

Assessment of Five Year Land Supply 2014 - 2019

June 2014



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Introduction and background

The National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) seek 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 are required to identify and maintain a rolling five year supply of deliverable housing land, to ensure the continued supply of homes in the area.

Milton Keynes has a very good record of ensuring there is a significant land supply available across the Borough. This remains the case with land for over 23,000 homes already in the development pipeline, over 14,500 of which have planning consent.

This is a sufficient quantity of land available to deliver the overall Core Strategy target, and is felt to put Milton Keynes in a very strong position when compared to other authority areas where land supply may be a constraint to housing delivery. Of particular importance is the fact that a number of major sites are either 'shovel ready' for development and are making progress towards showing their first housing completions, or have recently begun development.

The Council has thorough arrangements in place to regularly monitor and forecast rates of development, which helps with the assessment of the five year land supply. The Council also regularly updates its Strategic Housing Land Availability Assessment (SHLAA) to ensure that it has a comprehensive understanding of potential sites that could make a contribution to land supply in the future.

This assessment covers the five year period from 1st April 2014 to 31st March 2019. It firstly establishes the housing requirement the Council needs to demonstrate is deliverable and then assesses the land supply available to deliver the requirement over the next five years.

A list of available and suitable sites, with a commentary on their deliverability (as of April 2014) 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. It may be updated throughout the year as required particularly to support plan making and support the determination of planning decisions.

The report takes into account the NPPF requirement for an additional 5/20% allowance on the 5 year land supply to create competition and choice in land supply, and the requirement to consider meeting any past shortfall in completion rates. These factors are discussed at the relevant point in the report, as is the different outcomes generated by using the 'Sedgefield' and 'Liverpool' methods to treat past shortfalls in completion rates.

Overall, the report concludes that there is sufficient land available across the Borough.

The five year land supply requirement

The basic requirement

In accordance with paragraph 029 of the PPG, the starting point for establishing the five year land supply requirement is the housing target set out in the Council's Core Strategy, which was subject to examination in 2012.

The housing target in the Core Strategy is to deliver an average of 1,750 homes across the Borough – for the purpose of plan making this is 1,640 in and around the urban area as part of continued growth plans for Milton Keynes, and 110 per year in the rural rest of the Borough. These figures remain a robust basis for calculating the 5 year land supply requirement, particularly as the target remains higher than the latest Government Household Projections, which could be seen as an alternative.

This starting point gives a basic five year requirement for 8,750 homes across the Borough. If the requirement is split across the urban and rural areas it requires:

- 8,200 homes in the urban area
- 550 homes in the rural area

The NPPF 'buffer'

The NPPF (paragraph 49) requires a 5%'buffer' to be added to the basic requirement with the objective of bringing sites forward from later in the plan period to ensure choice and competition in the market for land. Where there has been a persistent record of under delivery of housing this buffer should be increased to 20% to boost the prospect of achieving planned supply.

In recent years despite delivering a significant number of homes relative to other areas, the planned Borough housing target has not been achieved for a number of years. The PPG (paragraph 035) states that where this is the case, it is a matter of judgement by the decision maker as to whether a particular degree of under delivery of housing triggers the need to bring forward additional supply (i.e. add a 20% buffer).

Given performance has on average been around 25% below the target requirement for the last 4 years, and because there has been no specific impediment to the deliverability of housing (other than the basic lack of funding), such as a housing moratorium mentioned in the NPPF, it is considered necessary to add a 20% buffer.

However, in the rural areas of Milton Keynes the rural housing target has consistently been delivered over the last 10 years. The overall shortfall mainly comes from under performance against challenging urban growth targets. Therefore, if the rural figure needs to be considered separately, say to inform plan making, a 5% buffer should be added to the basic requirement.

For clarity, despite adding the 20% buffer to the requirement, the Council does not consider that it has failed to make enough housing land available for development – it is a result of market failings and viability issues that homes have not been delivered, not housing land supply.

In adding the 20% buffer, the basic land supply requirement increases by 1,750 homes to 10,500.

If the urban and rural figures are reported separately, the requirements are:

- 9,840 homes in the urban area (20% buffer)
- 578 homes in the rural area (5% buffer)

Dealing with past under-supply

The PPG also requires local authorities to ‘aim’ to deal with any undersupply of housing within the first five years of the plan period where possible. There is still no definitive guidance from the Government as to exactly what this means and there remain two possible approaches:

- The **Liverpool** approach where past under supply is spread evenly across all of the remaining years of the plan period
- The **Sedgefield** approach, where past under supply is all included in the first five years of the plan period.

Planning Inspectors currently appear to be favouring the Sedgefield approach. However, as there is a case for both positions to be used, and both have been the basis for establishing land supply positions in planning appeals, the requirements of both are included in this report.

The approach favoured by the Council is the Liverpool method. This is based on the conclusions of the Inspector into the Core Strategy who acknowledged that in the forth-coming years there is little evidence to suggest that delivery of rates significantly in excess of those set out in the Core Strategy are actually achievable. She noted that there is a ready, unconstrained land supply available to respond to increased demand should the market improve¹.

As will be seen from the figures later in this report, the use of the Sedgefield approach is therefore considered inappropriate in the context of the current land supply position and the realism of increased land supply dealing with past shortfalls in the short term. The housing trajectory reflects this (see later on page 10).

Since the start of the Core Strategy Plan period there have been 5,177 net completions, (4,823 in the urban area, 354 in the rural area). Against the average requirements of the Core Strategy this means there has been a shortfall of **1,823** homes across the Borough. If this were to be split across the urban and rural areas the figures would be:

- 1,737 homes in the urban area
- 86 homes in the rural area

Splitting the overall shortfall over the remaining 12 years of the plan period gives an additional 152 homes per year (145 urban, 7 rural) – 760 homes in total over the first 5 years (152 x 5).

Taking this shortfall into account alongside the basic requirement and the buffer gives an overall five year requirement of **11, 260** (10,500 + 760).

For context, the overall requirement generated by using the Sedgefield methodology and the figures for the urban and rural area would be:

¹ See analysis in Core Strategy Inspectors Report, paragraphs 30-34 (http://www.milton-keynes.gov.uk/assets/attach/14498/Milton_Keynes_CS_report_for_FINAL.pdf)

Overall

- Sedgefield: 12,323

Urban

- Liverpool: 10,565
- Sedgefield: 11,577

Rural

- Liverpool: 613
- Sedgefield: 664

As set out earlier, the requirement against which the Council will report its 5 year land supply position is the Liverpool approach, with a 20% buffer added to the basic requirement, as shown in table 1 below.

Table 1: Milton Keynes Five Year Land Supply Requirement

Area of the Borough	Land Supply requirement
Overall	11,260
<i>Urban</i>	<i>10,565</i>
<i>Rural</i>	<i>613</i>

Milton Keynes deliverable five year land supply

The definition of ‘deliverable’ is set out in footnote 11 of the NPPF It states:

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

The PPG (para 031) clarifies what constitutes a ‘deliverable’ site in the context of housing policy. The new policy guidance clarifies that the approach the Council has previously adopted remains valid. This includes clarifying that planning permission is not a prerequisite of a deliverable housing site.

It states that sites that could make up deliverable supply include:

- Sites with planning permission (outline or full) or allocated for development which have not been implemented, unless there is clear evidence that schemes will not be implemented
- Unallocated or permitted sites where there are no significant infrastructure constraints

The PPG (paragraph 024) also states that a windfall allowance can be made in the five year period, where it can be justified.

As per the definition in the NPPF, the PPG reinforces that the size of sites will be a key consideration in assessing their deliverability, with lead in times and rates of development on large sites needing to be robust to ensure an accurate five year land supply. This is a key consideration in Milton Keynes’ land supply given the number of large sites in and around the city.

Essentially the key consideration is whether there is a realistic prospect of development taking place on a given site within the next five years.

As of the 1st April 2014 land was available for 23,163 homes. This was broken down as follows:

Table 2: Total available land at 1st April 2014

Permissions	Outline	12,080
	Full	2,677
Local Plan Allocations, deliverable brownfield opportunities and windfall allowance		8,406
Total		23,163

This land has not automatically been assumed to be deliverable. The likely timing of development is kept under review through the Council’s Joint Housing Monitoring Team (JHMT) which meets quarterly to review intelligence of the deliverability of land, with a particular focus on the major sites.

This information is supplemented where possible with information directly from land owners and developers, again with a focus on the major sites where the vast majority of development takes place, and takes into account current rates of development on individual sites.

The focus of the work has been on reviewing the likely future rate of development and understanding when sites that have yet to commence development are likely to begin construction, given issues like construction of infrastructure, ownership issues and dealing with planning requirements, such as the discharge of conditions.

The outcomes of this work is a site by site schedule with the estimated rate of completion. This schedule can be seen in appendix 2.

The deliverability of individual sites of less than 10 units has not been specifically assessed. Instead a windfall allowance has been included. The justification for this allowance, which is 35 homes per year in the rural area and 60 per year in the urban area, is set out in appendix 3.

A summary of the sites which make up the deliverable five year land supply can be seen in appendix 1, alongside an overview of the justification for the sites (or proportion of) inclusion.

In summary the figures in appendix 1 give the following deliverable five year land supply.

Table 3: Land assessed as being deliverable in the next five years

Area of the Borough	Deliverable Land
Overall	11,488
<i>Urban</i>	<i>10,949</i>
<i>Rural</i>	<i>539</i>

Key points

Sites with Planning Permission

Of the deliverable land supply around 76% has extant planning permission in place. This includes a number of large sites which are already under construction and a couple that are to start imminently.

The 24% without permission is broadly the same as the last report (25%). It should be noted that at the current time the Strategic Land Allocation (SLA) makes up a large proportion of the land without planning permission. However, the first applications are currently under consideration and should be determined during the summer. Once this site is granted planning permission, the proportion of the land supply without planning permission will drop to around 13%.

Major sites

Key to delivery of the Council's high housing target is progress on major sites. Over the last year:

- The first completions on Tattenhoe Park (a site for c.1,300 homes) were seen.
- The adoption of a Development Framework to guide construction of the Core Strategy Strategic Land Allocation and the first applications for the site received, covering over 2,000 homes.

- A new land deal for the Brooklands development site has been agreed which will stimulate development rates on the site. Several hundred homes are currently subject to pre-app discussions.
- The first land deals for the Western Expansion Area have been put in place, all pre-commencement conditions discharged and work to facilitate primary infrastructure implemented
- The Oakgrove development site has been built out at a quicker rate than originally expected.

These factors show that good progress is being made on bringing major sites forward across Milton Keynes, helping to maximise levels of completions.

Sites without planning permission

Of the sites without planning permission, the majority are on allocated sites. Only around 7% of the overall land supply is on unallocated, brownfield sites that have been identified as being deliverable in the next five years. This includes a small windfall allowance.

The specific sites that have been identified are those where there appears to be real intent on behalf of a landowner or developer to bring the site forward for development. Normally, there would have been some form of pre-application discussion relating to the site for it to be included – they are not sites that the Council has identified as having potential and that it's 'hoped' might come forward for development.

The low level of brownfield development reflects the fact that Milton Keynes is a planned new town with a relatively limited number of redevelopment opportunities compared to other areas. Many redevelopment opportunities, such as old garage sites, are small and for less than 10 units. Sites of this size are covered by a windfall analysis and therefore to avoid double counting, specific small brownfield sites are not listed in the schedule.

Five year housing supply vs. housing requirement

The total land supply for homes across the Borough is slightly above the requirement established earlier in this paper. This is set out in Table 3 below. The table shows that the Council can currently demonstrate deliverable land supply is in place for 5.1 years' worth of housing land.

Table 3- Milton Keynes overall five year housing land supply position at April 2014

	Total
Overall requirement 2014-2019	11,260
Overall supply of deliverable sites	11,488
Overall supply compared to requirements	+228
Overall years supply	5.1 years (102%)

For context, Tables 4 and 5 show the position with regards to the specific urban and rural land supply positions.

Table 4- Milton Keynes urban five year housing land supply position at April 2014

	Total
Urban requirement 2014-2019	10,565
Urban supply of deliverable sites	10,949
Urban supply compared to requirements	+384
Urban years supply	5.2 years (104%)

Table 5 – Milton Keynes rural five year land supply position at April 2014

	Total
Overall requirement 2014-2019	613
Overall supply of deliverable sites	539
Overall supply compared to requirements	-74
Overall years supply	4.4 years (87.6%)

These figures are based on the use of the Liverpool approach to calculating the requirement. For clarity and context, if the Sedgfield method were to be adopted the figures would be as follows:

Overall position using Sedgfield method: $11,488/12,323 = 93\%$ (4.7 years)

Urban Land Supply position using Sedgfield method: $10,949/11,577 = 94.6\%$ (4.7 years)

Rural position using Sedgfield method: $539/664 = 82\%$ (4.1 years)

Considerations

Market constraints

The constraints of the market have been noted elsewhere in this report. It is worth noting that the 5, 10 and 15 years completion rates across the borough have been around 1,500 homes per year, irrespective of the housing target set out by the Council.

As part of the work on the new Local Plan, in line with the requirements of the NPPF and PPG, the Council has been looking at market signals. These are summarised in appendix 4. The signals indicate that over recent years, despite only 1,500 homes per year being delivered, the affordability of housing in Milton Keynes has performed better than other comparable areas. Other key factors also compare well. The indication is that 1,500 homes per year have broadly satisfied the realisable market demand for new housing. This further reinforces the accuracy of the conclusion drawn by the Core Strategy Inspector and the point about financial constraints mentioned earlier.

The land supply requirement figure of 11,260 homes set out in this report suggests that Milton Keynes should be delivering 2,252 homes each year across the Borough. In reality, given the constrained market for new housing and the historic capacity of the Borough to absorb new development the Council knows this is likely to prove very difficult – even if more land was made available for development.

Therefore a position where there it is assessed there is deliverable land for 11,488 homes available (see table 3), equivalent of 2,298 homes per year, and further land available for around 12,000 homes, which an Inspector has suggested would come forward more quickly if the market improved, should be considered to be a very strong position from which housing delivery can be maximised.

New policy documents

Despite the position with market constraints outlined above, the Council is at the early stages of producing a Site Allocations Plan to allocate new, non-strategic housing sites across the Borough. The aim is to allocate a range of small/medium housing sites that can supplement existing land supply and hopefully boost completion rates – if there is market demand. The first consultation on this document will be in the summer of 2014 with adoption planned in early in 2016. This process is therefore likely to provide additional deliverable sites in the current five year period.

There are also several Parish Councils in the process of producing Neighbourhood Plans. These are each considering the need to allocate new housing sites with the rural authorities in particular, likely to allocate land that will be deliverable in the current five year period.

Regeneration areas

The Council is committed to a comprehensive regeneration programme across a number of the older new town estates. The Council has set aside funding to deliver the programme and is currently commissioning a delivery partner to take forward the programme of regeneration, which will in part be driven by improving the range and quality of housing on estates.

A detailed timetable for delivery of the regeneration programme has yet to be established, however it is expected that the programme could be delivering change inside the next 2-3 years (i.e. inside this five year land supply period). The programme is therefore likely to contribute additional housing opportunities in the next five years, supplementing existing supply.

The programme is expected to begin in the next couple of years and be undertaken over the next 10-15 years. Therefore only the additional numbers linked to the first two estates have been included in the schedule as they are likely to be completed in the next five years.

Urban / rural split

The figures show that across the Borough, the Council can demonstrate a deliverable 5 year land supply. However, when analysed in more detail the figures show that there is a slight shortfall of land available in the rural area. This will be addressed in the Site Allocations Plan.

The need for homes to meet growth requirements are Borough wide figures, and therefore land availability is also best considered across the Borough. The urban/rural split is included in the plan to ensure that when growth plans for Milton Keynes are implemented, they do not have an undue effect on the Borough's rural settlements

This shortfall needs to be considered in the context of the vast land supply available across the Borough to meet housing need. The 74 home shortfall is 0.6% of the overall land supply requirement across the Borough, and is more than compensated for by significant land availability in the urban area.

The nature of the rural area also needs to be considered, with two of the Key Settlements, Newport Pagnell and Woburn Sand sitting right on the edge of the urban area. In the case of Woburn Sands, there are 2,900 homes planned in the Strategic Land Allocation which is less than 1 mile down the road, which would more than meet any unmet housing need that may arise in the town.

The Council is aware that there is a need to continue to plan for sustainable growth in the rural area. To this end, appropriate new allocations will be considered through the Site Allocations Plan, expected to be adopted in early 2016, which will therefore mean more land identified, some of which will be deliverable in the current 5 year land supply period. This document will therefore address any shortfall identified in this report.

Performance against the Core Strategy housing trajectory

The figures in this report include a shortfall in recent completions against the average housing target in the Core Strategy. However, as has been previously noted, during the examination of the Strategy, it was accepted that in the short term, the target would be difficult to achieve. A housing trajectory was included in the Core Strategy which set out a realistic rate of delivery.

Against this trajectory there has still been a shortfall of completions (around 800 homes). However, this shortfall in delivery is within the tolerance of 20% agreed as part of the Strategy (see Core Strategy table 17.1).

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
05/00291/MKPO	Western Expansion Area- Area 10.1-10.3	4,330	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline permission. First land parcel sales being finalised	✓	Primary infrastructure due to commence construction in May/June 2014. Main pre-commencement planning conditions discharged (newt trapping, archaeological work, ecology etc...). Landscape construction has begun. First land deals in place with commencement on house building expected in late 2014/early 2015.	1,260
06/00123/MKPCO	Western Expansion Area- Area 11	2,220	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline permission. First land sales being finalised	✓	First reserved matters application expected end June/July 2014. Landscape works have commenced and developer expected on site with infrastructure works in early summer. First housing completions expected early 2014.	553
08/00879/MKPCR	Broughton Gate Parcel I1 and I2	191	G	✓	Under construction	✓	Under construction	✓	Under construction. Completion anticipated by early 2015.	78

² This figure represents total site capacity. In some cases, where a site is already under construction, homes may have been completed prior to the start of the 5 year reporting period.

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04/01069/MKPCO	Broughton Gate Parcel M	112	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent granted.	✓	Compensation site as part of the land deal for wider eastern expansion area. Expected last phase of Broughton development. Completion by 2017.	112
06/00856/MKPCO/ 12/00969/MKPCR	Tattenhoe Park	1310	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Part of the site under construction. Landowner (HCA) releasing the site in phases	✓	Site has primary infrastructure in place. Primary school open. First development parcel (148 units) under construction at a good rate of development with first units (38) now complete. Further phases under pre-app discussion.	486
12/01851/MKPCO / 12/00968/MKPCR	Kingsmead South	410	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent granted. Small part of the site under construction. HCA in the process of completing the land deal.	✓	Site has primary infrastructure in place. 16 units under construction as part of parcel adjoining Tattenhoe Park. Land deal in place and pre-app discussion underway for the remainder of the site. Expected to commence development in late 2014/early 2015. Capacity of site reduced from 450 to reflect likely nature of development.	410

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06/00220/MKPCO	Land at Brooklands (remainder)	1450	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent granted. Site in developer ownership.	✓	Site being released in phases (see other parcels below). Pre-app discussions underway regarding the next phase of around 250 homes to be planned.	657
09/00860/M KPCR	Brooklands Phase 1	214	G	✓	Under construction	✓	Under construction	✓	Majority of development now completed. 15 units remaining on site of current marketing suite and car park. Expected completion during 2016/17.	15
11/01827/ MKPCR	Brooklands phase 1 b	214	G	✓	Under construction	✓	Under construction	✓	Site is under development. At current rate of development, the site will be built out by 2016.	114
12/02023/MKPCR	Brooklands site 18	54	G	✓	Under construction Site has extant planning permission, therefore is suitable for development	✓	Under developer ownership. First parcel to be covered by new land deal delayed start on site.	✓	Expected to begin construction during 2014. Small site should be completed by early 2016.	54

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13/1842/REM	Brooklands BDW1	197	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Site in developer ownership. Next phase of wider site to begin construction.	✓	Site due to commence development in 2014. At a rate of development seen on other parcels on the wider development area, development will be complete by 2017.	197
06/00220/MKPCO / 14/1069/REM (U/C)	Brooklands BDW 1 b	436	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Site in developer ownership. REM application currently under consideration.	✓	Site expected to commence development in late 2014/early 2015. At a rate of development seen on other parcels on the wider development area, development will be complete by 2019.	436
06/00416/MKPCO	Broughton Manor Business Park	62	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission. Site in developer ownership.	✓	Part of wider development area nearing completion. Developer expected on site in 2015 and development to take approximately 18 months.	62

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	Broughton Gate Reserve site	18	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission. Site in developer ownership.	✓	Site forms part of the Local Centre with flats above shops. The Broughton Gate development is nearing completion and the local centre is likely to be completed alongside the housing.	18
Various (under consideration)	Strategic Land Allocation (SLA	2,900	G	✓	Site has been allocated for development as an urban extension of the city, with an adopted Development Framework laying out areas for housing.	✓	The landowners have all been engaged in the preparation of a Development Framework for the area. Several planning applications currently under consideration.	✓	The site is formed of several parcels being bought forward individually by various land owners and developers. The development will have a lead in time to see approval of planning applications, discharge of conditions, provision of primary infrastructure etc... a 2 year land in time has been allowed for with a subsequent rate of development which reflects the rate seen on other strategic sites in the area.	1,220
06/01352/ REM	Ashland Phase 2	190	B	✓	Under construction	✓	Under construction	✓	Over 50 units currently under construction. Completion expected by 2018 at current rate of development.	171

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06/0239/FUL	Campbell Park blocks 14a and 14b	280	G	✓	Site partly completed. Remainder to construct	✓	Site stalled to allow a re-plan of remaining blocks. Developer expected back on site in 2014.	✓	Site part complete. Re-plan granted consent in 2014 to make apartments more attractive to the market. Some numbers lost reflected in these figures. Even at a relatively slow rate of development allowing for market for flats, development expected to be completed by late 2018.	169
07/00671/ REM	Westcroft, site 16	67	B	✓	Under construction	✓	Under construction	✓	Site is well under construction with only two units yet to start. Completion expected by summer 2015.	32
04/01174/ MKPCO	Northern Expansion Area- Area 1	132	B	✓	Under construction	✓	Under construction	✓	Developer on site. Only 16 units yet to commence development. Completion expected by early 2015.	30
04/01174/ MKPCO	Northern Expansion Area- Area 4	79	B	✓	Under construction	✓	Under construction	✓	Site began development during 2013/14. At current rate of development completion is expected by early 2016.	69

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	NEA- Welcome Break	60	G	✓	Site has extant planning consent, therefore it is suitable for development	✓	Part of a wider redevelopment of an existing hotel site which will also see an office development.. Developer committed to bringing the site forward for development.	✓	Reserved matters application currently under discussion and expected to be submitted during 2014/15. Development of the site expected to take 18 months – currently assumed to be complete by the end of 2016	60
07/00200/ MKPCR	Oxley Park East sites 2 and 3	240	G	✓	Under construction	✓	Under construction	✓	Developer onsite. Only 5 units left to start. Completion expected late 2014/early 2015.	27
06/00070/MKPRC	Oxley Park site 6	145	G	✓	Under construction	✓	Under construction	✓	Developer on site. Some redesign of remaining units expected however, which may delay completion slightly. However, given the number of units remaining to be constructed, reasonable to assume this will be within the next 5 years.	22
06/02032/ MKPCR	Oxley Park west phase 2	150	G	✓	Under construction	✓	Under construction	✓	Only 2 units remain to complete. Both already under construction.	2

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09/00617/ MKPCR	Oxley Park west phases 4 and 10	24	G	✓	Under construction	✓	Under construction	✓	Only 11 units remain to be completed and only 3 left to start. Site expected to be built out during 2014.	11
03/01652/OUTEIS	Oxley Park sites 4 and 5	145	G	✓	Site is the last remaining of the development area without planning consent. Allocated as a housing site.	✓	HCA currently preparing to market the site to developers.	✓	Site expected to be in developer ownership by the end of the year. Subject to planning consent, development expected to start swiftly in a popular location. Given size of the site likely to take 30-36 months to complete making it reasonable to assume it can be built out in the next 5 years.	145
05/01386/OUT (expired)	Reserve sites A & D, Hindhead Knoll, Walnut Tree	42	G	✓	Site previously granted planning permission, therefore is suitable for development	✓	Site is allocated for housing and forms part of the portfolio of sites being managed for development by MKDP	✓	Site within existing residential area. No constraints. Development likely to take 12 months to complete, subject to site being marketed and permission begin re-issued. No reason to assume this won't be within the next 5 years given MKDP involvement	42

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
12/00916/FU L	Bletchley Park, former BT site	56	B	✓	Under construction	✓	Under construction	✓	Site began construction during 2014. First completions expected later in the year with development of the whole site taking 18 months. Completion by Summer 2015.	56
08/00233/REM (subject to various re-plans)	Newton Leys, Phase 2 (B,F and E), Bletchley	394	B	✓	Under construction	✓	Under construction	✓	Developer on site. Phase is split into several smaller parcels, each progressing well. Three parcels have all units under construction (76 homes) with the other two parcels also progressing well. At current rate of development, it's expected that the site will be completed by early 2016.	187
11/00851/REM and 12/002515/REM	Newton Leys Phase 3 a and b, Bletchley	334	B	✓	Under construction	✓	Under construction	✓	Developer onsite. Site progressing at a reasonable rate with 44 homes currently under construction. At current rate of development, completion expected by summer 2017.	269

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
02/01337/OUT	Newton Leys Remainder	695	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent	✓	Remaining phases of development. Next phases currently subject to pre-app discussions. First parcels expected to start in late 2016. Will extend well beyond 5 year period.	326
09/01662/REM	Bletchley Leisure centre, Princess Way, phase 2	211	B	✓	Under construction	✓	Under construction	✓	Developer on site and development progressing at a reasonable rate. Currently 40 units under construction and at current rate of development, site should be completed by summer 2017.	168
08/00126/REM	Land south of Intervet Campus, Walton Hall	176	G	✓	Under construction	✓	Under construction	✓	Development onsite. Only 19 units remain to begin construction. Anticipated completion in early 2015 at the latest.	38

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
10/00550/MKCOD3	Land to rear of Waterhall School, Bletchley	61	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Site is owned by Milton Keynes Council and will be made available to support the regeneration of the Lakes Estate.	✓	Council owned site. Site is likely to form part of the wider regeneration of the Lakes Estate, which is a priority regeneration area. A Neighbourhood Plan for the Lakes Estate is currently being prepared to guide development. Reasonable to assume the site will be developed inside the next 5 years.	61
05/01139/FUL and 09/01516/FUL	Former Nampak Site, Woburn Sands (phase 1-3)	280	B	✓	Under construction	✓	Under construction	✓	Development on site as phases 1 and 2 complete aside from 11 units on area of site compound. Expected completion in 2016/17. All units on phase 3 under construction and expected to be complete this year.	34
13/00005/FUL	Former Nampak site, phase 4	95	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Site in the same ownership as other phases. Development expected to commence upon completion of phase 3.	✓	Development of the site is expected to commence in late 2014. The site should be completed by late 2016 at the current rate of development.	95

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
n/a	Former Nampak site, Woburn Sands	30	B	✓	Site is part of a wider development area. Principle of residential development agreed during previous planning appeal.	✓	Developer has indicated their intention to bring the site forward for residential development at the earliest opportunity.	✓	The principle of development was accepted during a previous planning appeal but the density and form of homes is still up for debate. 30 homes is a reasonable estimation of the likely capacity, but it could be slightly more or less. Subject to planning approval, the development is likely to follow on from phase 4 in 2017 and take around 12 months to complete.	30
04/00586/OUT	Campbell Park remainder	2040	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Site is in the control of MKDP and is in part being briefed for release to the market. Speeding up development of Campbell Park is a priority for MKDP.	✓	Site is part of wider development area. Will be developed in a number of phases. First parcels of the site being briefed for development and other phases subject to discussion regarding their potential sale. Reasonable to assume that part of the site will be developed in the next five years but development period will extend well beyond this.	500

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
09/01185/MKP C	Tollgate Cottage, Broughton	74	B	✓	Under construction	✓	Under construction	✓	Site is well under construction with just 31 homes left to start. Site is expected to be built out by early 2015..	44
09/00618/OUTEIS	Oakgrove	314	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent granted. Site in developer ownership and being built out.	✓	Development of other parcels is ongoing. Further phases subject to pre-application discussion and likely to follow on from initial phases. Site has been built out quicker than originally forecast.	314
11/02404/RE M	Oakgrove phase 1	231	B	✓	Under construction	✓	Under construction	✓	The remaining 135 units are all under construction and are likely to be completed over the next two years (mainly apartments)	135
13/01924/REM	Oakgrove phase 2	112	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Site is likely to begin construction imminently now all units on phase 1 are under construction.	✓	The wider site is being built out at a quicker than expected rate and is proving popular with buyers. At current rate if development, all units expected to be completed by April 2016.	112

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
14/00207/REM	Oakgrove, phase 3	279	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Site is likely to begin construction imminently now all units on phase 1 are under construction.	✓	The site is being built out at a quicker than expected rate and is proving popular with buyers. At current rate if development, all units expected to be completed by April 2017.	279
10/01385/MKCOD 3	Wolverton West End	400	G	✓	Under construction	✓	Under construction	✓	37 of the remaining units already under construction. Site is expected to be completed in early 2015 at the current rate of development.	61
04/00028/OUT	Block B4.4, Central Milton Keynes	400	G	✓	Site has extant planning permission, therefore is suitable for development	✓	The site is in developer ownership. The developer submitted an application last year which was refused on design grounds. Now considering their resubmission.	✓	Development on site not expected to be on site until mid/late 2015 at the earliest, subject to planning consent. Would be the first significant apartment development in CMK for a number of years and is likely to be popular. At a reasonable rate of development, the site should be capable of completion by April 2019.	400

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
n/a	Cavendish Site, Fullers Slade	37	B	✓	Site has had a previous consent for residential development which has now expired. Deemed suitable for housing.	✓	Site is in the ownership of MKDP. Site should be marketed for development in the 5 year period. Could form part of any regeneration proposals for the area.	✓	The site has no known constraints. Is a cleared brownfield site, ready for development, which subject to planning consent could be built out within a year.	37
13/02328/FUL	Bedgebury Place, Kents Hill	40	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Developer is currently discharging pre-commencement conditions and is expected on site in 2014.	✓	Small site. Likely to be built out in one year.	40
12/00733/ REM	Noon Layer Drive, Middleton	64	G	✓	Under construction	✓	Under construction	✓	All of the remaining 17 units are under construction. Completion expected in late 2014.	17

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
13/01619/FUL	Former First School site, Shenley Brook End	24	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Developer is currently discharging pre-commencement conditions and is expected on site in 2014.	✓	Small site. Likely to be built out in one year.	24
LP allocation	Land off Penn Road, Fenny Stratford	40	G	✓	Site is allocated for housing development in the local plan	✓	The landowner has expressed a desire to see the site developed through submission of a planning application. Refused due to level of proposed development.	✓	Attractive waterside location. Subject to planning permission being granted, the site could be built out within a year.	40
LP Allocation	Lathams Buildbase, Fenny Stratford	75	B	✓	Site is allocated for housing development in the local plan	✓	Landowner has indicated that disposal of the site will be considered for housing once the housing market picks up, which it now is.	✓	Good site near to a town centre and facilities. Relatively small site which could be built out within 18-24 months. Reasonable to assume this will be achievable in the next 5 years.	75

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
LP Allocation	Blind Pond Farm, Bow Brickhill	25	B	✓	Site is allocated for housing development in the local plan	✓	The site is under option to a house builder who has had pre-app discussions around the development of the site.	✓	The site is on the edge of an attractive rural settlement and would be popular with buyers. Site currently in use for a mix of uses, including a car garage. Reasonable to assume that subject to planning permission being granted and the current tenancies being ended, that the site could be built out within a year inside the next 5 years.	25
13/01649/FUL	5 and 6 Copperhouse Court, Caldecotte	11	B	✓	Approval has been given under the prior notification scheme	✓	The building is currently empty and awaiting work to start on conversion.	✓	The development is a small scale conversion and should only take 6 months from the start of the development. Similar schemes in less attractive areas have been developed successfully in recent years. Reasonable to assume this will be within the next 5 years.	11

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
13/02694/FUL	Charter House, CMK	21	B	✓	Approval has been given under the prior notification scheme	✓	The building is currently empty and awaiting work to start on conversion. Units being advertised for sale.	✓	The development is a small scale conversion and should only take 9-12 months from the start of the development. Similar schemes in less attractive areas have been developed successfully in recent years. Sales have commenced suggesting development will be complete in .	21
13/00266/OUT (pending s106)	National Badminton Centre, Loughton Ledge	105	B/G	✓	Site has extant planning permission, therefore is suitable for development	✓	The land is part of a wider proposal to re-house the badminton centre at the National Bowl. The landowner is actively bringing the site forward for development.	✓	The site is part of a wider scheme, for which there is significant funding, to improve the quality of the offer of the Badminton Centre. All parties working to deliver the scheme. Development expected to get reserved matters consent during 2014/15. Development likely to take around 3 years (including site preparation). Reasonable to conclude this will be in the next 5 years.	105

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
13/02153/OUIT	82-84 Newport Road, New Bradwell	37	B	✓	Site has extant planning permission, therefore is suitable for development	✓	The site is a redundant brownfield site ready for development. It is in the ownership of a developer.	✓	Reserved matters consent will need to be secured. However, the site is immediately available for development. It is close to local amenities and in part has a river frontage which will make it attractive. Given the size of the site it is likely to take around a year to build out. Reasonable to assume this will be within the next 5 years.	37
LP Allocation	Police Station Houses, Newport Pagnell	15	B	✓	Site is allocated for housing development in the local plan	✓	The site has recently been put out to market as a development opportunity, linked to improvements to the Police Station.	✓	The site is in a very attractive location on the edge of a popular town centre. Similar developments in recent years have proved popular. The site will need to secure planning permission. It will require demolition of existing buildings but given the scale of the site, even given the required preparatory work, the site could be built out within a year.	15

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
13/021/30/OUT	Former Employment Land allocation, Olney	33	G	✓	Site has extant planning permission, therefore is suitable for development	✓	The site is in the ownership of a developer and pre-app discussions are ongoing regarding a reserved matters application	✓	The site is the remainder of an already serviced employment site on the edge of a popular town. Reserved matters permission expected during 2014/15. Subject to permission being granted, development is expect to take a year to complete. Reasonable to assume this will be in the next 5 years.	33
13/14619/ DOM	Former Briar Lodge, Stacey Bushes	13	B	✓	Under construction	✓	Under construction	✓	A small site. Several units already under construction. Development expected to be complete by the end of 2014	13
11/02761/FUL	Stratford House, Stony Stratford	12	G	✓	Under construction	✓	Under construction	✓	The development is in the grounds of a listed building which is being restored, on the edge of a popular town centre . Development of the addition units likely to begin during 2015/15. Completion of the 12 units expected to take around a year given current rate of progress. Completion should be well inside the next 5 years.	12

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
12/00498/ FUL	Former Scrap Yard, McConnell Drive, Wolverton	11	B	✓	Under construction	✓	Under construction	✓	All units under construction. Expected to be completed by the end of 2014.	11
13/01117/FUL	Greens Hotel, Woburn Sands	35	B	✓	Site has extant planning permission, therefore is suitable for development	✓	The site is in developer ownership. Currently discharging pre-commencement conditions prior to start on site.	✓	Developer is expected on site in late 2014. The development involves conversion of a hotel and creation of new community space in addition to 6 new homes. Development likely to take 12-18 months in total and be completed by early 2016 at the latest.	35
12/00108/ FUL	Land to the rear of 9 Newport Road, Hanslope	10	G	✓	Under construction	✓	Under construction	✓	Site has recently commenced construction. Small site, development expected to be complete within a year	10
11/00108/FUL	Parklands Care Home	43	G	✓	Site has extant planning permission, therefore is suitable for development	✓	The developer is currently seeking to discharge planning conditions ahead of a start on site.	✓	Subject to the discharge of planning conditions, the developer is expected on site later in 2014. Given the scale of the extension to an existing facility, the development is expected to take 12-18 months to construct.	43

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
LP Allocation	Pheonix Lodge, Middleton	91	G	✓	Site is allocated for housing development in the local plan	✓	The site is in the Council ownership and controlled by MKDP. One of a range of site scheduled for disposal for housing.	✓	The site is the last remaining parcel on the grid square of Middleton, a popular residential area. Planning permission will need to be secured for the site, but once secured and in developer ownership the site should only take around 18 months to complete. Reasonable to assume this will be in the next 5 years.	80
LP Allocation	Vernier Cresent, Medbourne	49	G	✓	Site is allocated for housing development in the local plan	✓	The site is in the Council ownership and controlled by MKDP. One of a range of site scheduled for disposal for housing.	✓	The site is the last remaining residential allocation on the Medbourne grid square. Planning permission will need to be secured for the site, but once secured and in developer ownership the site should only take around 12- 18 months to complete. Reasonable to assume this will be in the next 5 years.	49

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
n/a	Broughton/ Atterbury	200	G	✓	The site is formally allocated for employment use on the proposals map. Deemed no longer suitable for employment purposes through the Core Strategy Housing the likely use given characteristics of the surrounding area.	✓	The site is in the Council ownership and controlled by MKDP. One of a range of site scheduled for disposal for housing in their business plan. Site currently being briefed for development.	✓	Although the site is allocated for employment use the site is no longer seen as suitable and an alternative use of the site is generally seen as appropriate. This conclusion is built into conclusions on employment land supply in the Core Strategy. MKDP currently briefing the site for residential development where policy issues will need to be addressed. Aspirations for development plots to be available by 2015. Realistic to assume some development to be achieve during 2016, with the site partly built out by April 2019.	150

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
LP Allocation	East of Snellshall Street, Westcroft	63	G	✓	Site is allocated as a reserve site in the local plan where residential is listed as one potential use.	✓	The site is in the Council ownership and controlled by MKDP. One of a range of site scheduled for disposal.	✓	One of a range of sites in the MKDP business plan for disposal. In a residential area, with no obvious constraints to development. Site would need to obtain planning permission. Subject to this, the size of the site would suggest it would take 18-24 months to complete. Reasonable to assume this will be in the next 5 years.	63
LP Allocation	Land adj Highgate Over	31	G	✓	Site is allocated for housing development in the local plan	✓	The site is in the Council ownership and controlled by MKDP. One of a range of site scheduled for disposal.	✓	The site is programmed to be subject to pre-app engagement during 2014. Planning permission will need to be secured for the site, but once secured and in developer ownership the site should only take around 12 months to complete. Reasonable to assume this will be in the next 5 years.	31

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
LP Allocation	Land off Wylie Endd, Bradville	30	G	✓	Site is allocated for housing development in the local plan	✓	The site is in the Council ownership and controlled by MKDP. One of a range of site scheduled for disposal.	✓	The site is programmed to be subject to pre-app engagement during 2014. Planning permission will need to be secured for the site, but once secured and in developer ownership the site should only take around 12 months to complete. Reasonable to assume this will be in the next 5 years.	30
LP Allocation	Reserve Site off Hendrix Drive, Crownhill	26	G	✓	Site is as a community reserve site in the Local Plan development in the local plan, with housing listed as one potential use.	✓	The site is in the Council ownership and controlled by MKDP. One of a range of site scheduled for disposal.	✓	The site as allocated as a community reserve site in the Local Plan with both specialist and market housing listed as a potential use. In the past these sites have been developed for a range of specialist housing and this is likely to continue. Subject to site disposal and grant of planning consent, no reason why the small site could not be built out in the next 5 years.	26

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
LP Allocation	Reserve site 2, Emerson Valley	22	G	✓	Site is as a community reserve site in the Local Plan development in the local plan, with housing listed as one potential use.	✓	The site is in the Council ownership and controlled by MKDP. One of a range of site scheduled for disposal.	✓	The site as allocated as a community reserve site in the Local Plan with both specialist and market housing listed as a potential use. In the past these sites have been developed for a range of specialist housing and this is likely to continue. Subject to site disposal and grant of planning consent, no reason why the small site could not be built out in the next 5 years.	22
LP Allocation	Grange Farm, Reserve Site	48	G	✓	Site is as a community reserve site in the Local Plan development in the local plan, with housing listed as one potential use.	✓	The site is in the Council ownership and controlled by MKDP. One of a range of site scheduled for disposal.	✓	The site as allocated as a community reserve site in the Local Plan with both specialist and market housing listed as a potential use. In the past these sites have been developed for a range of specialist housing and this is likely to continue. Subject to site disposal and grant of planning consent, no reason why the small site could not be built out in the next 5 years. Could come forward with other adjacent reserve site controlled by the Community Foundation.	48

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability								
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019	
LP Allocation	XMC Phase 2, Great Holm	21	G	✓	Site is allocated for housing development in the local plan	✓	The site is in the Council ownership and controlled by MKDP. One of a range of site scheduled for disposal.	✓	The site is programmed to be subject to pre-app engagement during 2014. Planning permission will need to be secured for the site, but once secured and in developer ownership the site should only take around 12 months to complete. Reasonable to assume this will be in the next 5 years.	21	
LP Allocation	Land adjacent to Litchfield Down, Walnutt Tree	31	G	✓	Site is as a community reserve site in the Local Plan development in the local plan, with housing listed as one potential use.	✓	The site is in the Council ownership and controlled by MKDP. One of a range of site scheduled for disposal.	✓	The site as allocated as a community reserve site in the Local Plan with both specialist and market housing listed as a potential use. In the past these sites have been developed for a range of specialist housing and this is likely to continue. Subject to site disposal and grant of planning consent, no reason why the small site could not be built out in the next 5 years.	31	

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
LP Allocation	Reserve site west, Monkston	60	G	✓	Site is as a community reserve site in the Local Plan development in the local plan, with housing listed as one potential use.	✓	The site is in the Council ownership and controlled by MKDP. One of a range of site scheduled for disposal.	✓	The site as allocated as a community reserve site in the Local Plan with both specialist and market housing listed as a potential use. In the past these sites have been developed for a range of specialist housing and this is likely to continue. Subject to site disposal and grant of planning consent, no reason why the small site could not be built out in the next 5 years.	60
n/a	Agora Redevelopment, Wolverton	120	B	✓	Site is in the middle of a town centre. Identified for redevelopment in a Neighbourhood Plan and briefed for mixed use development, including housing.	✓	Site is currently in private ownership. Discussions ongoing regarding it's sale but council committed by a CPO process to ensure redevelopment.	✓	If necessary CPO will be complete by 2016. Redevelopment expected to take around two years to complete. Reasonable to assume this can be achieved within the next 5 years.	120

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
n/a	Depot at Sherwood Drive, Bletchley	30	B	✓	The site is currently redundant. Has two small warehouses on site. Adjacent to an established residential area.	✓	The site has recently been sold to a house builder who is currently engaged in pre-application discussions.	✓	A small site in an area where there has been significant recent house building. Developer preparing to submit a planning application. Subject to permission being granted developer could be on site in 2015. Development should take around a year to complete. Therefore reasonable to assume this will be within the next 5 years.	30
n/a	City Houses, Newport Pagnell	83	B	✓	The site is a redundant employment area containing a small warehouse and an outdated office block. In part allocated as a strategic reserve site for housing in the Local Plan. Housing on adjacent site.	✓	The site is under option to a house builder and pre-app discussions are ongoing.	✓	A relatively small site near to the town centre of a popular town. A house builder is preparing to submit a planning application. The site is fenced off and ready for redevelopment. Subject to planning permission being granted, the site is capable of being built out in around 2 years. Reasonable to assume this will be within the next 5 years.	83

Appendix 1 – Sites making up the 5 year land supply

Site Details			Deliverability							
Planning app ref	Address	Total capacity ²	Brownfield/ greenfield	Suitable?	Suitability conclusions (at April 2014)	Available?	Availability conclusions (at April 2014)	Achievable?	Achievability conclusions ³ (at April 2014)	Potential Delivery 2014 to 2019
Various	Windfall allowance – various areas	475	G/B	✓	Small sites (under 10 units) with planning permission.	✓	Recent trends suggest that there are likely to be approximately 35 windfall homes in the rural area each year on sites on less than 10 houses, 60 in the urban area.	✓	The figures of windfall completions have been consistent for a number of years. Homes come from a range of sources including intensification, redevelopment, conversion and so on. At the current time there are just under 500 homes permitted on such sites. The majority of these homes will be built out in the first 3 years before permission expires, with a number of homes likely to be built towards the end of the 5 year period not yet having permission.	475
										Total

Appendix 2 – Site by site annual forecasts of land availability

Appendix 3 – Windfall analysis

APPENDIX 3 - Windfall Analysis, June 2014

1. Introduction

- 1.1 Windfall development was defined in Annex 2 of the National Planning Policy Framework (NPPF) as:

“Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available”.

- 1.2 The now deleted Planning Policy Statement 3: Housing, gave examples of potential sources of windfall sites including closed factories or small sites such as a residential conversion or a new flat over a shop.
- 1.3 This report has been prepared to assess the contribution of windfall development to housing growth in Milton Keynes. It takes a historic look at windfall completions over the last 12 years, using the findings of this work to identify trends in provision and assess the potential level of windfall development that could be expected to occur in Milton Keynes in the future.
- 1.4 The report covers a period from 1st April 2002 up to the end of the most recently completed full monitoring period, 31st March 2014, drawing on data collected in the Council’s housing database.

2. What does the monitoring information show us?

- 2.1 Housing monitoring shows that over the period between 2002 and 2014 there were 17,863 (net), housing completions in Milton Keynes, an average of 1,486 per annum. 1,407 (8%) were in the rural area and 16,456 (92%) were in the designated urban area.
- 2.2 There were 3,025 windfall homes built in this period. This is an average of 252 per year across the whole Borough. 2,444 (81%) of these were within the designated urban area of Milton Keynes. 581 (19%) were in rural settlements outside the urban area.
- 2.3 This means that over the last 12 years on average there have been 204 homes per annum in the urban area and 48 homes per annum in the rural area completed on previously unidentified sites.
- 2.4 Windfall development accounted for 17% of all completions in the Borough between 2002 and 2014. In terms of rural development, windfall accounted for 41% of all housing completions. In the urban area windfall development accounted for 15% of all completions. This information is summarised in Table 1 below.

Table 1 - summary of housing completions information

	Completions	Windfall completions	Annual average windfall	% windfall of total completions
Urban	16,863	2,444	204	15%
Rural	1,407	581	48	41%
Overall	17,863	3,025	252	17%

3. Completions by settlement

- 3.1 This section looks more closely at the location of the windfall developments, considering where the 'hot spots' for windfall sites are.
- 3.2 In the urban area, a significant number of the windfall developments have been found in the older parts of the city with 19% (466) of urban windfall homes being developed in Wolverton/Wolverton Mill and 30% (742) in Bletchley. Together these two settlements account for nearly 50% of the urban windfall completions over the last 12 years. There have also been significant levels of windfall development in New Bradwell and Stony Stratford. This suggests a correlation between the age of an area and the prevalence of windfall development.
- 3.3 There were still 575 (48 per year on average) windfall completions within city estates, showing that despite being newer, opportunities for their (re)development still exist.
- 3.4 The remainder of urban windfall completions are on sites where housing has replaced the original use designation for land. This is on developments such as Invervet in Walton and the Extracare village in Shenley Wood, both of which were allocated employment sites.
- 3.5 In the rural area, Newport Pagnell (228 windfall completions / 39% of total rural windfall completions) was the hot spot for windfall development. Olney (93 / 16%) also had a significant amount of windfall development over the 2002-2014 period.
- 3.6 However, 45% of rural windfall completions were also spread across the smaller rural settlements. In total there were windfall completions in 26 of the 28 rural settlements, showing the wide availability of windfall opportunities. This information is summarised in Table 2 overleaf.

Table 2 - windfall completions by settlement

Rural area	
Newport Pagnell	228
Olney	93
Woburn Sands	15
Other settlements	245
Urban area	
New Town City Estates	575
Bletchley	742
Wolverton	466
New Bradwell	118
Stony Stratford	43
Major sites allocated for other uses	500

4. Completions by size of site

4.1 Across the Borough, windfall development sites range in size from one dwelling to 300. However, the vast majority of sites (88%) are for five dwellings or less. This extends to 93% including sites up to ten dwellings in capacity. In total, windfall development on sites of 5 dwellings or less accounted for 23% of windfall development (units on sites of less than 10 dwellings accounted for 34% of all windfall completions). This is an average of 60 dwellings per year over the last 12 years on sites of five or less dwellings across the Borough, and 86 per year on sites of less than 10 dwellings.

Rural area

Table 3 - Completions in the rural area by size of site

	COMPLETED		
	Units	Sites	% of completions
5 and under	357	257	61%
6 to 9	83	12	14%
10 to 19	63	4	11%
20 to 29	29	1	5%
30 to 49	49	1	8%
50 to 99	0	0	0
100 +	0	0	0
	581	275	

4.2 In the rural area it can be seen that 61% of rural windfall completions are part of developments of five or less dwellings. These sites average 30 homes per year over the last 12 years. 76% of homes have been completed on sites of less than 10 dwellings – on average 37 homes per year.

- 4.3 When considered against overall completion rates in the rural area over the same period (1,407) it can be seen that 25% of all completions in the rural area are windfall completions from sites of fewer than five units. This extends to 31% for windfall completions of sites of less than 10.
- 4.4 There have been very few larger rural windfall sites over the last 12 years. This is likely to be as a result of a fairly up-to-date Local Plan (adopted in 2005) being in place which had identified a number of the major brownfield rural housing sites, such as Nampak in Woburn Sands, Renny Lodge in Newport Pagnell and the Cowper Works in Olney.
- 4.5 Given that the current Local Plan is now several years old and the majority of allocated sites have been developed, it is likely that there may be an increase in large scale windfall development ahead of a replacement plan being adopted.
- 4.6 More recently (during 2011/12), 49 specialist dwellings for the elderly were completed in Newport Pagnell, as an extension to an existing scheme. This type of development is becoming more prevalent across the whole of Milton Keynes as the population ages, and a similar scheme is permitted in Woburn Sand. This situation may result in more large scale windfall developments over the next 5- 10 years.

Urban area

Table 4 - Completions in the urban area by size of site

	COMPLETED		
	Units	Sites	% of completions
5 and under	367	247	15%
6 to 9	222	20	9%
10 to 19	268	17	11%
20 to 29	157	6	6%
30 to 49	216	6	9%
50 to 99	273	3	11%
100 +	941	7	39%
	2,444	306	

- 4.7 The profile of urban windfall sites is distinctly different to that of the rural area. As in the rural area a significant number of homes have still being delivered from windfall sites of five or less dwellings (an average of 31 per year/15% of total urban windfall completions) and sites of less than 10 dwellings (49 per year/24%). However, there have also been a greater number of larger windfall sites developed in the urban area than in the rural area. This is likely to be due to the wider scope for redevelopment opportunities in urban locations than in rural areas.
- 4.8 The 589 dwellings which come from sites of less than 10 dwellings is still a significant number, despite it contributing just 3.5% of total urban completions (16,863) over

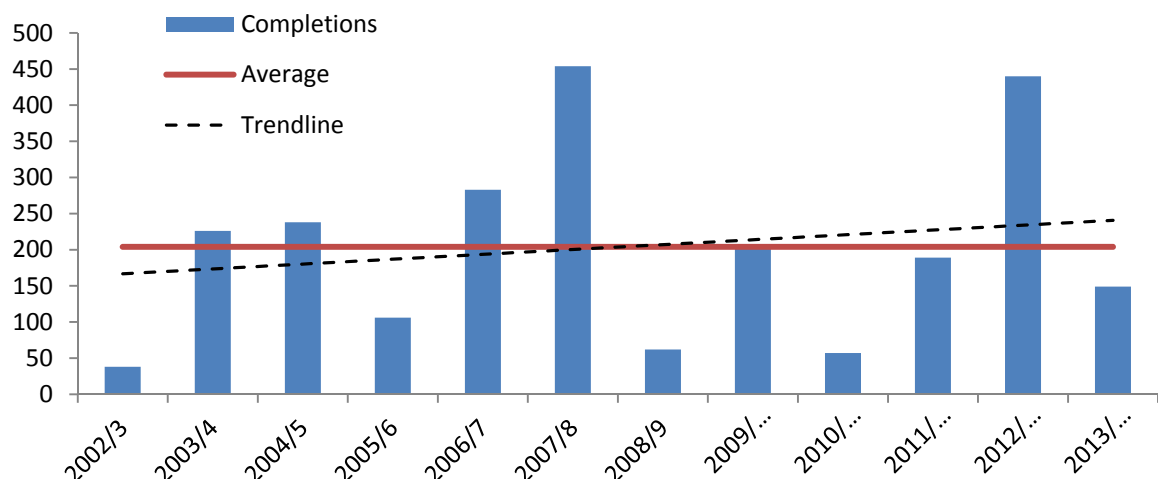
the last 12 years. This is significantly different to the contribution made in the rural area from small sites (31%).

- 4.9 Of the larger sites (30+ dwellings), 10 of the 16 sites are in either Bletchley or Wolverton, reflecting the contribution made by sites in the older parts of the city. The sites predominantly involve the redevelopment of former industrial buildings/areas, old schools sites and office blocks. However, the sites also include developments which make more efficient use of land elsewhere in the city, such as at the hospital where 109 new homes for nurses were built in 2007 on an underused greenspace.
- 4.10 Increasingly over the last couple of years, the development of land allocated for other purposes, particularly employment, has seen additional windfall development. Two schemes at Shenley Wood and Walton are on land allocated for employment use on the Proposals Map, but which has not been developed since the designation of Milton Keynes. This type of development could become more prevalent in the future as pressure to developed un-used greenfield sites within the city increases, and assessments show that land is no longer needed for its proposed use, ahead of a comprehensive review in the new Local Plan.

5. Timing of completions

- 5.1 The nature of windfall development means that sites can come forward at any time. The following section charts how annual windfall completion rates have changed over the last 12 years.

Figure 1 - Urban windfall completions

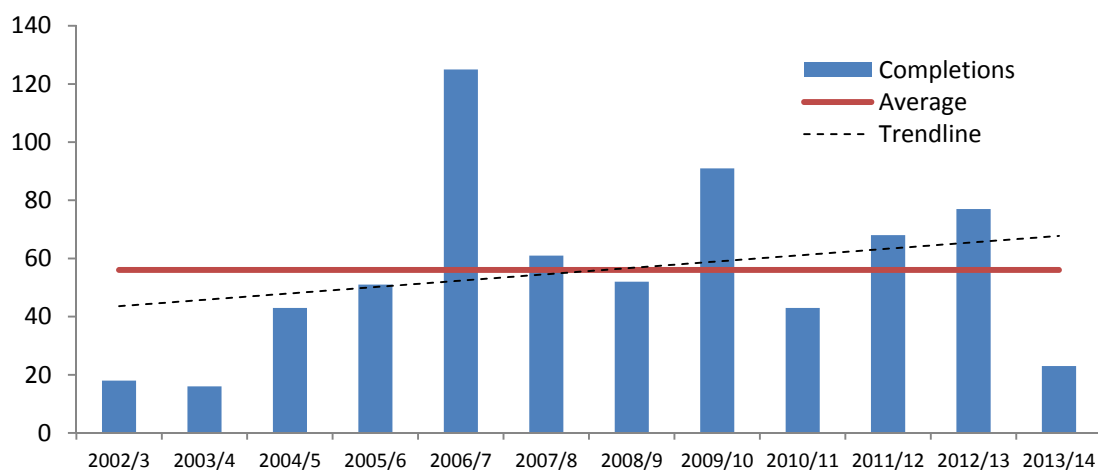


- 5.2 It can be seen from figure 1 that urban windfall completions have generally become slightly more prevalent over the last 12 years (hashed trendline). This would suggest there is a trend towards increasing rates of windfall development in the urban area. However, it can be seen that in the years 2008-2011, there was a 'lull' in windfall

completions, This is likely to have been as a direct result of the economic downturn, which had an impact on the housing market in general, with less risks to development being taken. The peak in completions between 2006-2008, along with this lull, suggests that there is a direct correlation between the state of the economy and the level of windfall development. The peak in 2012/13 is in relation to the ongoing build out of the Extracare village at Shenley Wood and the Intervet site in Walton, two of the largest windfall developments in recent years.

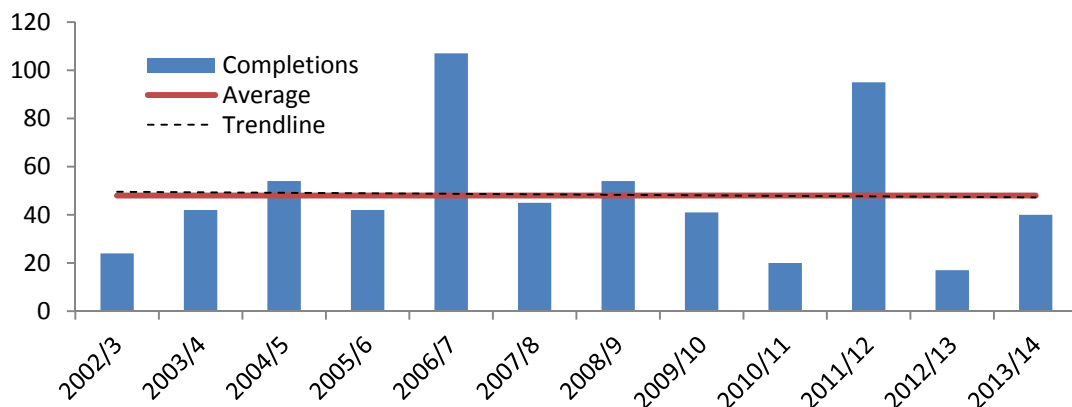
5.3 Completions in the last few years suggest that the lull accompanying the recession is over and windfall development is strong again, which is further supported by the figures for the units under construction, as is discussed later in this report.

Figure 2 - Urban Completions Under 10 units



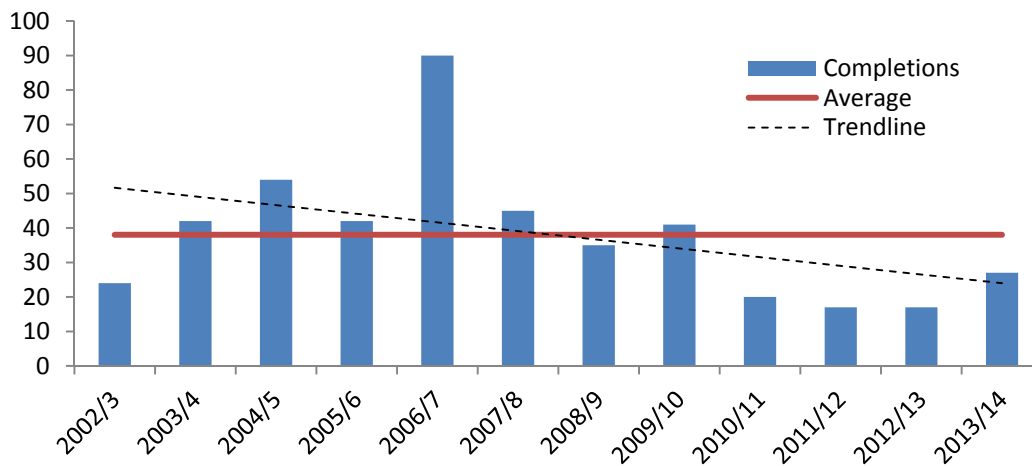
5.4 When looking at sites for ten or less dwellings across the urban area, which are the most common source of windfall completions, there appears to be a more consistent level of completions. Over the 12 year period, there have been an average of 56 homes per year on small sites of less than 10 units. The trendline suggests that over the last 12 years there has been a trend towards increasing completions from small sites in the urban area.

Figure 3 - Rural Windfall Completions



- 5.5 From figure 3 it can be seen that In the rural area there has been fairly consistent level of completions over the last 12 years, with just a couple of years where completions were significantly higher. Over the 12 year period there has been an average of 52 windfall completions each year.
- 5.6 From figure 4 below, it can be seen that when windfall sites of less than 10 dwellings are considered on their own, there appears to be a trend towards decreasing completions from small sites (the average rate of completions is 38 homes per year). However, pre-economic downturn there was a period where there was an average of over 50 homes developed each year from small windfall sites, which heavily influences this trendline. Since 2007, in a period of relatively poor economic circumstances, there has been an average of nearly 30 windfall homes per year on small sites in the rural area.
- 5.7 Current monitoring shows that on sites for less than 10 homes in the rural area there are currently 120 units either permitted. As of the 1st April 2014, 30 of these homes were already under construction, suggesting small site completions are likely to return to the average level or more this year.
- 5.8 Making an assumption that 85% of all permissions granted will be implemented before they expire, even before any new permissions are considered, it is realistic to assume a minimum of 34 homes will be completed in each of the next three years on small sites in the rural area.

Figure 4 - Rural completions- sites under 10 units



6. Type of site being developed

- 6.1 A range of different types of site have made up windfall development since 2002. These include:
- Redevelopment – demolition of an existing building (of any type) and replacement with housing

- Residential garden – development clearly in the back gardens of existing residential properties. May involve the loss of one property to access a site.
- Intensification/infill – the development of housing on sites where there is already housing or an ongoing use which is retained but intensified. Includes sites such as farms, town centre sites and sites associated with existing houses (excluding land that is clearly part of the garden)
- Sub division – the splitting of existing houses into flats or separate dwellings. Includes dwellings created in extensions to existing buildings as part of a conversion
- Flat above shop – the creation of flats as part of new build shops (excludes conversions above existing shops)
- Conversion – the conversion of existing buildings (excluding those already in residential use) to dwellings or flats. Includes large office blocks, small retail/offices uses and disused outbuildings and barns.

6.2 There has been no clear pattern to the level of windfall development that can be expected from each type of site. The redevelopment of sites is the stand out source of supply, with an average of around 80 completions per year over the 12 year period. There have also been around 35 homes per year from infill and intensification and 30 homes per year from conversions over the period. Together, these sources of windfall development have contributed an average of 146 homes per year over the last 12 years, out of a total average of just over 200 homes per year.

6.3 In the last couple of years, the development of homes on sites allocated for other uses in the Local Plan has boosted windfall completion rates. The Shenley Wood Extra Care facility (300 homes) and the Intervet site (138) have contributed an average of 219 completions over the last two years, showing the significance individual windfall developments can have.

6.4 In terms of development of residential gardens, which the NPPF should be specifically excluded from any windfall allowance in the 5 year land supply, there has been an average of 10 completions per year on garden sites. These have mainly been in the older areas of the city, where homes have larger gardens that can be exploited for development. They have also mainly been single dwellings rather than large scale developments. This may link to the fact that, as a new town with less older properties with large gardens, obvious opportunities for larger scale garden development are limited.

6.5 Completions in the rural area have been more consistent from a number of sources. Conversions are the most prevalent source of supply over the last 12 years with an average of 17 per year. These are mainly on small sites, including barns and other farm buildings, but also in town centres where there are disused outbuildings and changes from retail/office type uses. The other main two sources of supply are infill/intensification (13 per year) and redevelopment (10), although the intensification/infill figure is slightly skewed by one significant development in 2011/12.

6.6 In terms of garden developments, there has been an average of 5 per year over the 12 year period. This average reduces to around 3 when just small sites are looked at. An element of the infill/intensification may also be classed as 'garden' land where the description of the development did not make it clear whether the development site was garden land or not.

7. Trends and observations for future windfall development

7.1 The key trends are:

- Proportionately, windfall development made more of a contribution to rural housing growth than urban housing growth between April 2002 and March 2014.
- The contribution of windfall development in the rural area (41%) is a significant contribution to the overall supply of housing in the area.
- The 204 units from urban windfall sites is a significant number despite not being proportionately significant as in the rural area.
- The completion of homes on small (under 10 units) sites has been fairly consistent over the last 12 years in both the rural and urban areas, with a trend towards increasing completions on such sites in the urban area.
- In the rural area, the majority (75%) of windfall development is on small sites for less than 10 homes.
- Windfall development on small sites of less than 10 units has contributed 31% of all rural completions over the last 12 years.
- In the urban area, there is a greater spread in the size of windfall sites.
- In the urban area there has been a recent increase in completions from large scale windfall sites.
- Hotspots for windfall development are the older parts of the urban area (Bletchley and Wolverton) and the two largest rural towns (Newport Pagnell and Olney). This has been consistent over the 12 year period.

8. Conclusions

8.1 This section concludes whether it is justified and necessary to include a windfall allowance in Milton Keynes Council's land supply position.

8.2 The NPPF sets out that an allowance for windfall can be made by Local Authorities if:

- They have compelling evidence that such sites have consistently become available
- Such sites will continue to be a reliable source of supply

8.3 Any allowance should be realistic and have regard to:

- The Strategic Housing Land Availability Assessment (SHLAA)
- Historic windfall delivery rates
- Expected future trends

- Should not include residential gardens

8.4 This part of the statement looks at the degree to which these requirements can be satisfied and the Council can justify a windfall allowance for the future.

Have sites consistently become available?

8.5 Yes - over the last 12 years it can be seen that windfall development has consistently provided a significant number of homes across the Borough. At 41% of all completions, windfall development has been integral to delivery of new homes in the rural “rest of the Borough”. At 204 dwellings per year, although not as significant proportionately as in the rural area, windfall development has consistently contributed a considerable number of homes in the urban area.

8.6 The rate of development from small sites of less than 10 dwellings has been particularly consistent across both the rural (an average of 38 homes per year) and urban (56 homes per year) areas.

Will such sites continue to be a reliable source of supply?

8.7 From an analysis of all windfall completions it can be seen that a large number homes come from the ad hoc redevelopment previously developed sites, particularly in the urban area. These sites range in size and use from large scale former employment areas to smaller sites, such as pubs or small workshop style buildings. There is no sign that this form of development has slowed down over the last 12 years. Indeed, the SHLAA has identified a number of potentially developable sites that could come forward at some point in the future.

8.8 Conversions have also made a significant contribution over the last 12 years – both large scale conversions of former office blocks and small scale redevelopment of barns or outbuildings. This is likely to continue in the future, particularly given the Government’s support for the change of use from B class uses to residential and the challenge presented to landowners by the economic climate. To this end, in the last year two developments for over 40 units were approved under the new prior notification arrangements.

8.9 Small sites of 10 dwellings or less have generally shown a consistency in delivery, and continue to do so through ongoing monitoring. The source of this type of supply is mainly through redevelopment/ conversion/ intensification of existing built up areas. There is no sign that opportunities from this source of development are likely to stop in the future given the continued evolution of the older centres.

8.10 Windfall development in the rural “rest of the Borough” has been seen in 26 of the 28 rural settlements, showing a spread of opportunities. There has also been a continual supply of new homes coming from small sites in the main hotspots of Newport Pagnell and Olney, the largest rural settlements, where it is expected that opportunities will continue to emerge as the towns evolve and develop.

- 8.11 In the urban area, small sites also show no sign of slowing down. In the main windfall hotspot area, Bletchley, the trend has been from rapidly increasing supply of homes from sites of fewer than 10 dwellings, indicating that supply could rise in the future. This has partly stemmed from the subdivision of larger homes in the area into flats. The redevelopment of small, informal employment areas has also boosted supply as older sites, likely in the face of competition from newer sites across Milton Keynes, come forward for redevelopment.
- 8.12 Across the 12 year period there appears to be a relationship between the economic situation and the rate of windfall development, emphasised by the rate peak rate of windfall development in 2006/7, the peak of the market, followed by a period of lower completions reflecting the downturn. The improving economic situation is therefore likely to coincide with an increase in the rate of windfall completions.

Can a windfall allowance be justified?

Rural area

- 8.13 Windfall development has clearly made a significant contribution to development in the rural area. Given that the rural housing requirement is largely based on continuing past rates of development to meet local need, it is felt appropriate to include a windfall allowance for the area.
- 8.14 The SHLAA has identified a number of larger, deliverable brownfield sites. Therefore, if, to avoid duplication with these sites, any windfall allowance made in the five year land supply report should avoid making an allowance for larger sites.
- 8.15 Looking specifically at small sites in the rural area, there is no indication that the rate of development will be significantly above or below that seen previously (an average of 38 homes per year). There has been a bit of a lull in completions in recent years, but current monitoring of permissions and construction shows that completions there is potential to return to pre-recession levels over the upcoming years.
- 8.16 A small proportion of small scale windfall completions have been on garden sites (around 3 homes per year). Under the terms of the NPPF, these sites should not be included in any windfall allowance.
- 8.17 Therefore, under the requirements of the NPPF, the Council can justify an allowance of **35 dwellings per year** from small scale rural windfall sites.

Urban area

- 8.18 Over the last 12 years, windfall completions have made a large contribution to total urban completions. Although not as significant proportionately as in the rural area, the number still warrants consideration in land supply terms.

- 8.19 As with sites in the rural area, the SHLAA has identified a number of deliverable brownfield sites. Therefore, these should not be taken into account in a windfall allowance unless they are not specifically included in the 5 year land supply assessment. However, in recent years there has been an increase in windfall completions on large greenfield sites. Such sites are not – by definition as windfall-identified in the 5 year land supply report, so inclusion of an allowance for their completions would not cause duplication.
- 8.20 Looking specifically at small sites in the urban area, there has been an average delivery of 56 homes per year. These have shown a trend towards increasing over the last 12 years.
- 8.21 Of these completions, a higher proportion have been from small garden development than in the rural area. Over the last period an average of 5 completions have been on small garden sites (out of an average of around 10 per year), leaving an average of 44 units per year from other small sites.
- 8.22 In addition to small sites, there have also been a number of completions from large scale (over 10 dwellings) conversions over the last 12 years (an average of 17 per year). This trend is likely to increase in future years given a) the proportion of vacant office units across the city b) the aging of this office stock and c) the Government's support for change of use from B1 to C3.
- 8.23 There are a couple of prior notification sites identified in the 5 year land supply report. However, as conversions are not specifically addressed in the SHLAA, and the rate of their development is likely to increase in the future, they can be considered as part of the windfall allowance. Therefore, combined with the allowance from small scale sites (excluding garden development), it is considered that the Council can justify a modest urban windfall allowance of at least **60 dwellings per year**.

Appendix 4 – Market signals summary

APPENDIX 4 – MARKET SIGNALS

		Milton Keynes	Similar Local Authorities				England
			Bracknell Forest	Swindon	Northampton	Average	
Indicators relating to price							
House prices (source: Land Registry)							
Average House Price	2014 level	160,418	221,249	131,481	138,980	163,032	168,356
	Relative to England	-4.7%	+31%	-22%	-18%	-3.2%	-
	2009 level	148,103	191,488	126,135	133,960	149,921	154,628
	5 year change	+8.3%	+15.5%	+4.2%	+3.7%	+8.7%	+8.9%
Affordability (source: DCLG table 576)							
Lower quartile house prices to earnings	2012 ratio	6.93	8.34	6.09	6.45	6.95	6.59
	Relative to England	+5.2%	+26.6%	-7.6%	-2.1%	+5.5%	-
	2007 ratio	7.64	8.13	6.95	7.15	7.47	7.25
	5 year change	-9.3%	+2%	-12.4%	-9.8%	-7%	-9.1%
Rents (source: VOA)							
Average monthly rent (all property types)	2013 level	£748	£1,017	£592	£569	£731	728
	Relative to England	+3%	+40%	-18%	-22%	+0.5%	-
	Mid 2011 level	£721	£932	£579	£549	£695	£694
	2 ½ year change	+3.7%	+9.1%	+2.2%	+3.6%	+5.2%	+4.8%
Indicators relating to quantity							
Rate of Development (source: Census)							
Increase in stock	2001-2011 change	+18%	+5.5%	+17.5%	+9.5%	+13.5	+8%
	Relative to England	+125%	-31%	+119%	+19%	+69%	-
Overcrowding (source: Census)							
Overcrowded households	2011 proportion	9.5%	5.2%	7%	8.9%	7.65%	8%
	Relative to England	+19%	-35%	13%	11%	-4%	
	2001 proportion	7.6%	5.9%	5.8%	6.2%	6.4%	7.1%
	10 year change	+25%	-12%	+21%	+44%	+20%	11%

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