled to market the site for a period of 3 months in late 2027/early 2028 enabling the sale of the land in spring 2028 – this could however be brought forward due to the envisaged earlier access to the site. The sale will require the site to be brought forward as a FUL application covering the full site and all 350 proposed units and for mobilisation on-site to begin no later than summer 2029 (based on a Spring 2028 sale).

This will enable work on housing to commence in later 2029 with first delivery in early 2030. It is then anticipated that an average build-out rate of 50dpa should be achieved through until full completion of all units.

This timetable aligns with the amended milestones for completion of the overall site as per the variation of the grant funding agreement that is to be issued by Government alongside the award of additional funding.

Anticipated date for submission of REM:	Q2 2028/29
Anticipated start on-site date:	Q2 2029/2030
Anticipated date of first housing unit start:	Q3 2029/2030
Anticipated date of first completion:	Early 2030

2. Statement of Common Ground

Taking account of information provided here, I Stuart Proffitt, Director of Environment and Property at Milton Keynes City Council 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	**0**
2027/28	**0**
2028/29	**0**
2029/30	**30**
2030/31	**50**
2031/32	**50**
Post 2032	**220**
Anticipated average annual build out rate of units post-2032	**50dpa**

3. Signatures

Signed: Stuart Proffitt (Milton Keynes City Council (as Landowner))	
Date:	8 June 2026

Signed: James Williamson – Monitoring & Implementation Team Leader (Development Plans) (Milton Keynes City Council)	
Date:	08/06/2026

Site Name: TICKFORD FIELDS - Outline Remainder			
Planning Status of site @ 1 April 2026:		OUT PERMISSION - 20/00133/OUTEIS	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 340	
Developer/Landowner: Vistry Group			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Tickford Fields is a greenfield site which was allocated for residential use in the Newport Pagnell Neighbourhood Plan and is under the sole ownership of Milton Keynes City Council. Outline permission was granted in May 2021 and following a tender process, Countryside Partnerships/Vistry were selected as the preferred housebuilder with a contract being awarded in September 2023 and a development agreement being signed during 2025.

During 2025 the housebuilder carried out pre-application engagement via a PPA, discharged pre-implementation conditions and received approval for the site-wide design code, as well as submitting a REM application for Phase 1 covering 590 of the units on site in August 2025 (This has subsequently been approved and REM approval issued in July 2026).

The housebuilders have provided a SoCG for the purposes of this assessment which outlines their commitment to submitting all remaining REM applications for the site by the end of May 2026 in accordance with the conditions set out in the outline permission (3 further REM applications have subsequently been received on time, two of which include the remaining residential dwellings. One for 313 units and one for the Local Centre which includes 27 apartments).

The SoCG also outlines their delivery programme for the entire site, detailing their intention to start work in October 2026 with first completions, from Phase 1, due in July 2027. They outline that the entire site is to be delivered via three outlets across three housebuilders so as to enable strong annual delivery rates. They have then outlined cumulative annual completions based on the timings for each housebuilder starting their outlet with two providing first completions during Q2 of 2027/28 all of which will be delivered from Phase 1. It intended that first completions from Phase 2 will be delivered during 2028/29, reflecting the slightly later date for approval of the relevant REM.

With significant progress made towards delivery during 2025, a commitment from the housebuilder to submit the final REM applications covering the remainder of the site outside of Phase 1 prior to the end of May 2026 and with work to start on the wider site in late 2026, the remainder of Tickford Fields is considered to be a deliverable site. The lead-in times and build-out rates provided by the housebuilder are considered to be realistic when reviewed against the assumptions for an ‘extra-large’ site as set out in our Phasing Methodology, particularly when it is intended that a number of outlets will be active simultaneously – they have therefore been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	50	54	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	54	54	47	48	33

Site Name: TICKFORD FIELDS - Phase 1			
Planning Status of site @ 1 April 2026:		REM application awaiting determination - PLN/2025/1670	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 590	
Developer/Landowner: Vistry Group			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Tickford Fields is a greenfield site which was allocated for residential use in the Newport Pagnell Neighbourhood Plan and is under the sole ownership of Milton Keynes City Council. Outline permission was granted in May 2021 and following a tender process, Countryside Partnerships/Vistry were selected as the preferred housebuilder with a contract being awarded in September 2023 and a development agreement being signed during 2025.

During 2025 the housebuilder carried out pre-application engagement via a PPA, discharged pre-implementation conditions and received approval for the site-wide design code. A REM application for Phase 1 covering 590 of the units on site was submitted in August 2025. As at 1 April 2026 this application was under consideration – it has subsequently been approved and REM approval issued in July 2026.

The housebuilders have provided a SoCG for the purposes of this assessment which outlines their delivery programme for the entire site, detailing their intention to start work on site in October 2026 with first completions due in July 2027. They outline that the entire site is to be delivered via three outlets across three housebuilders so as to enable strong annual delivery rates. They have then outlined cumulative annual completions based on the timings for each housebuilder starting their outlet with two providing first completions during Q2 of 2027/28 all of which will be delivered from Phase 1.

With significant progress made towards delivery during 2025 and a REM application covering over half of the site approved in July 2026, Phase 1 is considered to be deliverable. The lead-in times and build-out rates provided by the housebuilder are considered to be realistic when reviewed against the assumptions for an ‘extra-large’ site as set out in our Phasing Methodology particularly when it is intended that a number of outlets will be active simultaneously – they have therefore been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	90	110	114	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	114	114	48	0	0

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

Planning Status (reference where applicable)	**Site Name/Address**	**Site Capacity** (undeveloped homes as at 1st April 2026)
20/00133/OUTEIS	Tickford Fields, Newport Pagnell	930 units total
PLN/2025/2299	Tickford Fields, Newport Pagnell	S73 to OUT Approved
PLN/2025/1670	Tickford Fields Phase 1	590 of above 930 (Approved)
PLN/2026/1113	Tickford Fields Phase 2	313 of above 930 (Subject to approval)
PLN/2026/1112	Tickford Fields Phase 3	27 of above 930 (Subject to approval)

1. Progress towards delivery

Our records show that the above site has an existing outline planning permission which has received reserved matters approval for 590 units and associated infrastructure. 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:

Tickford Fields is an allocated site in the Newport Pagnell Neighbourhood Plan and was granted outline permission in May 2021. Following a tender process carried out by Milton Keynes City Council (MKCC), the landowner of the site, during late 2022/early 2023, Countryside Partnerships/Vistry were selected as the preferred bidder for a development partner and a contract was awarded in September 2023. A development agreement was also subsequently signed during 2025.

Design and master planning work of the site has been ongoing since January 2024 alongside all site investigations, survey work and technical approvals, whilst the process of discharging pre-implementation conditions also began in 2025, including the approval of the site wide design code. This, alongside pre-application engagement throughout 2025 has been undertaken as part of a PPA between the consortium and MKCC planning department.

A s73 to the OUT permission was approved in May 2026, to remove/vary relevant conditions, including great crested newts, and removal of Morello Way access from the outline.

A REM application for Phase 1 of the development (totalling 590) homes was submitted in August 2025 and was approved in July 2026.

All remaining REM applications, including for Phase 2 (313 Units) and 3 (27 units) of the residential development have been submitted in May 2026, in accordance with conditions outlined in the Outline planning permission.

Start on site has been programmed for October 2026 subject to necessary pre-commencement conditions, S106 obligations and completion of the development agreement taking place.

Occupation of dwellings is subject to timely approval of S278 approvals and other conditions being discharged and final two residential phases are subject to approval within a required timeframe in order to deliver as per the below programme.

The proposal is to take advantage of the partnerships involved within Vistry (housebuilder) so as to deliver the site using three separate outlets under three brands (Countryside, Linden and Bovis), each building out approximately a third of plots so as to ensure a strong and consistent annual delivery rate on the site throughout. The key dates for each outlet are outlined as follows:

Start on 1st Residential Unit	**First Residential Unit Completion**	**Final Completion**	**Annual delivery rate (average)**
December 2026	July 2027	Aug 2032	60 (5 units per month)
December 2026	September 2027	October 2032	60 (5 units per month)
September 2027	July 2028	December2034	48 (4 units per month)

The accumulated delivery rates for the site as a whole are outlined below.

Anticipated date for submission of REM:	All REM applications submitted.
Anticipated start on-site date:	October 2026
Anticipated date of first housing unit start:	December 2026
Anticipated date of first completion:	July 2027

2. Statement of Common Ground

Taking account of information provided here, we, Will Rysdale, Head of Housing Delivery and Regeneration at Milton Keynes City Council and Ben Copeland (Planning Manager) at Vistry 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	**0**
2027/28	**90**
2028/29	**160**
2029/30	**168**
2030/31	**168**
2031/32	**168**
2032/33	**95**
2033/34	**48**
2034/35	**33**

3. Signatures

Signed: Will Rysdale, Head of Housing Delivery and Regeneration (Milton Keynes City Council)	[redacted]
Date:	17th August 2026

Signed: Ben Copeland, Planning Manager (Vistry)	[redacted]
Date:	17.08.2026

Signed: James Williamson, Monitoring & Implementation Team Leader (Milton Keynes City Council)	[redacted]
Date:	18/08/2026

James Williamson

From: Ben Copeland <Ben.Copeland@vistry.co.uk>
Sent: 17 August 2026 16:59
To: James Williamson
Cc: Will Rysdale
Subject: Re: Tickfords
Attachments: SoCG Tickford - Signed 17.08 Vistry.docx

This email came from outside Milton Keynes City Council.
Take extra care before opening attachments or clicking links.
Report any suspicious emails via the **REPORT MESSAGE** icon above.

Hi James,

Please find attached, apologies I had to get internal approval first prior to signing.

Kind regards,
Ben Copeland
Planning Manager

Mobile: [redacted]

Vistry South East Midlands
Penman House | 1 Penman Way | Grove Park | Enderby | Leicester | LE19 1SY

Supporting **Crisis** as our charity partner for 2026
Working together to end homelessness

From: James Williamson <James.Williamson@Milton-keynes.gov.uk>
Sent: Monday, August 17, 2026 09:53
To: Ben Copeland <Ben.Copeland@vistry.co.uk>
Cc: will.rysdale <Will.Rysdale@milton-keynes.gov.uk>
Subject: RE: Tickfords

NOTE: Email originated outside of Vistry Group.

Hi Ben,

Site Name: EASTERN STRATEGIC CITY EXTENSION			
Planning Status of site @ 1 April 2026:		DRAFT MK CITY PLAN 2050 ALLOCATION	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 1600	
Developer/Landowner: Berkeley/Gallaghers/hallam land/MKCC			
SoCG/Proforma submitted: SoCG prepared as part of MK City Plan Examination	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

The Eastern Strategic City Extension (ESCE) is one of five new proposed greenfield city extension sites which are draft allocations within the MK City 2050 Plan which is currently at examination and anticipated to be adopted during 2027.

ESCE forms further growth north, south and east of the existing MK East site which is currently being delivered. The draft allocation is for a total of 16,000 units of which 7,750 are proposed for delivery during the MK City 2050 Plan period.

Currently under the ownership of there main landowners (Hallam land, Gallaghers and Berkeley) as well as a small proportion of land owned by MKCC, a SOCG between all key landowners has been signed up to for the purposes of the MK City Plan 2050 examination. This SoCG includes the agreed projected delivery timetable outlined here which sees first completions proposed for 2031/32 which falls outside the current five-year period and therefore recognises the site as undeliverable for the purposes of this current assessment.

Progress towards bringing the site forward has however been made with an Outline application for the Hallam Land element of the site being submitted in January 2026 for a total of 2,750 dwellings in Milton Keynes (this element of the site is cross-boundary with a further 750 homes in central Bedfordshire) following pre-application engagement during 2025. Furthermore, the eastern perimeter road on the existing MK East site is now under construction and this will enable access to the Berkeley land associated with this draft allocation and will assist in potentially bringing forward early delivery of parcels on this land too. With the potential for this land to also be included within the Milton Keynes New Town proposal, this would likely see the site delivered at an accelerated pace.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	50	100	200	15650

Site Name: SOUTH OF BOW BRICKHILL STRATEGIC CITY EXTENSION			
Planning Status of site @ 1 April 2026:		DRAFT MK CITY PLAN 2050 ALLOCATION	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 1300	
Developer/Landowner: Catesby/Bedford Estates			
SoCG/Proforma submitted: SoCG prepared as part of MK City Plan Examination	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

The south of Bow Brickhill Strategic City Extension is one of five new proposed greenfield city extension sites which are draft allocations within the MK City 2050 Plan which is currently at examination and anticipated to be adopted during 2027.

Under the ownership of two main landowners, the site is anticipated to come forward earlier in the plan period but first completions are currently not projected to be delivered until 2033/34 as outlined in the SoCG between MKCC and the landowners prepared for the purposes of the MK City Plan 2050 examination.

For the purposes of this assessment, the site is therefore not considered to be deliverable and no completions have been projected within the five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	50	1250

Site Name: LEVANTE GATE STRATEGIC CITY EXTENSION			
Planning Status of site @ 1 April 2026:		DRAFT MK CITY PLAN 2050 ALLOCATION	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 1250	
Developer/Landowner: Gallaghers			
SoCG/Proforma submitted: SoCG prepared as part of MK City Plan Examination		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Levante Gate is one of five new proposed greenfield city extension sites which are draft allocations within the MK City 2050 Plan which is currently at examination and anticipated to be adopted during 2027.

Under the sole ownership of Gallaghers, the developer has actively engaged with the Council through the Local Plan preparation following their submission of this site in the initial call for sites work carried out to inform the SHLAA in 2023.

Alongside ongoing engagement with the local plan preparation process, Gallaghers also signed up to a PPA with MKCC in late 2025 to guide pre-application engagement and the submission of an Outline application for the full site.

Under the PPA, pre-application engagement was undertaken between February and April 2026 in relation to both a framework masterplan for the site (a requirement of all strategic scale development sites to be produced under draft policy contained within the MK City 2050 Plan) and a detailed pre-application engagement in relation to the proposed planning application – this included the submission and review of technical evidence base studies, a draft strategic framework document and a proposed approach for a site-based area design code. Furthermore, as part of the pre-application engagement the proposals were reviewed by the Council's independent Design review Panel during March 2026.

During this time, an EIA Scoping request was also submitted and issued in February 2026 and Gallagher carried out public engagement (including a number of public events) through until the end of March 2026.

As part of this pre-application engagement, Gallaghers made it clear that it was their intention to submit their Outline application for the site early into 2026/27 – the application covering the full site was subsequently received in May 2026.

Throughout their submissions to the local plan making process and as part of their pre-application and application documentation, Gallaghers have outlined a phasing plan for the site which would see an initial phase of development brought forward for circa 450 homes which would be capable of delivering early in the plan period and providing completions within the five-year period. This delivery programme has been supported by a SoCG signed up to with Gallaghers which outlines

the shared view that the site can deliver first completions within the year 2029/30 and then provide a steady rate of completions over the course of a 15/16-year period averaging at a delivery rate of approximately 78 dwellings per year.

This delivery rate is significantly below that of our assumptions for an 'Extra Large' scale site (as per our phasing methodology) and it may well be that once the site is at its peak delivery years this may be surpassed and the site can be delivered quicker however, for the purposes of this assessment, the agreed slightly more conservative average delivery rate has been retained.
With regards the proposed lead-in time for the site, whilst it is considered to be at the quicker end of the scale for a site that goes through the Outline route to permission, the up-front work that has been undertaken to-date and the early submission of the Outline application suggests this is achievable. This is further supported by the site being in the control of only one landowner. Given the substantial progress made to-date and the delivery programme signed up to by the lead developer within the SoCG, it is considered that the site is deliverable and will provide completions within the current five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	50	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	75	75	75	75	900

Site Name: SHENLEY DENS STRATGEIC CITY EXTENSION			
Planning Status of site @ 1 April 2026:		DRAFT MK CITY PLAN 2050 ALLOCATION	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 1000	
Developer/Landowner: Persimmon			
SoCG/Proforma submitted: SoCG prepared as part of MK City Plan Examination		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes	
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

The Shenley Dens Strategic City Extension is one of five new proposed greenfield city extension sites which are draft allocations within the MK City 2050 Plan which is currently at examination and anticipated to be adopted during 2027.

Under the sole ownership of Persimmon Homes, the site is anticipated to come forward earlier in the plan period but first completions are currently not projected to be delivered until 2031/32 as outlined in the SoCG between MKCC and the landowners prepared for the purposes of the MK City Plan 2050 examination.

For the purposes of this assessment, the site is therefore not considered to be deliverable and no completions have been projected within the five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	25	50	50	875

Site Name: EAST OF WAVENDON STRATEGIC CITY EXTENSION			
Planning Status of site @ 1 April 2026:		DRAFT MK CITY PLAN 2050 ALLOCATION	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 2250	
Developer/Landowner: Redrow/Storey Homes/Davidsons/ plus other smaller landowners			
SoCG/Proforma submitted: SoCG prepared as part of MK City Plan Examination	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

East of Wavendon is one of five new proposed greenfield city extension sites which are draft allocations within the MK City 2050 Plan which is currently at examination and anticipated to be adopted during 2027.

The East of Wavendon site under its proposed allocation policy is restricted to not delivering housing completions until 2038. As such, the site is not deemed deliverable and no housing completions are proposed within the five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	2250

Site Name: WALTON HALL STRATEGIC BROWNFIELD SITE			
Planning Status of site @ 1 April 2026:		DRAFT MK CITY PLAN 2050 ALLOCATION	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 150	
Developer/Landowner: Open University			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

This Walton Hall site is formed of two separate parcels of land, both under the ownership of the Open University. One is a greenfield site to the north of the existing campus and one is a brownfield site on the opposite side of the road to the main campus – this contains a building formerly used by de Monfort University and as an office space but is currently vacant.

The land was put forward via the Call for Sites by the Open University with the potential for residential use as part of their wider plans for the future of their site. Via the plan making process, these two parcels of land have been included as a draft allocation in the MK City 2050 Plan which is currently at examination and expected to be adopted in 2027.

Via their submissions during the local plan making process, the Open University have however outlined that at this stage they do not have any finalised plans or a programme for bringing forward elements of their site, including these two parcels and that therefore they cannot provide any certainty at this stage around when these parcels maybe be built out.
With a lack of clear evidence of programmed delivery, for the purposes of this assessment, these parcels are not deemed to be deliverable and no completions have been assumed from the site within the five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0		0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	150

Site Name: R/O SAXON COURT			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - 21/02246/FULEIS	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 288	
Developer/Landowner: MK Gateway Ltd/MKCC			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

The scheme is a mixed-used employment and residential scheme in CMK which will see the existing Saxon Court office building retained and extended for Employment use and the vacant land to the south of the site developed for 288 PRS units.

FUL permission was granted for the scheme in September 2022 and in January 2023 the developer and MKCC signed a PPA to guide the submission and determination of DISCON applications and potential NMA applications. In total 3 NMA's were approved between April and June 2023 and between June 2023 and January 2024, 14 conditions were discharged including 13 of the 18 pre-conditions and all pre-commencement conditions which related to below ground works. All outstanding conditions are above slab or pre-occupation.

Furthermore, the developer confirmed that implementation of the permission has occurred via below ground drainage works that were carried out in June 2023 and at the same time, the developer paid their S106 Monitoring Fee and discharged their pre-occupation S106 obligations. A modification of planning obligations application (PLN/2025/1897) was submitted in September 2024, seeking to remove and/or reduce a number of the financial and affordable housing obligations within the S106 agreement in response to viability constraints affecting the site. This application was taken to Planning Committee in February 2025 where it was resolved to approve and proceed with a DOV to the S106 agreement.

A final, agreed version of the DOV was provided in February 2026 and as at 1 April 2026 was awaiting final signatures (this has been subsequently signed off and the decision issued in May 2026).

The developers have not provided an updated proforma for the purposes of this year's assessment however, they have continued to make progress on bringing the site forward and whilst viability concerns were raised these have now looked to be addressed through the amendments made to the obligations contained within the S106 agreement to enable the site to be viable as per the developer's submissions for the modification application. With the developer's evidenced, continued desire to progress the scheme and with a number of actions taken to ensure the scheme can progress (i.e. discharge of conditions and implementation of the permission) it is considered that the site remains deliverable. With regards lead-in times and build-out rates for the scheme, those that align with the assumptions for a fully flatted scheme as set out in our phasing methodology have

been applied albeit with the completion dates pushed back to 3-4 years from the issue of the most recent decision.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	288	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: WESTMINSTER HOUSE			
Planning Status of site @ 1 April 2026:		FUL PERMISSION (& resolution to grant FUL permission subject to S106 (24/01299/FUL)) - 22/00138/FUL	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 376	
Developer/Landowner: Urban Village Group/Business Environment Milton Keynes			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Site is a brownfield, former office site in Central Milton Keynes. Prior approval was granted in July 2021 to convert the office building into 136 units before a FUL application was then approved (October 2023) to convert and extend the existing building to form 237 Build to rent units.

In April 2024 a EIA screening opinion was submitted with a view to demolishing the existing building and redeveloping the site. This was followed by a new FUL application being submitted in July 2024 (24/01299/FUL) seeking the redevelopment of the entire site for 376 residential units. The application was given a resolution to approve at Planning Committee in July 2025 subject to signing of a S106 agreement. Engrossed copies of the S106 agreement were signed at the end of January 2026 and as at 1 April 2026, publication of the notice of planning permission was still outstanding (subsequently published in June 2026).

In a proforma submitted for this year's assessment, the developer has outlined that they are now underway with design for the BSR Gateway 2 and they expect Gateway 2 to have been achieved by the end of 2026 allowing a start on construction of the new development in Q2 of 2027.

With FUL permission have been resolved to be granted and with confirmation that further progress is being made towards delivery of the scheme via Gateway 2 design and the site owners having provided confirmation of their intentions and a clear build programme, it is determined that the site is deliverable.

Furthermore, the lead-in time and build out of the scheme as outlined by the landowner in their proforma align with the assumptions for entirely apartment/flatted schemes as outlined in our Phasing Methodology document; these have therefore been applied here.

5-Year Supply Forecast (where site is Deliverable)					
	2026/27 (Year 1)	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	376	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES WITH DETAILED PERMISSION
2025-2026

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
22/00138/FUL (24/01299/FUL)	Westminster House, Central Milton Keynes	376

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:

Engrossed copies of the S106 were only signed on 29.01.26, due to massive delays by MK Legal team. Gateway II design is now underway and expect this to be completed at the end of 2026, with Construction starting Q2 2027 and PC Q4 2029.

Anticipated start on-site date:	Q2 2027
Anticipated date of first housing unit start:	Q2 2027
Anticipated date of first completion:	Q1 2030

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	25/26	26/27	27/28	28/29	29/30	30/31	Post 2031
Dwellings	0	0	0	376	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: David Choules

Position: Project Director

Company: Zephyrx

Date: 16.03.26

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

Outlook

Re: Milton Keynes City Council - Housing Monitoring 2025

From David Choules <[redacted]>
Date Mon 3/16/2026 8:35 AM
To Housing Monitoring <[redacted]>
Cc Rosanna Pritchard-Gordon <r[redacted]>; Adam Faulkner <[redacted]>

1 attachment (66 KB)
Monitoring Proforma 2025-2026 (Westminster House).docx;

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Hello,

Sorry I was away last week.

See attached your completed survey note.

Kind regards,

David Choules
Projects Director, Zephyr X
[redacted] | [redacted]
46 Curzon Street, London W1J 7UH



From: Housing Monitoring <[redacted]>
Sent: Tuesday, March 10, 2026 11:08 AM
To: David Choules <[redacted]>
Subject: Fw: Milton Keynes City Council - Housing Monitoring 2025

Site Name: FOOD CENTRE			
Planning Status of site @ 1 April 2026:		DETAILED PERMISSION - 19/02804/OUT & PLN/2025/0926	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 904	
Developer/Landowner: Federated Hermes CMK General Partner Limited			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Site is a brownfield, former food shopping centre in Central Milton Keynes which was reallocated for residential use through Plan:MK.

In October 2019, a hybrid application for redevelopment of the site was submitted alongside a separate application (19/02898/PANOTH) for demolition of the existing food centre buildings. The hybrid application included a FUL element for the construction of the first 422 residential units and an outline application for the remaining 482 units.

Prior approval for the demolition of the existing food centre buildings on site was approved on 27 November 2019 and the hybrid application was approved in June 2020. Work on demolition of the food centre buildings began in late 2020 and completed during 2021. A number of conditions were discharged during 2021 and 2023 with two NMAs also being approved in February and April 2023. In September 2023, a Certificate of Lawful use (23/01611/CLUE) was also permitted to confirm compliance with Condition 2 of the permission outlining that the permission has been implemented. Between September 2024 and January 2025, three pre-application sessions were undertaken via a PPA (24/05008/PPA) so as to inform the proposed REM application for the Outline element of the scheme and also to seek advice on the approach to dealing with amendments to the FUL element of the scheme which were required to meet the new Fire Safety Requirements under the Building Safety Regulations.

This ultimately led to submission of a REM application for all remaining 482 units in May 2025 and this was subsequently granted approval in November 2025.

The whole site is now subject to detailed planning permission with all demolition work and site clearance having taken place and implementation of the FUL element of the scheme having been confirmed – albeit construction of the new residential development is yet to commence.

The landowners have submitted a proforma for this year's assessment outlining that following pre-application advice, the necessary amendments to the FUL element of the scheme so as to comply with the Building Safety Act are being finalised and prepared for planning. They have outlined that this has delayed delivery of the scheme from projections provided in previous years with first completions on site now programmed to start in early 2031 as part of 2030/31.

With clear progress having been made towards site delivery within the past year, the whole site now being subject of detailed approval and the landowner having confirmed a programme for delivery of the site, is considered to be deliverable. The lead-in time to first completion outlined by the landowner is slightly longer than would normally be expected for a fully flatted scheme based on the assumptions within our Phasing Methodology however considering the outlined need to make amendments to the scheme the longer lead-in time seems realistic and has therefore been retained. The build-out of the scheme over a number of years is also deemed realistic given the scheme contains a number of blocks to be built out and completed separately.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	222	172	170	170	170

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES WITH DETAILED PERMISSION
2025-2026

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
19/02804/OUT & PLN/2025/0926	Food Centre, MK9 3BQ	904

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:

Given the age of the consent, the subsequent Building Safety Act necessitates design changes to be progressed. These are currently under consideration, following which the necessary amendments to the scheme will be progressed through the planning system. This has impacted upon the delivery of units on the Site as highlighted in the table at page 2.

Anticipated start on-site date:	tbc
Anticipated date of first housing unit start:	Est. 2031
Anticipated date of first completion:	Est.2031

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	25/26	26/27	27/28	28/29	29/30	30/31	Post 2031
Dwellings	0	0	0	0	0	222	682

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.

Expected delivery post 2031- circa 170 dwellings per annum for subsequent years.

Signed: [redacted]

Name: Sid Hadjioannou

Position: Director

Company: SAH Town Planning

Date: 10/03/2026

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

Site Name: BANK HOUSE			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - 23/00550/FUL	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 355	
Developer/Landowner: Platform_MK Sarl			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

An application was submitted in March 2023 to demolish the existing Bank House office building in Central Milton Keynes and redevelop the site for up to 355 residential units.

The application was refused on 15 November 2023 and subsequently appealed by the applicants in January 2024. Prior to the opening of the inquiry the applicants and MKCC worked to a position whereby MKCC confirmed that they no longer intended to contest the reasons for refusal set out in the decision notice and grant of permission was subsequently confirmed in July 2024
Following approval of planning permission, the existing Bank House office building was demolished during 2025, thus lawfully implementing the scheme. An NMA was approved in March 2025 and an initial S73 application was approved in September 2025. in November 2025 a further S73 application was submitted (subsequently approved by Committee in February 2026) alongside an application to modify the S106 agreement which was subsequently closed and followed up with a second application to reduce the amount of affordable housing contribution due to viability, in March 2026 (this has now been approved at Committee in June 2026). The amendments made via the S73 applications were predominantly to ensure compliance with updated Building Safety Regulations and enable the development to progress to Gateway 2 approval.

As a site with FUL planning permission and with clear progress continuing to be made towards bringing the site forward for delivery, as outlined above, the development is considered to be deliverable for the purposes of this assessment.

Between April and June 2026, the landowners have also submitted numerous DISCON applications, again demonstrating continued progress towards delivery. Whilst no proforma has been provided for this year's assessment, we have retained previously submitted projections from the landowner based on continued progress.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	355	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: CAMPBELL PARK VIEW (former MK Theatre Car Park, 500 Marlborough Gate)			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - 24/00036/FUL	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 285	
Developer/Landowner: Packaged Living/Milton Keynes I Limited/MKDP			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

The site contains the former multi-storey car park site within the Theatre District, Central Milton Keynes under the ownership of Milton Keynes Development Partnership. MKCC adopted a development brief for the site in September 2021 that set out the aspirations for the site to be redeveloped for mixed-uses.

MKDP marketed the site in 2023 and it was acquired by Packaged Living who, following pre-application discussions with MKCC during the summer of 2023 and submission of an EIA screening application in October 2023 (both of which formed part of a PPA), submitted a FUL application in January 2024 for the redevelopment of the site for 285 build to rent residential units and 12,000sq. ft of leisure and community uses.

This application was approved in May 2025 and the developers initially set out a timetable for construction of the site with expected completion of all units in 2027/28. This has however been delayed due to the need for amendments to have been made to the scheme so as to comply with updated Budling Safety Regulations. In response to this, two NMA applications were submitted and approved in July 2025.

The developers have provided a proforma for this year's assessment which outlines that the development was progressing with a Gateway 2 application (submitted in February 2026) and that pre-commencement planning conditions would be submitted during Q1 of 2026 (this has subsequently occurred in June 2026 and these are awaiting determination).

The site has FUL permission and is under the control of a developer who, as outlined above, is making clear progress with delivery, it is therefore deemed to be deliverable. The proforma further outlines that work will start on site in Q3 of 2026 with full delivery of all units in 2029/30. This projected timetable aligns with the assumptions set out in our phasing methodology for a site which is entirely flatted and is comparable to other schemes which have been completed in CMK in recent years – these projections have therefore been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	285	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES WITH DETAILED PERMISSION
2025-2026

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
24/00036/FUL	Campbell Park View, 500 Marlborough Gate, Central Milton Keynes	285

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:

Currently progressing with Gateway 2 application. The application is due to be submitted in Feb 26 and we are targeting approval May 26.

Pre-commencement planning conditions are due to be submitted in Q1 26.

Anticipated start on-site date:	Q3 26
Anticipated date of first housing unit start:	
Anticipated date of first completion:	Q2 29

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	25/26	26/27	27/28	28/29	29/30	30/31	Post 2031
Dwellings	0	0	0	0	285	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: S.Leat

Name: Sophie Leat

Position: Associate Director

Company: Packaged Living

Date: 13th Jan 26

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

Outlook

Re: Milton Keynes City Council - Housing Monitoring 2025

From Sophie Leat <[redacted]>
Date Tue 1/13/2026 5:26 PM
To Housing Monitoring <[redacted]>

1 attachment (63 KB)
Monitoring Proforma 2025-2026 (500 Marlborough Gate).docx;

You don't often get email from sophie.leat@packagedliving.co.uk. Learn why this is important

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Please be extra vigilant when opening attachments or clicking on links.
Report spam or suspected malicious email via the REPORT MESSAGE icon above.

Hi Bethany,

Apologies for the slow response and see attached for completed form as requested.

Many thanks,
Sophie

Sophie Leat (née Gunn) | Associate Director | Development
Mob: [redacted] **| Web: www.packagedliving.co.uk**



From: Housing Monitoring <[redacted]>
Sent: Monday, January 12, 2026 4:01 PM
To: Sophie Leat <[redacted]>
Subject: Re: Milton Keynes City Council - Housing Monitoring 2025

Good afternoon and happy new year!

I am writing to follow up on our previous request for information regarding site(s) that you are involved with. If you could return the completed proforma as soon as possible we would be most grateful. Please do let me know if you are encountering any issues or delays.

Best wishes
Bethany

Bethany George

Planning Services Officer | Development Plans
To speak with me use Microsoft Teams
Milton Keynes City Council | Civic | 1 Saxon Gate East | Milton Keynes | MK9 3EJ
https://www.milton-keynes.gov.uk/planning-and-building/

Advice is given at officer level only and does not prejudice any formal decision made by the Council.

Site Name: JAIPUR AND ORACHRD LOUNGE, 599 GRAFTON GATE			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - 23/01634/FUL	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 302	
Developer/Landowner: Galliford Try Investments			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

A brownfield site containing a former restaurant building, planning permission was sought for demolition and redevelopment for residential use with an application being submitted in July 2023 following a number of rounds of pre-application.

The application was refused in December 2023 but planning permission was granted at appeal in March 2025.

Following grant of permission, a variation application (PLN/2025/1136) was submitted in June 2025 seeking amendments to reflect compliance with updated Building Safety regulations. This was approved in September 2025 but due to a clerical error on the decision notice an updated application was required to be submitted. This was done in later September 2025 and as at 1 April 2026 was still awaiting sign-off.

The agents of the landowners have then confirmed that they will be applying for Gateway 2 approval with the Health and Safety Executive and discharging all pre-commencement conditions so as to commence the development towards the end of 2026/27, followed by a three-year build-out period.

The site has detailed permission and the submission, and approval of a S73 application alongside a programme for delivery of the development provided by the landowner demonstrates continued progress towards bringing the site forward, it is therefore considered to be deliverable.

Furthermore, the proposed timings for build-out of the scheme align with assumptions for fully flatted schemes as outlined in our Phasing methodology and, as such they have been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	302	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Outlook

Re: FW: Milton Keynes City Council - Housing Monitoring 2025

From Jennifer Smith <[redacted]>
Date Fri 2/13/2026 2:54 PM
To James Williamson <[redacted]>
Cc Housing Monitoring <Housing.Monitoring@milton-keynes.gov.uk>

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HI James

Im good - hope you are too. Apologies - I kept meaning to fill this in!

The proposal is to commence development 26/27 with development to take 3 years, so likely opening date being 29/30. In terms of stage, we have an outstanding S73 application. Next stage will then be Gateway 2 with HSE alongside the discharge of the pre-commencement planning conditions. I would anticipate this will all take 6 months to complete.

Hope that helps
Jennifer

SmithJenkins
PLANNING & HERITAGE

Jennifer Smith MRTPI
Director

t: 01908 410 422 | m: [redacted]
e: [redacted] | w: www.smithjenkins.co.uk
a: Milton Keynes Office - 7 Canon Harnett Court, Wolverton Mill, MK12 5NF
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On Fri, 13 Feb 2026 at 08:48, James Williamson <[redacted]> wrote:

> Hi Jennifer,
>
> Hope you are well.
>
> I'm just doing some chasing up on some of our land supply monitoring and wondered if you might be able to assist with the completion of the attached proforma in relation to updates on the Jaipur site and its projected delivery?
>
> Alternatively if you have a contact at the developers who you think may be best placed to talk to id be happy to contact them directly.
>
> Any assistance would be much appreciated.

Site Name: THE POINT			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - 23/02265/FUL	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 487	
Developer/Landowner: GHL (Milton Keynes) Ltd			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

The application for the demolition of all existing vacant buildings on the Point site in CMK (accept for the car park) and redevelopment for 487 apartments and other ancillary uses was submitted in October 2023. It was refused in July 2024 but the applicants appealed the decision and an enquiry was held in March 2025. In July 2025 the Inspector concluded that the appeal should be allowed and granted FUL planning permission for the scheme.

Whilst some concerns regarding viability were raised during the appeal, the Council have not been made aware of any information which suggests that the scheme will not be brought forward at this stage and, as the scheme has full permission which was achieved through the applicants committing to an appeal hearing, it is considered to be deliverable.

No proforma has been provided by the developer and as such, the projections used are based on the assumptions for entirely flatted schemes as set out in our Phasing Methodology, with the nature of the scheme being built out over floor blocks also being taken into account with the staggering of delivery. This means that whilst the site has been deemed deliverable, it is not anticipated that all units on site will be delivered within the five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	193	160	134	0	0

Site Name: STATION HOUSE UPWARD EXTENSION			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - 22/01115/FUL	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 64	
Developer/Landowner: Permitted Developments Investments No 13 Ltd			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Full permission was granted in April 2024 for the upwards extension of Station House, a former office building which was converted to residential under prior approval in 2024.

Since being granted full permission, the developer has progressed with discharging of conditions between June 2025 and March 2026 and a non-material amendment to the permission in February 2026, demonstrating active steps towards implementation. While construction has not yet commenced, these activities provide clear evidence of intent to deliver. The trajectory assumes a relatively short lead-in period followed by a focused build-out, consistent with the nature of an upward extension scheme. The limited scale and absence of identified constraints support inclusion of the site as deliverable.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	64	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: FORMER ARGOS HEADQUARTERS, 489-499 AVEBURY BOULEVARD			
Planning Status of site @ 1 April 2026:		FUL application awaiting determination - PLN/2025/1626	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 350	
Developer/Landowner: Galliford Try Investments (GTI)			
SoCG/Proforma submitted: Email Correspondance		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** start on site date used	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Site is the former office headquarters of Argos and Homebase group in Central Milton Keynes. The site was submitted for residential as part of the Call for Sites for the Council's SHLAA work in 2024 during the Regulation 19 consultation outlining that the redevelopment of the site was deemed to be deliverable.

A PPA was signed up to with MKCC in late 2024/25, followed by an EIA screening opinion being submitted in April 2025, whilst pre-application was carried out under the PPA between January and June 2025. A full planning application for the redevelopment was subsequently submitted in August 2025 again with the application outlining that the development was considered to be deliverable. The application was scheduled to be reviewed at Planning Committee on 2 April 2026 with an officer recommendation for approval. At committee a resolution to permit the scheme subject to a S106 agreement was passed.

Email correspondence with the applicants agent has outlined that negotiations over the S106 are still ongoing and that once that is completed and planning permission is issued the building will need to go through Gateway 2 for the purpose of the Building Safety Act and that currently a start on site is anticipated for Summer 2027.

With clear progress having been made on bringing the site forward through planning and the developer's agent outlining the intended timescales for the next step, the site is considered to be deliverable. The delivery of the scheme has been based on the agent's projection for start on site and the assumptions for a fully flatted scheme as per our phasing methodology.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	350	0	0	0	0

James Williamson

From: Jennifer Smith <jennifer@smithjenkins.co.uk>
Sent: 02 June 2026 17:41
To: Housing Monitoring
Cc: James Williamson
Subject: Re: FW: Milton Keynes City Council - Housing Monitoring 2025

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Hi Bethany

Thank you for your email. We are still waiting for a draft S106 agreement to be issued from the Council's legal team. We have a resolution but no planning permission yet. We have agreed an extension of time until the end of the month, and then hopefully we will have more news.

The building is a high risk building for the purpose of the Building Safety Act and will need to go through Gateway 2. This can take up to a year to complete so I would doubt there will be a start on site before summer 2027 (but it will depend on the issue of the permission).

Hope that helps

Jennifer

Jennifer Smith MRTPI
Director

[redacted]

a: Milton Keynes Office - 7 Canon Harnett Court, Wolverton Mill, MK12 5NF
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On Tue, 2 Jun 2026 at 12:27, Housing Monitoring <Housing.Monitoring@milton-keynes.gov.uk> wrote:

> Hi Jennifer
>
> I hope you're well.
>
> Just wondering if you have had chance to review the proforma for the former Argos HQ site (ref: PLN/2025/1626)? Any update about the progress of the site would be helpful for our monitoring. Happy to answer any questions if you have them.

Site Name: CANALSIDE - MARINA			
Planning Status of site @ 1 April 2026:		REM PERMISSION - 17/00850/REM	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	6	0	0
Progress on site as of 1 April 2026:	**No. of Units U/C:** 18	**No. of Units Not Started:** 19	
Developer/Landowner: Crest Nicholson			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Remainder of site is fully complete and these units represent the last remaining dwellings to be completed on site formed of two groups of townhouses. The first group of these consisting of 18 units are under construction and therefore projected to complete in 2026/27. The remaining 19 units have been subject to a couple of NMA's during 2025 and are yet to start on site as at 1 April – there projected completion has therefore been pushed back a year.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	18	19	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: LAND TO NORTH OF GLEBE ROUNDABOUT, OVERGATE			
Planning Status of site @ 1 April 2026:		REM PERMISSION - 16/03648/REM	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	0
Progress on site as of 1 April 2026:	**No. of Units U/C:** 60	**No. of Units Not Started:** 0	
Developer/Landowner: Parks Trust			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Site monitoring confirmed all 60 dwellings were under construction by late 2025 with good progress being made. The forecast of 60 completions in 2026/27 aligns with our lead-in time assumptions and therefore evidences deliverability within the early years of the five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	60	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: CAMPBELL PARK NORTHSIDE PHASE 1			
Planning Status of site @ 1 April 2026:		Resolution to grant FUL permission (awaiting S106 completion) - PLN/2025/2013	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 306	
Developer/Landowner: Urban Splash/Glenbrook			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Campbell Park Northside is formed of all the remaining blocks of land to be developed on the northern side of Campbell Park and was allocated through Plan:MK (2019) for a solely residential-led scheme. It is under the ownership of Milton Keynes Development Partnership (MKDP) and has a Council approved development brief.

Urban Splash, working with Glenbrook Property are under contract with MKDP to bring forward for development the full Campbell Park Northside site, with the proposal to deliver an initial first phase (Phase 1) consisting of the block at the further east of the site.

Urban Splash entered a PPA in relation to Phase 1 in early 2024 and undertook significant pre-application engagement to develop their scheme and, following refusal of an initial application for Phase 1 in April 2025, a second FUL application was submitted for a revised scheme in September 2025 after further pre-application discussions.

A resolution to grant permission for this scheme was given at Planning Committee in March 2026 subject to a S106 agreement being signed.

Urban Splash/Glenbrook have outlined in an updated SoCG that it is their intention to start on site for Phase 1 during Q4 of 2026/27 with a programmed three-year build out for the full Phase with completions all being delivered in late 2029/early 2030.

The progress made with the scheme to the extent that it now has a resolution to permit a full permission and with a detailed programme outlined by the housebuilder for delivery of the site provides sufficient evidence that the site is deliverable. Furthermore, the lead-in times and build-out rates proposed by the housebuilder are deemed to be realistic when considered against the assumptions in our Phasing Methodology and have therefore been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	306	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: CAMPBELL PARK NORTHSIDE PHASE 2 - 5			
Planning Status of site @ 1 April 2026:		OUT application awaiting determination - PLN/2025/0703	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 1850	
Developer/Landowner: Urban Splash/Glenbrook			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Campbell Park Northside is formed of all the remaining blocks of land to be developed on the northern side of Campbell Park and was allocated through Plan:MK (2019) for a solely residential-led scheme. It is under the ownership of Milton Keynes Development Partnership (MKDP) and has a Council approved development brief.

Urban Splash, working with Glenbrook Property are under contract with MKDP to bring forward for development the full Campbell Park Northside site. A resolution to grant full permission for Phase 1 was given at Planning Committee in March 2026 and the remainder of the site is due to be brought forward via an outline permission covering Phases 2-5 inclusive.

Alongside their work on Phase 1, Urban Splash/Glenbrook also entered a separate PPA in relation to Phases 2-5 in March 2024 and a programme of pre-application engagement was undertaken during April and May 2024. An outline application was then submitted in June 2025 for up to 1,850 dwellings with the flexibility to be able to deliver a range of different residential types and tenures in response to need at the time each phase is brought forward for delivery. This application is currently under consideration.

Urban Splash/Glenbrook have outlined in an updated SoCG that it is their intention to bring forward each phase themselves with the first REM application intended to be submitted in late 2027/early 2028, so as to enable a start on site on these latter phases in mid to late 2028 with first completions coming forward in 2029/30. Completions will then rise annually to a max annual delivery rate of circa 200-250 units once all phases are delivering. Urban Splash/Glenbrook have also outlined that their contract with MKDP sets out requirements for when work must be started on the final phase of the site which is subsequently driving their delivery programme.

The progress made with the scheme for Phases 2-5 to date with significant pre-application engagement having taken place, an outline application for all these phases having been submitted and likely to be determined during 2026, a housebuilder contracted to the build-out (with expected delivery timescales included within the contract), an initial phase due to start on site shortly and a detailed programme outlined by the housebuilder for delivery of the site provides sufficient evidence that the site is deliverable.

Furthermore, the lead-in times and build-out rates proposed by the housebuilder are deemed to be realistic when considered against the assumptions in our Phasing Methodology based on an outline

permission being approved before the end of 2026, which is anticipated, and then the full site (including Phase 1) being delivered at the rates of a strategic scale site. These projections have therefore been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	50	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	150	200	250	250	950

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

Planning Status (reference where applicable)	**Site Name/Address**	**Site Capacity** (undeveloped homes as at 1st April 2026)
PLN/2025/2013 (Resolution to Grant) PLN/2025/0703 (awaiting determination)	Campbell Park Northside Phase 1 Campbell Park Northside Remainder	306 Maximum of 1,850 units

1. Progress towards delivery

Our records show that the above site(s) are allocated for residential development and currently have live planning applications but no current approval for development. 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:

Urban Splash, working with Glenbrook Property are under contract with Milton Keynes Development Partnership (MKDP) to bring forward for development the full Campbell Park Northside site.

The proposal for development of the site is to deliver an initial first phase consisting of Block H1.1 (the block closest to the Grand Union Canal) via a FUL application for 306 units which was submitted in September 2025 and was granted a resolution to permit at Planning Committee on 5th March 2026. At the same time an Outline application to cover the remainder of the site was also submitted for a total of up to 1,850 further units – it is currently anticipated that this will be determined during Q2 of 2026/27.

Phase 1 (Block H1.1):

The current application is for a revised scheme which seeks to address issues raised in a previous application (24/01612/FUL) on the site which was refused by Planning Committee in April 2025 in relation to matters of height, heritage impact and parking. The site is allocated for residential use and the principle of development is therefore established and updated pre-application was undertaken between July and September 2025 to refine the proposed development in the updated application.

The proposal delivers 306 dwellings across five buildings of which all will be build-to-rent flats/apartments providing a mix of 1, 2 and 3 bedspaces. The number of units in each block are as follows:

- Block A = 68 units
- Block B = 40 units
- Block C = 67 units
- Block D = 44 units
- Block E = 87 units

With the proposal now having a resolution to grant permission, it is proposed that work will start on site for Phase 1 in approximately 6-9 months' time during Q4 of 2026/27 and the site will take a period of 3 years to complete in total, with the whole site being delivered by Urban Splash/Glenbrook Property. As Phase 1 of the site consists entirely of apartments across 5 blocks, completions will come forward in blocks rather than providing a steady annual delivery of housing units. This is reflected below in the delivery rates outlined.

Phases 2-5 (Blocks F1.2-F1.4, G1.1-G1.3 & G1.4N):

A programme of pre-application was undertaken via a PPA in relation to the remainder of the Campbell Park Northside site between April and May 2024. Following pre-application, an outline application was submitted in June 2025 for a maximum of 1,850 dwellings inclusive of up to 300 later living units (class C2/C3), up to 300 student accommodation units and 1ha of land for self & custom build, as well as other non-residential units.

The proposal is intended to deliver a mix of housing types and sizes including flats/apartments and family homes, ranging from one to five-bed. The current application seeks approval of the maximum parameters of development which will then guide future reserved matters applications, with the residential component of the application being structured so that a mix of different residential accommodation types can come forward based on market demand with the exact mix of each phase to be confirmed as part of each reserved matters application.

Having achieved Outline permission, the site will then be parcelled up and be delivered in several phases with relevant REM approvals and discharge of conditions being sought for each parcel – each parcel will still be delivered by Urban Splash/Glenbrook Properties. As the contract between MKDP and Urban Splash/Glenbrook requires the final phase of the site (approx. 200 units) to be started on site within 10 years, the delivery programme for the remainder of the site is driven by this and it is expected that the entirety of the site be completed by 2036

Following grant of a first REM approval on the remainder of the site, it is anticipated that completions will begin to come online during late 2029/30. As this element of the site will consist of a wider mix of housing types and sizes a steadier annual delivery rate is expected to be achieved once the site is fully up and running from 2030/31 – this is reflected in the table below.

Anticipated date for submission of REM:	Not required for Phase 1 (application is for FUL permission). First REM for Phases 2-5 – Q3/Q4 2027/28
Anticipated start on-site date:	Phase 1 = Q4 2026/27 Phase 2 = Q3 2028
Anticipated date of first housing unit start:	Phase 1 = Q4 2026/27 Phase 2 = Q32028
Anticipated date of first completion:	Phase 1 = All residential blocks to be completed later 2029/early 2030. Phase 2 = Q4 29/30

2. Statement of Common Ground

Taking account of information provided here, I Sunny Johal, Director at Urban Splash/Glenbrook Property 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	**0**
2027/28	**0**
2028/29	**0**
2029/30	**306 (all units of Phase 1)** **50 (Phase 2)**
2030/31	**150**
Post 2031	**Up to 1,650**
Anticipated average annual build out rate of units post-2031	**Potentially up to 200-250dpa – depending on mix of housing and inclusion of potential later living, student and self-build.**

3. Signatures

Signed: (Urban Splash/Glenbrook Property)	[redacted]
Date:12/03/2026	Sunny Johal

Signed: James Williamson – Monitoring and Implementation Team Leader (Milton Keynes City Council)	[redacted]
Date: 16/03/2026	

Site Name: CENTRAL MILTON KEYNES/CAMPBELL PARK REMAINDER			
Planning Status of site @ 1 April 2026:		MK City Plan 2025 Allocation - Draft Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	0	0	0
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 9267	
Developer/Landowner: Numerous			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** No		
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

This represents the remainder of growth anticipated to come forward within Central Milton Keynes and Campbell Park over the full MK City Plan period through until 2050 on sites which do not yet have planning permission or an application submitted for consideration.

As there is no clear evidence for delivery of the sites which this growth is intended to come forward on, no completion numbers have been attributed to the five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	9267

Site Name: FORMER BURGER KING SITE			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - 21/00725/FUL	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 120	
Developer/Landowner: Adil Cartering Ltd			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Full permission was granted on 31 December 2025 following signing of a S106 agreement.

The landowner has not provided a proforma for this year's assessment however; there is no evidence of viability or deliverability risk and the Council is not aware of any information that would suggest the development is not deliverable. The accommodation comprises 117 flats plus three townhouses; majority of delivery is therefore assumed as a single principal phase with the town houses being completed shortly after. Delivery timescales are based on assumptions for a fully flatted scheme as outlined in our Phasing Methodology.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	120	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: BUCKINGHAM HOUSE			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - PLN/2025/0702	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 92	
Developer/Landowner: Hawridge Strategic Land Ltd			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

A former office building within the Central Bletchley SPD area, a full application for demolition and redevelopment into 92 residential units was submitted in May 2025 and subsequently permitted in March 2026, following pre-application during 2024/25.

The applicants agent outlined via email that it is their intention to start on site as soon as possible following issuing of the permission but did not provide a full programme for intended delivery. With full permission having been granted as at 1 April 2026 and no information suggesting the site will not come forward, the scheme is deemed to be deliverable.

The approved scheme comprises four distinct blocks which are expected to build out broadly sequentially and, in the absence of a detailed developer programme, standard lead-in and build-out benchmarks have been applied and moderated to reflect the block structure. A mid-range delivery rate of around 40 dwellings per annum has been used, striking a balance between flatted and non-flatted trajectories. On this basis, completions are distributed evenly across 2028/29 and 2029/30 (46 per year).

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	46	46	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Outlook

RE: Milton Keynes City Council - Housing Monitoring 2025

From Matthew Corcoran <[redacted]>
Date Tue 1/20/2026 11:27 AM
To Housing Monitoring <[redacted]>

CAUTION: This email originated outside of Milton Keynes City Council.
Please be extra vigilant when opening attachments or clicking on links.
Report spam or suspected malicious email via the REPORT MESSAGE icon above.

Hi Beth

Were hoping to start works on site asap but held up on s106, apologies.

Kind regards

Matthew Corcoran BSC MA MRTPI
Managing Director

CDS PLANNING
PLANNING & DEVELOPMENT CONSULTANTS

Pure Offices
Midshires House
Midshires Business Park
Smeaton Close
Aylesbury
HP19 8HL

O: [redacted]
M: [redacted]

E: [redacted]
W: www.cds-planning.co.uk

From: Housing Monitoring <[redacted]>
Sent: 20 January 2026 11:24
To: Matthew Corcoran <[redacted]>
Subject: Re: Milton Keynes City Council - Housing Monitoring 2025

[redacted]

[redacted]

[redacted]

Site Name: SITE TO SW OF BLETCHLEY WORKING MENS CLUB, DUNCOMBE STREET, BLETCHLEY			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - PLN/2025/0781	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 10	
Developer/Landowner: Infinity Property Investments			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

A full application for the development of the site for 10 flats was submitted in April 2025 and was approved in January 2026.

The landowner has not provided a proforma for this year's assessment however; there is no evidence of viability or deliverability risk and the Council is not aware of any information that would suggest the development is not deliverable. As this is a recently granted full permission, the site is therefore deemed to be deliverable for the purposes of this assessment.

With no projections provided by the landowner/developer, the assumptions for a site of this size as per our phasing methodology have been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	10	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: CENTRAL BLETCHLEY REMAINDER			
Planning Status of site @ 1 April 2026:		MK City Plan 2025 Allocation - Draft Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	0	0	0
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 778	
Developer/Landowner: Numerous			
SoCG/Proforma submitted: No		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A	
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

This represents the remainder of the sites located within the Central Bletchley SPD area which have not yet obtained a planning permission and are anticipated to aid the delivery of 1,000 dwellings within the Central Bletchley Area prior to the end of the MK City Plan 2050 period. They are all sites in which current planning policy would enable the delivery of residential units on and all form part of the ongoing works led by MKCC to regenerate this area of Bletchley as part of the Bletchley Town deal.

To achieve the proposed 1,000 dwellings, these sites are anticipated to deliver a total of 778 dwellings. The remainder consists of five sites, all of which were assessed via the SHLAA and with the exception of one (ownership of the Old Pavilion site could not be confirmed as such, availability is unknown) all were found to be suitable, available and achievable to deliver residential uses either in its entirety or as part of a wider mixed-use scheme.

The five sites are:
- Albert Street Car Park
- Former Sainsbury's Site
- Former Police and Fire Stations
- Old Pavilion, Sherwood Drive
- Brunel Centre

Based on the SHLAA conclusions, these five sites could deliver 872 dwellings and therefore not all are necessarily required to be delivered to reach the 778 dwellings target or, some of the sites could come forward for lower numbers of dwellings.

With the exception of the Old Pavilion site, all the others are owned by MKCC or MKDP either in their entirety or, in the case of the Albert Street Car Park the large majority is.

The 'Former Sainsbury's Site', 'Brunel centre' and 'Former Police and Fire Stations' also all have Council adopted Development Briefs and form part of a new partnership between MKCC, MKDP and developers Muse who have been appointed to develop and deliver a masterplan for these sites alongside the project to deliver a new eastern entrance to Bletchley Railway Station.

MKDP, who are leading the project on behalf of MKCC have outlined that a timetable for the master planning and delivery of schemes is currently being finalised with it intended that the Brunel Centre

and Former Wilko building which forms part of it will be demolished in 2027 to make way for the initial phases of the redevelopment work.

Despite clear positive progress being made on these sites, for the purposes of this year's assessment, as none of these sites yet have a planning permission and we do not yet have a finalised programme for bringing the sites forward outlined by the landowner, we have not considered them to be deliverable and have pushed any potential completions outside the five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	90	100	588

Site Name: SERPENTINE COURT REDEVELOPMENT & REMAINING INFILL			
Planning Status of site @ 1 April 2026:		OUT PERMISSION - 20/00942/OUT	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 312	
Developer/Landowner: MKCC			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

This represents the remaining units on the Lakes Estate regeneration plans which were permitted under 20/00943/OUT – this was a hybrid application and some of the remaining units are associated with the full element of the application which was implemented whilst the remaining units relate to the Outline element.

Phase A of the scheme has now been delivered and 183 units were completed on site in 2025/26. The Council's Head of housing delivery has confirmed that the decision was taken not to progress the remainder of the scheme under its current permission and therefore the Council have not sought to obtain the REM approval for the remainder of the units under the Outline permission.

The intention is however to still bring the remainder of the proposed development forward and for the same number of dwellings but, the exact manner of how the remaining units will be delivered is yet to be confirmed and currently there is no detailed programme in place for bringing the site forward for planning. As such, it is not felt that there is sufficient evidence to consider the site to be deliverable and the remaining units have all been projected to come forward at a later stage in the plan period, outside of the current five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	30	282

Site Name: EXTRA CARE FACILITY			
Planning Status of site @ 1 April 2026:		OUT PERMISSION - 20/00942/OUT	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 64	
Developer/Landowner: MKCC			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

This represents the extra care facility C3 units on the Lakes Estate regeneration plans which were permitted under 20/00943/OUT – this element of the scheme former part of the Outline element.

Phase A of the scheme has now been delivered and 183 units were completed on site in 2025/26. The Council's Head of housing delivery has confirmed that the decision was taken not to progress the remainder of the scheme under its current permission and therefore the Council have not sought to obtain the REM approval for the remainder of the units, including the extra care facility, under the Outline permission.

The intention is however to still bring the remainder of the proposed development forward including the extra-care facility units but, the exact manner of how the remaining units will be delivered is yet to be confirmed and currently there is no detailed programme in place for bringing the site forward for planning. As such, it is not felt that there is sufficient evidence to consider the site to be deliverable and the remaining units have all been projected to come forward at a later stage in the plan period, outside of the current five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	64

Site Name: LATHAMS BUILDBASE			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 75	
Developer/Landowner: Building Supplies Distribution Limited			
SoCG/Proforma submitted: No		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A	
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

The site is a brownfield site which was allocated for residential development (capacity 75 dwellings) through Plan:MK and the allocation is proposed to be carried forward into the MK City Plan. The site remains in its current use as a builders merchant and there is presently no programme in place for bringing it forward for residential use.

In line with national guidance on demonstrating deliverability, the lack of a trajectory or clear evidence of progress means the site is not deemed to be deliverable and is not therefore counted within the five-year supply.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	75

Site Name: BERWICK DRIVE			
Planning Status of site @ 1 April 2026:		Allocation & extant FUL PERMISSION - 21/00653/FUL	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 54	
Developer/Landowner: MKCC			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Site is a Council owned former garage site which was allocated for residential use through Plan:MK, has an adopted development brief in place and in January 2024 was granted full planning permission for 12 units.

Ongoing discussions with the MKCC Estates Team during 2025 outlined that a new proposal was instead being worked up alongside a charitable organisation to deliver a scheme for an alternative, specialist housing provision.

These discussions were formulated into an updated proforma submitted by the MKCC Estates Team to confirm the current position with regards delivery of the site and the progress that has been made throughout 2025.

Whilst it is anticipated that the current extant planning permission is unlikely to be delivered, significant progress has been made on bringing the site forward and the information submitted by the landowner outlines that a housebuilder has been selected and a clear programme for delivery is in place and is to be signed up to via contract. With the site also having been made ready for development, it is considered that the evidence provides confidence that the site will be delivered within the 5-year period and can therefore be deemed deliverable.

The lead-in times outlined by the landowner align with the assumptions for a site of this type and scale as outlined in our Phasing Methodology and are built into the contract between landowner and developer, they are therefore deemed to be suitable and have been applied. Likewise, the build-out rates for the site align with our Phasing Methodology assumptions and are in accordance with the contract details – again these have been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	34	20	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES WITH DETAILED PERMISSION

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2026)
Allocation & extant planning permission (21/00653/FUL)	Berwick Drive, Bletchley	54

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:

The site is owned by Milton Keynes City Council (MKCC) and currently has an extant planning permission for 12, 2/3 bed dwellings. As an allocated site for residential development and with an extant permission, the principle of residential development on the site has been established.

However, so as to enable the delivery of alternative residential units to meet specific needs within the City, MKCC are not proposing to deliver this scheme. Instead MKCC are working with a charitable organisation with a developer partner to deliver 54 studio apartments across 4 blocks on the site.

Exchange of contracts with the development partner is due to complete prior to the end of June 2026. Following exchange of contract, the developer is expected to meet the following timetable for delivery of the site:

- Within 3 months of contact exchange to enter detailed pre-application discussions with the planning authority.
- Within 6 months of receipt of pre-application report, to submit an application for FUL planning permission.
- Complete on site purchase within 21 days of grant of planning permission.

It is then anticipated that the development will be built in its entirety over a period of 12-18 months. The contract will also contain a long stop date of two years to ensure that progress is made to enable delivery within required timeframes.

The garages on site have been emptied and the site has been blocked off for access so as to prepare it for development and with the proposed developer already having plans drawn up, it is anticipated that the timescales outlined above will be achieved. The below projections are therefore based on this programme of delivery.

Anticipated start on-site date:	Q4 2027
Anticipated date of first completion:	Q4 2028

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.

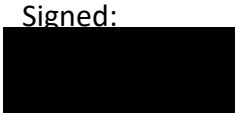
Please review the below figures and, where your own forecasts vary from those in the table, update the projected annual delivery rates for each financial year, starting from the 1 April 2026. Where the below figures remain correct, please sign the proforma and return without amendment.
The years run from 1st April to 31st March.

Year	26/27	27/28	28/29	29/30	30/31	Post 2031
Dwellings	0	0	34	20	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: Kevin Cassidy

Position: Asset manager Disposals

Company: Milton Keynes City Council

Date: 5th June 2026

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

Site Name: CHEPSTOW DRIVE			
Planning Status of site @ 1 April 2026:		ALLOCATION (FUL Application awaiting determination) - PLN/2025/1708	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 10	
Developer/Landowner: MK Community Foundation/McCann Homes			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

This site is one of four sites that McCann Homes have purchased from the MK Community Foundation (MKCF) to deliver residential units as per their allocations within Plan:MK.

McCann were selected as development partners for this site in 2024 and during 2024/25 carried out a number of phases of pre-application advice under a PPA with MKCC Planning service.

A FUL planning application was submitted for Chepstow Drive in August 2025 and as at 1 April 2026 was awaiting determination. McCann have submitted a proforma for the purposes of this assessment outlining their intentions to bring the site forward for delivery themselves once permission is granted, with a start on site expected in August 2026. All 10 units on this site are then projected to be delivered during 2027/28.

Clear progress has been made towards delivering this site, with FUL permission anticipated to be granted shortly and a housebuilder ready to deliver – the site is therefore deemed to be deliverable. Given the scale of the site, its location in an existing grid square with access and utilities already provided and the stage at which the planning application is at, the projected build-out rates provided by McCann Homes are considered to be achievable and have therefore been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	10	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Milton Keynes City Council

RECEIVED 04 MAR 2

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

Planning Status (reference where applicable)	**Site Name/Address**	**Site Capacity** (undeveloped homes as at 1st April 2026)
PLN/2025/1708	Chepstow Drive, Bletchley	10
PLN/2025/1706	Byrd Crescent, Old Farm Park	23
PLN/2025/1709	Lichfield Down, Walnut Tree	33
Allocation	Hockcliffe Brae, Walnut Tree	10

1. Progress towards delivery

Our records show that the above sites have allocations for residential development which have not yet been submitted for and/or received planning permission. 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 planning applications, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of 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:

All four of the above sites are sites previously owned by Milton Keynes Community Foundation which have been purchased by McCann Homes for the purposes of delivering residential developments as per the sites' allocations within Plan:MK.

All four sites have been subject to a PPA (24/00687/PPA) and have been through 2/3 stages each of pre-application consultation with MKCC planning department between late 2024 and spring 2025.

Full planning applications were submitted in August 2025 for three of the sites (Chepstow Drive, Byrd Crescent and Lichfield Down). These applications are currently under consideration with determination anticipated in April/May 2026.

The Hockcliffe Brae site has not yet had an application submitted due to the need to carry out further work and pre-application as a result of identified onsite flood risk issues which have resulted in the need to redesign the site, reducing the total number of dwellings that can be brought forward. The most recent pre-application took place in January 2026 but it is not possible to submit a planning application at this point in time.

Once planning permission has been secured and any pre-implementation conditions have been discharged, McCann, as a housebuilder, intend to deliver all three sites themselves. An anticipated build-out programme for each site is outlined below – these are based on the assumption that planning permission will be granted for the first three sites between April and June 2026.

Anticipated date for submission of FUL or REM application:	Full applications submitted and awaiting determination for three sites.
Anticipated start on-site date:	Chepstow Drive, Bletchley: April 2026 Byrd Crescent, Old Farm Park: August 2026 Lichfield Down, Walnut Tree: August 2026
Anticipated date of first completion:	Chepstow Drive, Bletchley: 2027/2028 Byrd Crescent, Old Farm Park: 2027/2028 Lichfield Down, Walnut Tree: 2027/2028

2. Statement of Common Ground

Taking account of information provided here, I Andrew Inchbald, Managing Director at McCann Homes can confirm that the information set out above and, in the tables, below are an accurate reflection of the anticipated lead-in times and delivery rates on this site.

	Anticipated Annual Completions		
Financial Year (1st April - 31st March)	**Chepstow Drive, Bletchley**	**Byrd Crescent, Old Farm Park**	**Lichfield Down, Walnut Tree**
2026/27			
2027/28	**10**	**15**	**20**
2028/29		**8**	**13**
2029/30			
2030/31			
Post 2031			
Anticipated average annual build out rate of units post-2031			

3. Signatures

Signed: Andrew Inchbald, Managing Director (McCann Homes)	[redacted]
Date:	9-03-26.

Signed: James Williamson – Monitoring and Implementation Team Leader (Milton Keynes City Council)	[redacted]
Date:	

Site Name: MAYBROOK HOUSE			
Planning Status of site @ 1 April 2026:		PRIOR APPROVAL - PLN/2025/1446	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 28	
Developer/Landowner: Dashwood Group/Oakbarn Ltd			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Site is the former job centre in Central Bletchley which has been vacant for some time. A number of prior approval applications to convert the building to residential units have been submitted in recent years with the most recent being approved for 25 dwellings in September 2025. FUL applications to alter the façade of the building and surrounding landscape were also submitted at the same time.

Recent communication with the owners outlined that clearance work of the existing building had begun in February 2026 and that they were awaiting the outcome of the application to alter the façade of the building before progressing with further works (this application was permitted alongside a signed S106 agreement in April 2026).

No further programme for delivery of the site was provided by the owner but, the Council has no evidence to suggest that the development is not due to be brought forward and given the site has a detailed permission in place and the landowners have outlined work that has started on site, it is deemed the site is deliverable.

The projections for completion of all units on site have been based on the scale of the scheme and the nature of it being a conversion, whereby a shorter timeframe for completion would be expected.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	28	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

James Williamson

From: Stuart <dashwoodgroup@gmail.com> on behalf of Dashwood Group <info@dashwoodgroup.com>
Sent: 13 February 2026 11:40
To: Planning Enforcement
Subject: Fwd: FW: Maybrook House, 224 Queensway, Bletchley
Attachments: Maybrook House Letter.pdf

You don't often get email from info@dashwoodgroup.com. Learn why this is important

This email came from outside Milton Keynes City Council.
Take extra care before opening attachments or clicking links.
Report any suspicious emails via the **REPORT MESSAGE** icon above.

Dear Sirs

Thank you for your letter dated 12th February

Please note the owner of the property is Oakbarn Ltd

With regard to your enquiry, as discussed at length with your Cllr Long, we have now started soft strip out works at the site. These are progressing well and we await two further 12 yd skips due to be delivered next Wednesday.

instructions have been issued to repaint the site hoardings, for which contractors await an improvement in the weather.

This all notwithstanding that we continue to await grant of the last planning permission required under ref PLN/2025/1443. This was validated on 17 July last year. It is being held up by delays with the council legal team agreeing the UU for a payment of £2500 in respect of BNG monitoring. Obviously the delays are disappointing.

We trust the above is satisfactory.

If you have any further queries / suggestions, please do not hesitate to contact me.

Many thanks

Stuart Hammond
Dashwood Group
on behalf of Oakbarn Ltd

[redacted]

Site Name: 30, 32 & 34 WATLING STREET			
Planning Status of site @ 1 April 2026:		PRIOR APPROVAL - PLN/2024/2223 (17)	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 17	
Developer/Landowner: Hot Key Property Development Ltd			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

A number of prior approval, office to residential conversions have been approved on this site with the latest in late 2024 being for 17 dwellings – the developer has confirmed that this is the scheme that is being taken forward.

A proforma submitted for this assessment has outlined that work has already started on site and all units are expected to be completed by September 2027.

With work having started on site, the scheme is deemed to be deliverable and the proposed delivery of the scheme is deemed to be realistic when considered against the assumptions within our Phasing Methodology; they have therefore been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	8	9	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES WITH DETAILED PERMISSION
2025-2026

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
24/00572/PRIOR (14) PLN/2024/2223 (17)	30, 32 & 34 WATLING STREET, BLETCHLEY	14

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:

Internal strip-out & demolition works have started already on site. Construction of the first flat is anticipated to start at the beginning of March 2026. The first 8 flats are due for completion within a 12 month timeframe after that (i.e. before March 2027) with a further 9 flats due for completion within a further 6 months after that (ie before September 2027) taking the total to 17 apartments in Phases 1 & 2 of the development.

Anticipated start on-site date:	Already started
Anticipated date of first housing unit start:	1st March 2026
Anticipated date of first completion:	28th February 2027

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	25/26	26/27	27/28	28/29	29/30	30/31	Post 2031
Dwellings	8	9	0	18	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.

Since submitting our initial planning application 24/00572/PRIOR for 14 flats we have struggled with the cost of commercial finance to develop the units. It has been necessary to increase the number of flats provided on site to make the project financially viable. This is why a subsequent planning application PLN/2024/2223 for 17 units within a smaller footprint was submitted and approved. We hope to confirm commercial finance for our 17-unit scheme very shortly allowing construction works to start.

There is potential for us to develop our rear warehouse area on site into a further 18 flats and we will be submitting a planning application for this later this year with an 18-24 month delivery period once approved.

With rising constructions costs and slow-moving house prices, the economic environment for SME developers is challenging and we would appreciate any support with planning, finance or occupation that Milton Keynes Council can provide to help us deliver these much-needed homes contributing to the council meeting its housing provision targets.

Signed: [redacted]

Name: Derek Brown

Position: Director

Company: Hot Key Property Development Ltd

Date: 31/01/2026

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

Site Name: STANTON SCHOOL			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 40	
Developer/Landowner: Stanton Middle School/MKCC			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

The site is a greenfield site which was allocated for residential use in the Stantonbury Neighbourhood Plan and is under the ownership of Milton Keynes City Council and Stanton Middle School.

MKCC have confirmed that there is interest in developing out the site and they are currently working through a potential proposal to bring forward but for the purposes of this assessment were unable to provide more detailed information of the proposed scheme or its potential delivery programme.

Given the lack of evidence/information of a confirmed scheme or programme for bringing the site forward it is not deemed deliverable for the purposes of this assessment and is therefore not included within the five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	15	20	5

Site Name: LAND OFF HARROWDEN (SAP8) & WYLIE			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 50	
Developer/Landowner: MKCC			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

Site is owned by MKDP and MKCC and is allocated in the Stantonbury Neighbourhood Plan for residential development (allocation is also carried into MKCC Local Plan). It was confirmed via the SHLAA that the site remains available but it is not currently on MKCC's agreed programme for disposal of HRA and General Fund surplus land so there is currently no programme for disposal/delivery of the site.

The site could be brought forward via an ongoing process of adding new sites to the disposal programme however, with no agreed proposal in place at this time it is not felt that there is enough evidence to consider the site deliverable and it is therefore not included within the 5-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	50

Site Name: BROUGHTON ATTERBURY (SAP14) REMAINDER			
Planning Status of site @ 1 April 2026:		FUL application awaiting determination) - PLN/2026/0070	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 18	
Developer/Landowner: MKDP/Paul Newman Homes			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

The site previously formed part of a wider Broughton Atterbury site which received planning permission which included the delivery of 15 plots for self/custom build. This site represents the land set aside for these 15 plots.

The remainder of the site was built out by Morris Homes and the access and infrastructure were put in place for this part of the site however, the permission relating to the self-build plots expired with no self-build plots having coming forward.

The site was re-marketed by the landowner MKDP during 2024/25 and Paul Newman Homes were selected as the preferred housebuilder. Having purchased the site they proceeded to carry out pre-application advice with MKCC in May 2025 for a scheme of 18 dwellings, outlining their intentions to bring forward the scheme as a FUL application during 2026.

Paul Newman Homes have completed a proforma for this years assessment outlining that a FUL application was submitted in April 2026 and that start on site is intended for January 2027 with a proposed build-out period for the full site of one year.

With a housebuilder having purchased the site and carried out pre-application advice it is considered that the site is deliverable, further supported by the submission of an application post 1 April 2026. The build-out profile provided by the housebuilder has been applied as it aligns with assumptions for a site of this size as per our Phasing Methodology.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	5	13	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

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

Planning Status (reference where applicable)	**Site Name/Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
PLN/2026/0070	Land off Ruddington Avenue, Milton Keynes, MK10 9XH	18

1. Progress towards delivery

Our records show that the above site has an existing outline planning permission application which has not yet received a decision. 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:

Application submitted and Validated in April 2026

Anticipated date for submission of REM:	April 2026
Anticipated start on-site date:	January 2027
Anticipated date of first housing unit start:	April 2027
Anticipated date of first completion:	January 2028

2. Statement of Common Ground

Taking account of information provided here, I John Sullivan, Finance Director at Paul Newman New Homes Ltd 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	**0**
2027/28	**5**
2028/29	**13**
2029/30	
2030/31	
2031/32	
Post 2032	
Anticipated average annual build out rate of units post-2032	

3. Signatures

Signed: John Sullivan (Developer/Landowner/Agent)	[redacted]
Date:	12/5/26

Signed: James Williamson (Milton Keynes City Council)	[redacted]
Date:	02/06/2026

Site Name: 1 CALDECOTTE LAKE BUSINESS PARK (COU)			
Planning Status of site @ 1 April 2026:		PRIOR APPROVAL - 24/00617/PRIOR	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	0
Progress on site as of 1 April 2026:	**No. of Units U/C:** 31	**No. of Units Not Started:** 0	
Developer/Landowner: Caldecotte Lake Limited (Agent - GF Studio)			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Each of the Caldecotte Lake Business Park sites benefit from prior approval for office to residential conversion (or for upwards extension for residential where outlined) obtained during 2024/25. The developer has a standalone website specifically to cover the marketing of the full wider development including all 7 buildings (and associated extensions) with a number of units now having apartments available for purchase.

On site monitoring records that works to convert building number 1 and develop its upwards extension started during 2025/26 and as at 1 April 2026 was under construction – which aligns with units within this building being marketed as available for purchase.

With this building being under construction and with build-out periods on conversions typically being short and delivery relatively rapid once works begin, it anticipated that these units will deliver within 2027/28 and 2028/29 for the upwards extension.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	31	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: 1 CALDECOTTE LAKE BUSINESS PARK (UPWARD EXT.)			
Planning Status of site @ 1 April 2026:		PRIOR APPROVAL - PLN/2024/2177	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	0
Progress on site as of 1 April 2026:	**No. of Units U/C:** 32	**No. of Units Not Started:** 0	
Developer/Landowner: Caldecotte Lake Limited (Agent - GF Studio)			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Each of the Caldecotte Lake Business Park sites benefit from prior approval for office to residential conversion (or for upwards extension for residential where outlined) obtained during 2024/25. The developer has a standalone website specifically to cover the marketing of the full wider development including all 7 buildings (and associated extensions) with a number of units now having apartments available for purchase.

On site monitoring records that works to convert building number 1 and develop its upwards extension started during 2025/26 and as at 1 April 2026 was under construction – which aligns with units within this building being marketed as available for purchase.

With this building being under construction and with build-out periods on conversions typically being short and delivery relatively rapid once works begin, it anticipated that these units will deliver within 2027/28 and 2028/29 for the upwards extension.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	32	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: 2 CALDECOTTE LAKE BUSINESS PARK			
Planning Status of site @ 1 April 2026:		PRIOR APPROVAL - 24/01674/PRIOR	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 31	
Developer/Landowner: Caldecotte Lake Limited (Agent - GF Studio)			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Each of the Caldecotte Lake Business Park sites benefit from prior approval for office to residential conversion (or for upwards extension for residential where outlined) obtained during 2024/25. The developer has a standalone website specifically to cover the marketing of the full wider development including all 7 buildings (and associated extensions) with a number of units now having apartments available for purchase.

With units across the wider site now being converted and actively marketed for sale, this provides strong evidence that these schemes are progressing and are deliverable.

Furthermore, with regards to prior approval sites, the Council's view is that where Article 3 of the GPDO grants planning permission for development in Schedule 2, that is within the definition of planning permission in the TCPA 1990. Such approvals are designed to provide a boost to new housing and are required to be implemented within 3 years. As such, prior approval sites are regarded as having detailed planning permission and can form part of the supply of deliverable sites within category (a) of the NPPF's definition of 'deliverable'.

This position has been accepted by the Secretary of State and an inspector at an appeal decision in Milton Keynes (APP/Y0435/W/17/3169314), which confirmed that sites of this nature should be deemed to be deliverable and the onus is on the appellant to demonstrate where it is not. There is currently no evidence to suggest that this site is not deliverable.

Given the nature of prior approval conversions and upward extensions, build-out periods are typically short and delivery is relatively rapid once works begin. The trajectories therefore assume early delivery at modest annual rates, proportionate to individual site capacities and consistent with observed activity across the wider site portfolio to-date.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	31	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: 3 CALDECOTTE LAKE BUSINESS PARK			
Planning Status of site @ 1 April 2026:		PRIOR APPROVAL - 24/01692/PRIOR	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 47	
Developer/Landowner: Caldecotte Lake Limited (Agent - GF Studio)			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Each of the Caldecotte Lake Business Park sites benefit from prior approval for office to residential conversion (or for upwards extension for residential where outlined) obtained during 2024/25. The developer has a standalone website specifically to cover the marketing of the full wider development including all 7 buildings (and associated extensions) with a number of units now having apartments available for purchase.

With units across the wider site now being converted and actively marketed for sale, this provides strong evidence that these schemes are progressing and are deliverable.

Furthermore, with regards to prior approval sites, the Council's view is that where Article 3 of the GPDO grants planning permission for development in Schedule 2, that is within the definition of planning permission in the TCPA 1990. Such approvals are designed to provide a boost to new housing and are required to be implemented within 3 years. As such, prior approval sites are regarded as having detailed planning permission and can form part of the supply of deliverable sites within category (a) of the NPPF's definition of 'deliverable'.

This position has been accepted by the Secretary of State and an inspector at an appeal decision in Milton Keynes (APP/Y0435/W/17/3169314), which confirmed that sites of this nature should be deemed to be deliverable and the onus is on the appellant to demonstrate where it is not. There is currently no evidence to suggest that this site is not deliverable.

Given the nature of prior approval conversions and upward extensions, build-out periods are typically short and delivery is relatively rapid once works begin. The trajectories therefore assume early delivery at modest annual rates, proportionate to individual site capacities and consistent with observed activity across the wider site portfolio to-date.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	47	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: 4 CALDECOTTE LAKE BUSINESS PARK (COU)			
Planning Status of site @ 1 April 2026:		PRIOR APPROVAL - 24/01127/PRIOR	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 32	
Developer/Landowner: Caldecotte Lake Limited (Agent - GF Studio)			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Each of the Caldecotte Lake Business Park sites benefit from prior approval for office to residential conversion (or for upwards extension for residential where outlined) obtained during 2024/25. The developer has a standalone website specifically to cover the marketing of the full wider development including all 7 buildings (and associated extensions) with a number of units now having apartments available for purchase.

With units across the wider site now being converted and actively marketed for sale, this provides strong evidence that these schemes are progressing and are deliverable.

Furthermore, with regards to prior approval sites, the Council's view is that where Article 3 of the GPDO grants planning permission for development in Schedule 2, that is within the definition of planning permission in the TCPA 1990. Such approvals are designed to provide a boost to new housing and are required to be implemented within 3 years. As such, prior approval sites are regarded as having detailed planning permission and can form part of the supply of deliverable sites within category (a) of the NPPF's definition of 'deliverable'.

This position has been accepted by the Secretary of State and an inspector at an appeal decision in Milton Keynes (APP/Y0435/W/17/3169314), which confirmed that sites of this nature should be deemed to be deliverable and the onus is on the appellant to demonstrate where it is not. There is currently no evidence to suggest that this site is not deliverable.

Given the nature of prior approval conversions and upward extensions, build-out periods are typically short and delivery is relatively rapid once works begin. The trajectories therefore assume early delivery at modest annual rates, proportionate to individual site capacities and consistent with observed activity across the wider site portfolio to-date.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	32	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: 4 CALDECOTTE LAKE BUSINESS PARK (UPWARD EXT.)			
Planning Status of site @ 1 April 2026:		PRIOR APPROVAL - PLN/2024/2179	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 32	
Developer/Landowner: Caldecotte Lake Limited (Agent - GF Studio)			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Each of the Caldecotte Lake Business Park sites benefit from prior approval for office to residential conversion (or for upwards extension for residential where outlined) obtained during 2024/25. The developer has a standalone website specifically to cover the marketing of the full wider development including all 7 buildings (and associated extensions) with a number of units now having apartments available for purchase.

With units across the wider site now being converted and actively marketed for sale, this provides strong evidence that these schemes are progressing and are deliverable.

Furthermore, with regards to prior approval sites, the Council's view is that where Article 3 of the GPDO grants planning permission for development in Schedule 2, that is within the definition of planning permission in the TCPA 1990. Such approvals are designed to provide a boost to new housing and are required to be implemented within 3 years. As such, prior approval sites are regarded as having detailed planning permission and can form part of the supply of deliverable sites within category (a) of the NPPF's definition of 'deliverable'.

This position has been accepted by the Secretary of State and an inspector at an appeal decision in Milton Keynes (APP/Y0435/W/17/3169314), which confirmed that sites of this nature should be deemed to be deliverable and the onus is on the appellant to demonstrate where it is not. There is currently no evidence to suggest that this site is not deliverable.

Given the nature of prior approval conversions and upward extensions, build-out periods are typically short and delivery is relatively rapid once works begin. The trajectories therefore assume early delivery at modest annual rates, proportionate to individual site capacities and consistent with observed activity across the wider site portfolio to-date.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	32	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: 5 CALDECOTTE LAKE BUSINESS PARK			
Planning Status of site @ 1 April 2026:		PRIOR APPROVAL - 24/01786/PRIOR	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 48	
Developer/Landowner: Caldecotte Lake Limited (Agent - GF Studio)			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Each of the Caldecotte Lake Business Park sites benefit from prior approval for office to residential conversion (or for upwards extension for residential where outlined) obtained during 2024/25. The developer has a standalone website specifically to cover the marketing of the full wider development including all 7 buildings (and associated extensions) with a number of units now having apartments available for purchase.

With units across the wider site now being converted and actively marketed for sale, this provides strong evidence that these schemes are progressing and are deliverable.

Furthermore, with regards to prior approval sites, the Council's view is that where Article 3 of the GPDO grants planning permission for development in Schedule 2, that is within the definition of planning permission in the TCPA 1990. Such approvals are designed to provide a boost to new housing and are required to be implemented within 3 years. As such, prior approval sites are regarded as having detailed planning permission and can form part of the supply of deliverable sites within category (a) of the NPPF's definition of 'deliverable'.

This position has been accepted by the Secretary of State and an inspector at an appeal decision in Milton Keynes (APP/Y0435/W/17/3169314), which confirmed that sites of this nature should be deemed to be deliverable and the onus is on the appellant to demonstrate where it is not. There is currently no evidence to suggest that this site is not deliverable.

Given the nature of prior approval conversions and upward extensions, build-out periods are typically short and delivery is relatively rapid once works begin. The trajectories therefore assume early delivery at modest annual rates, proportionate to individual site capacities and consistent with observed activity across the wider site portfolio to-date.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	48	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: 6 CALDECOTTE LAKE BUSINESS PARK (COU)			
Planning Status of site @ 1 April 2026:		PRIOR APPROVAL - 24/01265/PRIOR	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	0
Progress on site as of 1 April 2026:	**No. of Units U/C:** 51	**No. of Units Not Started:** 0	
Developer/Landowner: Caldecotte Lake Limited (Agent - GF Studio)			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Each of the Caldecotte Lake Business Park sites benefit from prior approval for office to residential conversion (or for upwards extension for residential where outlined) obtained during 2024/25. The developer has a standalone website specifically to cover the marketing of the full wider development including all 7 buildings (and associated extensions) with a number of units now having apartments available for purchase.

On site monitoring records that works to convert building number 6 and develop its upwards extension started during 2025/26 and as at 1 April 2026 was under construction – which aligns with units within this building being marketed as available for purchase.

With this building being under construction and with build-out periods on conversions typically being short and delivery relatively rapid once works begin, it anticipated that these units will deliver within 2027/28 and 2028/29 for the upwards extension.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	51	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: 6 CALDECOTTE LAKE BUSINESS PARK (UPWARD EXT.)			
Planning Status of site @ 1 April 2026:		PRIOR APPROVAL - PLN/2024/2155	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	0
Progress on site as of 1 April 2026:	**No. of Units U/C:** 32	**No. of Units Not Started:** 0	
Developer/Landowner: Caldecotte Lake Limited (Agent - GF Studio)			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Each of the Caldecotte Lake Business Park sites benefit from prior approval for office to residential conversion (or for upwards extension for residential where outlined) obtained during 2024/25.

The developer has a standalone website specifically to cover the marketing of the full wider development including all 7 buildings (and associated extensions) with a number of units now having apartments available for purchase.

On site monitoring records that works to convert building number 6 and develop its upwards extension started during 2025/26 and as at 1 April 2026 was under construction – which aligns with units within this building being marketed as available for purchase.

With this building being under construction and with build-out periods on conversions typically being short and delivery relatively rapid once works begin, it anticipated that these units will all deliver within 2027/28.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	32	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: 7 CALDECOTTE LAKE BUSINESS PARK			
Planning Status of site @ 1 April 2026:		PRIOR APPROVAL - 24/01812/PRIOR	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 32	
Developer/Landowner: Caldecotte Lake Limited (Agent - GF Studio)			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Each of the Caldecotte Lake Business Park sites benefit from prior approval for office to residential conversion (or for upwards extension for residential where outlined) obtained during 2024/25.

The developer has a standalone website specifically to cover the marketing of the full wider development including all 7 buildings (and associated extensions) with a number of units now having apartments available for purchase.

With units across the wider site now being converted and actively marketed for sale, this provides strong evidence that these schemes are progressing and are deliverable.

Furthermore, with regards to prior approval sites, the Council's view is that where Article 3 of the GPDO grants planning permission for development in Schedule 2, that is within the definition of planning permission in the TCPA 1990. Such approvals are designed to provide a boost to new housing and are required to be implemented within 3 years. As such, prior approval sites are regarded as having detailed planning permission and can form part of the supply of deliverable sites within category (a) of the NPPF's definition of 'deliverable'.

This position has been accepted by the Secretary of State and an inspector at an appeal decision in Milton Keynes (APP/Y0435/W/17/3169314), which confirmed that sites of this nature should be deemed to be deliverable and the onus is on the appellant to demonstrate where it is not. There is currently no evidence to suggest that this site is not deliverable.

Given the nature of prior approval conversions and upward extensions, build-out periods are typically short and delivery is relatively rapid once works begin. The trajectories therefore assume early delivery at modest annual rates, proportionate to individual site capacities and consistent with observed activity across the wider site portfolio to-date.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	32	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: CALDECOTTE SITE C			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 67	
Developer/Landowner: MKDP			
SoCG/Proforma submitted: No - information gathered via meetings		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A	
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

Site is owned by Milton Keynes Development Partnership (MKDP) and is within an existing grid square of Milton Keynes with relevant access already established.

MKDP have confirmed through the SHLAA and via further discussions that it is still their intention to bring the site forward for residential development however, there remains uncertainty over the total area of the site which may eventually come forward and also with regards to the timing of when the site may be available due to the impact an adjacent proposed bridge crossing of the east-west rail line may have on the site. Whilst this is not expected to rule the site out, the site may not be able to come forward until after this has been delivered.

As a result, the site is currently being leased to Red Bull (whose site is opposite) as extended car parking land until December 2029 (although a break clause is inserted). Given both of these circumstances cause uncertainties around when the site will come forward for development, it has been determined that for the purposes of this assessment, the site should not be considered deliverable and completions have been pushed outside of the five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	67

Site Name: RESERVE SITE OFF HENDRIX DRIVE			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 10	
Developer/Landowner: MKDP			
SoCG/Proforma submitted: No - information gathered via meetings		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A	
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

Site is owned by Milton Keynes Development Partnership (MKDP) and is greenfield site within an existing grid square of Milton Keynes with relevant access already established.

MKDP have confirmed through the SHLAA and via further discussions that it is still their intention to bring the site forward for residential development via a marketing exercise and selection of a developer/housebuilder as per their standard model.

However, MKDP have outlined that whilst there is a possibility that the site will be able to deliver within the next 5 years, particularly given it is a smaller site, they do not at this stage have a formal programme/timetable for taking the site to market in place. As such, it has been determined that for the purposes of this assessment, the site should not be considered deliverable and completions have been pushed outside of the five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	10	0	0

Site Name: KELLAN DRIVE 1			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 10	
Developer/Landowner: MKCC			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

Site is owned by MKCC and is allocated in the Local Plan for residential development with MKCC confirming via the SHLAA that the site remans available for residential development. The site is not currently on MKCC's agreed programme for disposal of HRA and General Fund surplus land so there is currently no programme for disposal/delivery of the site.

The site could be brought forward via an ongoing process of adding new sites to the disposal programme however, with no agreed proposal in place at this time it is not felt that there is enough evidence to consider the site deliverable and it is therefore not included within the 5-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	10	0

Site Name: CAVENDISH SITE			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 37	
Developer/Landowner: MKDP			
SoCG/Proforma submitted: No - information gathered via meetings		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A	
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

Site is owned by Milton Keynes Development Partnership (MKDP) and is greenfield site within an existing grid square of Milton Keynes with relevant access already established.

MKDP have confirmed through the SHLAA and via further discussions that it is still their intention to bring the site forward for residential development but this may need to be included within any wider plans for Fullers Slade, for which there is currently no formal programme/timetable. As such, it has been determined that for the purposes of this assessment, the site should not be considered deliverable and completions have been pushed outside of the five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	37

Site Name: LAND OFF SINGLETON DRIVE (SAP1)			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 22	
Developer/Landowner: MKDP			
SoCG/Proforma submitted: No - information gathered via meetings		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A	
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

Site is owned by Milton Keynes Development Partnership (MKDP) and is greenfield site within an existing grid square of Milton Keynes with relevant access already established.

MKDP have confirmed through the SHLAA and via further discussions that it is still their intention to bring the site forward for residential development via a marketing exercise and selection of a developer/housebuilder as per their standard model.

However, MKDP have outlined that whilst there is a possibility that the site will be able to deliver within the next 5 years, particularly given it is a smaller site, they do not at this stage have a formal programme/timetable for taking the site to market in place. As such, it has been determined that for the purposes of this assessment, the site should not be considered deliverable and completions have been pushed outside of the five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	17	5	0

Site Name: FORMER MILTON KEYNES RUGBY CLUB			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - 21/03740/FUL	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	4	63
Progress on site as of 1 April 2026:	**No. of Units U/C:** 43	**No. of Units Not Started:** 0	
Developer/Landowner: Bellway			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Site obtained detailed permission in 2024 and work started on site during 2025 with 67 completions being record during 2025/26. As at 1 April 2026 all remaining units (43) were under construction and the Developer has provided a proforma outlining that all remaining units are expected to complete in 2026/27.

This aligns with current monitoring and the build out rates seen on site to-date so has been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	43	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES UNDER CONSTRUCTION
2025-2026

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
21/03740/FUL	FORMER MILTON KEYNES RUGBY CLUB, GREENLEYS	106

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	**Post 2031**
Dwellings	55	46	5	0	0	0	0

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: [redacted]

Name: Elaine Connolly

Position: Senior Planning Manager

Company: Bellway Homes Limited (Northern Home Counties)

Date: 16th December 2025

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

Site Name: TIMBOLD DRIVE (SAP9) (Sites C1 & D1)			
Planning Status of site @ 1 April 2026:		REM PERMISSION - 22/02289/REM	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	0	17	96
Progress on site as of 1 April 2026:	**No. of Units U/C:** 58	**No. of Units Not Started:** 0	
Developer/Landowner: Taylor Wimpey			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Site has been under construction since Q4 of 2023/24 and delivered 96 homes in 2025/26 with all remaining units being under construction as at 1 April 2026.

The developer has provided a proforma with projections which align with the evidence on the ground and indicate all remaining dwellings will complete in 2026/27. No constraints have been reported, infrastructure and access are in place and all occupational based S106 contributions have been paid. The trajectory therefore includes the final 58 completions within 2026/27 s per the housebuilders projections.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	58	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES UNDER CONSTRUCTION
2025-2026

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
22/02289/REM	TIMBOLD DRIVE (SAP9) (Sites C1 & D1), KENTS HILL PARK	154

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	**Post 2031**
Dwellings	99	55	0	0	0	0	0

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: Richard Crick

Position: Technical Director

Company: Taylor Wimpey South Midlands

Date: 13.01.26

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

Site Name: S OF VERNIER CRESCENT			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 11	
Developer/Landowner: MK Community Foundation			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

The site is one of 13 sites owned by MK Community Foundation (MKCF) which was allocated for residential use in Plan:MK. These sites originally had clawback assumptions associated with them but, these were released in 2021/22 on the provision that the residential proposals were used to benefit the wider objectives of the MKCF.

During 2024/25 MKCF progressed the sale of 5 of these sites as a Phase 1 delivery – all five of these now have planning permission or have an application awaiting determination.
South of Vernier Crescent forms part of their Phase 2 delivery for which the MKCF have outlined in an updated SoCG will see a further 6 sites marketed during 2026 with the timetable for delivery due to see them completed in mid/late 2029.

MKCF have demonstrated through their ongoing engagement with MKCC and the progress made to-date on delivery of Phase 1 of their disposals that they are committed to delivering these sites and once a programme is in place this will be delivered accordingly – as demonstrated through all Phase 1 sites now having an associated housebuilder and a planning application submitted or approved.

Through ongoing engagement and the signing of an updated SoCG for this year's assessment MKCF have provided clear evidence of their intentions to deliver the sites contained within Phase 2, of which South of Vernier Crescent is one. This alongside their recent record of progressing Phase 1 in accordance with previously outlined timetables gives confidence that this site is deliverable. The projected lead-in times and build-out rates contained within the SoCG broadly align with the assumptions for a site of this scale which would be brought forward via a FUL application, as per our phasing methodology and have therefore been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	11	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Statement of Common Ground

Between

Milton Keynes City Council

And

Milton Keynes Community Foundation

In respect of

Milton Keynes City Council 2026 Annual Housing Land Supply update and MK Community Foundation development sites

1. Introduction

1.1. This Statement of Common Ground (SoCG) has been prepared jointly by Milton Keynes City Council (MKCC) and Milton Keynes Community Foundation (MKCF).

1.2. The SoCG sets out an updated position as of 1 April 2026, with regards to progress on potential development sites under the ownership of MKCF, including with regard to anticipated land supply and delivery from these sites, so as to assist in informing MKCC's 2026 Annual Housing Land Supply update and the preparation of evidence for MKCC's Milton Keynes City Plan: 2050.

2. Background

2.1. This SoCG relates to the availability and deliverability of sites under the control of MKCF or, which MKCF have agreements in place with housebuilders and, which were included within Plan:MK (2019) as allocations which allowed for their development for predominantly residential use.

2.2. In total, 12 MKCF sites were allocated through Plan:MK. The site names and locations are as follows (a red-line boundary of each site is included within Appendix 1 of this SoCG):

2.2.1. Chepstow Drive, Bletchley

2.2.2. South of Vernier Crescent, Medbourne

2.2.3. Lindisfarne Drive, Monkston

2.2.4. Wadhurst Drive, Monkston

2.2.5. Byrd Crescent, Old Farm Park

2.2.6. Howe Rock Place, Tattenhoe

2.2.7. Winfold Lane, Tattenhoe

2.2.8. Holborn Crescent, Tattenhoe

2.2.9. Hockcliffe Brae, Walnut Tree

2.2.10. Lichfield Down, Walnut Tree

2.2.11. Isaacson Drive, Wavendon Gate

2.2.12. Powis Lane, Westcroft

3. Record of Engagement

3.1. MKCF have assisted MKCC on an annual basis with regards to the annual housing land supply update via the provision of updates on site progress and via the completion of proforma.

3.2. For the purposes of the 2024 annual housing land supply update, MKCC and MKCF met to discuss progress on the delivery of MKCF sites and further information was subsequently submitted via email to enable the production of a 2024 SoCG.

3.3. This SoCG represents an update to the 2024 SoCG to account for progress made since April 2024 and is based on information provided at a meeting on 2 March 2026.

4. Agreed Matters

4.1. All of the sites listed within this SoCG remain available for development and it is MKCF's intention that they are brought forward for development.

4.2. 100% of the capital receipts received from these developments will be used by MKCF to refurbish their existing voluntary portfolio & develop new Community HUBS for voluntary organisations in Milton Keynes so as to provide a range of bespoke facilities at a substantially discounted rent, in accordance with MKCF's role as an independent charity working to support the Voluntary & Cultural Community of Milton Keynes.

4.3. The following provides site specific updates and confirms the most up-to-date position, based on the current status of each site and the best available knowledge and information.

Sites with Planning Permission

4.4. Lindisfarne Drive, Monkston: Site obtained planning permission on 9 April 2024 for an 80-bed C2 use Care Home. This will be delivered within the next 5-year period but will provide C2 use bedspaces as opposed to C3 use dwellings.

Sites disposed of to Housebuilders

4.5. Six sites, as outlined below have been disposed of to two local housebuilders. The below table outlines the sites, the housebuilders who have purchased the sites and the current stage of progress made on the delivery of the site.

4.6. All six sites are greenfield sites within existing grid squares which form part of the urban area of Milton Keynes. No strategic scale infrastructure is required to enable the delivery of the sites and all are located adjacent to the existing highway network from which access to the sites can be gained – if access is not already constructed. It is therefore anticipated that delivery of the sites which are to be taken forward should be quick once planning permission has been obtained.

4.7. A detailed breakdown of the delivery programme for each site can be provided by the named housebuilder.

Table 1: Sites Disposed of to Housebuilders		
Site Name	**Housebuilder**	**Expected Completion Date**
Chepstow Drive, Bletchley	McCann Homes	PPA in place, FUL planning application submitted, awaiting determination.
Byrd Crescent, Old Farm Park	McCann Homes	PPA in place, FUL planning application submitted, awaiting determination.
Lichfield Down, Walnut Tree	McCann Homes	PPA in place, FUL planning application submitted, awaiting determination.
Hockcliffe Brae, Walnut Tree		Recent EA Flood Risk Assessment has made the site unviable
Isaacson Drive, Wavendon	McCann Homes	BNG liability has made the site unviable
Wadhurst Drive, Monkston	High Street Homes	PPA in place, Pre-app consultation undertaken, FUL application to be submitted shortly

Remaining Sites

4.8. It is the intention of MKCF to market the remaining five sites (as outlined in Table 2) for development opportunities during 2026, once an early release of clawback is finalised with Homes England. A 6th site ("Wavendon Gate 4" located at the junction of Byrd Crescent and Gregories Drive, Wavendon Gate) will also be made available by MKCF for a development opportunity alongside these sites.

Table 2: Sites to be Marketed 2026		
Site Name	**Capacity (dws)**	**Expected Completion Date**
South of Vernier Crescent, Medbourne	11	Mid/late 2029
Howe Rock Place, Tattenhoe	17	Mid/late 2029
Winfold Lane, Tattenhoe	24	Mid/late 2029
Holborn Crescent, Tattenhoe	12	Mid/late 2029
Powis Lane, Westcroft	24	Mid/late 2029
Byrd Crescent and Gregories Drive, Wavendon Gate	12	Mid/late 2029

4.9. MKCF could bring forward a further 12 sites under their ownership for development opportunities as a third phase. The sites included, as listed below, are considered by MKCF to be too small to accommodate a viable and fit for purpose new community HUB and, as such, their development for other purposes could raise further receipts to invest in existing or new community HUBS. It is however acknowledged that these sites do not currently have a specific allocation for residential development within Plan:MK and certainty with regards the timescales for their development cannot currently be given. These sites once delivered will therefore represent windfall development.

4.9.1. Bletchley 2 – Chepstow Drive/St Clements Drive

4.9.2. Fishermead 12 – Pencarrow Place/Talland Avenue

4.9.3. Furzton North 5 – Loxbeare Drive

4.9.4. Granby – Peverel Drive

4.9.5. Leadenhall 8 – Rainbow Drive

4.9.6. Loughton 3 – Paynes Drive/Portway

4.9.7. Loughton 4 – Paynes Drive/Tressiam Lane

4.9.8. Shenley Brook End 1 – Egerton Gate/Cressey Avenue

4.9.9. Shenley Church End 4 – Fortescue Drive

4.9.10. Shenley Lodge 3 – Redwood Gate

4.9.11. Springfield 4 – Springfield Boulevard

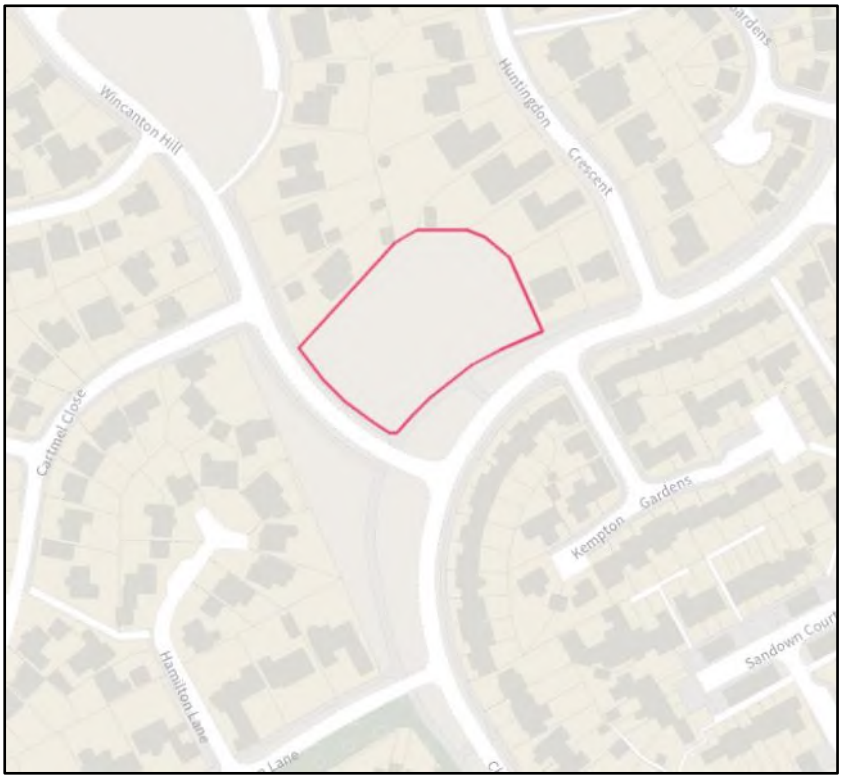
4.9.12. Walnut Tree – Fyfield Barrow/Walton Road

4.9.13. Wavendon Gate 4 – Bryd Crescent/Gregories Drive

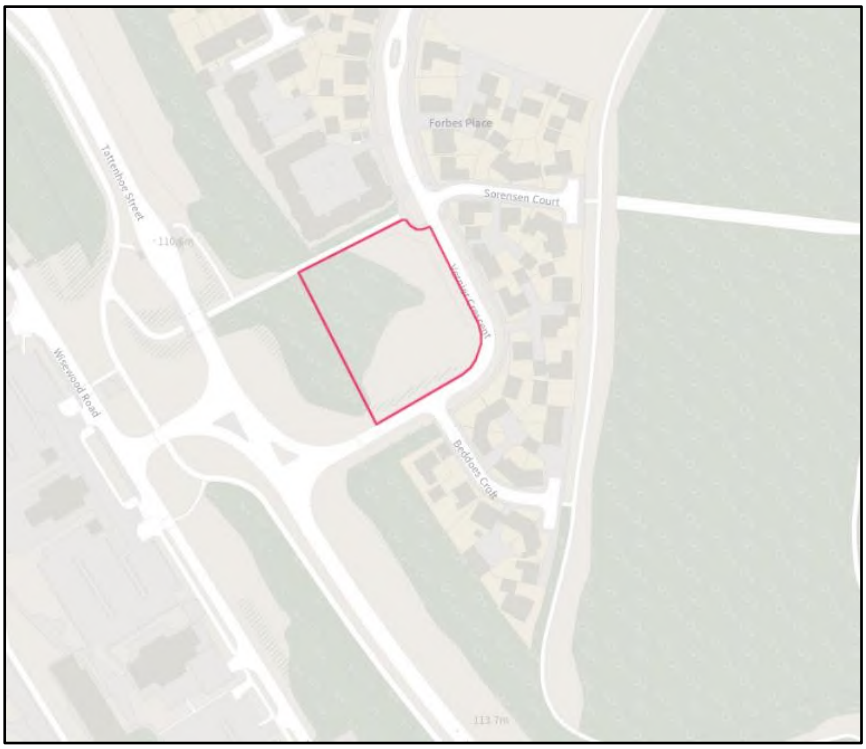
Signature	Date
 Ian Revell (Chief Executive, Milton Keynes Community Foundation)	18 May 2026
 James Williamson (Monitoring & Implementation Team Leader, Milton Keynes City Council)	02/05/2026

Appendix 1 – Site Locations

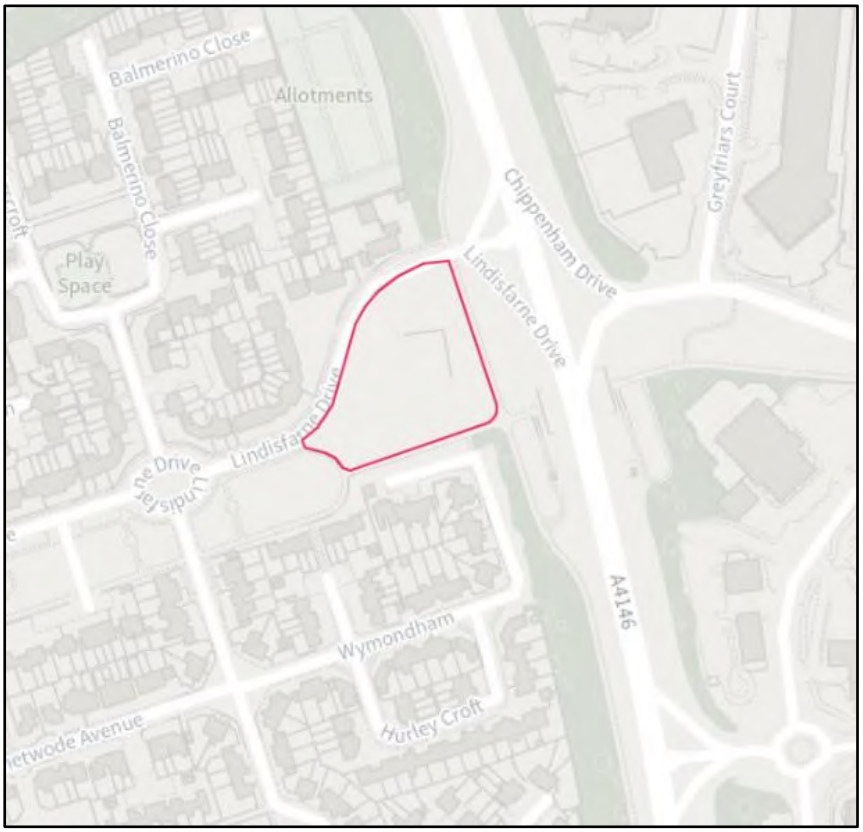
Chepstow Drive, Bletchley



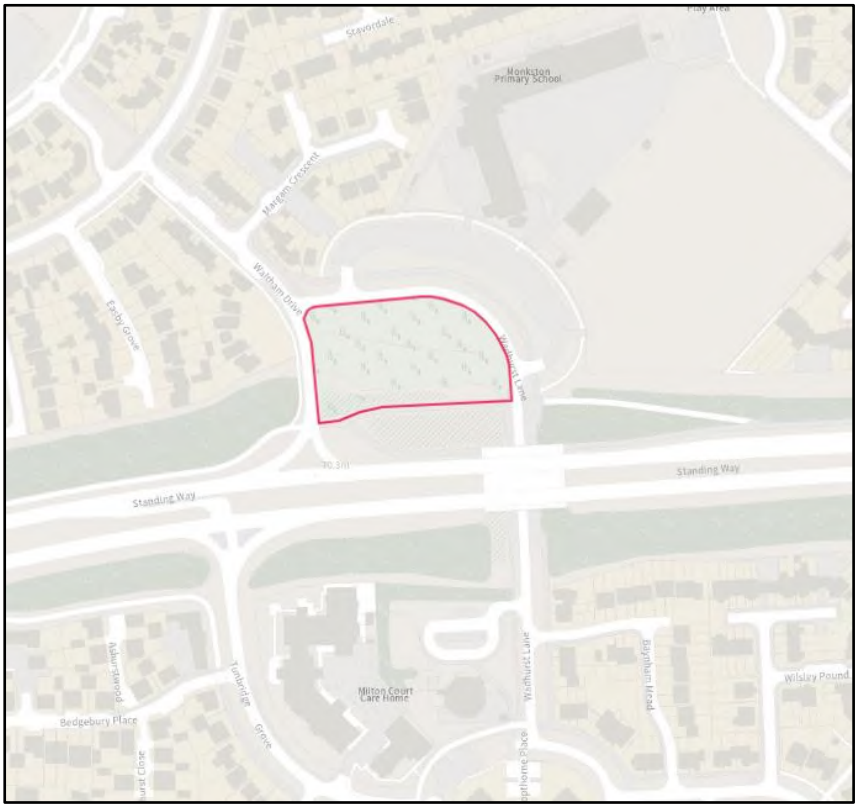
South of Vernier Crescent, Medbourne



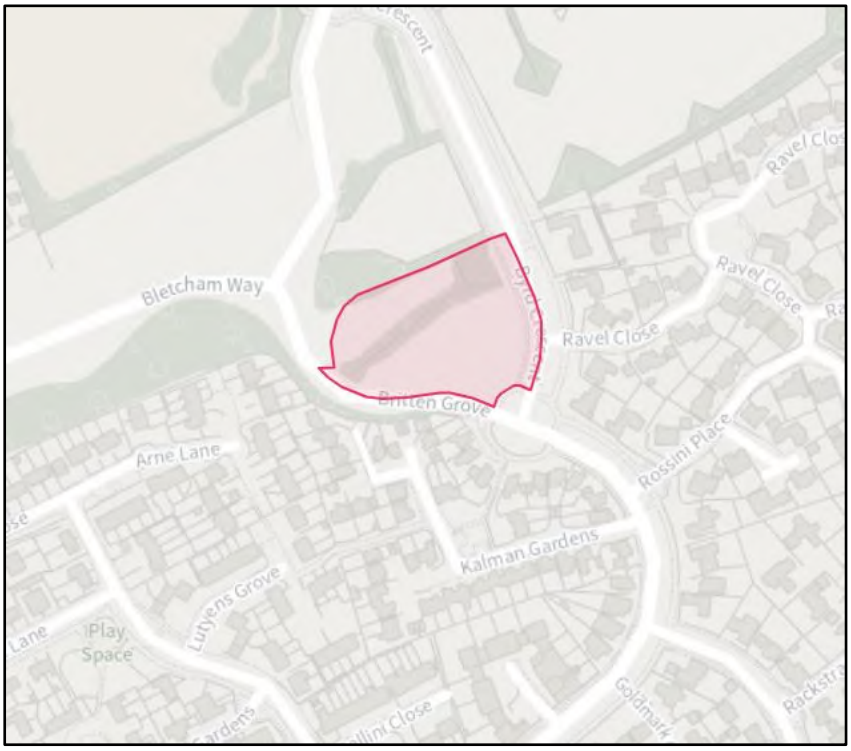
Lindisfarne drive, Monkston



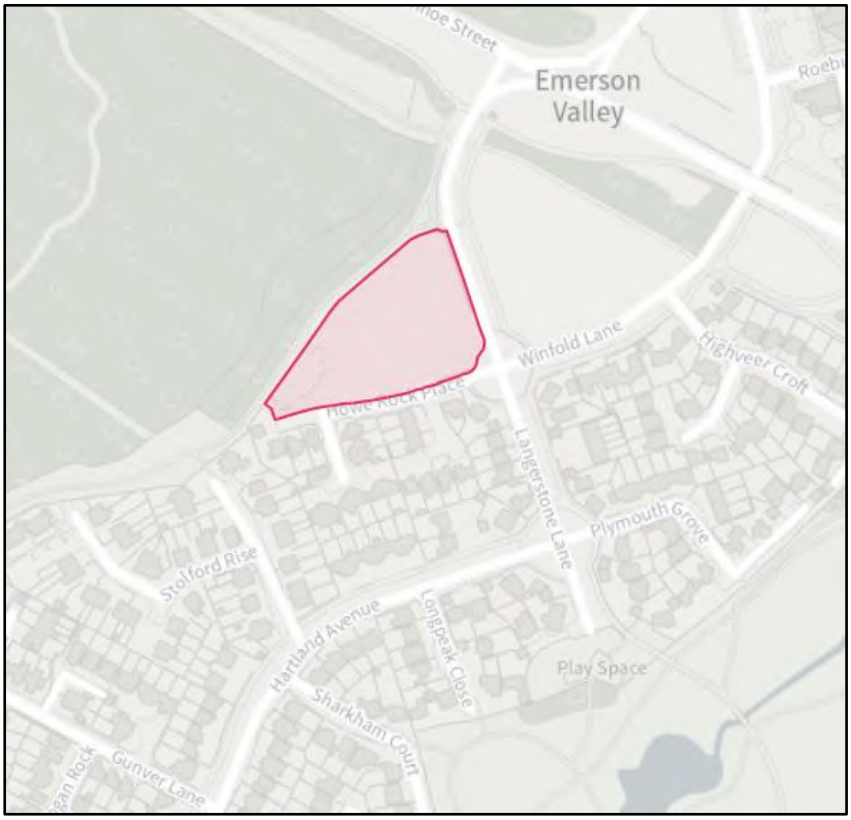
Wadhurst Drive, Monkston



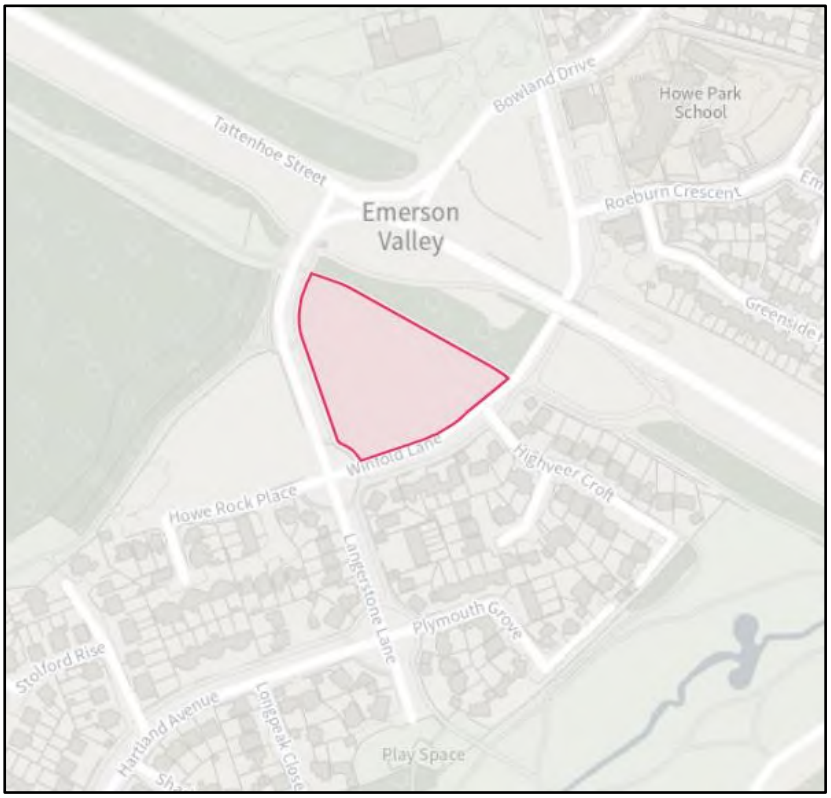
Byrd Crescent, Old Farm Park



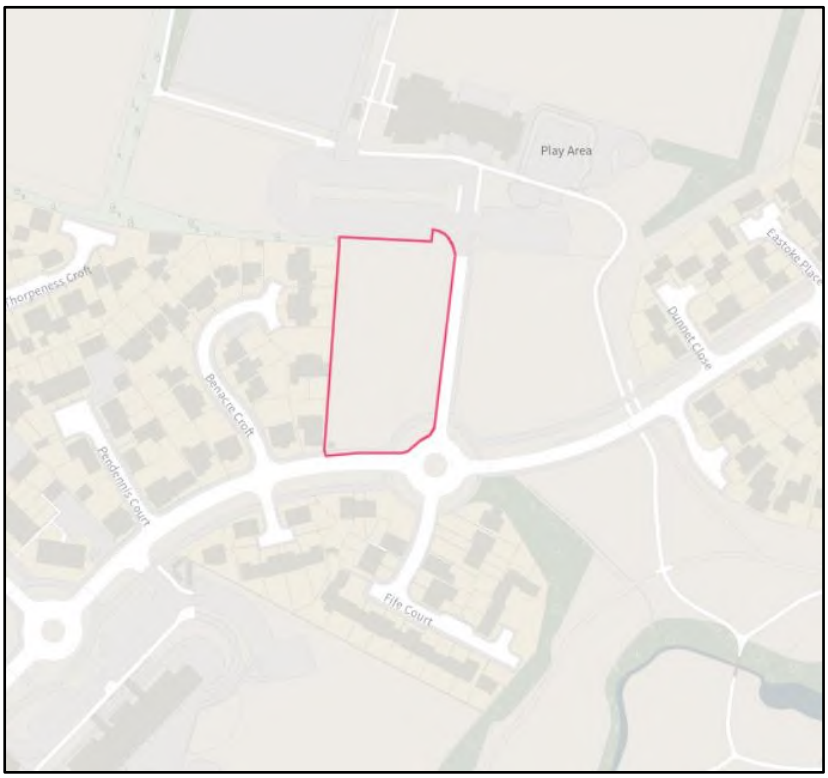
Howe Rock Place, Tattenhoe



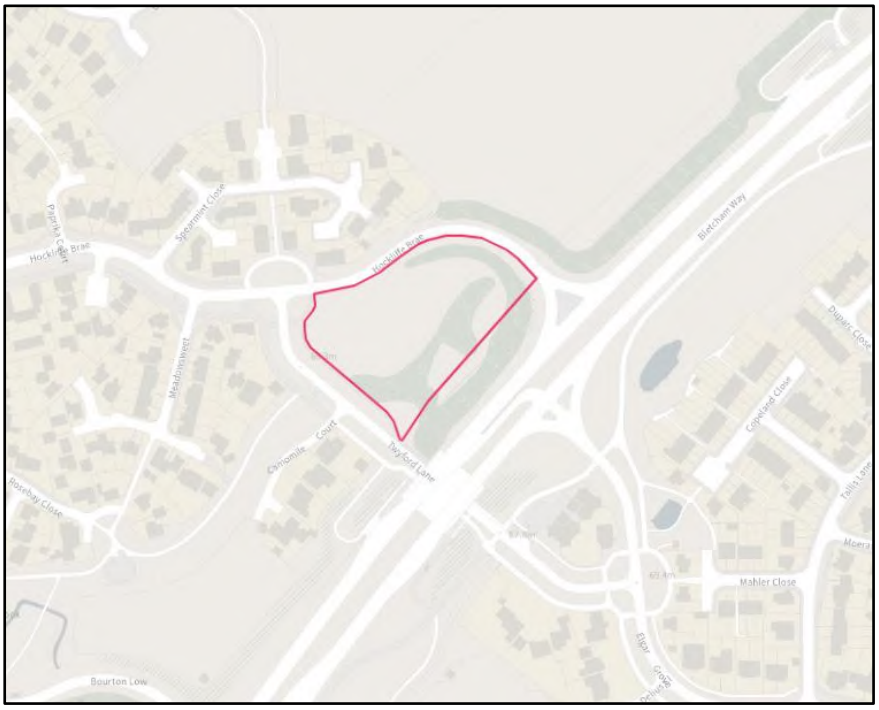
Winfold Lane, Tattenhoe



Holborn Crescent, Tattenhoe



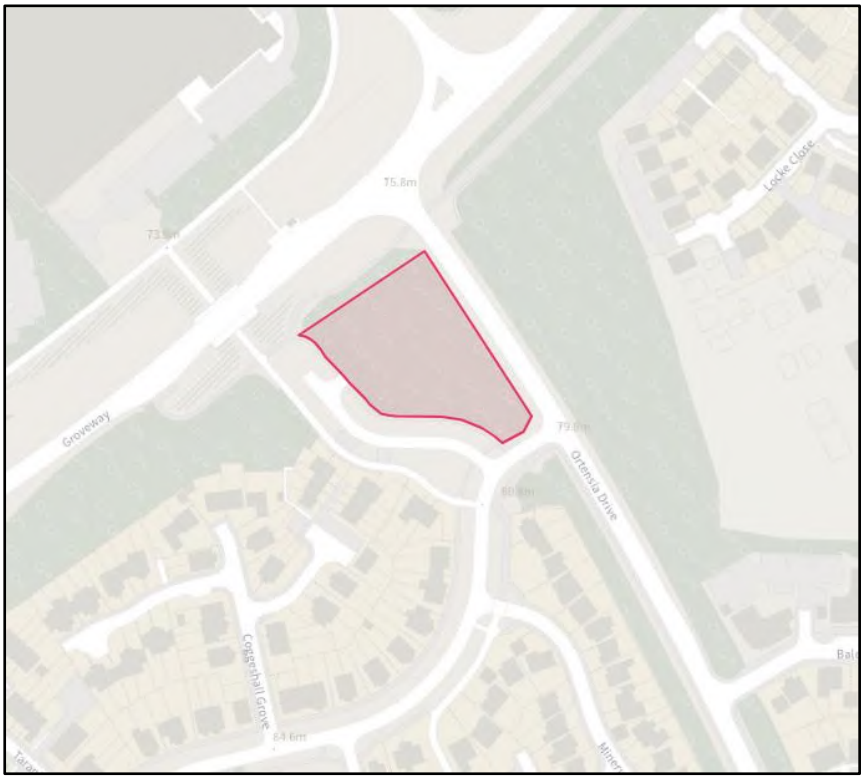
Hockcliffe Brae, Walnut Tree



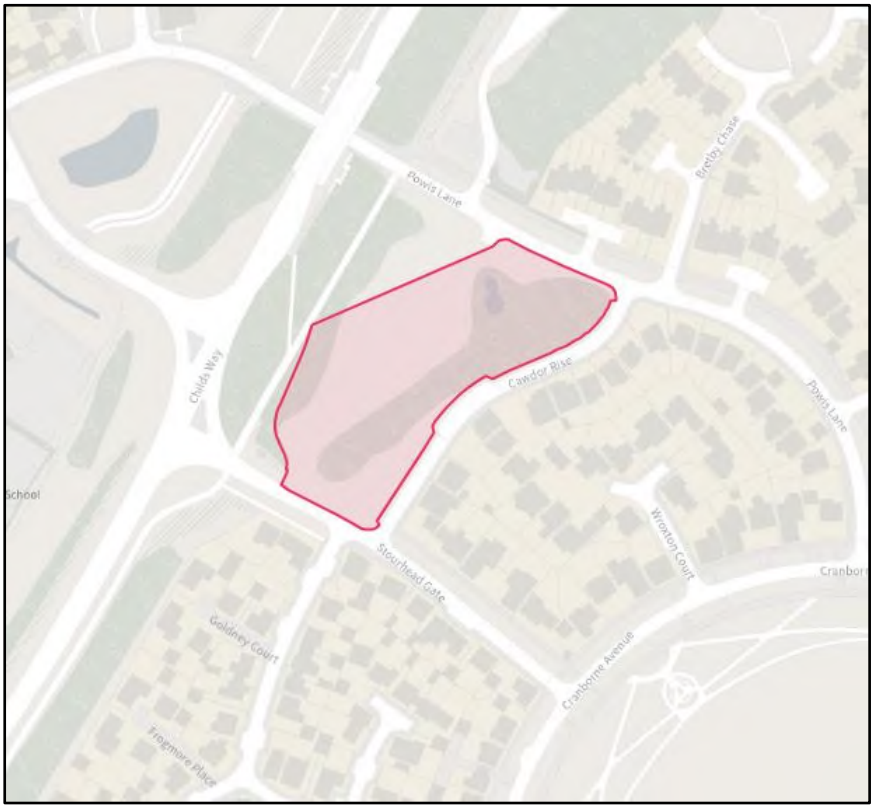
Lichfield Down, Walnut Tree



Isaacson Drive, Wavendon Gate



Powis Lane, Westcroft



Site Name: WADHURST DRIVE			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 13	
Developer/Landowner: MK Community Foundation/High Street Homes			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

The site is one of 13 sites owned by MK Community Foundation (MKCF) which was allocated for residential use in Plan:MK. These sites originally had clawback assumptions associated with them but, these were released in 2021/22 on the provision that the residential proposals were used to benefit the wider objectives of the MKCF.

Wadhurst Drive was marketed by MKCF during 2024/25 as part of a Phase 1 of disposals of their sites. High Street Homes were chosen as the preferred developers and in March 2025 they started pre-application advice with MKCC. This continued through 2025 under a PPA with three pre-application responses being provided in total.

For the purposes of this assessment, High Street Homes provided a proforma outlining that a full application was due to be submitted in early 2026/27 (this has subsequently happened with submission in May/June 2026 (PLN/2026/0693)) for a total of 13 dwellings with a programme to start work in late 2026 and have first completions in late 2027.

With the site now being in the ownership of a housebuilder who has undertaken significant pre-application and provided a programme for bringing the site forward (with a FUL application having subsequently been submitted), it is considered that there is sufficient evidence to determine that the site is deliverable.

Given an application has now been submitted, it is also considered that the proposed lead-in times for the site are realistic. With first completions being expected in later 2027, we have assumed the majority of the 13 dwellings will however be delivered in 2028.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	3	10	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

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

Planning Status (reference where applicable)	**Site Name/Address**	**Site Capacity** (undeveloped homes as at 1st April 2026)
Allocation	Wadhurst Drive, Monkston	13

1. Progress towards delivery

Our records show that the above site has an existing allocation for residential development which has not yet been submitted for and/or received planning permission. 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 planning 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:

Detailed Planning Application will be submitted within one month
Nine private and four Affordable properties
Work to start Q4 2026
First property complete Q4 2027

Anticipated date for submission of FUL or REM application:	As above
Anticipated start on-site date:	
Anticipated date of first completion:	

2. Statement of Common Ground
R Goss Director
Taking account of information provided here, I Bob Goss, Managing Director at High Street Homes 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: (High Street Homes)	R Goss
Date:	10/03/2026

Signed: James Williamson – Monitoring & Implementation Team Leader (Milton Keynes City Council)	[redacted]
Date:	10/03/2026

James Williamson

From: Bob Goss <[redacted]
Sent: 10 March 2026 09:39
To: James Williamson
Cc: Admin@colesarchitects.co.uk; Bethany George
Subject: RE: Wadhurst Drive, Monkston
Attachments: MKCC Housing Land Supply update - SoCG Wadhurst Drive Monkston.docx

This email came from outside Milton Keynes City Council.
Take extra care before opening attachments or clicking links.
Report any suspicious emails via the **REPORT MESSAGE** icon above.

Good morning James

As attached

Bob

Bob Goss MCIOB
Managing Director
High Street Homes Ltd
[redacted]

HighStreet HOMES

LABC BUILDING EXCELLENCE AWARDS 2025 Regional Winner

From: James Williamson <James.Williamson@Milton-keynes.gov.uk>
Sent: 10 March 2026 08:29
[redacted]
Cc: Admin@colesarchitects.co.uk; Bethany George <Bethany.George@milton-keynes.gov.uk>
Subject: RE: Wadhurst Drive, Monkston

Hi Bob,

Just wondered if you had managed to have a chance to look over the below and attached yet?

Many thanks,

James Williamson
Monitoring and Implementation Team Leader (Development Plans)
[redacted]

Site Name: CRIPPS LODGE			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - 20/02245/FUL	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 66	
Developer/Landowner: MKCC			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Full planning permission was granted for the demolition of Cripps Lodge, a former care building under the ownership of Milton Keynes City Council, and the erection of 66 residential units, all of which will be delivered as Council houses, in February 2021. Demolition of the former Cripps Lodge building also took place in early 2021.

An NMA application was permitted in January 2023 and a number of conditions discharged in January 2024 with planning permission on the site also being locked in via a Certificate of Lawfulness confirming implementation in March 2024.

An updated proforma for this year's assessment has outlined that a contractor has been appointed and all pre-implementation conditions have been discharged with start on site due in March 2026 (this has subsequently been confirmed via monitoring visits).

Given the flatted typology and the funding-linked timescales that the council must meet, the proforma projection of 66 completions in 2028/29 following a 24-month build-out is considered to be realistic and in line with other similar Council-led schemes.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	66	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES WITH DETAILED PERMISSION

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2026)
20/02245/FUL	Former Cripps Lodge site, Netherfield	66

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:

PCSA for the site is coming to an end and Higgins have been appointed via contract as the contractor to deliver the development. The site has been cleared, all pre-implementation conditions have been discharged and planning permission has been locked in via implementation and a Certificate of Lawfulness has been received from the LPA.

All S106 obligations are to be paid in March 2026 with work to start on site in early March 2026. The build-out programme is approximately 24 months with completion of all units scheduled for spring/summer 2028.

All 66 units will be Council owned affordable units.

Anticipated start on-site date:	March 2026
Anticipated date of first housing unit start:	March 2026
Anticipated date of first completion:	Q1 2028/29

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	0	0	66	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: [redacted]

Name: Will Rysdale

Position: Head of Housing Delivery and Regeneration

Company: Milton Keynes City Council

Date: 26 Feb 2026

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

Site Name: FORMER POLICE STATION, HIGH STREET			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - 22/00280/FUL	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	0
Progress on site as of 1 April 2026:	**No. of Units U/C:** 48	**No. of Units Not Started:** 0	
Developer/Landowner: Churchill Retirement Living			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

All 48 dwellings are under construction and nearing completion, according to recent monitoring. The developer's position aligns with this evidence and there are no unresolved issues reported. Given the extent of progress on site and with all units being apartments and therefore completing at once, the trajectory places all 48 completions in 2026/27 as per the developer's projections.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	48	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES UNDER CONSTRUCTION
2025-2026

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
22/00280/FUL	FORMER POLICE STATION, HIGH STREET, NEWPORT PAGNELL	48

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	**Post 2031**
Dwellings	0	48	0	0	0	0	0

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: R. Roome

Name: Rosie Roome

Position: Associate Director

Company: Planning Issues

Date: 16.12.25

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

Outlook

RE: Milton Keynes City Council - Housing Monitoring 2025

From Rosie Roome <[redacted]>
Date Tue 12/16/2025 1:51 PM
To Housing Monitoring <[redacted]>

1 attachment (59 KB)
Monitoring Proforma 2025-2026 (FORMER POLICE STATION).docx;

CAUTION: This email originated outside of Milton Keynes City Council.
Please be extra vigilant when opening attachments or clicking on links.
Report spam or suspected malicious email via the REPORT MESSAGE icon above.

Hi Bethany,

I agree with your proforma and have completed my details on the attached.

Kind regards,
Rosie

Rosie Roome MA (Hons) MA MRTPI
Associate Director
T: 01425462356 M: [redacted]
E: [redacted] W: planningissues.co.uk

Churchill House, Parkside, Ringwood, Hampshire, BH24 3SG. Tel: 01425 462100 Fax: 01425 462101

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From: Housing Monitoring <[redacted]>
Sent: 15 December 2025 09:51
To: Rosie Roome <[redacted]>
Subject: Milton Keynes City Council - Housing Monitoring 2025

Dear Sir / Madam,

I hope this email finds you well.

Milton Keynes City Council is currently undertaking its annual housing monitoring and updating of housing forecasts.

As part of this work, we would kindly ask for your assistance in reviewing and updating our current projections for the site(s) that you are involved with and providing us with any new information you are able to.

I have attached an explanatory letter which outlines in more detail the information we require and some further background for what we use this data for. Furthermore, I also attach a pro-forma for each of the sites that we believe you are the landowner, developer or agent for.

If you could please review the data in each pro-forma and respond accordingly, in the manner outlined in the explanatory letter and pro-forma, by **6th January 2025**, it would be much appreciated.

If you are no longer proposing to progress with the current planning permission on the site in question, could you please use the proforma to inform us of the landowners intentions for the site moving forward.

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

Kind regards,

Bethany

Bethany George

Planning Services Officer | Development Plans
To speak with me use Microsoft Teams
Milton Keynes City Council | Civic | 1 Saxon Gate East | Milton Keynes | MK9 3EJ
https://www.milton-keynes.gov.uk/planning-and-building/

Site Name: HARBEN HOUSE, SEVERN DRIVE, NEWPORT PAGNELL			
Planning Status of site @ 1 April 2026:		PRIOR APPROVAL - PLN/2025/2424	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 61	
Developer/Landowner: Tulip Real Estate Ltd			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** No - build out rates elongated to better reflect site specific matters		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Prior approval for the change of use of Harben House from office/commercial space to 61 dwellings was approved in January 2026.

The applicants have then provided a proforma for this year's assessment outlining their intention to bring the site forward but the timetable is subject to current uses of the building being vacated. An indicative timetable has been provided outlining a start on site in March 2027 and completion of all units within the space of a year.

Whilst this is deemed achievable for the type of development that will occur, it has been decided to push the projected delivery back by one year to account for any potential delays that could occur as a result of the existing occupation of the building.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	61	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES WITH DETAILED PERMISSION

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2026)
PLN/2025/2424	HARBEN HOUSE, SEVERN DRIVE, NEWPORT PAGNELL	61

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:

The site currently comprises of Hotel + Office spaces which are occupied on licence basis. We are currently working on legal position to get these offices vacated and also on the progress we are in touch with developers for quote and timeline on development of site as per planning. We will be in position to provide some dates by end of 2026 but for refence I have listed some indicative options (subject to change) for reference.

Anticipated start on-site date:	01 March 2027
Anticipated date of first housing unit start:	01 Feb 2028
Anticipated date of first completion:	01 Apr 2028

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	61	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: [redacted]

Name: Varun Chadha

Position: Director

Company: Bluebelltame LTD

Date: 01 June 2026

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

Site Name: BYRD CRESCENT			
Planning Status of site @ 1 April 2026:		ALLOCATION (FUL Application awaiting determination) - PLN/2025/1706	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 23	
Developer/Landowner: MK Community Foundation/McCann Homes			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

This site is one of four sites that McCann Homes have purchased from the MK Community Foundation (MKCF) to deliver residential units as per their allocations within Plan:MK.
McCann were selected as development partners for this site in 2024 and during 2024/25 carried out a number of phases of pre-application advice under a PPA with MKCC Planning service.

A FUL planning application was submitted for Byrd Crescent in August 2025 and as at 1 April 2026 was awaiting determination. McCann have submitted a proforma for the purposes of this assessment outlining their intentions to bring the site forward for delivery themselves once permission is granted, with a start on site expected in August 2026. The 23 units on the site are then projected to be delivered during 2027/28 and 2028/29.

Clear progress has been made towards delivering this site, with FUL permission anticipated to be granted shortly and a housebuilder ready to deliver – the site is therefore deemed to be deliverable. Given the scale of the site, its location in an existing grid square with access and utilities already provided and the stage at which the planning application is at, the projected build-out rates provided by McCann Homes are considered to be achievable and have therefore been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	15	8	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Milton Keynes City Council

RECEIVED 04 MAR 2

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

Planning Status (reference where applicable)	**Site Name/Address**	**Site Capacity** (undeveloped homes as at 1st April 2026)
PLN/2025/1708	Chepstow Drive, Bletchley	10
PLN/2025/1706	Byrd Crescent, Old Farm Park	23
PLN/2025/1709	Lichfield Down, Walnut Tree	33
Allocation	Hockcliffe Brae, Walnut Tree	10

1. Progress towards delivery

Our records show that the above sites have allocations for residential development which have not yet been submitted for and/or received planning permission. 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 planning applications, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of 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:

All four of the above sites are sites previously owned by Milton Keynes Community Foundation which have been purchased by McCann Homes for the purposes of delivering residential developments as per the sites' allocations within Plan:MK.

All four sites have been subject to a PPA (24/00687/PPA) and have been through 2/3 stages each of pre-application consultation with MKCC planning department between late 2024 and spring 2025.

Full planning applications were submitted in August 2025 for three of the sites (Chepstow Drive, Byrd Crescent and Lichfield Down). These applications are currently under consideration with determination anticipated in April/May 2026.

The Hockcliffe Brae site has not yet had an application submitted due to the need to carry out further work and pre-application as a result of identified onsite flood risk issues which have resulted in the need to redesign the site, reducing the total number of dwellings that can be brought forward. The most recent pre-application took place in January 2026 but it is not possible to submit a planning application at this point in time.

Once planning permission has been secured and any pre-implementation conditions have been discharged, McCann, as a housebuilder, intend to deliver all three sites themselves. An anticipated build-out programme for each site is outlined below – these are based on the assumption that planning permission will be granted for the first three sites between April and June 2026.

Anticipated date for submission of FUL or REM application:	Full applications submitted and awaiting determination for three sites.
Anticipated start on-site date:	Chepstow Drive, Bletchley: April 2026 Byrd Crescent, Old Farm Park: August 2026 Lichfield Down, Walnut Tree: August 2026
Anticipated date of first completion:	Chepstow Drive, Bletchley: 2027/2028 Byrd Crescent, Old Farm Park: 2027/2028 Lichfield Down, Walnut Tree: 2027/2028

2. Statement of Common Ground

Taking account of information provided here, I Andrew Inchbald, Managing Director at McCann Homes can confirm that the information set out above and, in the tables, below are an accurate reflection of the anticipated lead-in times and delivery rates on this site.

	Anticipated Annual Completions		
Financial Year (1st April - 31st March)	**Chepstow Drive, Bletchley**	**Byrd Crescent, Old Farm Park**	**Lichfield Down, Walnut Tree**
2026/27			
2027/28	**10**	**15**	**20**
2028/29		**8**	**13**
2029/30			
2030/31			
Post 2031			
Anticipated average annual build out rate of units post-2031			

3. Signatures

Signed: Andrew Inchbald, Managing Director (McCann Homes)	[redacted]
Date:	9-03-26.

Signed: James Williamson – Monitoring and Implementation Team Leader (Milton Keynes City Council)	[redacted]
Date:	

Site Name: THE WALNUTS			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 100	
Developer/Landowner: Private Landowner			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes	
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

Site was allocated through Plan:MK for residential use and a food store. The food store has subsequently been delivered on site and access to the land to be developed for housing has been constructed.

The delivery of the remainder of the site is however reliant upon the landowner finding new premises for their business which is run from the northern half of the allocated land. An updated proforma provided by the landowner for this year's assessment has outlined that whilst some progress has been made on this front, it is not sufficient to enable any land to be released for residential development at this stage. The proforma further outlines that the landowner cannot at this time provide a timeframe or programme for bringing the site forward.

The site therefore remains suitable and available for development but at this stage cannot be considered to be deliverable and is therefore not included within the five-year period for this year's assessment.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	100

MILTON KEYNES CITY COUNCIL
HOUSING LAND SUPPLY

DELIVERY UPDATE & STATEMENT OF COMMON GROUND
12th January 2026

Planning Status (reference where applicable)	Site Name/Address	Site Capacity (undeveloped homes as at 1st April 2023)
ALLOCATION	THE WALNUTS, WOLVERTON ROAD, MK14 5AA	100

1. Progress towards delivery

For the above site, please provide, in the box below, any updates on progress towards the delivery of housing on the site.

For sites with outline permission 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.

For allocated sites this may include details relating to progress of site assessment work, pre-application advice, progress towards submission of a planning application (whether outline or full) or, links to a planning performance agreement that sets out the timescale for approval of applications.

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).

Progress Towards Delivery
F.a.o. Bethany George. Good evening, Bethany. Thank you for your e-mail of December 16th in my absence and your follow-up of today. I regret to have to repeat that our position remains largely unchanged from my responses to Jacob Wilkins of August 2023 and subsequently to Novella in May 2024 that I am still not in a position to say when we are likely to put a scheme forward. There has finally been some progress from our side - but not progress which helps you - in that we finally took possession of a 3-acre site at Earls Barton earlier last year which has enabled us relocate the storage element of our business out of Northampton, albeit we have to continue our Police Service operations from there for the time being. This has relieved some pressure here by shared use of Barton.

The promised re-organisation of the business at the Wolverton Road site will almost certainly go ahead in the middle of this year but it will not be sufficiently radical to enable us to release the development land fronting Wolverton Road. In the meantime, we continue to look for a further opportunity to support this site in a similar manner.

I am sorry not to be of more assistance.

As before, if progress is made, we will of course advise you.

Mike Cowan.
12/01/2026

Signatures

Signed: (~~Developer~~/ Landowner /~~Agent~~)	< Mike Cowan >
Date:	12th January 2026

Signed: (Milton Keynes City Council)	
Date:	

Outlook

Re: [EXT]The Walnuts, Wolverton Road MK14 5AA

From [redacted] <[redacted]>
Date Mon 1/12/2026 7:02 PM
To Housing Monitoring <[redacted]>

1 attachment (29 KB)
MK Council 2026 Land Release - Walnuts site.docx;

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Please be extra vigilant when opening attachments or clicking on links.
Report spam or suspected malicious email via the REPORT MESSAGE icon above.

Please see our response attached.
Thank you for your enquiry.

From: Housing Monitoring <[redacted]>
Sent: Monday, January 12, 2026 16:04
To: [redacted] <[redacted]>
Subject: Re: [EXT]The Walnuts, Wolverton Road MK14 5AA

Dear Mike

Happy New Year!

I am writing to follow up on our previous request for information regarding site(s) that you are involved with. Please do let me know if you are encountering any issues or delays.

Best wishes
Beth

Bethany George

Planning Services Officer | Development Plans
To speak with me use Microsoft Teams
Milton Keynes City Council | Civic | 1 Saxon Gate East | Milton Keynes | MK9 3EJ
https://www.milton-keynes.gov.uk/planning-and-building/

Advice is given at officer level only and does not prejudice any formal decision made by the Council.

From: Housing Monitoring <Housing.Monitoring@milton-keynes.gov.uk>
Sent: Tuesday, December 16, 2025 4:09 PM

Site Name: MANIFOLD LANE (SAP10)			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - 21/00163/FUL	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 33	
Developer/Landowner: MKDP			
SoCG/Proforma submitted: No - information gathered via meetings		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A	
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

Site is owned by Milton Keynes Development Partnership (MKDP) and is greenfield site within an existing grid square of Milton Keynes with relevant access already established. Planning permission was granted in August 2023 for the development of 33 units.

This application currently remains extant however, MKDP have outlined that as the originally selected developer, BPHA are no longer involved with the scheme, they are not intending to bring the site forward under this permission.

MKDP have confirmed through the SHLAA and via further discussions that it is still their intention to bring the site forward for residential development via a further marketing exercise and selection of a developer/housebuilder as per their standard model. However, MKDP have outlined that whilst there is a possibility that the site will be able to deliver within the next 5 years, particularly given it is a smaller site, they do not at this stage have a formal programme/timetable for taking the site to market in place. As such, it has been determined that for the purposes of this assessment, the site should not be considered deliverable and completions have been pushed outside of the five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	16	17	0	0

Site Name: FORMER SANTANDER, CHALKDELL DRIVE PHASE REMAINDER			
Planning Status of site @ 1 April 2026:		REM PERMISSION - 23/02909/REM	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	71
Progress on site as of 1 April 2026:	**No. of Units U/C:** 8	**No. of Units Not Started:** 0	
Developer/Landowner: Dandara			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** No		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Monitoring indicates 8 units are still under construction, with the developer confirming these will be finished in 2026/27.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	8	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES UNDER CONSTRUCTION
2025-2026

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
23/02909/REM	FORMER SANTANDER, CHALKDELL DRIVE PHASE REMAINDER, SHENLEY WOOD	79

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	**Post 2031**
Dwellings	56	23	0	0	0	0	0

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: A Sibley

Name: Amy Sibley

Position: Senior Planning Manager

Company: Dandara Northern Home Counties

Date: 15/12/2025

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

Outlook

FW: Milton Keynes City Council - Housing Monitoring 2025

From Amy Sibley <[redacted]>
Date Mon 12/15/2025 1:32 PM
To Housing Monitoring <Housing.Monitoring@milton-keynes.gov.uk>

3 attachments (190 KB)

Monitoring Proforma 2025-2026 (CHALKDELL DRIVE PHASE 1) .docx; Monitoring Proforma 2025-2026 (REMAINDER) Ph 3.docx; Monitoring Proforma 2025-2026 (CHALKDELL DRIVE PHASE 2).docx;

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Good Afternoon

Please find attached completed forms.

Many thanks
Amy

From: Housing Monitoring <[redacted]>
Sent: Friday, December 12, 2025 5:01 PM
To: Amy Sibley <[redacted]>
Subject: Milton Keynes City Council - Housing Monitoring 2025

WARNING: This email is from an External Source. Think Carefully before clicking on links or attachments.

Dear Sir / Madam,

I hope this email finds you well.

Milton Keynes City Council is currently undertaking its annual housing monitoring and updating of housing forecasts.

As part of this work, we would kindly ask for your assistance in reviewing and updating our current projections for the site(s) that you are involved with and providing us with any new information you are able to.

I have attached an explanatory letter which outlines in more detail the information we require and some further background for what we use this data for. Furthermore, I also attach a pro-forma for each of the sites that we believe you are the landowner, developer or agent for.

If you could please review the data in each pro-forma and respond accordingly, in the manner outlined in the explanatory letter and pro-forma, by **6th January 2025**, it would be much appreciated.

Site Name: ROWLE CLOSE			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 66	
Developer/Landowner: Taylor Wimpey			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

The site consists of two neighbouring brownfield parcels which contain former Council garages. They were put forward by the landowners (MK Nominees working with Taylor Wimpey) for re-allocation in Plan:MK and the Stantonbury Neighbourhood Plan and were subsequently allocated for residential use in Plan:MK (2019).

Formal pre-application engagement was undertaken (18/01109/PRELAR) and the landowners were actively engaged with the preparation of the Stantonbury Neighbourhood Plan, working with the Parish Council and local residents to prepare a suitable scheme for a greater number of units than was indicatively proposed for the site in Plan:MK. The 'made' Neighbourhood Plan ultimately containing a site-specific policy for this site (for 66 units).

The landowners and proposed developers have regularly provided updates to the planning department for the purposes of previous five-year land supply assessments. Recent communication with Taylor Wimpey has however outlined that they no longer have an interest in the site and MK Nominees have not been able to provide an update on their proposals for delivering development.

With no housebuilder currently involved in the scheme and no timetable for progressing the development being provided by the landowner, the site is therefore deemed to be undeliverable for the purposes of this year's assessment.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	66

Site Name: STRATFORD HOUSE			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - 16/02507/FUL, 23/02770/FUL, 24/01305/FULM	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 13	
Developer/Landowner: Riley Group Ltd			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** No	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Site was a 2005 Local Plan allocation within the garden of two listed buildings. The allocation was designed to enable the restoration of the two listed buildings which had fallen into disrepair. Permission was initially granted in 2012 and renovation of the two listed buildings was completed in 2016/17. The FUL application for the 13 new dwellings was extended in 2016 and a minor amendment made to the permission in 2017. A certificate of lawfulness was issued in October 2023 to safeguard the planning permission and during 2023/24 a number of amendments were made to the permission but all retained the total of 13 dwellings.

The development site was sold in 2024/25 to Riley Homes and the new owners made some variations to the scheme via an approved S73 application in early 2026 and began starting work on site clearance and preparation during 2025.

Riley Homes have provided an updated proforma for the purposes of this assessment which outlined that work began on the first dwelling in January 2026 however, this was not picked up by our end of year monitoring site visits due to the lack of access to the site at that time (this has however since been confirmed with evidence of multiple plot starts now being visible from the site boundaries).

The submitted proforma has outlined first completion anticipated for October 2026 with all completions being spread across two years and final completion coming in 2027/28. These projections align with our assumptions for a site of this scale and are deemed to be realistic given the current position with regards progress on site. Our assessment has however retained all 13 completions within 2027/28 due to the 25/26 end of year monitoring not having shown starts on site.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	13	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES WITH DETAILED PERMISSION
2025-2026

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
16/02507/FUL, 23/02770/FUL, 24/01305/FULM	STRATFORD HOUSE, STONY STRATFORD	13

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:	10.03.2025
Anticipated date of first housing unit start:	14.01.2026
Anticipated date of first completion:	15.10.2026

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	25/26	26/27	27/28	28/29	29/30	30/31	Post 2031
Dwellings	0	7	6	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: C.Riley

Name: Cliff Riley

Position: Director/ Project Manager

Company: Riley Homes Ltd

Date: 10.03.2026

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

Outlook

Re: Milton Keynes City Council - Housing Monitoring 2025

From Cliff Riley <[redacted]>
Date Tue 3/17/2026 8:45 AM
To Housing Monitoring <[redacted]>

1 attachment (62 KB)
Monitoring Proforma 2025-2026 (STRATFORD HOUSE).docx;

This email came from outside Milton Keynes City Council.
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Morning,

Apologies I thought I'd sent this last week.

See attached as requested, let me know if you need any further input.

Many thanks

Kind regards

Cliff Riley

t. 01908 714543
m. [redacted]
e. [redacted]
w. www.rileygroup.co.uk



Site Name: COFFERIDGE CLOSE			
Planning Status of site @ 1 April 2026:		PRIOR APPROVAL - 24/01992/PRIOR	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 25	
Developer/Landowner: Cofferidge Close Ltd			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Cofferidge Close is a former 70's mixed use development within Stony Stratford. This scheme involves a part of the development which housed commercial office units which have become redundant and have been empty for some time.

Prior approval for the change of use of these units was approved in December 2024 and in September 2025 two of the three conditions (all of which were pre-occupation conditions) associated with the permission were discharged. The building has also been secured and prepared for internal works.

A proforma has been submitted by the owner for this year's assessment outlining that work on the building is due to start in June 2026 with an intended completion date of all units in December 2026. Alongside this, the owners are continuing with proposals to carry out further works to the wider Cofferidge Close development including obtaining permission in March 2026 to renovate one of the existing commercial units on site and carrying out pre-application advice during August/September 2025 on proposals to further refurb the existing building and extend it to deliver a further 10 dwellings above the part of the building within which the 25 units are being delivered (A FUL application for this proposal has subsequently been submitted in June 2026).
The site has a detailed permission and has discharged necessary conditions with the owner providing a clear programme for delivery of the permitted dwellings and continuing with further proposals to refurbish the existing site, it is therefore considered that the site is deliverable.
Given the 25 units counted towards the five-year supply relate solely to the refurbished existing building and none of the further proposals impact upon delivering this element, it is considered that the timetable for delivery of the units as set out in the landowners proforma is achievable and have therefore been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	25	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Milton Keynes City Council

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES WITH DETAILED PERMISSION
2025-2026

Planning reference	Address	Site Capacity (undeveloped homes as at 1st April 2025)
24/01992/PRIOR	COFFERIDGE CLOSE, STONY STRATFORD, MILTON KEYNES, MK11 1BY	25

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:	June 2026
Anticipated date of first housing unit start:	June 2026
Anticipated date of first completion:	December 2026

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	25/26	26/27	27/28	28/29	29/30	30/31	Post 2031
Dwellings	0	25	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: [redacted]

Name: Richard Parrott

Position: Director

Company: Cofferidge Close Ltd

Date: 18/12/25

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

Site Name: HOWE ROCK PLACE			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 17	
Developer/Landowner: MK Community Foundation			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

The site is one of 13 sites owned by MK Community Foundation (MKCF) which was allocated for residential use in Plan:MK. These sites originally had clawback assumptions associated with them but, these were released in 2021/22 on the provision that the residential proposals were used to benefit the wider objectives of the MKCF.

During 2024/25 MKCF progressed the sale of 5 of these sites as a Phase 1 delivery – all five of these now have planning permission or have an application awaiting determination.
Howe Rock Place forms part of their Phase 2 delivery for which the MKCF have outlined in an updated SoCG will see a further 6 sites marketed during 2026 with the timetable for delivery due to see them completed in mid/late 2029.

MKCF have demonstrated through their ongoing engagement with MKCC and the progress made to-date on delivery of Phase 1 of their disposals that they are committed to delivering these sites and once a programme is in place this will be delivered accordingly – as demonstrated through all Phase 1 sites now having an associated housebuilder and a planning application submitted or approved.

Through ongoing engagement and the signing of an updated SoCG for this year's assessment MKCF have provided clear evidence of their intentions to deliver the sites contained within Phase 2, of which Howe Rock Place is one. This alongside their recent record of progressing Phase 1 in accordance with previously outlined timetables gives confidence that this site is deliverable.
The projected lead-in times and build-out rates contained within the SoCG broadly align with the assumptions for a site of this scale which would be brought forward via a FUL application, as per our phasing methodology and have therefore been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	17	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: WINFOLD LANE			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 24	
Developer/Landowner: MK Community Foundation			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** No - build out rates elongated to better reflect assumptions		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

The site is one of 13 sites owned by MK Community Foundation (MKCF) which was allocated for residential use in Plan:MK. These sites originally had clawback assumptions associated with them but, these were released in 2021/22 on the provision that the residential proposals were used to benefit the wider objectives of the MKCF.

During 2024/25 MKCF progressed the sale of 5 of these sites as a Phase 1 delivery – all five of these now have planning permission or have an application awaiting determination.
Winfold Lane forms part of their Phase 2 delivery for which the MKCF have outlined in an updated SoCG will see a further 6 sites marketed during 2026 with the timetable for delivery due to see them completed in mid/late 2029.

MKCF have demonstrated through their ongoing engagement with MKCC and the progress made to-date on delivery of Phase 1 of their disposals that they are committed to delivering these sites and once a programme is in place this will be delivered accordingly – as demonstrated through all Phase 1 sites now having an associated housebuilder and a planning application submitted or approved.

Through ongoing engagement and the signing of an updated SoCG for this year's assessment MKCF have provided clear evidence of their intentions to deliver the sites contained within Phase 2, of which Winfold Lane is one. This alongside their recent record of progressing Phase 1 in accordance with previously outlined timetables gives confidence that this site is deliverable.
The proposed lead-in times contained within the SoCG broadly align with the assumptions for a site of this scale which would be brought forward via a FUL application, as per our phasing methodology – however, the build-out rates for a site of this scale are considered to be slightly quicker than we would anticipate – as such, the delivery of the site has been spread over a further year after MKCF's projected full completion date for the whole site.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	12	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	12	0	0	0	0

Site Name: HOLBORN CRESCENT			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 12	
Developer/Landowner: MK Community Foundation			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

The site is one of 13 sites owned by MK Community Foundation (MKCF) which was allocated for residential use in Plan:MK. These sites originally had clawback assumptions associated with them but, these were released in 2021/22 on the provision that the residential proposals were used to benefit the wider objectives of the MKCF.

During 2024/25 MKCF progressed the sale of 5 of these sites as a Phase 1 delivery – all five of these now have planning permission or have an application awaiting determination.
Holborn Crescent forms part of their Phase 2 delivery for which the MKCF have outlined in an updated SoCG will see a further 6 sites marketed during 2026 with the timetable for delivery due to see them completed in mid/late 2029.

MKCF have demonstrated through their ongoing engagement with MKCC and the progress made to-date on delivery of Phase 1 of their disposals that they are committed to delivering these sites and once a programme is in place this will be delivered accordingly – as demonstrated through all Phase 1 sites now having an associated housebuilder and a planning application submitted or approved.

Through ongoing engagement and the signing of an updated SoCG for this year's assessment MKCF have provided clear evidence of their intentions to deliver the sites contained within Phase 2, of which Holborn Crescent is one. This alongside their recent record of progressing Phase 1 in accordance with previously outlined timetables gives confidence that this site is deliverable.
The projected lead-in times and build-out rates contained within the SoCG broadly align with the assumptions for a site of this scale which would be brought forward via a FUL application, as per our phasing methodology and have therefore been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	12	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: HOCKCLIFFE BRAE			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 10	
Developer/Landowner: MK Community Foundation/McCann Homes			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes	
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

This site is one of four sites that McCann Homes have purchased from the MK Community Foundation (MKCF) to deliver residential units as per their allocations within Plan:MK.
McCann were selected as development partners for this site in 2024 and during 2024/25 carried out a number of phases of pre-application advice under a PPA with MKCC Planning service.

A SoCG signed with McCann has outlined that no planning application has yet been submitted for Hockcliffe Brae due to onsite flooding issues that were identified during pre-application advice and the need to respond to these in terms of site capacity and design. McCann have also outlined that at this stage it is not possible to submit an application and could not commit to a timetable for bringing the site forward. It is therefore not deemed to be deliverable and has been pushed outside of the five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	10

Milton Keynes City Council

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

Planning Status (reference where applicable)	**Site Name/Address**	**Site Capacity** (undeveloped homes as at 1st April 2026)
PLN/2025/1708	Chepstow Drive, Bletchley	10
PLN/2025/1706	Byrd Crescent, Old Farm Park	23
PLN/2025/1709	Lichfield Down, Walnut Tree	33
Allocation	Hockcliffe Brae, Walnut Tree	10

1. Progress towards delivery

Our records show that the above sites have allocations for residential development which have not yet been submitted for and/or received planning permission. 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 planning applications, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of 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:

All four of the above sites are sites previously owned by Milton Keynes Community Foundation which have been purchased by McCann Homes for the purposes of delivering residential developments as per the sites' allocations within Plan:MK.

All four sites have been subject to a PPA (24/00687/PPA) and have been through 2/3 stages each of pre-application consultation with MKCC planning department between late 2024 and spring 2025.

Full planning applications were submitted in August 2025 for three of the sites (Chepstow Drive, Byrd Crescent and Lichfield Down). These applications are currently under consideration with determination anticipated in April/May 2026.

The Hockcliffe Brae site has not yet had an application submitted due to the need to carry out further work and pre-application as a result of identified onsite flood risk issues which have resulted in the need to redesign the site, reducing the total number of dwellings that can be brought forward. The most recent pre-application took place in January 2026 but it is not possible to submit a planning application at this point in time.

Once planning permission has been secured and any pre-implementation conditions have been discharged, McCann, as a housebuilder, intend to deliver all three sites themselves. An anticipated build-out programme for each site is outlined below – these are based on the assumption that planning permission will be granted for the first three sites between April and June 2026.

Anticipated date for submission of FUL or REM application:	Full applications submitted and awaiting determination for three sites.
Anticipated start on-site date:	Chepstow Drive, Bletchley: April 2026 Byrd Crescent, Old Farm Park: August 2026 Lichfield Down, Walnut Tree: August 2026
Anticipated date of first completion:	Chepstow Drive, Bletchley: 2027/2028 Byrd Crescent, Old Farm Park: 2027/2028 Lichfield Down, Walnut Tree: 2027/2028

2. Statement of Common Ground

Taking account of information provided here, I Andrew Inchbald, Managing Director at McCann Homes can confirm that the information set out above and, in the tables, below are an accurate reflection of the anticipated lead-in times and delivery rates on this site.

	Anticipated Annual Completions		
Financial Year (1st April - 31st March)	**Chepstow Drive, Bletchley**	**Byrd Crescent, Old Farm Park**	**Lichfield Down, Walnut Tree**
2026/27			
2027/28	**10**	**15**	**20**
2028/29		**8**	**13**
2029/30			
2030/31			
Post 2031			
Anticipated average annual build out rate of units post-2031			

3. Signatures

Signed: Andrew Inchbald, Managing Director (McCann Homes)	[redacted]
Date:	9-03-26.

Signed: James Williamson – Monitoring and Implementation Team Leader (Milton Keynes City Council)	[redacted]
Date:	

Site Name: LICHFIELD DOWN			
Planning Status of site @ 1 April 2026:		ALLOCATION (FUL Application awaiting determination) - PLN/2025/1709	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 33	
Developer/Landowner: MK Community Foundation/McCann Homes			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

This site is one of four sites that McCann Homes have purchased from the MK Community Foundation (MKCF) to deliver residential units as per their allocations within Plan:MK.
McCann were selected as development partners for this site in 2024 and during 2024/25 carried out a number of phases of pre-application advice under a PPA with MKCC Planning service.

A FUL planning application was submitted for Lichfield Down in August 2025 and as at 1 April 2026 was awaiting determination (resolution to grant permission was given at Planning Committee on 2 July 2026). McCann have submitted a proforma for the purposes of this assessment outlining their intentions to bring the site forward for delivery themselves once permission is granted, with a start on site expected in August 2026. The 33 units on the site are then projected to be delivered during 2027/28 and 2028/29.

Clear progress has been made towards delivering this site, with FUL permission anticipated to be granted shortly and a housebuilder ready to deliver – the site is therefore deemed to be deliverable. Given the scale of the site, its location in an existing grid square with access and utilities already provided and the stage at which the planning application is at, the projected build-out rates provided by McCann Homes are considered to be achievable and have therefore been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	20	13	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Milton Keynes City Council

RECEIVED 04 MAR 2

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

Planning Status (reference where applicable)	**Site Name/Address**	**Site Capacity** (undeveloped homes as at 1st April 2026)
PLN/2025/1708	Chepstow Drive, Bletchley	10
PLN/2025/1706	Byrd Crescent, Old Farm Park	23
PLN/2025/1709	Lichfield Down, Walnut Tree	33
Allocation	Hockcliffe Brae, Walnut Tree	10

1. Progress towards delivery

Our records show that the above sites have allocations for residential development which have not yet been submitted for and/or received planning permission. 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 planning applications, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of 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:

All four of the above sites are sites previously owned by Milton Keynes Community Foundation which have been purchased by McCann Homes for the purposes of delivering residential developments as per the sites' allocations within Plan:MK.

All four sites have been subject to a PPA (24/00687/PPA) and have been through 2/3 stages each of pre-application consultation with MKCC planning department between late 2024 and spring 2025.

Full planning applications were submitted in August 2025 for three of the sites (Chepstow Drive, Byrd Crescent and Lichfield Down). These applications are currently under consideration with determination anticipated in April/May 2026.

The Hockcliffe Brae site has not yet had an application submitted due to the need to carry out further work and pre-application as a result of identified onsite flood risk issues which have resulted in the need to redesign the site, reducing the total number of dwellings that can be brought forward. The most recent pre-application took place in January 2026 but it is not possible to submit a planning application at this point in time.

Once planning permission has been secured and any pre-implementation conditions have been discharged, McCann, as a housebuilder, intend to deliver all three sites themselves. An anticipated build-out programme for each site is outlined below – these are based on the assumption that planning permission will be granted for the first three sites between April and June 2026.

Anticipated date for submission of FUL or REM application:	Full applications submitted and awaiting determination for three sites.
Anticipated start on-site date:	Chepstow Drive, Bletchley: April 2026 Byrd Crescent, Old Farm Park: August 2026 Lichfield Down, Walnut Tree: August 2026
Anticipated date of first completion:	Chepstow Drive, Bletchley: 2027/2028 Byrd Crescent, Old Farm Park: 2027/2028 Lichfield Down, Walnut Tree: 2027/2028

2. Statement of Common Ground

Taking account of information provided here, I Andrew Inchbald, Managing Director at McCann Homes can confirm that the information set out above and, in the tables, below are an accurate reflection of the anticipated lead-in times and delivery rates on this site.

	Anticipated Annual Completions		
Financial Year (1st April - 31st March)	**Chepstow Drive, Bletchley**	**Byrd Crescent, Old Farm Park**	**Lichfield Down, Walnut Tree**
2026/27			
2027/28	**10**	**15**	**20**
2028/29		**8**	**13**
2029/30			
2030/31			
Post 2031			
Anticipated average annual build out rate of units post-2031			

3. Signatures

Signed: Andrew Inchbald, Managing Director (McCann Homes)	[redacted]
Date:	9-03-26.

Signed: James Williamson – Monitoring and Implementation Team Leader (Milton Keynes City Council)	[redacted]
Date:	

Site Name: LAND AT BERGAMOT GARDENS (SAP5)			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 15	
Developer/Landowner: Walton Community Council			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes	
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

The site is an allocated site within both Plan:MK and the Walton Community Council Neighbourhood Plan for residential use.

Walton Community Council, as landowners submitted a SoCG in August 2023 outlining that they have not pursued the sale of the land to a developer/housebuilder at this time and do not have plans to do so at present due to clawback requirements with Homes England. Ongoing contact with Walton Community Council confirms that this remains the position and that there is currently no programme to bring the site forward. The intention to develop does however remain once this issue is resolved.

With the absence of a timeframe for bringing the site forward it is considered undeliverable at this time.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	15

Outlook

RE: Milton Keynes City Council - Housing Monitoring 2026

From WCC Dan Preston <[redacted]>
Date Mon 3/2/2026 9:50 AM
To Housing Monitoring <[redacted]>
Cc Walton Community Council <[redacted]>

This email came from outside Milton Keynes City Council.
Take extra care before opening attachments or clicking links.
Report any suspicious emails via the **REPORT MESSAGE** icon above.

Hello,
At present there are no changes to the situation with Bergamot Gardens.
There are no currently active plans to market the land.

Many thanks
Dan

From: Housing Monitoring <[redacted]>
Sent: 26 February 2026 16:21
To: WCC Dan Preston <[redacted]>
Subject: Milton Keynes City Council - Housing Monitoring 2026

You don't often get email from housing.monitoring@milton-keynes.gov.uk. Learn why this is important

Good afternoon

I hope this finds you well.

Thank you for your previous help in providing information regarding Bergamot Gardens (SAP5) - please see below for previous correspondence. Once again we are looking to update our monitoring information. Would you be able to provide another update on the site?

Do let me know if you have any questions.

Best wishes
Bethany

Bethany George

Planning Services Officer | Development Plans

To speak with me use Microsoft Teams

Milton Keynes City Council | Civic | 1 Saxon Gate East | Milton Keynes | MK9 3EJ

https://www.milton-keynes.gov.uk/planning-and-building/

Site Name: LAND AT WALTON MANOR, GROVEWAY/SIMPSON ROAD (SAP13)			
Planning Status of site @ 1 April 2026:		REM PERMISSION - PLN/2024/2763	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	0
Progress on site as of 1 April 2026:	**No. of Units U/C:** 174	**No. of Units Not Started:** 0	
Developer/Landowner: Dandara			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Site is a greenfield site within the existing urban area of Milton Keynes which was allocated for residential use through the 2018 Site Allocations Plan. Outline planning permission was granted in August 2023 and during 2023/24 necessary highways infrastructure to access the site was delivered by then site owners Milton Keynes Development Partnership and Milton Keynes City Council.

In early 2024 the site was marketed with Dandara being selected as the preferred development partner. REM approval was granted to Dandara in August 2025 and all pre-commencement conditions were discharged shortly after. As at 1 April 2026 work had begun on site and a start had been made on all 174 units.

A proforma has been submitted by Dandara for this assessment, outlining that they intend to have delivered all units by the end of 2027/28. Whilst this build-out rate is higher than that which would be anticipated for a site of this scale as per assumptions set out in our Phasing methodology, Dandara have delivered at these rates and above on all other sites they have built-out in Milton Keynes over the past 3-4 year period (including within the Western Expansion Area and the former Santander scheme, both of which are of comparable scale if not larger). Furthermore, with all units having already been started these delivery rates are likely to be achievable and have therefore been retained.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	87	87	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES WITH DETAILED PERMISSION
2025-2026

Planning reference	**Address**	**Site Capacity** (undeveloped homes as at 1st April 2025)
22/03201/OUT (PLN/2024/2763)	LAND AT WALTON MANOR, GROVEWAY/SIMPSON ROAD (SAP13)	174

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 2025. Where the below figures remain correct, please sign the proforma and return without amendment.

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

Year	25/26	26/27	27/28	28/29	29/30	30/31	Post 2031
Dwellings	14	80	80	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: A. Sibley

Name: Amy Sibley

Position: Senior Planning Manager

Company: Dandara Northern Home Counties

Date: 19/12/2025

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

Outlook

RE: Milton Keynes City Council - Housing Monitoring 2025

From Amy Sibley <[redacted]>
Date Fri 12/19/2025 2:37 PM
To Housing Monitoring <[redacted]>

2 attachments (127 KB)

Monitoring Proforma 2025-2026 (WALTON MANOR).docx; Monitoring Proforma 2025-2026 (WEA Land Off Watling Street).docx;

CAUTION: This email originated outside of Milton Keynes City Council.
Please be extra vigilant when opening attachments or clicking on links.
Report spam or suspected malicious email via the REPORT MESSAGE icon above.

Hi,

Please see attached completed forms for two of our further sites. I am just waiting on feedback on Parcel IJP at Whitehouse and I will send over once received.

Many thanks
Amy

From: Housing Monitoring <[redacted]>
Sent: 12 December 2025 11:31
To: Jesse Waites <[redacted]>; Amy Sibley <[redacted]>
Subject: Milton Keynes City Council - Housing Monitoring 2025

WARNING: This email is from an External Source. Think Carefully before clicking on links or attachments.

Dear Sir / Madam,

I hope this email finds you well.

Milton Keynes City Council is currently undertaking its annual housing monitoring and updating of housing forecasts.

As part of this work, we would kindly ask for your assistance in reviewing and updating our current projections for the site(s) that you are involved with and providing us with any new information you are able to.

I have attached an explanatory letter which outlines in more detail the information we require and some further background for what we use this data for. Furthermore, I also attach a pro-forma for each of the sites that we believe you are the landowner, developer or agent for.

If you could please review the data in each pro-forma and respond accordingly, in the manner outlined in the explanatory letter and pro-forma, by **2nd January 2025**, it would be much appreciated.

Site Name: ISAACSON DRIVE			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 10	
Developer/Landowner: MK Community Foundation			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes	
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

The site is one of 13 sites owned by MK Community Foundation (MKCF) which was allocated for residential use in Plan:MK. These sites originally had clawback assumptions associated with them but, these were released in 2021/22 on the provision that the residential proposals were used to benefit the wider objectives of the MKCF.

MKCF have outlined in their updated SoCG that the site at Isaacson Drive is not viable under current circumstances due to a BNG liability but the site is still available for development and has been disposed of to McCann Homes. McCann Homes have not at this stage given a timetable for bringing the site forward and given the matters raised by MKCF, it has been determined that the site cannot currently be considered deliverable and has therefore been moved outside of the five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	10

Site Name: POWIS LANE			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 24	
Developer/Landowner: MK Community Foundation			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** No - build out rates elongated to better reflect assumptions	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

The site is one of 13 sites owned by MK Community Foundation (MKCF) which was allocated for residential use in Plan:MK. These sites originally had clawback assumptions associated with them but, these were released in 2021/22 on the provision that the residential proposals were used to benefit the wider objectives of the MKCF.

During 2024/25 MKCF progressed the sale of 5 of these sites as a Phase 1 delivery – all five of these now have planning permission or have an application awaiting determination.
Powis Lane forms part of their Phase 2 delivery for which the MKCF have outlined in an updated SoCG will see a further 6 sites marketed during 2026 with the timetable for delivery due to see them completed in mid/late 2029.

MKCF have demonstrated through their ongoing engagement with MKCC and the progress made to-date on delivery of Phase 1 of their disposals that they are committed to delivering these sites and once a programme is in place this will be delivered accordingly – as demonstrated through all Phase 1 sites now having an associated housebuilder and a planning application submitted or approved.

Through ongoing engagement and the signing of an updated SoCG for this year's assessment MKCF have provided clear evidence of their intentions to deliver the sites contained within Phase 2, of which Powis Lane is one. This alongside their recent record of progressing Phase 1 in accordance with previously outlined timetables gives confidence that this site is deliverable.

The projected lead-in times contained within the SoCG broadly align with the assumptions for a site of this scale which would be brought forward via a FUL application, as per our phasing methodology – however, the build-out rates for a site of this scale are considered to be slightly quicker than we would anticipate – as such, the delivery of the site has been spread over a further year after MKCF's projected full completion date for the whole site.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	10	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	14	0	0	0	0

Site Name: RESERVE SITE 3 (SAP11)			
Planning Status of site @ 1 April 2026:		ALLOCATION - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 22	
Developer/Landowner: MKDP			
SoCG/Proforma submitted: No - information gathered via meetings		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A	
Site Deemed Deliverable? No			

5YHLS Assessment Conclusion and Evidence Used:

Site is owned by Milton Keynes Development Partnership (MKDP) and is greenfield site within an existing grid square of Milton Keynes with relevant access already established.

MKDP have confirmed through the SHLAA and via further discussions that it is still their intention to bring the site forward for residential development via a marketing exercise and selection of a developer/housebuilder as per their standard model. However, MKDP have outlined that whilst there is a possibility that the site will be able to deliver within the next 5 years, particularly given it is a smaller site, they do not at this stage have a formal programme/timetable for taking the site to market in place. As such, it has been determined that for the purposes of this assessment, the site should not be considered deliverable and completions have been pushed outside of the five-year period.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	22	0

Site Name: MERCURY HOUSE, BRICKHILL STREET			
Planning Status of site @ 1 April 2026:		PRIOR APPROVAL - PLN/2024/2384	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 83	
Developer/Landowner: Balmoral Land Livingston (B) Ltd			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Site is a former office building which was granted Prior Approval for change of use to 83 residential units in December 2024.

An application for external alterations to the building was submitted in October 2025 and permitted in December 2025 followed shortly after in February 2026 by submission of a discharge of condition application for the only pre-commencement condition on the permission (subsequently approved in April 2026).

The continued progress towards delivery of the site supports the assessment that the site is deliverable and given the scheme is predominantly a refit of the existing building, is it anticipated that the scheme will be delivered inline with the expected timescales of a prior approval of this type. Post April 2026 an NMA has also been submitted and approved to revise some of the internal layout and unit mix – further evidence of the continued intention to bring the site forward.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	83	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: AGORA REDEVELOPMENT			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - 20/03293/FUL & 23/00206/FULM	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 115	
Developer/Landowner: MKCC/TOWN			
SoCG/Proforma submitted: Yes		**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes	
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

The site was allocated in the Wolverton Neighbourhood Plan for the demolition of the existing (redundant and empty) Agora shopping building and development of a residential-led, mixed-use scheme.

The site required for the new development also contained land owned by Milton Keynes City Council (MKCC) and as such the Council was working with the developers of the site and have subsequently purchased the site in its entirety. The Council are therefore now the delivery body for the site.

A FUL application was submitted by TOWN in December 2020 and was permitted by Milton Keynes City Council in December 2021. During 2022 numerous DISCON applications were submitted and approved, continuing into 2023 with a FULMMA application also being granted permission. In January 2023 the former Agora building was also demolished and the site was cordoned off ready for construction to start on the new development.

MKCC as joint landowner appointed Wilmot Dixon as main contractor for the scheme in December 2022 and initial funding for the scheme was also approved. The PSCA with Wilmot Dixon subsequently ended and MKCC, now as sole landowner, appointed GRAHAM to bring the scheme forward.

A proforma with the delivery side of the project at MKCC has outlined recent delays to the scheme but confirms the steps that MKCC have taken to support the delivery of the scheme culminating in approval at full Council in March 2026 for revised borrowings to enable the scheme to come forward immediately.

The proforma further outlines the delivery timetable for the site with work due to start in May 2026 – work on delivery of the site has subsequently begun in accordance with this timetable.
The site has FUL permission, has a contractor appointed, has full funding support and is now under construction, it is therefore considered deliverable.

Whilst the lead-in times/build out rates for the scheme anticipate a slightly quicker rate than would usually be anticipated on a scheme of this type/size, it aligns with the delivery rates on other MKCC schemes delivered by GRAHAM and as a Council-led scheme the aim will be to deliver as quickly as possible. The proposed delivery rates have therefore been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	43	72	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

MONITORING SURVEY OF OUTSTANDING HOUSING PERMISSIONS
SITES WITH DETAILED PERMISSION

Planning reference	Address	Site Capacity (undeveloped homes as at 1st April 2026)
20/03293/FUL Superseded with S73 submitted & approved in 2023. S73 application: 23/00206/FULM	Agora Redevelopment, Wolverton	115

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:

Following the grant of planning permission in December 2021, MKCC has taken several key decisions to support the delivery of the scheme including the purchase of the site, the demolition of the old Agora shopping centre in January 2023, the investment of resources to procure contractors to develop the designs and price the scheme and, the approval of investment of significant funding to achieve the above.

Wilmot Dixon were appointed as main contractor in December 2022 and a professional services contract agreement was signed which enabled preparatory works to be undertaken – the PSCA has now ended and GRAHAM have been appointed to take the scheme forward through to delivery.

The delivery of the scheme has however been delayed in recent years with volatility in the national construction market and new legislative requirements within the Building Safety Act 2022 impacting upon the procurement strategy, delivery timescales, anticipated financial requirements and the need for additional design development, revised technical assessments, and updated assurance processes.

An update on the project was taken to Cabinet in February 2026 whereby the Council outlined its continuing support for the project and commitment to delivering the scheme. A revised regeneration framework taking account of amendments to the scheme and its financing, in response to the matters outlined above, was presented to Cabinet on 3 March 2026. Following their approval a decision was taken at full Council on 18 March to approve the revised borrowings and revenue implications thus enabling the scheme to progress.

With funding approval obtained, it is now proposed to progress quickly to delivery stage, which will be assisted by a contractor already being appointed and the former Agora building having already been demolished. Start on site is therefore commencing on 18 May 2026.

The build out of the whole scheme will be completed over a two-year period and delivery of the site will see sectional completion of each of the 6 blocks as opposed to the full site being registered as completed in one go – this has been reflected in the delivery programme and annual completions outlined below.

Anticipated start on-site date:	18 May 2026
Anticipated date of first completion:	Q4 2027/28

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	0	43	72	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: Will Rysdale

Position: Head of Housing Delivery and Regeneration

Company: Milton Keynes City Council

Date: 02/06/2026

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

Site Name: LAND EAST OF TILLBROOK FARM			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - 22/02477/FUL	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	0	15	30
Progress on site as of 1 April 2026:	**No. of Units U/C:** 1	**No. of Units Not Started:** 0	
Developer/Landowner: Croudace Homes			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Site has been under construction and delivering completions for the past two years with oly one unit left to complete as at 1 April 2026 - this unit was also under construction. The site will therefore complete in 2026/27.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	1	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

Site Name: LAND NORTH OF 27 HIGH STREET, OLD HAVERSHAM			
Planning Status of site @ 1 April 2026:		ALLOCATION (Neighbourhood Plan) - Allocation	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	Not yet started
Progress on site as of 1 April 2026:	**No. of Units U/C:** 0	**No. of Units Not Started:** 16	
Developer/Landowner: Private Landowner/Gade Homes			
SoCG/Proforma submitted: Yes	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** Yes		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Site was allocated for 16 residential dwellings via the Haversham cum Little Linford Neighbourhood Plan which was 'made' by MKCC in September 2023.

Since being allocated, the landowner has appointed housebuilder, Gade Homes Ltd to design and build out the site. In July 2024 Gade Homes carried out an initial public exhibition and consultation within Haversham to share initial plans and obtain feedback. This is to be followed up with a further exhibition in April 2026 (subsequently carried out) to outline the final plans prior to submission of a FUL planning application for the full allocated 16 dwellings.

The above has been confirmed by Gade Homes in a submitted proforma which also includes details of the proposed lead-in times and build-out rates for the site's delivery culminating in delivery of all units during 2028/29.

The clear progress made towards delivering the site via appointment of a housebuilder, public consultations and the confirmed intentions of the housebuilder with regards bringing the site forward for planning and delivery provide sufficient evidence to deem the site deliverable.

The proposed delivery timetable for the site also broadly aligns with the assumptions for site of this scale within our phasing methodology and as such they have been applied.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	0	0	16	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0

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

Planning Status (reference where applicable)	**Site Name/Address**	**Site Capacity** (undeveloped homes as at 1st April 2026)
Allocation	Land north of 27 High Street, Haversham	16

1. Progress towards delivery

Our records show that the above site has an allocation for residential development which has not yet been submitted for and/or received planning permission. 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 planning applications, pre-application advice, the discharging of conditions or, links to a planning performance agreement that sets out the timescale for approval of 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:
The full planning application is almost ready for submission. We intend to do a final public consultation in the coming weeks and will then finalise matters and submit the application.

The anticipated dates below depend on the length of time it takes the Council to determine the application and so represent worst case. We would hope to bring these dates forward but they are based on it taking around 18 months to secure full planning and complete the S106 and then a period to time for detailed design and condition discharge prior to starting. If we can achieve planning more quickly than 18 months then we would hope to start on site earlier than March 2028.

Anticipated date for submission of FUL or REM application:	Full application to be submitted by June 2026
Anticipated start on-site date:	March 2028
Anticipated date of first housing unit start:	July 2028
Anticipated date of first completion:	December 2028

2. Statement of Common Ground

Taking account of information provided here, I Dan Skinner, Projects Director at Gade Homes Ltd can confirm that the information set out above and, 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	**16**
2029/30	
2030/31	
Post 2031	
Anticipated average annual build out rate of units post-2031	

3. Signatures

Signed: (Gade Homes)	Dan Skinner
Date:	25.02.26

Signed: James Williamson – Monitoring and Implementation Team Leader (Milton Keynes City Council)	[redacted]
Date:	26.02.26

James Williamson

From: Dan Skinner <DanSkinner@gadegroup.co.uk>
Sent: 25 February 2026 10:06
To: James Williamson
Cc: info@oneillhomer.co.uk
Subject: Re: Land north of 27 High Street, Haversham
Attachments: MKCC Housing Land Supply update - SoCG for Land north of 27 High Street, Haversham.docx

This email came from outside Milton Keynes City Council.
Take extra care before opening attachments or clicking links.
Report any suspicious emails via the **REPORT MESSAGE** icon above.

Hi James,

I'm well thanks, hope you are too.

Thanks for this, please find attached the completed form. As you will see the timescales are somewhat dependent on how long it takes to get planning but as we are a house builder and not a promoter once planning is granted, we will be getting on with building the site out.

Let me know if there is anything else that you need.

Kind regards

Dan

GADE HOMES

Daniel Skinner
Projects Director

[redacted]

Gade Homes Amersham House Mill Street
Berkhamsted Hertfordshire HP4 2DT

From: James Williamson <James.Williamson@Milton-keynes.gov.uk>
Date: Wednesday, 25 February 2026 at 09:14
To: Dan Skinner <DanSkinner@gadegroup.co.uk>
Cc: info@oneillhomer.co.uk <info@oneillhomer.co.uk>
Subject: Land north of 27 High Street, Haversham

Good morning Dan,

Hope you are well.

I have been given your details by Richard Pryor at Haversham cum Little Linford (HcLL) Parish Council as the best person to contact with regards to the site at the above location which I believe Gade Homes have an agreement with the landowner to bring forward the site for residential development as per the HcLL Neighbourhood Plan.

Site Name: ST JOSEPHS CONVENT			
Planning Status of site @ 1 April 2026:		FUL PERMISSION - 23/02713/FUL	
Delivery Record (No. of completions per year):	**2023/24**	**2024/25**	**2025/26**
	Not yet started	Not yet started	0
Progress on site as of 1 April 2026:	**No. of Units U/C:** 11	**No. of Units Not Started:** 0	
Developer/Landowner: The Order of The Daughters of The Holy Spirit			
SoCG/Proforma submitted: No	**Have SoCG/Proforma projections been used for 5YHLS Assessment?** N/A		
Site Deemed Deliverable? Yes			

5YHLS Assessment Conclusion and Evidence Used:

Permission was granted in December 2024 for the demolition of a former care home on-site and the construction of 11 new dwellings. Construction on the dwellings began on site during Quarter 2 of 2025/26 and recent monitoring shows that all 11 dwellings were under construction as at 1 April 2026. With development of all units underway and progressing quickly, they are all anticipated to be completed within 2026/27.

5-Year Supply Forecast (where site is Deliverable)	**2026/27 (Year 1)**	**2027/28 (Year 2)**	**2028/29 (Year 3)**	**2029/30 (Year 4)**	
	11	0	0	0	
	2030/2031 (Year 5)	**2031/32 (Year 6)**	**2032/33 (Year 7)**	**2033/34 (Year 8)**	**Post 2034**
	0	0	0	0	0


Milton Keynes
City Council