

Assessment of Five Year Land Supply 2012 - 2017

December 2011



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Assessment of the Five Year Land Supply

Background

- 1 Planning Policy Statement 3: Housing (PPS3) and the draft National Planning Policy Framework (NPPF) seek to underpin the Government's step change in housing delivery through a more responsive approach to land supply at the local level. As a Local Planning Authority, Milton Keynes Council (MKC) are required to identify and maintain a rolling five year supply of deliverable⁽¹⁾ housing land, to ensure the continued supply of homes in the area.
- 2 This assessment covers the five year period from 1st April 2012 to 31st March 2017. It firstly establishes the level of housing provision to be delivered over the five year period, and then assesses the number of dwellings that could be completed on specific sites in this time.
- 3 A list of available and suitable sites, with a commentary on their deliverability (as of November 2011) is provided in Appendix 1. This information will be updated on an annual basis to reflect any new sites that become available and any change in circumstance with existing sites. This will be particularly important over the next couple of years, given recent economic difficulties and a recovering housing market. The information will formally be published in the Annual Monitoring Report each December.
- 4 The report also comments on the Council's land supply position in relation to the emerging NPPF requirement for an additional 20% allowance on the 5 year land supply to create competition and choice in land supply.

The Five Year Housing Requirement

- 5 In previous years, the South East Plan has set the housing requirement for Milton Keynes. In July of 2010 the Government announced it's intention to revoke regional housing targets and gave Local Authorities the responsibility of setting their own, locally derived housing targets. The process of revoking regional housing targets is well underway with the Localism Bill receiving Royal Assent in November. It is expected that regional targets will formally be revoked early in 2012.
- 6 In response to the initial announcement, MKC set a housing target of delivering an average of 1,750 homes per year from 2010 to 2026; a total of 28,000 homes. This is split 26,240 in and around the urban area and 1,760 in and around selected rural settlements. This housing figure has been included in the Council's Revised Proposed Submission Core Strategy (Oct 2010), which was submitted to the Secretary of State in March 2011. It is against this figure that this five year land supply summary reports.
- 7 To establish the target for the period between 2012 to 2017, the forecast completions in the year from April 2011 to March 2012 need to be taken into account alongside actual completions from April 2010 to March 2011.
- 8 There were 1,295 recorded completions in 2010/11. Current forecasting is that there will be 1,642 completions during 2011/12. This is a total of 2,937 leaving 25,063 homes to be provided in the 14 years between April 2012 and March 2026. This is an annualised average of 1,790 homes.
- 9 This sets a five year requirement for 8,950 new homes. This calculation is set out in table 1 below.

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

Assessment of the Five Year Land Supply

Table 1 Milton Keynes Five Year Housing Requirement

Requirement	Total
(a) Total housing requirement	28,000
(b) Completions 2010-11	1,295
(c) Forecast completions 2011-2012	1,642
(d) Total requirement 2012-2026 (a- (b+c))	25,063
(e) Annualised requirement (d/14)	1,790
Five year requirement (e x 5)	8,950

The Five Year Housing Land Supply Position

10 Previous Government advice has been that the assessment of the five year land supply should only include sites that are:

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

11 At October 2011, there was land to accommodate 25,149 homes within the above categories. This covers a range of sites from large scale expansion areas to small infill developments. These sites cover 860 ha of land. This information is summarised in Table 2 below.

Table 2 Developable sites at October 2011⁽²⁾

Permissions	Full/REM	3,967
	Outline	14,318
Local Plan allocations and briefed brownfield sites		6,864 ⁽³⁾
Total developable homes		25,149

12 Not all of this land has automatically been assumed to be available or deliverable in the five year period. Indeed, a small proportion of it will be completed in the current monitoring year before the five year reporting period begins.

² Takes into account completions up to 1st October 2011

³ This figure includes an allowance of 2,500 for development in of the Strategic Land Allocation to the south east of Milton Keynes, which is proposed in the emerging Core Strategy. It also includes c.2,000 homes in Campbell Park which have outline consent but is likely to require a revised application before proceeding.

13 The deliverability of this land has been assessed through the Milton Keynes Strategic Housing Land Availability Assessment (SHLAA), which was subject to a general review in 2010⁽⁴⁾ and is currently being fully rewritten in readiness for the preparation of a site allocations document during 2012.

14 Early work on the new SHLAA has assessed when the development of these sites can be expected, which has included direct feedback from developers and land owners. The assessment has also drawn on the ongoing work of the Milton Keynes Joint Housing Delivery Team (JHDT), which meets quarterly to discuss a range of housing issues affecting Milton Keynes.

15 The JHDT, made up of representatives from MKC, the Homes and Communities Agency (HCA) and partners, monitor progress on major sites across the city, tackling any blockages that are delaying development. They have constant engagement with developers and land owners, enabling them to give up-to-date forecasts on the deliverability of sites, as well as being able to provide direct input about progress on bringing HCA owned land forward for development⁽⁵⁾. This information is invaluable in ensuring forecasts are as accurate as possible.

16 The five year housing supply needs to be reported on an annual basis and as such, any changes in forecasts will be reflected in the next review. At this time any new permissions granted and completions will also be factored into the assessment.

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

18 Sites under 25 units account for around 10% of annual completions in Milton Keynes each year. The deliverability of each of these small sites has not been individually assessed due to the sheer number of sites and their relative contribution towards land supply in Milton Keynes. However, in light of observed trends, the assessment has assumed that only 85% homes permitted on these small sites will actually be delivered. This is felt to accurately reflect the deliverability of small housing sites across Milton Keynes.

19 It can be seen from the table below that at November 2011 it was assessed that there was suitable land available to deliver 9,788 new homes between 1st April 2012 and 31st March 2017. The supply has been broken down in the three categories outlined in the previously published Planning Inspectorate advice.

Table 3 Five Year Housing Land Supply

Source of supply	Total
Sites with extant planning permission (inc allocated sites with permission)	8,587
Allocated sites without permission	1,092
Identified unallocated previously developed (brownfield) sites	109
Total supply	9,788

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

5 Approximately 2,110 (22%) of the homes in the five year land supply are owned by the HCA.

Assessment of the Five Year Land Supply

20 It can be seen that the majority of land (88%) that makes up the five year land supply has extant planning permission. This includes several large sites that are either currently under construction or which are programmed to start development within the 5 years period. This shows that good progress is being made in bringing sites through the planning system. This proportion has been maintained from last years monitoring period.

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

22 The good progress which has been made on bringing sites through the planning system is also reflected by the fact that allocated land without permission makes up a relatively small part of the five year land supply. Apart from the Strategic Land Allocation, the majority of the 10 sites which are forecast to contribute 1,142 homes during the five year land supply period are relatively small, and will have short lead in times once a planning consent is granted. This means it is realistic to suggest that development could be achieved within the five year period. Given the lead in time in bringing forward large, strategic sites, only a small proportion of the Strategic Land Allocation is assessed as being deliverable during the 5 year period.

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

Five Year Housing Supply vs the Housing Requirement

24 The total land supply for 9,788 homes is in excess of the five year housing requirement of 8,950 homes established from the Council's housing target in the Revised Proposed Submission Core Strategy (Oct 2010). This is clarified in Table 4 below. The table shows that MKC has 5.47 years worth of land available and deliverable in the next 5 years.

Table 4 Milton Keynes Five Year Housing Land Supply Position at April 2012

	Total
Supply required 2012-2017	8,950
Supply of deliverable sites	9,788
Supply compared to requirements	833 (109.4%)
Years supply	5.47

Emerging Requirement for an Additional 20% Allowance

25 The draft NPPF proposes the introduction of an addition allowance of 20% of land within the 5 year period to provide 'choice and competition in the market for land'. This is a principle that the Council has objected to on the grounds that it is unnecessary and will be ineffective and unhelpful for plan making.

26 The Council will not be formally reporting against this requirement until (and if) it is included in the final NPPF. However, it can be seen from the figures above that the Council is in a strong position with regards additional supply, with around 10% additional land available in the five year period.

27 Analysis of the current housing trajectory (see section 5 of the Annual Monitoring Report 2010/11) shows that the land supply position will generally improve over the next couple of years. This is as a result of new sites, such as the Western Expansion Area, Tattenhoe Park and Oakgrove beginning to be built out.

28 Table 5 below shows that Milton Keynes has a very healthy land supply, with land plentiful for at least the next 8-10 years. Even without considering the contribution of windfall sites (around 200 home per year) or new sites likely to be allocated through the Site Allocations Development Plan Document, the Council will be able to demonstrate a five year land supply for a considerable period.

29 The continuous supply of land in Milton Keynes shows that there is 'choice and competition' in the market, which is the aim of the draft NPPF requirement.

Table 5 Projected Future Supply Against NPPF 20% Allowance Requirement

Year	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Completions	1494	1893	2169	1969	2263	2025	1789	1863
Supply (@ start of year)	9788	10319	10215	9623	9595	9402	9104	8415
5 year requirement (@ start of year)	8951	9065	9032	8867	8769	8486	8281	8187
Additional supply	9.4%	13.8%	13%	8.5%	9.4%	10.8%	11.1%	2.8%

Commentary on Housing Supply Issues

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

Key sites:

31 Of the 9,788 homes forecast for completion over the plan period, 2,070 (21%) are in the **Western Expansion Area (WEA)**. Development of this area has yet to commence but and the master-developer has commenced work on discharging pre-commencement conditions and the application for the highway works is expected to be determined by the end of 2011. The master-developer has confirmed that they expect the first completions on site in early 2013. Both Area 10 and Area 11⁽⁶⁾ are likely to be built out simultaneously, which will increase the potential annual rate of completions by opening up the site from both ends, creating two distinct housing areas. Ensuring this can happen will be integral to meeting ongoing housing forecasts, given the contribution of the area to overall supply.

32 To the east of the city, **Brooklands** (a site for 2,500 homes in total; 775 in the five year period) commenced development ahead of forecast, as reported in last years report. In this area, all major infrastructure is either in place or under construction, with the first primary school now open. Feedback through JHDT is that the homes continue to sell well in the initial phase and reserved matters applications for further phases are under consideration. The forecast rate of completions has been verified by the developer of the site, adding some certainty to them.

⁶ The WEA is made up of two distinct parts; Area 11 to the north and Areas 10.1-10.3 in the south.

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33 Kingsmead South and Tattenhoe are together forecast to deliver 1,050 homes over the five year period. The sites are both owned by the HCA. They are both fully serviced and Tattenhoe Park benefits from already having an operational primary school. Although development is yet to commence on either site, it is expected that developers will be on site in 2012, with the first land parcels currently out to the market. The fact that the sites are 'oven ready' should help them to progress quickly and deliver the homes they are forecast to in the five year period.

34 Within the city, **Oakgrove** is expected to deliver 800 homes within the five year period. Oakgrove was originally planned as a millennium community for up to 2,000 homes. After several years of negotiation a revised scheme for 1,107 homes has been granted outline planning consent. The first reserved matters application is expected imminently which is in line with enabling the first completions to be delivered in 2013. As with the WEA, to achieve the forecast rate of development, several development faces will need to be established to allow the site to be built out at the required rate.

Accuracy of Forecasts

35 Of the sites in the five year land supply, c.3,200 homes (33%) are on sites that are already under construction. On these sites, we have been able to review progress against previous forecasts as well as visit site to determine the rate at which sites are currently being built out. As these sites are already being built out, there is less concern that the number of completions estimated for the five year period could be affected by a delay in the start date on site.

36 There is no significant history of sites in being 'mothballed' in Milton Keynes after they start. There is just one site that is currently 'mothballed', where the mix of units is currently being reviewed with the aim of achieving a deliverable scheme. We are therefore confident that these forecasts are as accurate as they can be.

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

38 For larger sites, where several parcels of land within one site have been assumed to be developed in parallel, this principle has been more difficult to apply. However, based on observed trends in completion rates in the Eastern Expansion Area, and the number of developers on site at any given time, we are confident that the forecast rate of completions on large sites can be achieved. There has been close engagement with the land owners and developers in all the main expansion sites with their feedback verifying the forecasts made.

Attractiveness of Sites

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

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

The Rural/Urban Split

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

42 If the land which makes up the five year land supply is analysed in more detail it can be seen that 243 homes are forecast to be completed in the rural area. This is below the 540⁽⁷⁾ homes that make up the specific rural part of the five year land requirement (45% of the requirement in total, 2.25 years of supply).

43 The emerging Core Strategy has already highlighted the shortfall in land supply in the rural area and has put a strategy in place to address it over the next few years. Of particular importance will be the identification of sites in the Site Allocations DPD, which is due to commence production in 2012.

44 Of the 243 homes identified in the rural area, 124 (51%) are in Woburn Sands. This is a significant level of supply for the town given the size of the settlement and the significant growth it has already seen in recent years. The number of homes in Woburn Sands has already increased from 1,044 in 2004 to 1,296 at the start of 2011, and the town will have 1,445 homes once the Nampak development is complete. This will be a 43% increase in total housing stock over a 10 year period.

Windfall Development

45 Related to the above point about the rural/urban split, windfall development can be seen to make a significant contribution to rural housing completions. Research carried out as part of the SHLAA has shown that historically 45% of rural housing completions have been from windfall sites⁽⁸⁾. Primarily on sites for five or less homes, the sources of windfall development include infill and intensification of existing sites, conversions and the redevelopment of commercial premises.

46 The SHLAA concludes that in the future it would be prudent to make an allowance of 35 dwellings per year for windfall development in the rural area, based on the likely ongoing completion of homes on infill sites and conversions. Whilst this figure has not been built into the figures in this assessment, the allowance should be considered in drawing conclusions about the availability of development land in the rural area.

7 The target of 540 is based on the need to deliver 1,510 homes between 2011 and 2026 after the completion of 113 homes in 2010/11 and the forecast of 137 completions in 2011/12 are taken into account. This means an average of 108 homes per year will be needed up to 2026 (108 x 5 = 540)

8 This equates to around 59 dwellings per annum.

Appendix 1: Five Year Land Supply - Schedule of Sites

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Schedule 1- Sites with extant planning permission (including allocated sites) considered deliverable by March 31st 2017

Site Details			Deliverability							SHLAA ref	
Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at November 2011)	Available?	Availability conclusions (at November 2011)	Achievable?	Achievability conclusions ² (at November 2011)		Potential Delivery 2012 to 2017
05/00291/M KPO	Western Expansion Area- Area 10.1-10.3	4,330	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline permission	✓	Application for highway infrastructure under consideration. Landowner confirmed first completions 2013. Will extend beyond 5 year period.	1,085	MK170
06/00123/M KPCO	Western Expansion Area- Area 11	2,220	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline permission	✓	Landowner confirmed first completions 2014. Will extend beyond 5 year period.	986	MK171
07/00855/M KPCR	Broughton Gate Parcel D	116	G	✓	Under construction	✓	Under construction	✓	Under construction. Developer confirmed completion by 2014.	49	MK143
08/00879/M KPCR	Broughton Gate Parcel I1 and I2	191	G	✓	Under construction	✓	Under construction	✓	Under construction. Completion anticipated by 2015	141	MK148
07/01029/M KPCR	Broughton Gate Parcel K	215	G	✓	Under construction	✓	Under construction	✓	Developer on site. Anticipated completion in 2014.	45	MK150

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

² Developer feedback sought each year since 2009. Where feedback is not available from 2011, 2010 feedback has been used if progress on site to date suggests the information provide was accurate and reliable.

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Site Details			Deliverability							SHLAA ref	
Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at November 2011)	Available?	Availability conclusions (at November 2011)	Achievable?	Achievability conclusions ² (at November 2011)		Potential Delivery 2012 to 2017
04/01069/M KPCO	Broughton Gate Parcel M	112	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent granted	✓	Compensation site. Expected last phase of Broughton development. Completion by 2017.	112	MK152
06/00856/M KPCO	Tattenhoe Park	1310	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent granted	✓	Site has primary infrastructure completed. Primary school open. Will be developed in parcels. First parcels marketed. Anticipated first completions in 2011/12/13..	708	MK101
06/00602/M KPCO	Kingsmead South	450	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent granted	✓	Site has primary infrastructure in place. Anticipated first completions 2012/13. Will be developed in two parcels..	344	MK116
06/00220/M KPCO	Land at Brooklands (remainder)	2287	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent granted	✓	Primary infrastructure under construction. First primary school open. First completions anticipated 2013/14.	672	MK81
09/00860/M KPCR	Brooklands Phase 1	214	G	✓	Under construction	✓	Under construction	✓	Developer on site. Completion expected by 2013 at current rate of development.	103	MK234
06/00416/M KPCO	Broughton Manor Business Park	60	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent granted	✓	Part of wider development area. Completion expected by 2014/15.	60	MK127

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Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at November 2011)	Available?	Availability conclusions (at November 2011)	Achievable?	Achievability conclusions ² (at November 2011)		Potential Delivery 2012 to 2017
06/01352/R EM	Ashland Phase 2	190	B	✓	Under construction	✓	Under construction	✓	Developer back on site after site stalled. Completion expected by 2014.	160	MK17
06/0239/FU L	Campbell Park Phase 1	280	G	✓	Under construction	✓	Under construction	✓	Site part complete. Developer considering a re-plan. May lead to slightly reduced numbers. Completion still expected by 2015.	179	MK27
07/00671/R EM	Former First School site, Westcroft	67	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission	✓	Site in developer ownership. Anticipate completion by 2013/14.	67	MK122
04/01174/M KPCO	Northern Expansion Area- Area 1	132	B	✓	Under construction	✓	Under construction	✓	Developer onsite. Completion expected by 2014.	116	MK160
04/01174/M KPCO	Northern Expansion Area- Area 4	79	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent	✓	Infrastructure work complete. Awaiting completion of other phases. Anticipated first completions 2013/14. Completion by 2016.	79	MK163
07/00200/M KPCR	Oxley Park East sites 2 and 3	240	G	✓	Under construction	✓	Under construction	✓	Developer onsite. Anticipated completion on site 2015.	97	MK130
06/00070/M KPRC	Oxley Park site 6 (sale)	145	G	✓	Under construction	✓	Under construction	✓	Developer on site. Completion expected by 2012.	12	MK133
06/02032/M KPCR	Oxley Park west phase 7 and 8	162	G	✓	Under construction	✓	Under construction	✓	Developer onsite. Completion expected by 2014.	122	MK137

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Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at November 2011)	Available?	Availability conclusions (at November 2011)	Achievable?	Achievability conclusions ² (at November 2011)		Potential Delivery 2012 to 2017
08/01939/F UL	Extracare Retirement Village	300	G	✓	Under construction	✓	Under construction	✓	First phase almost complete (100 units), Remainder under construction. Expected completion 2013.	200	MK188
05/01386/O UT	Reserve sites A & D, Hindhead Knoll, Walnut Tree	42	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission	✓	Site within existing residential area. No constraints. Developer expected on site by 2013.	42	MK110
07/00964/R EM	Site 1, Gyosei Canalside, Willen Park	172	B	✓	Under construction	✓	Under construction	✓	Developer on site. Completion expected by 2014.	47	MK128
02/01507/R EM	Bletchley College, Sherwood Drive	136	B	✓	Under construction	✓	Under construction	✓	Developer on site. Completion expected by 2013.	16	MK19
07/02001/F UL	Bletchley Park, Phase 2	64	B	✓	Under construction	✓	Under construction	✓	All units under construction. Anticipated completion by 2013.	32	MK20
10/02469/F UL	Bletchley Park off Allford Place	34	B	✓	Under construction	✓	Under construction	✓	Developer on site. All flats started. Completion over 2 year period.	17	MK239
07/01333/R EM	Newton Leys, Phase 1, Bletchley	227	B	✓	Under construction	✓	Under construction	✓	Developer on site. Completion expected by 2013.	18	MK153
08/00233/R EM	Newton Leys Phase 2 a and b, Bletchley	394	B	✓	Under construction	✓	Under construction	✓	Developer onsite. Site progressing slowly. Expected completion by 2016 in two phases.	240	MK180

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Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at November 2011)	Available?	Availability conclusions (at November 2011)	Achievable?	Achievability conclusions ² (at November 2011)		Potential Delivery 2012 to 2017
02/01337/O UT	Newton Leys Remainder	1029	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent	✓	Remaining phases of development expected to start in 2013. Will extend beyond 5 year period.	185	MK180
05/01429/O UT	Stantonbury Park Farm	165	G	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent	✓	Expected onsite 2013 after other parcels complete. Expected completion in two parcels by 2016.	93	MK157
08/00792/R EM	Stantonbury Park Farm H3	114	G	✓	Under construction	✓	Under construction	✓	Developer on site. Completion expected by 2013.	29	MK157
11/00062/R EM	Stantonbury Park Farm H5	104	G	✓	Under construction	✓	Under construction	✓	45 units under construction. Completion expected by 2013.	84	MK157
10/01674/R EM	Stantonbury Park Farm H6	68	G	✓	Under construction	✓	Under construction	✓	Developer onsite. Completion expected by 2014.	38	MK157
06/01961/R EM	Former EMEB Offices, Wolverton	95	B	✓	Under construction	✓	Under construction	✓	Developer on site. Completion expected by 2013.	15	MK125
06/00488/F UL	Former Reckitt and Coleman Site, Phase 3	121	B	✓	Under construction	✓	Under construction	✓	Flatted development. All units currently under construction. Phased completion by 2015.	74	MK158
06/00489/M KC0D3	Bletchley Leisure centre, Princess Way	230	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline permission	✓	Part of wider redevelopment of leisure centre site. New centre now open and first housing phase complete. Development expected to commence in 2013/13 with	230	MK119

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Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at November 2011)	Available?	Availability conclusions (at November 2011)	Achievable?		Achievability conclusions ² (at November 2011)	Potential Delivery 2012 to 2017
									completion by 2015		
08/00126/R EM	Land south of Intervet Campus, Walton Hall	176	G	✓	Under construction	✓	Under construction	✓	Development onsite. Anticipated completion in 2014/15.	116	MK179
10/00550/M KCOD3	Land to rear of Waterhall School, Bletchley	61	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Full permission	✓	Council owned site. Could be part of wider regeneration plans in the area. Completion expected by 2016.	61	MK181
09/01516/F UL	Former Nampak Site, Woburn Sands (phase 3)	114	B	✓	Under construction	✓	Under construction	✓	Development on site as phases 1 and 2 conclude. First completions expected 2012. Completion by 2015.	114	WS7
04/00028/O UT	Sustainable Residential Quarter, Central Milton Keynes.	916	G/B	✓	Site has extant planning permission, therefore is suitable for development	✓	Long term development. Phased release of sites mean only partly available in 5 year period. First parcel currently being marketed.	✓	Site infrastructure in place. Consideration being given to appropriate mix (and density) of uses for the site. Phase one under discussion and anticipated as commencing in 2014.	350	MK182-185
09/01185/M KPC	Tollgate Cottage, Broughton	74	B	✓	Site has extant planning permission, therefore is	✓	Full permission	✓	Site is part of a wider development area where a	74	MK233

Appendix 1: Five Year Land Supply- Schedule of Sites

Site Details			Deliverability							SHLAA ref	
Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at November 2011)	Available?	Availability conclusions (at November 2011)	Achievable?	Achievability conclusions ² (at November 2011)		Potential Delivery 2012 to 2017
					suitable for development				number of sites are currently under construction. First completions expected in 2012. Expected completion by 2016.		
09/00618/O UTEIS	Oakgrove	1107	B	✓	Site has extant planning permission, therefore is suitable for development	✓	Outline consent granted. Site in developer ownership	✓	Development expected to commence 2013 and last beyond the 5 year period. First reserved matter application expected in late 2011 with development on site from 2012.	800	MK178
09/00617/M KPCR	Oxley Park West 4 and 10	24	G	✓	Under construction	✓	Under construction	✓	Large executive housing. Completion expected in 2013.	12	MK134 and MK136
06/00087/F UL	Former Nursing Home Site, Tattenhoe	21	G	✓	Under construction	✓	Under construction	✓	Developer onsite. Completion expected by 2013.	10	Mk37
10/02798/R EM and 11/00390/R EM	Wolverton West End	378	G	✓	Under construction	✓	Under construction	✓	Site in developer ownership. Three parcels. First completions expected 2012. Development will extend beyond 5 year period.	350	MK172
Total										8,384	

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Site Details			Deliverability							SHLAA ref	
Planning app ref	Address	Total capacity ¹	Brownfield/ greenfield	Suitable?	Suitability conclusions (at November 2011)	Available?	Availability conclusions (at November 2011)	Achievable?	Achievability conclusions ² (at November 2011)		Potential Delivery 2012 to 2017
Sites under 24 units with planning permission											
Various	Various	239	G/B	✓	Small sites (under 24 units) with planning permission.	✓	Assumption that 85% of permissions granted will be completed before expiring based on previous experience.	✓	Some developments under construction. Allowance made for non-implementation of permissions on viability grounds.	203	Several
Total										8,587	

Appendix 1: Five Year Land Supply- Schedule of Sites

Schedule B- Allocated sites without extant permission considered deliverable 2012-2017

Site details			Deliverability							SHLAA ref
Address	Site total	Brownfield/ Greenfield	Suitable	Suitability	Available	Availability	Achievable	Achievability	Potential delivery 2011-2016	
Grange Farm small sites	10	G	✓	A range of self build plots reserved as part of development of larger residential area.	✓	In area allocated for residential development.	✓	Sites have been marketed and due to be completed by 2013.	3	MK43, 44, 45, 174
Monkston park self build plots	14	G	✓	A range of self build plots reserved as part of development of larger residential area.	✓	In area allocated for residential development.	✓	Sites have been marketed and due to be completed by 2013.	5	MK176
Campbell Park remainder	2040	G	✓	Site was granted planning permission in 2004 therefore can be considered suitable for development	✓	Phase 1 of Campbell Park currently under construction-anticipated completion in 2014.	✓	Site is part of wider development area. Will be developed in a number of phases. First completions likely after phase 1 is complete in 2014/15 (JHDT). Will expand beyond 2017. The site does have an extant planning consent (04/00586/OUT) but this is likely to need reviewing to ensure development is deliverable.	300	MK58
Oxley Park site 4 and 5	168	G	✓	Allocated for housing development in the Local Plan (2005)	✓	In area allocated for housing development. Developer interest in the sites.	✓	Later phases of wider development area. Awaiting completion of other phases. First completions in site 5 anticipated in 2013 with completion by 2016 (JHDT).	168	MK131 and MK132,

Appendix 1: Five Year Land Supply- Schedule of Sites

Site details			Deliverability							SHLAA ref
Address	Site total	Brownfield/ Greenfield	Suitable	Suitability	Available	Availability	Achievable	Achievability	Potential delivery 2011-2016	
Blind Pond Farm, Bow Brickhill	25	B	✓	Allocated for development in the Local Plan (2005)	✓	Allocated site. Pre-application discussions have take place.	✓	Site on edge of an attractive rural settlement. Some site clearance costs but they are minimal. No constraints apart form market conditions. landowner has confirmed expected completion by 2015	25	BB7
CBX 3, Central Milton Keynes	137	B	✓	Identified for development in the CMK Development Framework and Local Plan (2005)	✓	Application expected in 2010	✓	Small flatted development in CMK. Currently no other active housing sites in CMK. Developer expected on site in 2012 with completion in 2014 (JHDT).	137	MK236
CMK 'other sites'	1636	B/G	✓	Various sites identified for development in the CMK Development Framework and the Local Plan (2005)	✓	A range of vacant sites across CMK. HCA is the main landowner.	✓	Largely dependent on an improvement in the demand for apartments and high density living. Likely to be more long term with limited parcels being developed in the short term.	181	MK237
Penn Road, Fenny Stratford	48	G	✓	Allocated for development in the Local Plan (2005)	✓	Application currently under consideration.	✓	Small site. Attractive waterside location. Subject to planning permission being granted, development likely to commence in 2012/13. Completion anticipated by 2015 (JHDT).	48	MK36
Lathams Buildbase	75	B	✓	Allocated for development in the Local Plan (2005)	✓	Allocated site. Landowner expects development upon market	✓	Site currently in use as builders yard. Would require limited site clearance. Development likely to commence development towards the end of the five year period.	25	MK35

Appendix 1: Five Year Land Supply- Schedule of Sites

Site details			Deliverability							SHLAA ref
Address	Site total	Brownfield/ Greenfield	Suitable	Suitability	Available	Availability	Achievable	Achievability	Potential delivery 2011-2016	
						improvement.				
Core Strategy Strategic Land Allocation	2500	G	✓	Proposed allocation in the Core Strategy.	✓	Site owners engaged in the preparation of a development framework in the area with applications expected upon adoption of the Core Strategy and the Development Framework	✓	Large development area which will need investment in primary site infrastructure to provide serviced land parcels. Development expected to commence towards the end of the 5 year period.	200	MK240
Total									1,092	

Appendix 1: Five Year Land Supply- Schedule of Sites

Schedule C- Identified unallocated previously developed (brownfield) sites considered deliverable by 31st March 2017

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

Appendix 1: Five Year Land Supply- Schedule of Sites

Site details			Deliverability							SHLAA ref
Address	Site total	Brownfield/ greenfield	Suitable	Suitability	Available	Availability	Achievable?	Achievability	Potential delivery 2011-2016	
Former Garage site, Lavendon	5	B	✓	Former garage site surrounded by residential properties. Suitable housing site.	✓	Site has been subject to previous application for housing. Principle of housing accepted. Owner has indicated site is available for development.	✓	No major site preparation costs known. Attractive rural village setting. Developer has indicated that development would be complete within 5 years, subject to planning permission being granted.	5	LV1
Total									109	

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