

Table 3: Potential Urban Sites													
SHLAA Ref	Name	Area	Size	Estimated Capacity	Greenfield/ PDL	Source	Suitability	Availability	Achievability	Constraints	Conclusions	Estimated Deliverable capacity (yrs 2-5)	Estimated Developable capacity (yrs 6-15)
<b>Deliverable and Developable Sites</b>													
U5	East of John Lewis Car Park	Central Milton Keynes	0.37	93	PDL	Site Allocations Plan	Site is designated as 'classic infrastructure' in Neighbourhood Plan, but is allocated for housing in Site Allocations Plan.	The site is in the ownership of MKDP, and is available for development.	There are no abnormal costs to development. Development within CMK is likely to be marketable. Site is not in the hands of a housebuilder, delaying when development could be achieved.	No physical constraints to development. Policy change required through Site Allocations Plan.	Deliverable - site is in a suitable location for development. Assuming designation in Site Allocations Plan is confirmed, site could come forward in next 5 years.	93	0
U6	Fullers Slade Cavendish Site	Fullers Slade	0.62	37	PDL	Lapsed Permission	The site has been granted outline planning consent for development in the past. This permission has expired. However, the site is still considered suitable for development.	The site is in the ownership of MKDP and is considered as a key site in the regeneration of the area. Site is considered available, but would need to be bought forward as part of the regeneration of Fullers Slade.	The site lies within an area in need of regeneration. As site is in public ownership, concerns over viability could be overcome as part of wider support for the regeneration benefits development of the site could bring. Small site, could be built out within a year. No particular delivery factors that are considered to affect achievability, other than the need for community support.	No policy or physical constraints. However, the site is in a regeneration area and development of the site will need to fit into community aspirations and wider plans for the area.	Deliverable - considered reasonable to assume that the site will be bought forward for development within the first 5 year period, particularly given Council commitment to regeneration.	37	0
U14	Former MFI store site	Bletchley	0.7	28	PDL	Site Allocations Plan	Site currently in retail use and allocated for such a use on the proposals map, but in out of centre location. Part of mixed use area of Bletchley with retail, industry and residential development in surrounding area. Close to local amenities of Fenny Stratford High Street and Fenny Stratford Rail Station. Good road links. Some noise from rail line which runs adjacent to the site. Unattractive retail area to the north of site which would have to be addressed through appropriate design.	Site owner has expressed a desire to explore future uses when current tenancy expires.	Store is leased until 2017 so currently unavailable for development, but could be developed after this point, albeit there has been no recent communication from the landowner. Existing building would need to be removed. Site already benefits from good access and services. Could be built out within a year. Some recent and ongoing housing development has taken place suggesting demand in the location.	Policy - Designated for retail purposes but out of centre. Site has recently been removed from site allocations plan due to lack of recent communication with landowner and lack of certainty over availability within the SAP period. Some noise from railway line and relationship with neighbouring uses would need to be considered in design of site.	Developable - if landowner still has interest in residential redevelopment then site could come forward for change of use through Plan:MK and be developed out in a relatively short time. Lack of recent availability information means site is more likely to come forward in 6-15 year period.	0	28
U37	Independent School Site	Shenley Church End	1.42	50	Greenfield	Site Allocations Plan	The site is covered by an education notation on the proposals map and is identified as a site for an Independent school. The site is currently an open space or rough grass land with little or no recreational value. The site is in a residential area near a good range of local facilities. Easy access to the site would be possible.	Site is owned by MKDP and allocated for residential development in the Site Allocations Plan.	Site is in an attractive area with a range of house types and sizes nearby and would be very marketable. Development could be delivered over a 2 year period	Policy constraint - change of use from a school site is being considered through the Site Allocations DPD. No physical constraints to development.	Deliverable - site is in a suitable location for development and is deliverable assuming Site Allocations Plan designation is confirmed.	50	0
U40	Former gas works site, off High Street	Stony Stratford	0.17	24	PDL	Parish	The site is currently washed over by a residential notation on the proposals map. It is vacant and overgrown.	The owner has expressed an intention to sell the site for development via pre-application requests.	Site is located in a High Street location in a popular town with residential development in the area along with all local amenities in walking distance.	No physical or policy constraints to redevelopment.	Deliverable - could come forward inside 5 years if released for development.	24	0

U42	Land North Of Howe Rock Place, Tattenhoe	Tattenhoe	0.48	17	Greenfield	Previous SHLAA	Site is allocated as a reserve site on the proposals map. Housing is listed as one possible use.	Site is in the control of the MK Community Foundation, who are prepared to make the site available for development.	In an attractive setting on the edge of an established residential area. Good access available. Site could be built out within 1 year.	No policy or physical constraints.	Deliverable - site is suitable for residential development, and could come forward inside 5 years.	17	0
U43	Land At Winfold Lane (Res 108)	Tattenhoe	0.68	24	Greenfield	Previous SHLAA	Site is allocated as a reserve site on the proposals map. Housing is listed as one possible use.	Site is in the control of the MK Community Foundation, who are prepared to make the site available for development.	Site could be built out within 1 year. In an attractive setting on the edge of an established residential area. Good access available.	No policy or physical constraints.	Deliverable - site is suitable for residential development, and could come forward inside 5 years.	24	0
U44	Land at Holborn Crescent (Res 128)	Tattenhoe	0.34	12	Greenfield	Previous SHLAA	Site is allocated as a reserve site on the proposals map. Housing is listed as one possible use.	Site is in the control of the MK Community Foundation, who are prepared to make the site available for development.	In an attractive setting on the edge of an established residential area. Good access available. Site could be built out within 1 year.	No policy or physical constraints.	Deliverable - site is suitable for residential development, and could come forward inside 5 years.	12	0
U47	Res 121, Land at Powis Lane	Westcroft	0.94	24	Greenfield	Previous SHLAA	Site is allocated as a reserve site on the proposals map. Listed with a range of potential uses. Currently flat scrubland. Access point already created from Powis Lane.	Site is in the control of the MK Community Foundation, who are prepared to make the site available for development.	Site could be built out within 1 year.	No policy constraints. Hedgerow and pond on site. Retention of these could affect achievable density.	Deliverable - Site is suitable for residential development.	24	0
U52	White Horse Drive Reserve Site	Emerson Valley	0.26	9	Greenfield	Urban Capacity Study	Site is allocated as a reserve site, where a range of uses are acceptable including residential.	MKDP, the owner, have been marketing the site for residential use.	Site is in a marketable location and there are no abnormal development costs.	No constraints to development.	Deliverable - could be delivered within 5 years and built out within a year.	9	0
U53	Ardwell Lane Reserve Site	Greenleys	0.17	6	Greenfield	Urban Capacity Study	Site is allocated as a reserve site, where a range of uses are acceptable including residential.	MKDP, the owner, have been marketing the site for residential use.	Site is in a marketable location next to local centre.	No constraints to development.	Deliverable - could be delivered within 5 years and built out within a year.	6	0

U57	Surrey Road	Bletchley	0.16	8	PDL	Urban Capacity Study	Site is an existing community use, protected by Local Plan policy C2.	MKC has agreed that this site will be developed by YourMK for housing. Existing garage leases will need to be resolved.	Site is within an established residential area.	Evidence will be required to justify the loss of an existing community facility. There are no physical constraints to development.	Deliverable - site is in a suitable location for residential development and could come forward within next 5 years.	8	0
U58	Site C	Caldecotte	1.9	67	Greenfield	Neighbourhood Plan	The Walton Neighbourhood Plan supports housing.	MKDP are the landowner, and are seeking development of the site.	Site is in a marketable location, adjacent to existing housing development.	There is uncertainty about the need for a road bridge to cross the railway line, and whether this site should be reserved to accommodate it. Other options do exist.	Deliverable - site could come forward within next 5 years, provided it is not needed to accommodate a bridge over the railway line.	67	0
U59	Wyevale Garden Centre	CMK	0.65	162	PDL	Urban Capacity Study	The Neighbourhood Plan allocates the site for mixed use development.	MKDP, the landowner, has expressed an interest in bringing the site forward for development.	Site is located in CMK close to existing facilities. Minimal additional costs.	Policy - currently allocated in Neighbourhood Plan for mixed use development. Would need to be considered through Plan:MK. No physical constraints.	Deliverable - site is suitable but requires a policy change.	162	0
U62	Redbridge/Rowle Close	Stantonbury	0.55	19	PDL	Urban Capacity Study	Site largely comprises derelict garages and some amenity open space. Development would improve area of anti-social behaviour and eyesore.	Owners have expressed an interest in developing the site.	Discussions with leaseholders who use garages for storage/parking required. Displaced parking may need to be addressed. Housebuilder is a co-owner of the site.	Existing garages will need demolishing and contamination survey required.	Deliverable - deliverable if owners agree a co-ordinated approach.	19	0
U63	Rowle Close/Crosslands	Stantonbury	0.52	18	PDL	Urban Capacity Study	Site largely comprises derelict garages and some amenity open space. Development would improve area of anti-social behaviour and eyesore.	Owners have expressed an interest in developing the site.	Discussions with leaseholders who use garages for storage/parking required. Displaced parking may need to be addressed. Housebuilder is a co-owner of the site.	Existing garages will need demolishing and contamination survey required.	Deliverable - deliverable if owners agree a co-ordinated approach.	18	0
U69	Berwick Drive	West Bletchley	0.4	16	PDL	Urban Capacity Study	Brownfield site, formerly used as a garage court. Site is washed over by a residential notation on the proposals map.	MKC are the landowners. A development brief has been prepared for the site.	Site is within an established residential area. Abnormal development costs relate to widening access, and demolition of garages.	No policy constraints. Water/drainage culvert runs under the site. Existing garage units will need demolishing. Access may need widening.	Deliverable - site is suitable for development. Access and negotiation with garage tenants may delay start of development.	16	0
U71	Stratford Road	Wolverton	0.32	6	PDL	Urban Capacity Study	Site is washed over by a residential notation on the proposals map. Part of the site can be classed as amenity open space under Local Plan policy L2.	MKC own the open space area and have not expressed an interest in bringing it forward for development. The former day centre is owned by a private landowner who has previously submitted a planning application for housing development.	Wolverton is an attractive residential location.	No policy constraints in relation to the brownfield part of the site. The site adjoins a commercial use which generates noise. Planning permission has been refused in the past on noise grounds.	Deliverable - the brownfield part of the site is suitable for development. However, previous environmental health noise objections will need to be overcome.	6	0

U90	Sherwood Drive Car Park	West Blethley	0.29	5	PDL	Urban Capacity Study	Former depot car park. Site is allocated as open space, but is used as car parking by rail commuters and adjacent office workers.	MKC the landowner has not formally agreed to bring the site forward for development. However, site is being investigated as potential development site.	Site is located adjacent to existing housing and opposite housing currently being built. Development costs are minimal.	Policy - currently allocated as open space. Would need to be considered through Plan:MK. There are no physical constraints. Eastern side only to be developed so parking for existing residents and maintenance access to green space retained.	Deliverable - site is suitable but requires a policy change.	5	0
U105	Springfield Boulevard 1	Springfield	0.74	15	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2. Site also contains existing play area. Designated as development site in Draft Campbell Park Neighbourhood Plan.	MKC, the landowner, has not formally agreed to bring the site forward for development. However, YourMK are investigating the potential of this site for development.	In residential location close to bus stops and a local centre and not far from CMK. Additional costs due to level changes and new access infrastructure.	Policy - change of policy designation needs to be taken forward through Neighbourhood Plan. Physical constraints - site slopes a little and some trees would need to be removed, existing play area on site would also need to be considered.	Deliverable - site is suitable but requires a policy change.	15	0
U110	Kellan Drive 1	Fishermead	0.28	10	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2. Designated as development site in Draft Campbell Park Neighbourhood Plan.	MKC, the landowner, has not formally agreed to bring the site forward for development. However, YourMK are investigating the potential of this site for development.	Site is within a residential area, close to CMK. Sloping site and new access will be additional costs.	Policy - change of policy designation needs to be taken forward through Neighbourhood Plan. Physical constraints - extensive tree cover and sloping nature of the site.	Deliverable - site is suitable but requires a policy change.	10	0
U111	Kellan Drive 2	Fishermead	0.24	5	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2. Designated as development site in Draft Campbell Park Neighbourhood Plan.	MKC, the landowner, has not formally agreed to bring the site forward for development. However, YourMK are investigating the potential of this site for development.	Site is within a residential area, close to CMK. New access will be additional cost.	Policy - change of policy designation needs to be taken forward through Neighbourhood Plan. Physical constraints - some tree cover.	Deliverable - site is suitable but requires a policy change.	5	0
U115	West of Pentewan Gate 2	Fishermead	0.15	5	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2. Designated as development site in Draft Campbell Park Neighbourhood Plan.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is within a residential area, close to CMK. Bespoke design response given site context might mean greater cost to redevelop.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - design of dwellings would need to be carefully designed not to undermine privacy of surrounding bungalows.	Deliverable - site is suitable but requires a policy change.	5	0
U116	Carrick Road	Fishermead	0.24	8	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not formally agreed to bring the site forward for development. Discussions have taken place between YourMK and the parish council with respect to a mixed tenure residential scheme.	Site is within a residential area, close to CMK. Additional costs due to need for new access and level changes.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - significant tree cover and slope.	Deliverable - site is suitable but requires a policy change.	8	0
U150	Timbold Drive	Kents Hill	8.3	150	Greenfield	Site Allocations Plan	Site is allocated for higher education use in the Local Plan. Site is allocated for housing in the Draft Site Allocations Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development and submitted an outline application which includes residential development in October 2017.	Site is within residential area. Minimal additional development costs.	Policy - Allocated for higher education use in Local Plan. However, site is allocated for housing in the Draft Site Allocations Plan. Physical constraints - sloping site, likely protected species in hedges.	Deliverable - site is in a suitable location for development. Assuming designation in Site Allocations Plan is confirmed, site could come forward in next 5 years.	150	0

U164	Phelps Road	Bletchley	0.3	11	Greenfield	Allocated in Local Plan	Site is allocated for housing in Local Plan and made Neighbourhood Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development.	Attractive location adjacent to existing housing and next to Grand Union Canal and Waterhall Park. Minimal additional costs.	No policy or physical constraints.	Deliverable - site is suitable for development.	11	0
U165	Isaacson Drive	Wavendon Gate	0.39	14	Greenfield	Neighbourhood Plan	Site is allocated as a reserve site in the Local Plan and made Neighbourhood Plan.	MK Community Foundation, the landowner, has not expressed an interest in bringing the site forward for development.	Site is adjacent to existing housing. Minimal additional costs.	The made Walton Neighbourhood Plan identifies the site for housing if no suitable community uses can be identified. No physical constraints.	Deliverable - site is suitable for development.	14	0
U168	Byrd Crescent	Old Farm Park	0.71	25	Greenfield	Neighbourhood Plan	Site is allocated as a reserve site in the Local Plan and made Neighbourhood Plan.	MK Community Foundation, the landowner, has expressed an interest in bringing the site forward for development.	Site is adjacent to existing housing. Minimal additional costs.	The made Walton Neighbourhood Plan identifies the site for housing if no suitable community uses can be identified. No physical constraints.	Deliverable - site is suitable for development.	25	0
U169	Hockcliffe Brae	Walnut Tree	0.65	23	Greenfield	Neighbourhood Plan	Site is allocated as a reserve site in the Local Plan and made Neighbourhood Plan.	MK Community Foundation, the landowner, has expressed an interest in bringing the site forward for development.	Site is adjacent to existing housing. Minimal additional costs.	The made Walton Neighbourhood Plan identifies the site for housing if no suitable community uses can be identified. No physical constraints.	Deliverable - site is suitable for development.	23	0
U170	Lichfield Down	Walnut Tree	0.55	19	Greenfield	Neighbourhood Plan	Site is allocated as a reserve site in the Local Plan.	MK Community Foundation, the landowner, has expressed an interest in bringing the site forward for development.	Site is adjacent to existing housing. Minimal additional costs.	The made Walton Neighbourhood Plan states that a mixed use scheme with housing will be acceptable providing the development provides a nursery. No physical constraints.	Deliverable - site is suitable for development.	19	0
U173	Rear of Central Library	CMK	0.39	98	PDL	Neighbourhood Plan	Site is allocated for residential development in the Neighbourhood Plan.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is located in CMK close to existing facilities. Existing Centrecom building would need to be demolished and use relocated.	No policy constraints. Impact on scheduled monument and listed building could be overcome through the detailed design.	Developable - site is suitable for development, but unlikely to come forward in 2-5 year period	0	98
U174	Rear of Saxon Court	CMK	0.34	85	Greenfield	Neighbourhood Plan	Site is allocated for mixed use development, with housing as the principal use, in the Neighbourhood Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development.	Site is located in CMK close to existing facilities. Minimal additional costs.	No policy or physical constraints.	Developable - site is suitable for development, but unlikely to come forward in 2-5 year period	0	85

U175	Rear of Westminster House	CMK	0.25	63	Greenfield	Neighbourhood Plan	Site is allocated for mixed use development, with housing as the principal use, in the Neighbourhood Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development.	Site is located in CMK close to existing facilities. Minimal additional costs.	No policy or physical constraints.	Deliverable - site is suitable for development.	63	0
U176	C4.2	CMK	0.37	93	PDL	Neighbourhood Plan	Site is allocated for mixed use development, including housing, in the Neighbourhood Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development.	Site is located in CMK close to existing facilities. Minimal additional costs.	No policy or physical constraints.	Deliverable - site is suitable for development.	93	0
U178	D3.4	CMK	1	250	PDL	Neighbourhood Plan	Site is allocated for mixed use development, including housing, in the Neighbourhood Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development.	Site is located in CMK close to existing facilities. Minimal additional costs.	No policy or physical constraints.	Developable - site is suitable for development, but unlikely to come forward in 2-5 year period	0	250
U181	C3.2	CMK	0.54	135	Greenfield	Neighbourhood Plan	Site is allocated for mixed use development, including housing, in the Neighbourhood Plan.	The site is owned by a private landowner who has expressed an interest in bringing the site forward for development.	Site is located in CMK close to existing facilities. Minimal additional costs.	No policy or physical constraints.	Deliverable in part- site is suitable for development, but may not be fully completed in first 5 years period.	67	68
U182	C3.3	CMK	0.45	113	Greenfield	Neighbourhood Plan	Site is allocated for mixed use development, including housing, in the Neighbourhood Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development.	Site is located in CMK close to existing facilities. Minimal additional costs.	No policy constraints. Site slopes down from Avebury Boulevard, but development can be designed to work with changes in level.	Deliverable in part- site is suitable for development, but may not be fully completed in first 5 years period.	60	53
U191	F4.3	Campbell Park	0.51	51	Greenfield	Neighbourhood Plan	Site is allocated for housing in the Neighbourhood Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development.	Site is located in Campbell Park which is an attractive area close to existing facilities. Minimal additional costs.	No policy or physical constraints.	Developable - site is suitable for development, but unlikely to come forward in 2-5 year period	0	51
U192	G4.1	Campbell Park	1.41	141	Greenfield	Neighbourhood Plan	Site is allocated for mixed use development, including housing, in the Neighbourhood Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development.	Site is located in Campbell Park which is an attractive area close to existing facilities. Minimal additional costs.	No policy or physical constraints.	Developable - site is suitable for development, but unlikely to come forward in 2-5 year period	0	141
U193	G4.2	Campbell Park	2.02	202	Greenfield	Neighbourhood Plan	Site is allocated for mixed use development, including housing, in the Neighbourhood Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development.	Site is located in Campbell Park which is an attractive area close to existing facilities. Minimal additional costs.	No policy or physical constraints.	Developable - site is suitable for development, but unlikely to come forward in 2-5 year period	0	202

U194	G4.3	Campbell Park	1.66	166	Greenfield	Neighbourhood Plan	Site is allocated for mixed use development, including housing, in the Neighbourhood Plan.	MKDP, the landowner, has expressed interest in bringing the site forward for development.	Site is located in Campbell Park which is an attractive area close to existing facilities. Minimal additional costs.	No policy or physical constraints.	Developable - site is suitable for development, but unlikely to come forward in 2-5 year period	0	166
U197	Food centre	CMK	2.38	298	PDL		No specific policy designation in the Neighbourhood Plan.	Site is owned by private landowner, who has expressed interest in bringing the site forward for development.	Site is located in CMK close to existing facilities. Minimal additional costs.	Policy - change of policy designation would need to be considered through Plan:MK. No physical constraints.	Developable - site is suitable for development, but given lack of certainty over future use from current landowners, it is unlikely development would occur with the 2-5 year period.	0	298
U198	Chepstow Drive	Bletchley	0.31	11	Greenfield	Promoted by landowner	Site is allocated in the Local Plan as a reserve site.	MK Community Foundation, the landowner, has expressed an interest in bringing the site forward for development.	Site is adjacent to existing housing. Minimal additional costs.	No policy or physical constraints.	Deliverable - site is suitable for development.	11	0
U199	Vernier Crescent	Medbourne	0.47	11	Greenfield	Promoted by landowner	Site is allocated in the Local Plan as a reserve site.	MK Community Foundation, the landowner, has expressed an interest in bringing the site forward for development.	Site is adjacent to existing housing. Minimal additional costs.	No policy or physical constraints.	Deliverable - site is suitable for development.	11	0
U200	Lindisfaine Drive	Monkston	0.56	20	Greenfield	Promoted by landowner	Site is allocated in the Local Plan as a reserve site.	MK Community Foundation, the landowner, has expressed an interest in bringing the site forward for development.	Site is adjacent to existing housing. Minimal additional costs.	No policy or physical constraints.	Deliverable - site is suitable for development.	20	0
U201	Wadhurst Lane	Monkston	0.48	17	Greenfield	Promoted by landowner	Site is allocated in the Local Plan as a reserve site.	MK Community Foundation, the landowner, has expressed an interest in bringing the site forward for development.	Site is adjacent to existing housing. Minimal additional costs.	No policy or physical constraints.	Deliverable - site is suitable for development.	17	0
U205	Southern Windermere Drive	Lakes Estate	0.31	11	Greenfield	Neighbourhood Plan	Site is identified in the Neighbourhood Plan as a housing site.	Site is owned by the Council, and, as the site is allocated in the Neighbourhood Plan, there should be no problem in bringing it forward for development.	Development is unlikely to come forward in advance of wider regeneration proposals for the Lakes Estate.	No constraints to development.	Deliverable - site could come forward towards the end of the first five year period.	11	0
											Totals	1235	1440

**Undeliverable and Undevelopable Sites**

U3	B4.1-B4.3	Central Milton Keynes	7.2	585	PDL	Previous SHLAA	Site is suitable for development. However, it is being considered as the site for the new university.	Site is owned by MKDP.		There are no physical or policy constraints to development.	Undeliverable & Undevelopable - site is being considered as the site for the new university.	0	0
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U4	B4.4	Central Milton Keynes	3.5	585	PDL	Previous SHLAA	Site is suitable for development. However, it is being considered as the site for the new university.	Site is owned by HCA.		There are no physical or policy constraints to development.	Undeliverable & Undevelopable - site is being considered as the site for the new university.	0	0
U11	Windmill Hill- 1	Bletchley	2.36	82	Greenfield	Previous SHLAA	Application refused for planning permission and appeal rejected on the grounds that the application was contrary to policy L2 of the Local Plan.	The site is owned by MKC, but it is subject to a lease with a leisure operator. Unlikely to be available for development in the short to medium term.	Some site clearance would need to take place but highway links already in place. No site major site specific costs that would lead to viability concerns. Site likely to take 2 years to build out if concerns can be addressed and permission granted.	Constraints primarily established through recent planning appeal. Policy constraint - loss of open space and the need to demonstrate that other community uses have been considered for the site prior to housing development being pursued as the only viable option. Some flood mitigation and highway safety issues raised through planning application process.	Undeliverable & Undevelopable - site would be a suitable location for development but policy and physical constraints would need to be addressed. Lease agreement means site is unlikely to be available in the short to medium term.	0	0
U12	Windmill Hill- 2	Bletchley	2.09	140	Greenfield	Previous SHLAA	Currently designated as open space and part of operational golf course but site is bordered by existing residential development. Policy protection for open space. Would need to demonstrate that golf course could still operate effectively without this site and land proposed in other sites. Nature of site in relation to golf course suggests this would be difficult.	The site is owned by MKC, but it is subject to a lease with a leisure operator. Unlikely to be available for development in the short to medium term.	Access would be easy from existing residential street. Greenfield site would have little physical constraint to development.	Policy constraint - loss of open space. Site forms part of operational golf course area and development likely to compromise continued 18 hole provision.	Undeliverable & Undevelopable - site is in a physically suitable location for development but it appears that development of the site could compromise wider golf course provision. Lease agreement means site is unlikely to be available in the short to medium term.	0	0
U13	Windmill Hill- 3	Bletchley	0.53	7	Greenfield	Previous SHLAA	Currently designated as open space and part of operational golf course but site is bordered by existing residential development. Policy protection for open space. Would need to demonstrate that golf course could still operate effectively without this site, and land proposed in other sites. The majority of the site appears not to cover actual golf holes meaning the course could continue to operate even if site were allocated and developed for housing.	The site is owned by MKC, but it is subject to a lease with a leisure operator. Unlikely to be available for development in the short to medium term.	Access would be easy from existing residential street. Greenfield site would have little physical constraint to development. Could be built out within a year.	Policy constraint - loss of open space. Site does not appear to form part of the operational area of the golf course, although it would involve the loss of a considerable number of trees and vegetation associated with the course.	Undeliverable- site is in a physically suitable location for development but policy constraints would need to be addressed before site could be deliverable. Lease agreement means site is unlikely to be available in the short to medium term.	0	0
U16	Land next to the Inn on the Lake Public House	Bletchley	5.05	30	Greenfield	Previous SHLAA	The site is designated as open space on the proposals map, which is protected from development. Open space currently appears to fulfil little formal recreational function. Site is in an attractive lakeside location. However, site is isolated from any other residential development and facilities. Also adjacent to an industrial estate which limits the attractiveness of the location.	The land owner has expressed a desire to explore alternative uses for the site due to its limited value as open space.	The appropriateness of redevelopment of the site would need to be considered through Plan:MK. Some housing could be appropriate as part of a mixed use development.	Policy- allocated for open space. Appropriateness of development would need to be considered through the Plan:MK process. Location - site is isolated from any other residential development or related facilities.	Undeliverable & Undevelopable - site would need to be reallocated as mixed use development to overcome policy constraint.	0	0

U18	The Countryman Public House	Bradwell Common	0.13	5	PDL	Previous SHLAA	Site is allocated for commercial uses on the proposals map and is in use as a pub. Site is within an existing, established residential area. It is close to local amenities. Size and shape of the site limits the type of development that could be achieved on site.	Availability of site is unknown.	Pub is leased, so agreement would be required with tenant before site could be brought forward for development. Existing building on site unsuitable for conversion so would need demolition, which could impact on viability. However limited cost of accessing and servicing the site. Could be built within a year.	Policy - Currently identified for commercial use on the proposals map. Could be considered through Plan:MK. Lease on building may constrain availability. Shape of site would limit nature of development on site, but wouldn't preclude development.	Undeliverable & Undevelopable- site is in a suitable location for residential development and development could be realised if policy constraint were overcome. However, any development unlikely inside the next 5 years given ongoing use on site. Not known whether site is available.	0	0
U21	Blacksmiths Public House	Downs Barn	0.2	8	PDL	Previous SHLAA	Site is washed over by a residential notation on the proposals map. Site is currently in use as a pub. Site is within an existing, established residential area with good existing access. Only physical constraint would be the need to remove the existing pub building.	Landowner has expressed a desire to recognise the potential availability of the site for redevelopment at some point in the future given concerns over the continued viability of local pubs.	Pub is leased, so agreement would be required with tenant before site could be brought forward for development. Existing building on site unsuitable for conversion so would need demolition, which could impact on viability. However limited cost of accessing and servicing the site. Could be built within a year.	Policy - would need to demonstrate that the pub is no longer needed as a pub or any other community facility. No physical constraints to development. Lease on building may constrain availability. Site is unlikely to be available for development in the short to medium term.	Undeliverable & Undevelopable - site is in a suitable location for residential development and development could be realised, however a policy change would be required. Development would also be unlikely inside the next 5 years given ongoing use on site.	0	0
U22	Merlewood Drive	Sherley Wood	1.2	42	Greenfield		Site is allocated for employment use. New school being built on nearby site. Could be suitable site, if developed with other neighbouring sites, to create a critical mass.	Landowner is bringing forward site for employment use.		Policy constraint to development. Possible noise and traffic nuisance from employment use on adjoining site.	Undeliverable & Undevelopable - landowner is bringing site forward for employment use.	0	0
U23	The Clocktower Public House	Emerson Valley	0.15	5	PDL	Previous SHLAA	Allocated for commercial use as part of a bigger local centre, currently in use as a pub. Site is within an existing, established residential area. Site lies on the edge of the local centre meaning it could be redeveloped without compromising the wider centre. Pub building would need to be removed prior to any new development. Some noise from grid road would need to be taken into account in the design of any new development.	Availability of site is unknown.	Pub is leased, so agreement would be required with tenant before site could be brought forward for development. Existing building on site unsuitable for conversion so would need demolition, which could impact on viability. However limited cost of accessing and servicing the site. Could be built within a year.	Policy - Currently identified for commercial use on the proposals map. Could be considered through Plan:MK. Lease on building may constrain availability. Site is unlikely to be available for development in the short to medium term.	Undeliverable - site is in a suitable location for residential development and development could be realised if policy constraint could be overcome. However, any development unlikely inside the next 5 years given ongoing use on site. Not known whether site is available.	0	0
U26	Adjacent to Pavilion, Furzton lake	Furzton	0.38	13	Greenfield	Previous SHLAA	Attractive lakeside location on the edge of a residential development. Site is currently allocated as open space but land is not part of the main play area or sports pitch provision. Appears to serve little functional purpose. Access available via existing car park entrance but would require remodelling of parking and play area on adjacent site to accommodate a proper highway access. This could be achieved within the space available.	The land owner has expressed a desire to explore alternative uses for the site due to its limited value as open space.	Attractive development site likely to be very marketable. Could be completed within a year.	Policy - currently allocated as open space. Would need to be considered through the Plan:MK process. Some highway remodelling work to be taken into account in bringing forward any proposal.	Undeliverable & Undevelopable - site is in a suitable location for development but policy constraints would need to be addressed before site could be deliverable. Nature of development in the area could lead to a lower housing yield than standard yield calculation.	0	0

U27	Paddock by Giffard Park	Giffard Park	1.22	43	Greenfield	Previous SHLAA	Land is allocated as open space and in use as a paddock. Close to amenities of Newport Pagnell and job opportunities in Tongwell. Would require a new access to be created which would require the demolition of a house on the Wolverton Road loop. No indication that this is currently possible.	The land owner has expressed a desire to explore alternative uses for the site due to its limited value as open space.	The appropriateness of redevelopment of the site would need to be considered through Plan:MK at which point the access issue which affects suitability for development could be addressed. Cost, and ability to achieve an access point, could affect development viability.	Policy - currently allocated as open space. Highways- access currently not achievable to the site and no indication that this could be achieved.	Undeliverable - site is in a suitable location for development but policy constraints would need to be addressed before site could be deliverable. Currently access to the site is unachievable with no realistic prospect of it being addressed.	0	0
U29	Land at Former Milton Keynes Rugby Club	Greenleys	1.42	57	Greenfield	Previous SHLAA	Site is allocated as open space on the Proposals Map. Forms part of the wider former Milton Keynes Rugby Club site. Identified area does not form part of the main pitch provision.	The land owner has expressed a desire to explore alternative uses for the site due to its limited value as open space.	Could be completed within a year.	Policy- currently allocated as open space. Would need to be considered through Plan:MK. Access would require reconfiguration of existing access and facilities, which would add to development costs.	Undeliverable & Undevelopable - site is in a suitable location for development but policy constraints would need to be overcome. Any development would need to ensure that the existing sports provision remained and the existing facilities enhanced.	0	0
U30	Frithwood Crescent	Kents Hill	0.53	19	PDL	Open Space Assessment	Site is allocated as open space on the Proposals Map. Site is used for occasional parking for adjacent sport field, but the latter has a lot of dedicated parking already closer to the changing rooms/club house. Indications are that the site has antisocial behaviour issues which development could address.	MKC, the landowner, has not agreed to make the site available for development.	Site is within a marketable area. Could be built out within one year.	Change in policy designation would be required from open space to housing through Plan:MK. No physical constraints.	Undeliverable and Undevelopable - site is suitable but policy constraint would need to be overcome. MKC would need to make the site available for development. Would need to retain access for allotments and possibly some parking for it.	0	0
U34	Land near Fire Station	Middleton	0.63	22	Greenfield	Previous SHLAA	The site is allocated as open space on the proposals map. It appears to be part of a larger area of amenity open space with little formal recreational purpose. It lies adjacent to Middleton Fire station and a predominantly residential area. Access would be available from Noon Layer Drive. The shape of the site could limit the capacity of any residential development.	The land owner has expressed a desire to explore alternative uses for the site due to its limited value as open space.	The site is in a popular residential area and is likely to form an attractive housing site. There appear to be no particular constraints to limiting developability of the site, but the site is not in the ownership of a house builder.	Policy - currently allocated as open space. Would need to be considered through Plan:MK. The shape of the site could limit the form of development on site, but not prevent development.	Undeliverable & Undevelopable - site is in a suitable location for development but policy constraints would need to be overcome	0	0
U39	The Springfield Public House	Springfield	0.19	7	PDL	Previous SHLAA	Site is in use as a pub. Washed over by a residential notation on the proposals map. . Good access is available to the site. Pub building would need to be removed. The Draft Neighbourhood Plan identifies the pub and the land behind it as a housing site.	Availability of site is unknown.Site is within an existing, established residential area. It is close to local amenities	Pub is leased, so agreement would be required with tenant before site could be brought forward for development. Existing building on site unsuitable for conversion so would need demolition, which could impact on viability. However limited cost of accessing and servicing the site. Could be built within a year.	Policy - would need to demonstrate that the pub is no longer needed as a pub or any other community facility. No physical constraints to development. Lease on building may constrain availability. Site is unlikely to be available for development in the short to medium term.	Undeliverable & Undevelopable - site is in a suitable location for residential development and development could be realised if policy constraint could be overcome. However, any development unlikely inside the next 5 years given ongoing use on site. Not known whether site is available.	0	0

U41	Hayes	Stony Stratford	0.35	12	Greenfield	Previous SHLAA	Site is washed over by a residential notation on the proposals map. It is at the rear of a popular, recently completed development site. Only realistic highway access is via the recently completed housing development, where a potential access point has been left.	Access likely to be subject to a ransom strip. Land is in private ownership and there has been no expression of interest in developing the site from the land owner.	Given lack of site promotion, it is uncertain when development could be achieved. Also uncertain if ransom strip would prevent development. Site would be in an attractive setting and homes likely to sell well if developed.	Uncertain land owner intentions, potential ransom strip, lack of site promotion.	Undeliverable & undevelopable - could physically come forward for development but currently unlikely given uncertainties around ownership intentions and ransom strip.	0	0
U48	Police Station	Wolverton	0.13	5	PDL	Previous SHLAA	Site is currently in use as a police station. It is allocated in the Local Plan for employment use.	Police have confirmed (as of 2012) that there are currently no plans to seek redevelopment of the site. Therefore considered unavailable for development.	Site could be built out within 1 year.	No physical constraints. Change of policy designation from employment to residential use required.	Undeliverable & undevelopable - site is unavailable for development at the current time.	0	0
U49	Warren Hill Farm	Wolverton Mill	2.94	78	PDL	Previous SHLAA	Part of mixed use area with new housing adjacent. Currently an employment site but evidence provided of lack of demand for accommodation and alternative uses being considered. Attractive edge of city location, close to amenities of Stony Stratford and Wolverton. Units on site already have the appearance of dwellings and potentially could be converted as such. Recent residential development immediately adjoining the site.	The landowner has expressed a desire to redevelop the site for housing in the past. Not known whether they are still interested in a residential scheme. Limited tenancies to be addressed.	Housing developed recently on adjacent site, suggesting development would be marketable. Limited external work to redevelop offices into homes. Site could be redeveloped over a 2 year period. Owners however also considering suitability for other uses as well as housing	Allocated employment site. Conversion from offices to residential is permitted development.	Undeliverable & undevelopable - uncertainty as to the intentions of the owners and what final use would be most appropriate for the site. Reasonable to assume site could come forward for residential development at some point in the future if it is deemed to be the most appropriate use on the site and policy constraint was overcome.	0	0
U50	Wolverton Mill site G	Wolverton Mill	1.9	40	Greenfield	Emp Land Review	Currently allocated for employment use but feedback that flood attenuation scheme near/crossing the site heavily limits developability for employment purposes due to size of developable plots in relation to the location of the site. Many vacant office units on adjacent site. Currently an open greenfield site used for grazing. Well located in relation to local amenities. Lack of school capacity in Wolverton. Education Department considering whether site should be used to accommodate a school.	MKDP, the landowner, has expressed a desire to explore alternative uses for the site.	Development in attractive location near to Stony Stratford, a higher value area. Flooding issues will affect developable area but this is a known constraint and would be reflected in sale value. Could be developed over a 2/3 year period.	Policy - currently allocated for employment use. Would need to be considered through Plan:MK. No evidence of lack of demand but assessment that site is not suitable for employment purposes. Some noise from A5 nearby. Flood attenuation issues and need for access to dam facility will limit the nature of development on site. Access available directly from Wolverton Road and also Harnett Drive. Therefore access available to both sides of drainage channel. Site covered by a TPO group that would need to be taken into account in any development of the site. Need for further investigation to see if site is required to accommodate a school.	Undeliverable & undevelopable - policy constraints and achievability of development on the site, including need for a new school, need further investigation.	0	0
U54	Maida Vale Reserve Site	Monkston Park	0.17	6	Greenfield	Urban Capacity Study	Site is allocated as a reserve site, where a range of uses are acceptable including residential. Site is laid out as a landscaped space. Access to the site could be difficult to achieve.	HCA, the owner, has not indicated that the site is available for development.	Site is in a marketable location.	Existing use as a landscaped space is a constraint.	Undeliverable & undevelopable - owner has not expressed a desire to bring the site forward for development, and has physical constraints to development.	0	0

U55	Highgate Over Reserve Site	Walnut Tree	0.25	9	Greenfield	Urban Capacity Study	Site is allocated as a reserve site, where a range of uses are acceptable including residential.	Parks Trust, the landowner, has not indicated that the site is available for development.	Site is in a marketable location.	Site has significant physical constraints, including sloping topography, mounding and trees, and would be difficult to access due to level changes.	Undeliverable & Undevelopable - owner has not expressed a desire to bring the site forward for development. Site is more suitable for use as an area of open space.	0	0
U56	Hawkshead Drive	Emerson Valley	0.54	9	Greenfield	Urban Capacity Study	Site is allocated as a reserve site, where a range of uses are acceptable including residential. Access can be taken off Hawkshead Drive.	Owner's intentions are unknown.	Site is in a marketable location. Adjoining site has recently been granted planning permission for housing.	No physical or policy constraints.	Undeliverable & undevelopable- site is suitable for development but owner's intentions are unknown.	0	0
U60	Milton Keynes Music Service	Simpson	0.6	6	PDL	Urban Capacity Study	Site is an existing community use, protected by Local Plan policy C2.	MKC are the landowner and have been considering bringing the site forward for housing.	Site is in an attractive location , overlooking the linear park. Additional costs include demolition of existing buildings.	Policy - currently allocated as community facility. Would need to be considered through Plan:MK. Physical constraints - northern end of site is in flood zone.	Undeliverable & Undevelopable - site is suitable for development but policy constraint would need to be overcome.	0	0
U65	Station Square	CMK	0.99	250	PDL	Urban Capacity Study	Not identified in Neighbourhood Plan as a development site and therefore seen as protected as classic infrastructure. Development of site could be used to define a greater sense of arrival in CMK and direct pedestrian flows through the remaining square with improved purpose.	MKDP, the landowner, has expressed interest in bringing the site forward for development.	Site is in a sustainable location in CMK next to the railway station. Remodelling of the square and access road to serve the site would add to development costs.	Policy - currently designated as classic infrastructure in Neighbourhood Plan. Would need to be considered through Plan:MK. No physical constraints.	Undeliverable & Undevelopable - site is suitable for mixed use development but would require policy change.	0	0
U66	Woodhouse Court	Stantonbury	0.5	18	PDL	Urban Capacity Study	Site is an existing community use, protected by Local Plan policy C2, as it acts as a car park for Stantonbury sporting facilities.	MKC are the landowners but the Council has not expressed an intention to develop the site.	Site is marketable being close to existing housing. Access exists and so development costs will be minimal.	No physical constraints. Car park has been indicated as being needed when sporting activities occur at Stantonbury. Therefore, loss of site would be contrary to policy.	Undeliverable and Undevelopable - site is in a suitable location for development but policy constraints would need to be addressed before site could be delivered. Landowner has not made the site available for development.	0	0
U67	Lovatt Drive	Bletchley	0.23	10	PDL	Urban Capacity Study	Brownfield site, formerly used as a garage court. Site is washed over by a residential notation on the proposals map.	MKC are the landowners. A development brief has been prepared for the site.	Site is within an established residential area. Costs associated with attaining road access could be restrictive to development viability, given the number of units that could be delivered.	No policy constraints. Access to the site is constrained by adjoining properties and would need to be widened. Agreement would need to be negotiated with neighbouring property owners.	Undeliverable & Undevelopable - access is a significant constraint to development.	0	0
U70	St Davids Road	West Bletchley	0.15	6	PDL	Urban Capacity Study	Brownfield site, formerly used as a garage court. Site is washed over by a residential notation on the proposals map.	MKC are the landowners but the Council has not expressed an intention to develop the site.	Site is within an established residential area. Costs associated with attaining road access could be restrictive to development viability, given the number of units that could be delivered.	No policy constraints. Existing garage units will need demolishing. Access may need widening.	Undeliverable & Undevelopable - site is suitable for development, but access could be a significant constraint to development. Landowner has not made the site available for development.	0	0

U72	Mathiesen Road	Bradville	0.2	7	Greenfield	Urban Capacity Study	Site is allocated as open space, and can be classed as amenity open space. Site is flat and laid to grass.	MKDP are the landowner. They have not expressed an interest in developing the site, but presumably would be prepared to bring it forward, as it was purchased as a development site.	Site is located within a residential area.	Policy - currently allocated as open space. Would need to be considered through Plan:MK. No physical constraints.	Undeliverable & Undevelopable - site is in a suitable location for development but policy constraints would need to be addressed before site could be deliverable.	0	0
U75	Pinders Croft	Greenleys	0.31	11	Greenfield	Urban Capacity Study	Site is allocated as open space, and can be classed as amenity open space. Site is flat and laid to grass.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	In a residential area, but values may be currently lower than the MK average.	Policy - currently allocated as open space. Would need to be considered through Plan:MK. Site does not have direct access to an adopted highway. Opportunities to access the site are limited and it is unclear if any would be viable.	Undeliverable & Undevelopable - unless the site is brought forward as part of a wider regeneration scheme it is difficult to see how the site can realistically be accessed. Policy constraint would also need to be overcome.	0	0
U77	Ashpole Furlong	Loughton	0.26	9	Greenfield	Urban Capacity Study	Site is allocated as open space, and laid out as a 'millennium meadow'.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is located within an attractive residential area, and would be marketable.	Policy - currently allocated as open space. Would need to be considered through Plan:MK. Access would be difficult to achieve from Gurney Close due to land ownership constraints.	Undeliverable & Undevelopable - it is difficult to see how the site can realistically be accessed and policy constraint would need to be overcome.	0	0
U78	Land between Coleshill Place and Mayditch Place	Bradwell Common	0.68	12	Greenfield	Urban Capacity Study	Site is allocated as open space, and laid out as a play area.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is located within an attractive residential area, and would be marketable.	Policy - currently allocated as open space. Would need to be considered through Plan:MK. Existing redway would need to be realigned to allow a new vehicular access route to be taken from the end of Coleshill Place.	Undeliverable and Undevelopable - requires policy change. Site is challenging as requires realignment of redway and new access route to serve the development.	0	0
U79	Marlborough Street	Peartree Bridge	0.44	15	Greenfield	Urban Capacity Study	Site is allocated as open space, and can be classed as amenity open space.	Parks Trust, the landowner, has not indicated that the site is available for development. However, they would consider bringing the site forward for development if it was considered a suitable site.	Attractive location, with relatively good values and low costs to develop.	Policy - currently allocated as open space. Would need to be considered through Plan:MK. No physical constraints.	Undeliverable & undevelopable - site is suitable but policy constraint would need to be overcome. The landowner has not made the site available for development.	0	0
U80	Briar Hill	Stacey Bushes	0.83	35	Greenfield	Urban Capacity Study	Site is allocated as open space, and can be classed as amenity open space.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is located within a residential area. Single-sided access road would add to the costs of developing the site.	Policy - currently allocated as open space. Would need to be considered through Plan:MK. No physical constraints.	Undeliverable & undevelopable - a small part of the wider open space could be developed whilst leaving a significant amount of open space remaining. This would require a policy change through Plan:MK. However, the landowner has not made the site available for development.	0	0
U81	Malletts Close	Stony Stratford	0.18	6	Greenfield	Urban Capacity Study	Site is allocated as open space, and has a poorly maintained play area within the space. Site identified in draft Neighbourhood Plan for improvement.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is in a popular location. The mounding on the site will need to be levelled and the proposed access will be a single-sided road adding to the cost of development.	Policy - currently allocated as open space. Would need to be considered through Plan:MK. Relatively free from physical constraints, apart from some minor mounding.	Undeliverable & undevelopable - the landowner has not made the site available for development and policy constraint would need to be overcome for site to be developable.	0	0

U82	Ridgeway	Stony Stratford	0.39	14	Greenfield	Urban Capacity Study	Part of the site is allocated as open space. The rest of site is washed over with a housing notation and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is located in a desirable location. Minimal costs, as plots could gain access from an existing street. Possible remediation of land due to being in a historic landfill area.	Policy - currently allocated as open space. Would need to be considered through Plan:MK. Possible remediation of land due to being in a historic landfill area. There are mature trees on the edge of the site.	Undeliverable & Undevelopable - Policy constraint would need to be overcome for site to be developable and the landowner has not made the site available for development.	0	0
U83	Latimer	Stony Stratford	0.49	10	Greenfield	Urban Capacity Study	Site is allocated as open space, and can be classed as amenity open space.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is located in a desirable location. Costs will relate to a single sided road, felling of trees and any remediation of the land.	Policy - currently allocated as open space. Would need to be considered through Plan:MK. Possible remediation of land due to being in a historic landfill area. There are mature trees on the site.	Undeliverable & undevelopable - Policy constraint would need to be overcome for site to be developable and the landowner has not made the site available for development.	0	0
U84	Magdalen Close	Stony Stratford	0.36	13	Greenfield	Urban Capacity Study	Site is allocated as open space, and can be classed as amenity open space.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is located adjoining a residential area.	Policy - currently allocated as open space. Would need to be considered through Plan:MK. There are mature trees on the site.	Undeliverable & Undevelopable - Policy constraint would need to be overcome for site to be developable and the landowner has not made the site available for development.	0	0
U85	Downland	Two Mile Ash	0.51	18	Greenfield	Urban Capacity Study	Site is allocated as open space, and comprises amenity open space being an unused playing field. Development would only use a portion of the site, leaving the remainder to be used as playing fields.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is located in an attractive area.	Policy - currently allocated as open space. Would need to be considered through Plan:MK. There are no physical constraints.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome. The landowner has not made the site available for development.	0	0
U87	High Street	Two Mile Ash	0.82	16	Greenfield	Urban Capacity Study	Site is allocated as open space. Comprises amenity open space on the edge of the golf course, but not part of it.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is located in an attractive area, and development costs are minimal.	Policy - currently allocated as open space. Would need to be considered through Plan:MK. There are no physical constraints.	Undeliverable & Undevelopable - Policy constraint would need to be overcome to make the site developable and the landowner has not made the site available for development.	0	0
U88	Shenley Road	West Bletchley	0.24	8	Greenfield	Urban Capacity Study	Site is allocated as open space in Local Plan. Designated as protected open space in the draft Neighbourhood Plan.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is located in an established residential area, and development costs are minimal.	Policy - currently allocated as open space. Would need to be considered through Plan:MK. There are no physical constraints.	Undeliverable and Undevelopable - site is technically suitable, but draft Neighbourhood Plan has designated it as protected open space, therefore a policy change would be required for it to be developable.	0	0
U89	Highland Close	West Bletchley	0.34	8	Greenfield	Urban Capacity Study	Site is allocated as open space, and can be classed as amenity open space.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is located in an attractive area, and development costs are minimal.	Policy - currently allocated as open space. Would need to be considered through Plan:MK. There are no physical constraints.	Undeliverable & Undevelopable - site is suitable but constraint would need to be overcome. The landowner has not made the site available for development.	0	0
U91	Tattenhoe Lane	West Bletchley	1.32	30	Greenfield	Urban Capacity Study	Site is allocated as open space in the Local Plan. Play area is either no longer in use or shortly to be defunct	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is located in an attractive area. If whole site is used, slopes from mounding may be expensive to work around.	Policy - currently allocated as open space. Would need to be considered through Plan:MK. Physical constraints - large part of site is up on a flat mound, with steep slopes down to remaining part of site.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome. The landowner has not made the site available for development.	0	0

U92	Windmill Golf Course	West Bletchley	0.32	7	pDL	Urban Capacity Study	Site is allocated as open space in Local Plan. Brownfield site that has grown over with largely scrub planting.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is located in an attractive area. Minimal additional costs.	Policy - currently allocated as open space. Would need to be considered through Plan:MK. There are no physical constraints.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome. The landowner has not made the site available for development.	0	0
U93	Oakgrove School	Middleton	1.76	62	Greenfield	Urban Capacity Study	Site is allocated as community facility in Local Plan.	Site is in private ownership and no interest has been expressed in bringing it forward for development.	Site is located adjacent to an attractive area, and development costs are minimal.	Policy - currently allocated as community facility. Would need to be considered through Plan:MK. There are no physical constraints.	Undeliverable - the landowner has not made the site available for development and policy constraint would need to be overcome.	0	0
U94	Queen Eleanor Primary School	Stony Stratford	0.68	24	Greenfield	Urban Capacity Study	Site is allocated as community facility in Local Plan. Access would need to be taken directly off Ridgeway which is a grid road (albeit a stub with no current plans to extend) or from existing access off Galley Hill (although this will be problematic).	MKC, the landowner, has not formally agreed to bring the site forward for development. However, site is being explored as joint venture between YourMK and MKC.	Site is located within a residential area. Additional development costs due to requirement for new access.	Policy - currently allocated as community facility. Would need to be considered through Plan:MK. No physical constraints.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome.	0	0
U95	Simpson Road	Fenny Stratford	0.38	13		Urban Capacity Study	Site is allocated as employment land in the Local Plan. Brownfield site with some structures that would need to be removed.	Site is owned by a housebuilder who has expressed a desire to develop through the pre-application process.	Site is in sustainable location. Development costs include need to clear site and establish access.	Policy - currently allocated as employment land. Would need to be considered through Plan:MK. Physical constraints - possibly noise from railway.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome.	0	0
U96	Foxcovert Road	Shenley Wood	0.92	32	Greenfield	Urban Capacity Study	Site is allocated as employment land in the Local Plan. Site is isolated from other housing development, although a new school is being built on the adjoining site.	Site is owned by MKDP who have expressed an interest in developing the site for housing.	Demand for houses in this locality is unknown, as at present there is no housing development.	Policy - currently allocated as employment land. Would need to be considered through Plan:MK. Physical constraints - possibly noise and traffic from Nifty Lifts. Site is adjacent to a listed building, Westbury Farm.	Undeliverable & Undevelopable - site is isolated from other housing development and a policy constraint would need to be overcome for the site to be developable.	0	0
U97	Brickhill Street	Willen	1.05	37	Greenfield	Urban Capacity Study	Site is allocated as employment land in the Local Plan.	Site is owned by MKDP who have not expressed an interest in developing the site for housing.	Residential development would be in an attractive location, if a little isolated.	Policy - currently allocated as employment land. Would need to be considered through Plan:MK. Physical constraints - access to site is via Parks Trust land. Site has a number of mature trees and hedges located on it.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome.	0	0
U98	Portway	Willen	2.71	70	PDL	Urban Capacity Study	Site is allocated as employment land in the Local Plan.	Site is in private ownership and no interest has been expressed in bringing it forward for development.	Residential development would be in an attractive location, if a little isolated.	Policy - currently allocated as employment land. Would need to be considered through Plan:MK. Physical constraints - access to site is via Parks Trust land. Grid road to the north of the site will generate some noise.	Undeliverable & Undevelopable - Policy constraint would need to be overcome for site to be developable and the landowner has not made the site available for development.	0	0
U99	High Park Drive	Wolverton Mill	1.93	68	Greenfield	Urban Capacity Study	Site is allocated as employment land in the Local Plan.	Site is in private ownership and interest has been expressed in bringing it forward for development through the pre-application process.	Neighbouring residential developments appear to have sold well. Noise mitigation may be an additional cost.	Policy - currently allocated as employment land. Would need to be considered through Plan:MK. Physical constraints - noise from Grid Road and adjoining employment uses.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome.	0	0

U100	Heplewell	Two Mile Ash	0.27	9	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2. Site has small disused play area that MKC has indicated won't be invested in .	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Within an attractive residential area. There will be some additional costs due to new access required.	Policy - change of policy designation would need to be considered through Plan:MK. No physical constraints.	Undeliverable and Undevelopable- site is suitable but policy constraint would need to be overcome. The landowner has not made the site available for development.	0	0
U101	Glovers Lane	Heelands	0.24	8	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2. A new access route to serve housing will need to be constructed.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Within a residential area. Minimal additional costs.	Policy - change of policy designation would need to be considered through Plan:MK. No physical constraints.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome.Landowner has not made the site available for development.	0	0
U102	Pattison Lane	Woolstone	0.34	5	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Within an attractive residential area.	Policy - change of policy designation would need to be considered through Plan:MK. No physical constraints.	Undeliverable & Undevelopable - site is considered unsuitable as it forms part of a key open space link.	0	0
U104	Turnmill Avenue	Springfield	1.93	34	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Attractive location near canal. Some costs involved in building new access to serve development. Also some level changes to overcome.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - site slopes quite a lot. There is some fairly mature landscaping and ditch central to the site.	Undeliverable & Undevelopable - it is assumed that only half of the site would be built, with the rest remaining as open space. Policy constraint would however need to be overcome for site to be developable. Landowner has not made the site available for development.	0	0
U106	Springfield Boulevard 2	Springfield	0.15	5	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Attractive location next to Grand Union Canal. Very little infrastructure required, but sloping nature of site will add to costs.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - site slopes quite a lot and has significant tree planting.	Undeliverable and undevelopable - Policy constraint would need to be overcome for site to be developable and landowner has not made the site available for development.	0	0
U107	East Of Kenwood Gate	Springfield	0.21	7	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is within a residential area, close to CMK. Existing mounding would need levelling which will be a cost. The bus stop may also need to be relocated.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - level changes (site mounding) tree planting.	Undeliverable & Undevelopable - Policy constraint would need to be overcome for site to be developable landowner has not made the site available for development.	0	0
U108	West of Kenwood Gate	Springfield	0.21	7	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is within a residential area, close to CMK. Existing mounding would need levelling which will be a cost. The bus stop may also need to be relocated.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - level changes (site mounding) tree planting.	Undeliverable & Undevelopable - Policy constraint would need to be overcome for site to be developable and landowner has not made the site available for development.	0	0

U109	Turmill Court	Springfield	0.19	5	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is within a residential area. Bespoke design response given site context might mean greater cost to redevelop.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - design of dwellings would need to be carefully designed not to undermine privacy of surrounding bungalows.	Undeliverable & Undevelopable - Policy constraint would need to be overcome for site to be developable and landowner has not made the site available for development.	0	0
U112	Kellan Drive 3	Fishermead	0.15	5	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is within a residential area, close to CMK. New access will be additional cost.	Policy - change of policy designation would need to be considered through Plan:MK. No physical constraints.	Undeliverable & Undevelopable - Policy constraint would need to be overcome for site to be developable and landowner has not made the site available for development.	0	0
U113	Kellan Drive 4	Fishermead	0.15	5	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is within a residential area, close to CMK. New access will be additional cost.	Policy - change of policy designation would need to be considered through Plan:MK. No physical constraints.	Undeliverable & Undevelopable - Policy constraint would need to be overcome for site to be developable and landowner has not made the site available for development.	0	0
U114	West of Pentewan Gate 1	Fishermead	0.17	6	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is within a residential area, close to CMK. New access will be additional cost.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - significant tree cover.	Undeliverable & Undevelopable - Policy constraint would need to be overcome for site to be developable and landowner has not made the site available for development.	0	0
U117	Kirkstall Place	Oldbrook	0.36	13	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	Parks Trust, the landowner, has not indicated that the site is available for development. However, they would consider bringing the site forward for development if it was considered a suitable site. YourMK are investigating the potential of this site for development.	Site is within a residential area, close to CMK. Minimal additional costs.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - may require loss of some trees along either side of redway to enable access to plots.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome.	0	0
U118	Sutcliffe Avenue	Oldbrook	0.28	10	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not formally agreed to bring the site forward for development. However, YourMK are investigating the potential of this site for development.	Site is within a residential area, close to CMK. Minimal additional costs.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - may require loss of some trees along either side of redway to enable access to plots.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome.	0	0
U119	Oversstreet	Downs Barn	0.16	6	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is within a residential area. Additional costs due to new access required.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - significant tree planting some of which would need to be removed to make way for new vehicular access.	Undeliverable - development of site would require creation of access road within the heavily landscaped grid road corridor and policy constraint would need to be overcome.	0	0

U120	Capel Drive	Downs Barn	0.24	8	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC the landowner has not expressed an interest in bringing the site forward for development.	Site is within a residential area. Additional costs due to new access required.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - significant landscape cover although much in poor condition.	Undeliverable & Undevelopable - Policy constraint would need to be overcome for site to be developable and landowner has not made the site available for development.	0	0
U121	Downs Barn Boulevard	Downs Barn	0.2	7	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	High costs involved due to level changes, access route required coupled with fairly low sales values.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - site has significant slope.	Undeliverable & Undevelopable - site not considered to be viable.	0	0
U122	Ramsoms Avenue 1	Conniburrow	0.25	9	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	High costs involved due to access route required and realignmnet of redway coupled with fairly low sales values.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - trees in middle of site would need to be removed, access and need to realign redway.	Undeliverable & Undevelopable - site not considered to be viable.	0	0
U123	Ramsoms Avenue 2	Conniburrow	0.25	9	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	High costs involved due to access route required and realignmnet of redway coupled with fairly low sales values.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - trees in middle of site would need to be removed, access and need to realign redway.	Undeliverable & Undevelopable - site not considered to be viable.	0	0
U124	Coltsfoot Place	Conniburrow	0.35	18	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Within residential area. Minimal additional costs.	Policy - change of policy designation would need to be considered through Plan:MK. No physical constraints.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome.	0	0
U126	Engaine Drive	Shenley Church End	0.22	8	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	In attractive residential area.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - some trees would need to be removed. Existing redway crosses middle of site and would need to be retained in its its existing alignment.	Undeliverable - retention of redway in current alignment makes site very small/awkward to develop and policy constraint would need to be overcome.	0	0
U127	Land off Crosslands	Stantonbury	0.54	18	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Attractive residential area. Minimal additional costs.	Policy - change of policy designation would need to be considered through Plan:MK. No physical constraints.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome. Landowner has not made site available for development.	0	0
U128	Ashfield	Stantonbury	0.27	9	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has indicated that the site is not available for development.	Residential development would be in an attractive location. Minimal additional costs.	Policy - change of policy designation would need to be considered through Plan:MK. No physical constraints.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome. Landowner has not made site available for development.	0	0

U131	Bennet Close	Stony Stratford	0.37	13	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2. Draft Neighbourhood Plan identifies site as a priority area where it is important to improve and enhance open space provision.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Residential development would be in an attractive location. Minimal additional costs.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - sloping site, awkward, narrow shape.	Undeliverable & Undevelopable - draft Neighbourhood Plan has designated it as protected open space.	0	0
U132	Shuttleworth Grove	Wavendon Gate	0.23	8	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2. Designated as protected open space in Neighbourhood Plan.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Residential development would be in an attractive location. Minimal additional costs.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - some tree cover may need to be removed.	Undeliverable & Undevelopable - draft Neighbourhood Plan has designated it as protected open space.	0	0
U133	Colchester Court	West Bletchley	0.32	10	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Residential development would be in an attractive location. Minimal additional costs.	Policy - change of policy designation would need to be considered through Plan:MK. No physical constraints.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome. Landowner has not made site available for development.	0	0
U134	Tweed Drive	West Bletchley	0.37	13	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2. Designated as protected open space in the draft Neighbourhood Plan.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Residential development would be in an attractive location. Minimal additional costs.	Policy - change of policy designation would need to be considered through Plan:MK. No physical constraints.	Undeliverable & undevelopable - draft Neighbourhood Plan has designated it as protected open space.	0	0
U135	Portrush Close	West Bletchley	1.19	18	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Residential development would be in an attractive location. Minimal additional costs.	Policy - change of policy designation would need to be considered through Plan:MK. No physical constraints.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome. Landowner has not made site available for development.	0	0
U136	St Clements Drive	West Bletchley	0.57	20	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2. Designated as protected open space in the draft Neighbourhood Plan.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Residential development would be in an attractive location. Minimal additional costs.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - some tree cover may need to be removed.	Undeliverable & Undevelopable - draft Neighbourhood Plan has designated it as protected open space.	0	0
U137	Denbigh Hall Drive	West Bletchley	0.9	43	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2. Recommended by local resident as alternative to Tweed Drive site.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	In residential area. Although opposite employment uses the configuration of employment buildings means site is facing green space. Minimal additional costs.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - some tree cover may need to be removed.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome. Landowner has not made site available for development.	0	0
U138	Hodge Lea Lane	Hodge Lea	0.35	12	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Within residential area. Significant additional costs to move mounding.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - significant mounding covers whole site, and there is quite a lot of tree cover.	Undeliverable & Undevelopable - removal of mounding is likely to make site unviable.	0	0

U139	Greenleys Lane 1	Greenleys	0.28	8	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Within residential area. Additional costs minimal as mounding likely to remain.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - awkward shaped site, significant trees, and fairly significant mounding.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome. Landowner has not made site available for development.	0	0
U140	Greenleys Lane 2	Greenleys	0.24	8	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Within residential area. Additional costs minimal as mounding likely to remain.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - awkward shaped site, significant trees, and fairly significant mounding.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome. Landowner has not made site available for development.	0	0
U141	Greenleys Lane 3	Greenleys	0.2	8	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Within residential area. Additional costs minimal as mounding likely to remain.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - awkward shaped site, significant trees, and fairly significant mounding.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome. Landowner has not made site available for development.	0	0
U142	Greenleys Lane 4	Greenleys	0.2	8	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Within residential area. Additional costs minimal as mounding likely to remain.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - awkward shaped site, and fairly significant mounding.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome. Landowner has not made site available for development.	0	0
U143	Waterside	Peartree Bridge	0.72	25	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Within residential area. Additional costs include lengthy new access and dealing with sloping nature of site.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - awkward shaped site, and significant sloping site.	Undeliverable & Undevelopable - sloping nature of site and new access street required is likely to make site unviable.	0	0
U144	Waddesdon Close	Great Holm	0.24	8	Greenfield	Urban Capacity Study	Site is allocated for community facility use in the Local Plan.	MKDP, the landowner, has not expressed an interest in bringing the site forward for development. However, site was purchased as a development site, so they would be likely to bring the site forward.	Site is within an attractive residential area. Minimal additional development costs.	Policy - change of policy designation would need to be considered through Plan:MK. No physical constraints.	Undeliverable & Undevelopable - site is suitable but policy constraint will need to be overcome.	0	0
U148	Wellington Place Car Park	Bletchley	0.27	11	PDL	Site Allocations Plan	Site has been removed from the SAP at examination stage as it was considered unsuitable for housing by Inspector the Inspector.	The landowner expressed interest in bringing site forward through Site Allocations Plan process.	Site is within residential area. Overlooks local park but next to employment (although not large scale employment). Minimal additional development costs.	Policy - Allocated for employment in Local Plan. Policy change would be required. Physical constraints - possible contamination.	Undeliverable & undevelopable - site was considered unsuitable for housing development by Inspector at Site Allocations Plan Examination due to conflict with the neighbouring employment uses.	0	0
U153	South of Ardwell Lane	Greenleys	0.15	5	Greenfield	Urban Capacity Study	Site is washed over by a residential notation on the proposals map and can be classed as amenity open space under Local Plan policy L2.	MKC, the landowner, has not expressed an interest in bringing the site forward for development.	Site is within residential area, adjacent to local centre. Minimal additional development costs.	Policy - change of policy designation would need to be considered through Plan:MK. No physical constraints.	Undeliverable & Undevelopable - site is suitable but policy constraints would need to be overcome. Landowner has not made site available for development.	0	0

U163	The Walnuts	Redhouse Park	3.53	125	PDL/Greenfield		Site is allocated for employment use in the Local Plan.	Landowner has expressed an interest in bringing the site forward for development.	Site is located adjacent to a residential area, although it is adjacent to the M1.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - noise and air pollution from adjacent motorway.	Undeliverable & Undevelopable - site is suitable but requires a policy change. Site could be developed for residential or a mixed use scheme with commercial use adjacent to M1 which could address noise pollution concerns.	0	0
U166	Fyfield Barrow	Wavendon Gate	0.55	19	Greenfield	Neighbourhood Plan	Site is allocated as a reserve site in the Local Plan and made Neighbourhood Plan.	MK Community Foundation, the landowner, has not expressed an interest in bringing the site forward for development.	Site is adjacent to existing housing. Minimal additional costs.	The made Walton Neighbourhood Plan protects the site for community uses. No physical constraints.	Undeliverable & undevelopable - protected for community uses in Walton Neighbourhood Plan.	0	0
U167	Gregories Drive	Wavendon Gate	0.35	12	Greenfield	Neighbourhood Plan	Site is allocated as a reserve site in the Local Plan and protected for H10 extension in made Neighbourhood Plan.	MK Community Foundation, the landowner, has not expressed an interest in bringing the site forward for development.	Site is adjacent to existing housing. Minimal additional costs.	The made Walton Neighbourhood Plan protects the site for a grid road extension. No physical constraints.	Undeliverable & Undevelopable - protected for a grid road extension in Walton Neighbourhood Plan.	0	0
U171	Warren Yard 2	Wolverton	0.22	8	Greenfield	Call for sites	Site is identified as existing employment land on the Local Plan proposals map. Its current use is as wildlife site associated with adjoining ponds.	Private landowner has expressed an interest in bringing the site forward for development.	Site is adjacent to existing housing.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - sloping site, tree cover, no obvious access.	Undeliverable & Undevelopable - site is considered unsuitable for development due to its use as amenity space associated with adjoining ponds.	0	0
U172	Mc Connell Drive	Wolverton	0.95	34	PDL	Call for sites	Site is allocated as open space in the Local Plan.	Private landowner has expressed an interest in bringing the site forward for development.	Site is relatively isolated from other housing and facilities.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - noise from west coast railway line.	Undeliverable & Undevelopable - site is considered unsuitable for development due to its isolation from other housing and facilities.	0	0
U177	C4.3	CMK	0.36	90	PDL	Neighbourhood Plan	Site is allocated for mixed use development, including housing, in the Neighbourhood Plan.	MKDP are the landowner and would be willing to bring the site forward for development. However, the site is subject to a long lease.	Site is located in CMK close to existing facilities. Minimal additional costs.	No policy or physical constraints.	Undeliverable & Undevelopable - site is suitable for development, but is subject to a long lease which rules it out of coming forward in the next 15 years.	0	0
U196	E1.1	CMK	0.91	228	PDL	Neighbourhood Plan	Site is allocated for mixed use development, including retail and multi-storey car park, in the Neighbourhood Plan.	Site is owned by private landowner, who has expressed interest in bringing the site forward for development.	Site is located in CMK close to existing facilities. Minimal additional costs.	Policy - currently allocated in Neighbourhood Plan for retail and multi-storey car park. Would need to be considered through Plan:MK. No physical constraints.	Undeliverable & Undevelopable - site is suitable for development but policy constraint would need to be overcome.	0	0
U207	Independent School Site 2	Shenley Church End	1.04	36	Greenfield	Call for sites	The site is allocated for, and has permission for, an independent school. Access can be taken off Daubeny Gate and through the adjoining site. The site is suitable for development.	MKDP, the owner, has put the site forward for development through the call for sites. Consequently, it is considered that the site is available.	The adjoining site is being marketed and therefore it is considered that this site could come forward within 1-5 years.	The main constraint is the current policy designation. There is a mature hedgerow within the site and a SAM in close proximity.	Undeliverable & Undevelopable - site is in suitable location but policy constraint would need to be overcome.	0	0

U211	South of Bletchley		84	1470	Greenfield	Call for sites	Site is designated as open space, employment and linear park in Local Plan. Site includes land in Aylesbury as well as Milton Keynes. Land in Aylesbury is outside the Milton Keynes settlement boundary, only approximately 30ha is in Milton Keynes.	Private landowner has expressed interest in bringing forward the site for development.	Site is in marketable location.	Policy - change of policy designation would need to be considered through Plan:MK. Physical constraints - wildlife sites, landfill sites.	Undeliverable & Undevelopable - site is suitable but policy constraint would need to be overcome.	0	0
U46	Land to the rear of Morrisons	Westcroft	0.63	25	Greenfield	Site Allocations Plan	Site is currently allocated for retail use on the proposal map. The site sits to the rear of the existing Morrisons store, separate from the main retail area. To the south of the site is residential development. An existing access point is available from Barnsdale Drive. Access could also potentially be created from Wimborne Crescent, but there is a slight level difference that would need to be addressed. Inspector at Site Allocations Plan Examination considered the site to be unsuitable for residential development.	Owner has indicated that site will be brought forward for development.	Site is adjacent to a residential area. Homes in the area likely to be compromised by the view of the back of Morrisons.	Policy - change of policy would be required. Relationship with Morrisons store is a constraint.	Undeliverable & Undevelopable - site is not suitable for residential development.	0	0