

Assessment of Five Year Land Supply 2011 - 2016

November 2010



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Assessment of the Five Year Land Supply

Background

- 1 Planning Policy Statement 3: Housing (PPS3) seeks to underpin the Government's step change in housing delivery through a more responsive approach to land supply at the local level. As a Local Planning Authority, Milton Keynes Council (MKC) are required to identify and maintain a rolling five year supply of deliverable⁽¹⁾ housing land, to ensure the continued supply of homes in the area.
- 2 This assessment covers the five year period from 1st April 2011 to 31st March 2016. It firstly identifies the level of housing provision to be delivered over the five year period, and then assesses the number of dwellings that could be completed on specific sites in this time.
- 3 A list of available and suitable sites, with a commentary on their deliverability (as of October 2010) is provided in Appendix 1. This information will be updated on an annual basis to reflect any new sites that become available and any change in circumstance with existing sites. This will be particularly important over the next couple of years, given recent economic difficulties and a recovering housing market. The information will formally be published in the Annual Monitoring Report each December.

The Five Year Housing Requirement

- 4 In previous years, the South East Plan has set the housing requirement for Milton Keynes. In July of this year, the Government made an initial announcement that they intended to revoke these regional housing targets and that Local Authorities would have powers to set their own, locally derived housing targets.
- 5 However, subsequently Cala Homes successfully challenged the Government announcement in the High Court, and also gained a temporary injunction against a further Government announcement that the High Court decision made little difference to their intention to revoke regional housing targets.
- 6 In response to this initial announcement, Milton Keynes Council (MKC) acted and set a housing target of delivering 1,750 homes per year from 2010 to 2026; a total of 28,000 homes. This is split 26,240 (1,640 pa) in and around the urban area and 1,760 (110 PA) in and around selected rural settlements. This housing figure was included in the Council's Revised Proposed Submission Core Strategy, which is due to be submitted to the Secretary of State early in 2011. It is against this figure that this five year land supply summary primarily reports. However, given the injunction against the Government announcement, in place at the time of writing, the report also reports on the land supply position against the housing requirements set out in the South East Plan.
- 7 To establish the Council target for 2011 to 2016, the forecast completions in the year from April 2010 to March 2011, need to be taken into account. Current projections are for 1,129 housing completions this year. Quarterly monitoring reports and ongoing site visits, looking at housing completions and new starts, indicate that this is an accurate figure.
- 8 The figure of 1,129 homes is 621 short of the annual requirement for 1,750 completions. This shortfall means that in future years there will need to be 1,791 completions per year to meet the 28,000 target by 2026⁽²⁾. This sets a five year requirement for 8,955 new homes. This is set out in table 1 below.

1 To be considered deliverable sites must be: Available now, be suitable (offer a suitable location for development now and contribute to the creation of sustainable mixed communities); and be achievable (offer a reasonable prospect that housing will be delivered on the site within five years).

2 $621 / 15 \text{ remaining years of the plan} = 41 \text{ homes per year. } 1,750 + 41 = 1,791$

Assessment of the Five Year Land Supply

Table 1 : Milton Keynes five year housing requirement

Requirement	Total
(a) Total housing requirement 2010-2026	28,000
(b) Forecast completions 2010-2011	1,129
(c) Total requirement 2011-2026 (a-b)	26,871
(d) Annual requirement (c/15)	1,791
Council Five year requirement (d x 5)	8,955
(a) Original South East Plan requirement 2006-2026	41,360
(b) Completions 2006-2011	8,344 ⁽³⁾
(c) Residual requirement 2011-2026 (a-b)	33,016
(d) Annual requirement (c/15)	2,201
SEP Five Year requirement (d x 5)	11,005

Milton Keynes Five Year Housing Land Supply

9 Advice from the Planning Inspectorate has been that the assessment of the five year land supply should only include sites that are:

- Allocated for housing through the Development Plan (the Local Plan, 2005);
- Sites that have extant planning permission; and
- Specific, unallocated brownfield sites that are deemed suitable for housing

10 At July 2010, there was land to accommodate 26,091 homes within the above categories. This covers a range of sites from large scale expansion areas to small infill developments. This information is summarised in Table 2 below.

Table 2 : Developable sites at July 2010

Permissions	Full/REM	4,277
	Outline	12,536
Local Plan allocations and briefed brownfield sites		9,510 ⁽⁴⁾
Total		26,323

³ Includes actual completions of 7,215 (net) in 2006-2010 and forecast completions of 1,129 in 2010-11

⁴ This figure includes an allowance of 2,500 for development in the Strategic Reserve Areas to the east of Milton Keynes, which are proposed Strategic Allocations in the emerging Core Strategy.

11 The deliverability of this land has been assessed through the Milton Keynes Strategic Housing Land Availability Assessment (SHLAA), which has been subject to a general review in 2010⁽⁵⁾. The SHLAA assesses when the development of these sites can be expected. The process included direct feedback from developers and land owners, as well as drawing on the work of the Milton Keynes Joint Housing Delivery Team (JHDT), reviewing the accuracy of previous forecasts and site visits.

12 The JHDT, made up of representatives from MKC, Milton Keynes Partnership (MKP) and partners, monitor progress on major sites across the city, tackling any blockages that are delaying development. They have constant engagement with developers and land owners, enabling them to give up-to-date forecasts on the deliverability of sites, as well as being able to provide direct input about progress on bringing MKP owned land forward for development⁽⁶⁾. This information is invaluable in ensuring forecasts are as accurate as possible.

13 The five year housing supply needs to be reported on an annual basis and as such, any changes in forecasts will be reflected in the next SHLAA report. At this time any new permissions granted and completions will also be factored into the assessment. A full SHLAA update is due to be undertaken in 2011 as part of the Site Allocations Development Plan Document process, which will aid with the five year land supply process.

14 A full list of all of the deliverable sites over 24 units can be seen in Appendix 1, where the suitability, availability and achievability of each is discussed.

15 Sites under 25 units account for around 10% of annual completions in Milton Keynes each year. The deliverability of each of these small sites has not been individually assessed due to the sheer number of sites and their relative contribution towards land supply in Milton Keynes. To make an allowance for unimplemented planning permissions, the assessment has assumed that only 80% of permissions for five or less units will actually be delivered. This is felt to accurately reflect the deliverability of small housing sites across Milton Keynes.

16 From the table below, it can be seen that at July 2010 it was assessed that there was suitable land available to deliver 10,168 new homes between 1st April 2011 and 31st March 2016. The supply has been broken down in the three categories outlined in the previously published Planning Inspectorate advice.

Table 3 : Five year housing land supply

Source of supply	Total
Sites with extant planning permission (inc allocated sites with permission)	9,170
Allocated sites without permission	815
Identified unallocated previously developed (brownfield) sites	183
Total	10,168

17 It can be seen that the majority of land (90%) that makes up the five year land supply has extant planning permission. This includes several large sites that are either currently under construction or which are programmed to start development within the 5 years period. This shows that good progress is being made in bringing sites through the planning system.

18 Several of these sites are large sites which have total capacities that will not be realised in the next five years, or where completions have occurred in previous years. Only the capacity that it is assumed can be delivered in within the five year period has been included in the above total. This is clarified in Appendix 1.

5 The MKC SHLAA and the 2010 general update can be viewed at www.milton-keynes.gov.uk/planning-policy

6 Approximately 1,750 (17%) of the homes in the five year land supply are owned by the HCA.

Assessment of the Five Year Land Supply

19 The good progress which has been made on bringing sites through the planning system is also reflected by the fact that allocated land without permission makes up a relatively small part of the five year land supply. The majority of the 10 sites which are forecast to contribute 815 homes during the five year land supply period are relatively small, and will have short lead in times once a planning consent is granted. This means it is realistic to suggest that development could be achieved within the five year period.

20 The small amount of unallocated brownfield land reflects Milton Keynes' position as a planned new town, where redevelopment opportunities that can be found in older towns and cities around the country, are not as prevalent. Those sites that are included are mainly HCA owned regeneration projects or council owned sites with short term redevelopment potential.

21 In previous years, when producing the housing trajectory for the Annual Monitoring Report, a 25% optimum bias was applied to all forecast annual completion rates. The optimum bias basically deducted 25% of completions each year to avoid over optimistic forecasting, and feeds them back in in later years. This is based on reviews of previous forecasts against actual completions, which shows that historically forecasts were approximately 25% above actual completions each year.

22 The optimum bias has not been added to the totals in Table 3 as short term forecasts, supported by JHDT and the SHLAA, are now felt to be far more accurate than in previous years. However, if it were to be applied to the larger sites in the schedule, which are not expected to be fully completed within the five year period, to allow for an element of slippage, the number of deliverable homes could fall to by 901, leaving a total land supply for 9,267 homes. This is still 104% of the Council's five year requirement. This is thought to be a worst case scenario and the improved monitoring through JHDT and the SHLAA, should ensure that the figure reported in Table 3 above is accurate.

Housing Supply vs Housing Requirement

23 The total land supply for 10,168 homes is in excess of the five year housing requirement of 8,955 homes established from the Council's housing target in the emerging Core Strategy. This is clarified in Table 4 below. The supply equates to 92% of the requirement of the original South East Plan requirement

Table 4 : Milton Keynes Five year housing land supply position at April 2011

	TOTAL
Supply of deliverable sites	10,168
Council target 2011-2016	8,955
Supply compared to Council target	+1,213 (114%)
Years supply (Council target)	5.7 years
SEP target 2011-2016	11,005
Supply compared to original SEP requirement	-837 (92.4%)
Years supply (SEP target)	4.6 years

Commentary on Housing Supply Issues

24 The report shows that there are sufficient deliverable housing sites in Milton Keynes to enable the five year land supply target set by the Council to be met. This section looks in a bit more detail at the some of the wider issues affecting the Milton Keynes housing land supply position.

25 The position that is currently being reported is an improvement on that reported in previous years. This can be attributed to the apparent slight improvement in the housing market, compared to the last couple of years, as well as the five year period now including a larger contribution from major expansion sites as they start to be built out.

Key sites:

26 Of the 10,168 homes forecast for completion over the plan period, 1,800 are in the **Western Expansion Area (WEA)**. This is a significant increase from previous years, but it is felt to be a realistic forecast. Development of this area has yet to commence but plans are under consideration for the key infrastructure and the masterdeveloper expects the first completions to be on site in early 2013. Towards the end of the five year period, both Area 10 and Area 11⁽⁷⁾ are likely to be being built out simultaneously, which will increase the potential annual rate of completions. Ensuring timely delivery of homes in the WEA will be integral to meeting future housing forecasts and the Council is actively engaging with the landowners to ensure this can happen.

27 To the east of the city, **Brooklands** (a site for 2,500 homes in total; 884 in the five year period) has commenced in advance of the date assumed in previous housing forecasts. This has helped to boost short term housing supply. In this area, all major infrastructure is either in place or under construction and feedback through JHDT is that the homes in the initial phase are selling well. This helps to provide some certainty that the forecasts of the masterdeveloper, on which the rate of delivery in the Councils are broadly based, are deliverable.

28 **Kingsmead South** and **Tattenhoe** are together forecast to deliver 1,000 homes over the five year period. The sites are both currently owned by the HCA. They are both fully serviced and Tattenhoe Park benefits from already having an operational primary school. Kingsmead benefits from having Government funding through the Public Land Initiative, which is aimed at stimulating development on publicly owned land.

29 Although development is yet to commence on either site, it is expected that developers will be on site in early 2011, with the first sites to be marketed imminently. The fact that the sites are 'oven ready' should help them to progress quickly and deliver the homes they are forecast to in the five year period.

30 Within the city, **Oakgrove** is expected to deliver 600 homes within the five year period. Oakgrove was originally planned as a millennium community for up to 2,000 homes. After several years of negotiation a revised scheme for 1,107 homes has finally been granted planning consent. This is a significant step forward and an integral one towards meeting the forecast of getting the first completions on site by 2013. As with the WEA, to achieve the forecast rate of development, several development faces will need to be established to allow the site to be built out at the required rate.

Accuracy of forecasts

31 Of the sites in the five year land supply, 2,974 (29%) homes are on sites that are already under construction. On these sites, we have been able to review progress against previous forecasts as well as visit site to determine the rate at which sites are currently being built out. As these sites are already being built out, there is obviously less concern that the number of completions estimated for the five year period could be affected by a delay in the start date on site. We are therefore confident that these forecasts are as accurate as they can be.

32 For all sites, the general rule of thumb that developers will not build more than one home per site, per week has been adhered to in forecasting. There are some exceptions where flats/apartments make up part of the proposed housing supply, or where observed trends have suggested that higher rates forecast by developers are deliverable.

⁷ The WEA is made up of two distinct parts; Area 11 to the north and Areas 10.1-10.3 in the south.

Assessment of the Five Year Land Supply

33 For larger sites, where several parcels of land within one site have been assumed to be developed in parallel, this principle has been more difficult to apply. However, based on observed trends in completion rates in the Eastern Expansion Area, and the number of developers on site at any given time, we are confident that the forecast rate of completions on large sites can be achieved. In these circumstances, input from individual land owners and developers regarding their intentions for a site has been invaluable in forecasting completion rates.

34 One of the uncertainties in the forecasting is the impact of the changing economic climate on the housing market. The current forecasts are felt to accurately reflect a slow but steady overall improvement in the housing market in the next few years. Full site by site forecasts can be seen in the SHLAA. These show completions rising from around 1,650 in 2011/12 to 2,350 in 2014. Clearly there will need to be a step change in the rate of housebuilding to meet the 2014-15 forecasts, but at the current time information on the proposed start dates of major sites and the rates of completion on existing sites suggests the higher rates of completion could be achieved, if the housing market allows.

Attractiveness of sites

35 Milton Keynes benefits from a number of major sites being 'oven ready' for development, with primary infrastructure already in place prior to its disposal to developers. This means that sites are more attractive to potential developers as there are less up front costs and therefore less risk and financial exposure. This should prevent any delay in major sites coming forward for development.

36 Milton Keynes also benefits from the tariff arrangement, which applies to the growth areas around the city. Over the last couple of years, during the economic downturn, development in the tariff areas appears to have performed well in relation to other areas. This is likely to be due to the certainty provided by the tariff arrangement, and is likely to continue to be a benefit in the future.

The rural/urban split

37 This housing report has reported against the total housing requirement for Milton Keynes; 1,750 homes per annum up to 2026. This figure can however be disaggregated to 1,640 homes per year in and around the urban area and 110 in the rural area.

38 If the land which makes up the five year land supply is analysed in more detail it can be seen that 388 homes are forecast to be completed in the rural area. This is below the 540⁽⁸⁾ homes that make up the specific rural part of the five year land requirement (72% of the requirement in total, 3.6 years of supply).

39 The emerging Core Strategy has already highlighted this shortfall in land supply in the rural area and has put a strategy in place to address it over the next few years. Of particular importance will be the identification of sites in the Site Allocations DPD, which is due to commence production in 2011.

Windfall development

40 Related to the above point about the rural/urban split, windfall development can be seen to make a significant contribution to rural housing completions. Research carried out as part of the SHLAA has shown that historically 45% of rural housing completions have been from windfall sites⁽⁹⁾. Primarily on sites for five or less homes, the sources of windfall development include infill and intensification of existing sites, conversions and the redevelopment of commercial premises.

8 The target of 540 is based on the need to deliver 1620 homes between 2011 and 2026 after the completion of 140 homes in 2010/11 is taken into account. This means an average of 108 homes per year will be needed up to 2026 (108 x 5 = 540)

9 This equates to around 59 dwellings per annum.

41 The SHLAA concludes that in the future it would be prudent to make an allowance of 35 dwellings per year for windfall development in the rural area, based on the likely ongoing completion of homes on infill sites and conversions. Whilst this figure has not been built into the figures in this assessment, it would be prudent to take it into consideration when considering its implications.

South East Plan

42 At the time of writing, there remains uncertainty about the future of South East Plan housing figures. The legal position is, however, that they remain in place and that the Government acted inappropriately in revoking the targets in the way that they did. This report has therefore referred to the SEP housing figures despite the Council pursuing a lower, locally determined housing target through the Core Strategy.

43 In any case, this assessment is currently showing that there would be land available to meet 92% of the SEP housing target, an average shortfall of around 170 homes per year over the next 5 years. Looking at the wider picture, in relation to meeting the South East Plan target, current SHLAA forecasts show that it will not be until around 2018 that the level of land available for development would start to make achieving the SEP target real a problem. This is due to the c.6,000 home difference between the Council's housing target and the residual of the SEP target from 2010⁽¹⁰⁾. In the short to medium term there is a significant supply of land available for development, if the market desires. Once the economy picks up, and the rate of house building improves, it is forecast that in the next couple of years the 5 year land supply figure will move closer to achieving 100% of the SEP requirement.

¹⁰ The residual SEP housing target from 2011, taking into account completions in the period 2006-2011 is 33,016

Appendix 1: Five Year Land Supply Schedule of Sites

Appendix 1: Five Year Land Supply- Schedule of Sites

Schedule 1- Sites with extant planning permission (including allocated sites) considered deliverable by March 31st 2016

Site Details			Deliverability							SHLAA ref	
Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at October 2010)	Available?	Availability conclusions (at October 2010)	Achievable?	Achievability conclusions ² (at October 2010)		Potential Delivery 2011 to 2016
05/00291/M KPO	Western Expansion Area- Area 10.1- 10.3	4,330	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline permission	✓	Permission for strategic infrastructure approved. Landowner confirmed development due to commence 2012/13. Will extend beyond 5 year period.	1,117	MK170
06/00123/M KPCO	Western Expansion Area- Area 11	2,220	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline permission	✓	Landowner confirmed development due to commence 2013/14. . Will extend beyond 5 year period.	696	MK171
06/01078/M KPCR	Broughton Manor Farm A re-plan	80	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission	✓	Developer on site (as above). Estimated completion 2012 (JHDT).	20	MK140
07/00862/M KPCR	Broughton Gate Parcel B	88	G	✓	Under construction	✓	Under construction	✓	Developer on site. 19 units under construction. Developer confirmed completion by 2012	12	MK141
07/01429/M	Broughton Gate	86	G	✓	Under construction	✓	Under	✓	Developer on site. 14 units	27	MK142

¹ This figure represents total site capacity. In some cases, where a site is under construction, homes may have been completed prior to the start of the 5 year reporting period.

² Developer feedback sought in 2009 and 2010. Where feedback is only available from 2009, this has still been used if progress to date suggests the information provided was accurate and reliable.

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Site Details			Deliverability							SHLAA ref	
Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at October 2010)	Available?	Availability conclusions (at October 2010)	Achievable?	Achievability conclusions ² (at October 2010)		Potential Delivery 2011 to 2016
KPCR	Parcel C						construction		under construction. Estimated completion 2012 (JHDT)		
07/00855/M KPCR	Broughton Gate Parcel D	116	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission	✓	Developer confirmed start of site 2011. Developer confirmed completion 2013	116	MK143
07/00729/M KPCR	Broughton Manor Farm F	137	G	✓	Under construction	✓	Under construction	✓	Developer on site. Developer confirmed completion by 2012	59	MK145
07/00744/M KPCR	Broughton Manor Farm Parcel H	105	G	✓	Under construction	✓	Under construction	✓	Developer on site. 14 units under construction. Developer confirmed completion by 2011.	11	MK147
08/00879/M KPCR	Broughton Gate Parcel I1 and I2	191	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission	✓	Start onsite anticipated in 2011. Completion anticipated by 2013 (JHDT)	191	MK148
07/01029/M KPCR	Broughton Gate Parcel K	215	G	✓	Under construction	✓	Under construction	✓	Developer on site. 43 units under construction. 83 not yet started (NYS). Anticipated completion in 2014 (JHDT)	85	MK150
07/02006/M KPCR	Broughton Parcel L	73	G	✓	Under construction	✓	Under construction	✓	Developer on site. 58 units under construction. 15 NYS. Developer confirmed completion by 2012.	43	MK151
06/00856/M KPCO	Tattenhoe Park	1310	G	✓	Site has extant planning permission, therefore is	✓	Outline consent granted	✓	Site has primary infrastructure completed. Primary school	590	MK101

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Site Details			Deliverability							SHLAA ref	
Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at October 2010)	Available?	Availability conclusions (at October 2010)	Achievable?	Achievability conclusions ² (at October 2010)		Potential Delivery 2011 to 2016
					suitable for development				open. Anticipated first completions in 2011 (JHDT).		
06/00602/M KPCO	Kingsmead South	448	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent granted	✓	Site has primary infrastructure in place. Anticipated first completions 2011 (JHDT). Could be subject to market delay.	431	MK116
06/00220/M KPCO	Land at Brooklands (remainder)	2287	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent granted	✓	Primary infrastructure under construction, including primary school.. First completions anticipated 2013/14.	670	MK81
09/00860/M KPCR	Brooklands Phase 1	214	G	✓	Under construction	✓	Under construction	✓	Developer on site. Developer confirmed completion by 2015.	214	MK234
06/00416/M KPCO	Broughton Manor Business Park	60	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent granted	✓	Part of wider development area. Developer confirmed completion by 2014.	60	MK127
06/01352/R EM	Ashland Phase 2	190	B	✓	Under construction	✓	Under construction	✓	Developer on site. 6 units under construction. 176 NYS. Developer confirmed completion by 2014	166	MK17
06/0239/FU L	Campbell Park Phase 1	280	G	✓	Under construction	✓	Under construction	✓	Developer on site. 43 units under construction. 171 NYS. Developer confirmed	182	MK27

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Site Details			Deliverability						SHLAA ref		
Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at October 2010)	Available?	Availability conclusions (at October 2010)	Achievable?		Achievability conclusions ² (at October 2010)	Potential Delivery 2011 to 2016
									completion by 2013.		
07/00671/R EM	former First School site, Westcroft	67	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission	✓	Site in developer ownership. Anticipate completion by 2013 (JHDT)	67	MK122
06/02036/F UI	Middleton South, Land at Claridge Drive	121	G	✓	Under construction	✓	Under construction	✓	Developer on site. 17 units under construction. 25 NYS. Anticipated completion in 2012 (JHDT).	37	MK34
04/01174/M KPCO	Northern Expansion Area- Area 1	132	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline permission. REM application under consideration	✓	Infrastructure work complete. Awaiting completion of other phases. Anticipated first completions 2011/12. (JHDT)	132	MK160
07/00496/M KPCR and 09/00430/M KPCR	Northern Expansion Area- Area 2	123	B	✓	Under construction	✓	Under construction	✓	Developer on site. 53 units under construction. 62 NYS. Anticipated completion by 2013 (JHDT).	69	MK161
04/01174/M KPCO	Northern Expansion Area- Area 4	46	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent	✓	Infrastructure work complete. Awaiting completion of other phases. Anticipated first completions 2012/13. (JHDT)	46	MK163
07/00073/M KPCR	Northern Expansion Area- Area 5	96	B	✓	Under construction	✓	Under construction	✓	Developer on site. 40 units under construction. 17 NYS. Anticipated completion in	52	MK164

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Site Details			Deliverability						SHLAA ref		
Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at October 2010)	Available?	Availability conclusions (at October 2010)	Achievable?		Achievability conclusions ² (at October 2010)	Potential Delivery 2011 to 2016
									2013 (JHDT).		
07/00200/M KPCR	Oxley Park East sites 2 and 3	240	G	✓	Under construction	✓	Under construction	✓	Developer onsite. 22 units under construction. 172 NYS. Anticipated completion on site 2016 (JHDT).	193	MK130
06/00070/M KPCR	Oxley Park site 6 (sale)	145	G	✓	Under construction	✓	Under construction	✓	Developer on site. 14 units under construction. 22 NYS. Developer confirmed completion by 2011.	26	MK133
06/02032/M KPCR	Oxley Park west phase 7 and 8	162	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission	✓	Part of wider serviced development area. Developer has confirmed completion by 2013.	122	MK137
08/01939/F UL	Extracare Retirement Village	300	G	✓	Under construction	✓	Under construction	✓	Development of site will be phased. Phase 1 (180 units) anticipated to be completed by 2012.	300	MK188
05/01386/O UT	Reserve sites A & D, Hindhead Knoll, Walnut Tree	42	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission	✓	Site within existing residential area. No constraints. Developer confirmed completion by 2013.	42	MK110
07/00964/R EM	Site 1, Gyosei Canalside, Willen Park	172	B	✓	Under construction	✓	Under construction	✓	Developer on site. 46 units under construction. 88 NYS. Developer confirmed completion by 2014.	115	MK128

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Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at October 2010)	Available?	Availability conclusions (at October 2010)	Achievable?	Achievability conclusions ² (at October 2010)		Potential Delivery 2011 to 2016
02/01507/R EM	Bletchley College, Sherwood Drive	136	B	✓	Under construction	✓	Under construction	✓	Developer on site. 58 units under construction. 25 NYS. Anticipated completion 2013 (JHDT)	63	MK19
07/02001/F UL	Bletchley Park, Phase 2	64	B	✓	Under construction	✓	Under construction	✓	Part of wider development site in Bletchley Park. 32 units under construction. 32 NYS. Anticipated completion by 2013 (JHDT).	44	MK20
04/00655/F UL	BMG Motor Site, Stony Stratford	45	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission	✓	Site is now cleared. Attractive town centre location. Anticipated completion by 2012 (JHDT).	45	MK115
07/01333/R EM	Newton Leys, Phase 1, Bletchley	227	B	✓	Under construction	✓	Under construction	✓	Developer on site. 53 units under construction. 50 NYS. Developer confirmed completion by 2013.	70	MK153
08/00233/R EM	Newton Leys Phase 2, Bletchley	394	B	✓	Under construction	✓	Under construction	✓	Onsite. 2 completions in phase a (22 units). Phase b expected to start in 2012 for completion by 2016 (JHDT).	392	MK180
05/01429/O UT	Stantonbury Park Farm	233	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent	✓	Final part of site infrastructure under construction. 4 separate parcels REM permission (see below) or	233	MK157

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Site Details			Deliverability							SHLAA ref	
Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at October 2010)	Available?	Availability conclusions (at October 2010)	Achievable?	Achievability conclusions ² (at October 2010)		Potential Delivery 2011 to 2016
									completed. Developer expects development of remainder to commence 2012.		
08/00755/R EM	Stantonbury Park Farm H4	70	G	✓	Under construction	✓	Under construction	✓	Developer on site. 30 units under construction. 8 NYS.	35	MK157
08/00792/R EM	Stantonbury Park Farm H3	114	G	✓	Under construction	✓	Under construction	✓	Developer on site. 22 units under construction. 57 NYS. Developer confirmed completion by 2014.	68	MK157
08/00734/R EM	Stantonbury Park Farm H2	58	G	✓	Under construction	✓	Under construction	✓	Developer on site. 19 units under construction. 25 NYS. Developer confirmed completion by 2013.	30	MK157
06/01961/R EM	Former EMEB Offices, Wolverton	95	B	✓	Under construction	✓	Under construction	✓	Developer on site. Show homes completed. 30 units under construction. 63 NYS. Developer confirmed completion by 2014.	93	MK125
06/00488/F UL	Former Reckitt and Coleman Site, Phase 3	121	B	✓	Under construction	✓	Under construction	✓	Flatted development. All units currently under construction. Phased completion by 2015 at the latest (JHDT).	121	MK158
08/00245/R EM	Bletchley Leisure Centre, Princess Way, phase 1	55	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission	✓	Part of wider redevelopment of leisure centre site. New centre to be opened Jan 2010.	55	MK121

Appendix 1: Five Year Land Supply- Schedule of Sites

Site Details			Deliverability						SHLAA ref		
Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at October 2010)	Available?	Availability conclusions (at October 2010)	Achievable?		Achievability conclusions ² (at October 2010)	Potential Delivery 2011 to 2016
									Residential development to follow. Anticipated completion by 2012 (JHDT).		
06/00489/M KCOD3	Bletchley Leisure centre, Princess Way	230	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline permission	✓	Part of wider redevelopment of leisure centre site. New centre to be opened Jan 2010. Residential development to follow. Developer confirmed completion by 2015.	230	MK119
08/00126/R EM	Land south of Intervet Campus, Walton Hall	176	G	✓	Under construction	✓	Under construction	✓	Development on site. 39 units under construction. 137 NYS. No constraints to development. Anticipated completion in 2015.	156	MK179
07/00075/M kCOD3	Land to rear of Waterhall School, Bletchley	61	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission	✓	Landowner has indicated first completions expected in 2014/15. Completion expected by 2016.	61	MK181
05/01139/F UL	Former Nampak Site, Woburn Sands (phase 1 and 2)	280	B	✓	Under construction	✓	Under construction	✓	Developer on site. 40 units under construction. 33 NYS. Developer confirmed completion by 2012.	40	WS3
09/01516/F UL	Former Nampak Site, Woburn Sands (phase 3)	114	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission	✓	Development expected to commence on completion of phase 2 in 2012. Completion	114	WS7

Appendix 1: Five Year Land Supply- Schedule of Sites

Site Details			Deliverability						SHLAA ref		
Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at October 2010)	Available?	Availability conclusions (at October 2010)	Achievable?		Achievability conclusions ² (at October 2010)	Potential Delivery 2011 to 2016
									expected by 2015 (JHDT)		
08/01355/F UL	Pagnell Grange extension, Newport Pagnell	49	B	✓	Under construction	✓	Under construction	✓	Developer on site. All units under construction. Completion anticipated 2012 (JHDT).	19	NP30
04/00586/O UT	Campbell Park remainder	2040	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline permission granted. Phase 1 of Campbell Park currently under construction- anticipated completion in 2013.	✓	Site is part of wider development area. Will be developed in a number of phases. First completions likely after phase 1 is complete in 2014/15 (JHDT).	100	MK58
09/01185/M KPC	Tollgate Cottage, Broughton	74	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission	✓	Site is part of a wider development area where a number of sites are currently under construction. First completions expected in 2012 (JHDT).	74	MK233
09/00618/O UTEIS	Oakgrove	1107	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent granted. Site in developer ownership	✓	Development expected to commence 2013 and last beyond the 5 year period. Site has good connections and	600	MK178

Appendix 1: Five Year Land Supply- Schedule of Sites

Site Details			Deliverability							SHLAA ref	
Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at October 2010)	Available?	Availability conclusions (at October 2010)	Achievable?	Achievability conclusions ² (at October 2010)		Potential Delivery 2011 to 2016
									local services available making it an attractive development location.		
09/00617/M KPCR	Oxley Park West 4 and 10	24	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission	✓	Small sites for executive housing within a larger residential area. Expected to commence development in 2011 for completion in 2012.	24	MK134 and MK136
08/01276/F UL	Land r/o 72-84 Wolverton Road	29	G	✓	Under construction	✓	Under construction	✓	Site under construction. First completions 2010/11. Site completion expected 2012	23	NP24
09/02209/F UL	East Side of Reserve Site 84, Emerson Valley	30	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission	✓	Small site for specialist housing. Development expected to commence 2011 with completion in 2012 (JHDT).	30	MK238
06/00087/F UL	Former Nursing Home Site, Tattenhoe	21	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission	✓	Small site in an attractive location. Development expected to commence in 2013 for completion in 2014 (JHDT)	21	Mk37
10/01385/M KC0D3	Wolverton West End	400	G	✓	Site has extant planning permission, therefore is suitable for development	✓		✓	Site in developer ownership. REM application expected in late 2010. First completions not expected until 2011/2012	305	MK172

Appendix 1: Five Year Land Supply- Schedule of Sites

Site Details			Deliverability							SHLAA ref	
Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at October 2010)	Available?	Availability conclusions (at October 2010)	Achievable?	Achievability conclusions ² (at October 2010)		Potential Delivery 2011 to 2016
Total										8,944	
Sites under 24 units with planning permission											
Various	Various	255	G/B	✓	Small sites (under 24 units) with planning permission.	✓	Assumption that 85% of permissions granted will be completed before expiring based on previous experience.	✓	Some developments under construction. Allowance made for non-implementation of permissions on viability grounds.	226	Several
Total										9,170	

Appendix 1: Five Year Land Supply- Schedule of Sites

Schedule B- Allocated sites without extant permission considered deliverable 2011-2016

Site details			Deliverability							SHLAA ref
Address	Site total	Brownfield/ Greenfield	Suitable	Suitability	Available	Availability	Achievable	Achievability	Potential delivery 2011-2016	
Grange Farm small sites	10	G	✓	A range of self build plots reserved as part of development of larger residential area.	✓	In area allocated for residential development.	✓	Sites have been marketed and due to be completed by 2013.	6	MK43, 44, 45, 174
Monkston park self build plots	14	G	✓	A range of self build plots reserved as part of development of larger residential area.	✓	In area allocated for residential development.	✓	Sites have been marketed and due to be completed by 2013.	7	MK176
Sustainable Residential Quarter, Central Milton Keynes.	916	G/B	✓	Identified for housing in the Local Plan (2005) and the Central Milton Keynes Development Framework	✓	Long term development. Phased release of sites mean only partly available in 5 year period.	✓	Site infrastructure in place. Consideration being given to appropriate mix (and density) of uses for the site. Phase one under discussion and anticipated as commencing in 2014.	200	MK182-185
Oxley Park site 4 and 5	168	G	✓	Allocated for housing development in the Local Plan (2005)	✓	In area allocated for housing development. Developer interest in the sites.	✓	Later phases of wider development area. Awaiting completion of other phases. First completions in site 5 anticipated in 2013 with completion by 2016 (JHDT).	168	MK131 and MK132,
Austen Avenue, Olney	26	G	✓	Allocated for development in the Local Plan (2005)	✓	Allocated site. No constraints	✓	Site in centre of an attractive rural settlement. No constraints to	26	OL16

Appendix 1: Five Year Land Supply- Schedule of Sites

Site details			Deliverability							SHLAA ref
Address	Site total	Brownfield/ Greenfield	Suitable	Suitability	Available	Availability	Achievable	Achievability	Potential delivery 2011-2016	
						to development		development apart form market conditions. Anticipated completion in 2012/13 (JHDT)		
East Street, Olney	42	G	✓	Allocated for Development in the Local Plan (2005)	✓	Allocated site. No constraints to development	✓	Site in centre of an attractive rural settlement. No constraints to development apart form market conditions. Anticipated start in 2012/13.	42	OL17
Blind Pond Farm, Bow Brickhill	25	B	✓	Allocated for development in the Local Plan (2005)	✓	Allocated site. Pre-application discussions have take place.	✓	Site on edge of an attractive rural settlement. Some site clearance costs but they are minimal. No constraints apart form market conditions. landowner has confirmed expected completion by 2015	25	BB7
CBX 3, Central Milton Keynes	137	B	✓	Identified for development in the CMK Development Framework and Local Plan (2005)	✓	Application expected in 2010	✓	Small flatted development in CMK. Currently no other active housing sites in CMK. Developer expected on site in 2012 with completion in 2014 (JHDT).	137	MK236
CMK 'other sites'	1636	B/G	✓	Various sites identified for development in the CMK Development Framework and the Local Plan (2005)	✓	A range of vacant sites across CMK. HCA is the main landowner.	✓	Largely dependent on an improvement in the demand for apartments and high density living. Likely to be more long term with limited parcels being developed in the short term.	156	MK237
Penn Road, Fenny Stratford	48	G	✓	Allocated for development in the Local Plan (2005)	✓	Application currently under consideration.	✓	Small site. Attractive waterside location. Subject to planning permission being granted,	48	MK36

Appendix 1: Five Year Land Supply- Schedule of Sites

Site details			Deliverability							SHLAA ref
Address	Site total	Brownfield/ Greenfield	Suitable	Suitability	Available	Availability	Achievable	Achievability	Potential delivery 2011-2016	
								development likely to commence in 2012/13. Completion anticipated by 2015 (JHDT).		
Total									815	

Appendix 1: Five Year Land Supply- Schedule of Sites

Schedule C- Identified unallocated previously developed (brownfield) sites considered deliverable by 31st March 2016

Site details			Deliverability							SHLAA ref
Address	Site total	Brownfield/ greenfield	Suitable	Suitability	Available	Availability	Achievable?	Achievability	Potential delivery 2011-2016	
Land adj Slade Lane, Shearmans, Fullers Slade	37	G	✓	Outline consent granted in 2002. Therefore deemed suitable for housing.	✓	Site would form part of regeneration of the area. No major constraints to development but would have to fit in with local expectations	✓	Ongoing discussions about the future of the site. Delayed due to the current market. Anticipated development by 2016 (JHDT).	37	MK189
Bedgebury Place, Kents Hill	35	B	✓	Site lies within an existing residential area. Former site of university accommodation. Considered a sustainable site for new housing development.	✓	Site has been cleared ready for redevelopment.	✓	Site clearance has already taken place and site prepared for redevelopment. Delayed due to the current market but owner confirmed redevelopment by 2013.	35	MK186
Former School site, Shenley Brook End	32	B	✓	Site is within a wider residential area. Considered a sustainable site for new housing development.	✓	Site currently vacant and acquired for redevelopment.	✓	Site is currently being marketed for redevelopment. Owner expects redevelopment to be completed by 2013.	32	MK66
Briar	65	B	✓	Site in existing residential	✓	Ongoing pre-	✓	Site is partly in Council ownership.	65	MK13

Appendix 1: Five Year Land Supply- Schedule of Sites

Site details			Deliverability							SHLAA ref
Address	Site total	Brownfield/ greenfield	Suitable	Suitability	Available	Availability	Achievable?	Achievability	Potential delivery 2011-2016	
Lodge/Snowberry Close, Stacey Bushes				use. Redevelopment would be for a more intensive use and replace redundant units.		app discussions taking place with owners.		Housing team discussing redevelopment with partners. Completion anticipated by 2014.		
Former Bramley Grange Care Home, Bletchley	9	B	✓	Site is part of existing residential area. Considered a sustainable location for housing.	✓	Site is vacant and ready for clearance. Part of area being considered for wider regeneration	✓	Site in Council ownership. Site anticipated as being part of wider regeneration plans. May be subject to market delay due to the house prices in the area.	9	MK156
Former Garage site, Lavendon	5	B	✓	Former garage site surrounded by residential properties. Suitable housing site.	✓	Site has been subject to previous application for housing. Principle of housing accepted. Owner has indicated site is available for development.	✓	No major site preparation costs known. Attractive rural village setting. Developer has indicated that development would be complete within 5 years, subject to planning permission being granted.	5	LV1
Total									183	

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