



Strategic Housing Land Availability Assessment



July 2024
Version 1

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Introduction

Purpose and Approach

- 1.1** The Strategic Housing Land Availability Assessment (SHLAA) is a technical evidence-based document which Local Plan-Making Authorities are required, as outlined by paragraph 69 of the National Planning Policy Framework (NPPF) (2023), to produce to provide a clear understanding of the land available within their area. In doing so it forms a key part of the evidence base to support the ongoing preparation of The MK City Plan 2050, the new Local Plan for the Borough of Milton Keynes.
- 1.2** The SHLAA's primary function, at this stage, is to verify that there is sufficient land across Milton Keynes to meet the housing targets that will be required of The MK City Plan 2050 and to provide an evidence base for the policy decisions and the site selection process that is being undertaken as part of the preparation of the plan.
- 1.3** This SHLAA has been prepared in accordance with the methodology set out in the Government's Planning Practice Guidance (PPG) and our own SHLAA Methodology which was updated in 2022 and has subsequently been updated again in 2024 to reflect new processes used in producing this SHLAA. To this end the assessment:
 - Identifies sites and broad locations with potential for development;
 - Assesses their development potential; and
 - Assesses their suitability for development and the likelihood of development coming forward (the availability and achievability)
- 1.4** As the SHLAA methodology has been updated as part of the undertaking of this SHLAA, this report does not repeat the steps undertaken in producing the SHLAA, nor the policy and guidance which sits behind the process. This can all be found in the SHLAA Methodology (2024) which should be read in conjunction with this report.
- 1.5** The outputs of the SHLAA, as presented here, will assist us in identifying the choices available to meet the need and demand for more housing and provide a basis for making decisions about how to shape places in the future. Furthermore it will identify whether action would need to be taken to ensure sites will become deliverable or whether plan policies need to be reviewed to enable identified sites to be developed for housing.
- 1.6** The SHLAA itself is not policy and is not an expression of our vision for Milton Keynes, nor is it the role of the SHLAA to determine whether a site should, or should not, be allocated for development. **It should be noted that the inclusion of sites in this assessment does not mean that they will actually be allocated for development or permission granted for housing. Indeed, sites suitable for housing may also be suitable for, and allocated for, other high priority needs such as schools, health and other community facilities, and green space.**
- 1.7** For a site to be determined as suitable for housing development, or any other development, it will need to be considered through the normal planning process which

includes the preparation of a local plan (MK City Plan 2050) and/or determination of planning applications. This SHLAA report is simply a technical piece of work that forms part of the plan making evidence base. Any sites identified should be seen as part of a list of land that could form part of the housing land supply for Milton Keynes over the MK City Plan 2050 period.

- 1.8** Conversely, sites not seen as being suitable for housing development in the SHLAA could still be considered for allocation through the MK City Plan 2050 or be granted planning consent for development if it were deemed suitable after more detailed consideration.

Context

- 1.9** With an up-to-date Local Plan (Plan:MK) adopted approximately five years ago, we have over the past two years been producing an updated evidence base to inform the preparation of our new local Plan; the MK City 2050 Plan, which will plan for the development of the Borough area of Milton Keynes through to the year 2050; a 28-year plan period when taken from its base date of 1 April 2022.

- 1.10** The long-term ambitions for growth in Milton Keynes have been set out in the Strategy for 2050 which we adopted in January 2020. The Strategy for 2050 sets out a long-term approach to spatial development. It aims for a steady population increase to around 410,000 people in the borough by 2050, as the best means of achieving Seven Big Ambitions.

- 1.11** Reaching a population of 410k equates to around 63,000 homes between 2022-2050. This is higher than our identified Local Housing Need of 53,256 new homes established using the Government's Standard Method for calculating housing need. As a result, the current proposals for the MK City Plan 2050 is to set a housing requirement as a range between 53,256 and 63,000 (1,902 – 2,250 homes per annum), with the bottom end of this range (1,902) being used to calculate our five-year housing land supply and Housing Delivery Test. The upper end of the range represents our vision for growth of the city, but it also provides a buffer on our Local Housing Need of around 18%. The use of a buffer on the identified Local Housing Need is a common requirement of Local Plans to ensure that housing need can be met, accounting for possible under delivery during the plan period.

- 1.12** As the primary focus of the SHLAA is to inform the preparation of the MK City Plan 2050, the housing requirement set out above will be used as the target for the SHLAA and the assessment will cover the full plan period from 2022 – 2050.

Assessment Outcomes

Central Milton Keynes

- 2.1** As part of the evidence base for the MK City Plan 2050 a separate growth study has been commissioned to focus on Central Milton Keynes (CMK) and Campbell Park. This work includes carrying out the Land Availability Assessment (LAA) for this area of the city. The

outcomes of the LAA element of this work are reported separately as Appendix 9 to this report and are therefore, with the exception of the existing commitments discussion outlined below, not included in the SHLAA outcomes presented here.

2.2 This work tested various growth scenarios in CMK and Campbell Park and concluded that there is a significant opportunity to accommodate new homes within the area. Dependent upon the scenario, the densities applied and the office to residential ratio provided within certain blocks, this could range from the provision of approximately 10,900 additional new homes to 15,420 after existing commitments are discounted.

Sites Assessed

2.3 After duplicated sites and sites which were entirely completed during the years 2022/23 – 2023/24 were discounted, a total of 527 sites were assessed through the SHLAA. These included sites that were submitted during the Call for Sites periods and sites identified by MKCC Officers and were located across all of Milton Keynes, with the exception of CMK/Campbell Park, both within the existing urban area and the rural area.

2.4 The location of each of these sites and the full details of the site-specific assessment outcomes can be viewed by using the map function on our online portal version of this report.

Existing Commitments

2.5 Of the 527 sites assessed through the SHLAA, 30 of them were, as at 1 April 2024 under construction and delivering housing completions, a further 37 sites have an extant planning permission but are not yet under construction and 36 sites have an existing allocation either within Plan:MK or within an adopted Neighbourhood Plan, which would allow for residential development to occur.

2.6 As per the SHLAA Methodology all sites under construction or with an extant planning permission were considered to be suitable and deliverable/developable, whilst those with an allocation were all reassessed to ensure they still met all relevant criteria. As a result of this, 3 sites with an existing residential allocation were found to no longer be deliverable/developable for varying reasons; all remaining sites are considered as existing commitments.

2.7 Figure 1 outlines the number of residential homes which can be delivered from these sites, the number of homes already delivered during the first two years of the MK City Plan 2050 period and also the existing commitments from sites within CMK and Campbell Park.

Figure 1: Completions, planning permissions and allocations (as at 1st April 2024)

Site Status	Number of Homes
Completions 2022/23	2,895
Completions 2023/24	2,200
Sites Under Construction	3,518

Sites with extant Planning Permission	12,826
Allocated Sites	7,636
Total	29,075

2.8 All of the above units are considered to be deliverable during the MK City 2050 Plan period and would therefore contribute towards meeting the housing requirement set out earlier in this report. These sites (minus those within CMK and Campbell Park) and their assessment summaries are outlined in Appendix 1.

2.9 Taking these commitments into account the MK City 2050 Plan will still be required to find suitable sites to deliver a further 23,181 homes to meet our identified Local Housing Need and a further 33,925 homes to meet our vision for the growth of the city as set out in the MK Strategy for 2050 and provide a suitable buffer on our Local Housing Need. The remainder of this report therefore focuses on other sites which could potentially come forward for development over the plan period.

Potential Sites

2.10 After consideration of all existing commitments, there remained a further 424 potential sites to be assessed. Of these, 26 sites were ruled out at Stage 1 of the assessment – these sites and the reasons for them being ruled out, are set out in Appendix 2.

2.11 The remaining 398 sites were all taken forward to Stage 2 for a more detailed assessment to be carried out. Of these, a total of 252 sites were considered to be undeliverable due to the site either being unsuitable, unavailable or unachievable.

2.12 This leaves a remaining 166 sites which have been assessed to be deliverable or developable during the MK City 2050 Plan period. Figure 2 below outlines the breakdown of these sites.

Figure 2: Summary of SHLAA site conclusions

Site Status	Number of Homes
Deliverable	2,254
Deliverable and Developable	4,517
Developable	24,354
Total	31,125

2.13 To provide a slightly more detailed breakdown summary of the sites assessed, the following sections outline the above information under the source/type of site, including:

- sites within the existing urban area (minus CMK and Campbell Park),
- sites within the Central Bletchley Urban Design Framework Supplementary Planning Document (SPD) area,
- sites which would form urban extensions to the existing urban area of Milton Keynes,
- sites which could form new standalone settlements; and,

- sites within the rural area of Milton Keynes which would not form extensions to the existing urban area.

2.14 An accompanying appendix is provided for each site source which outlines the assessment summaries for each site. The tables within each appendix split the sites by those which were assessed to be deliverable/developable and those which were found to be not deliverable.

Potential Sites in the existing Urban Area (Appendix 3)

2.15 In total the SHLAA assessed 257 sites across the existing urban area of Milton Keynes. Of these 153 were assessed to be undeliverable and 104 concluded to be deliverable and/or developable. It is estimated that these 104 sites could provide an additional 3,163 homes if they were all to be delivered for residential use.

2.16 However, a proportion of these sites do have existing policy constraints (such as existing designation as amenity open space) which would need to be overcome through further consideration of the sites as part of a site allocations process in the preparation of a development plan document. A policy change via a development plan document would allow for those sites which have existing policy constraints to form part of the land supply. This however is not the role of the SHLAA and, any such decisions would need to be made through the planning process following further, more detailed site assessments and consultation.

Potential Sites within Central Bletchley (Appendix 4)

2.17 In total the SHLAA assessed 9 sites which are located within the Central Bletchley Urban Design Framework SPD area (also known as the Central Bletchley Prospectus Area). Of these, 1 site was found to be undeliverable and the 8 sites assessed to be deliverable or developable are estimated to be able to deliver an additional capacity of 1,304 homes.

Potential Urban Extension Sites (Appendix 5)

2.18 The SHLAA assessed a total of 37 sites which were either promoted as or deemed to form, or form part of a potential urban extension to the existing city. Whilst all of these sites are outside of existing policy and would therefore require a policy change via a development plan document, 15 of the sites were deemed undeliverable due to suitability, availability or achievability constraints. The remaining 22 sites, with a combined estimated capacity of approximately 23,391 additional homes, were deemed, subject to a policy change, to be deliverable and/or developable within the MK City 2050 plan period.

2.19 More detailed work would be required on each of the 22 sites to determine the exact number of homes that could be delivered during the full plan period if they were to be allocated however, given the lengthy plan period, it is anticipated that the majority would be able to come forward in their entirety.

2.20 As previously discussed, It should be noted that in the case of potential future expansion sites, whilst general constraints to development have been assessed and noted, if allocations and development were to be actually pursued, more detailed assessments, which are outside the scope of the SHLAA, may need to be carried out to assess their suitability. Such studies may provide additional detail that would render a site(s) unsuitable for development or reduce the suitable area of a site. Furthermore the SHLAA also does not compare the relative suitability of potential expansion sites, therefore whilst a site may be deemed generally suitable, there could be several other suitable sites which would be preferred.

Potential Standalone Settlements (Appendix 6)

2.21 Through the SHLAA two separate potential standalone settlements were assessed – these were formed of 3 sites and 2 sites respectively all of which had been submitted through the Call for Sites. These were deemed to form standalone settlements due to their scale and the lack of a shared boundary with the existing urban area of Milton Keynes or any other current key settlement.

2.22 All 5 sites/2 standalone settlements were determined to be undeliverable; one was found to be unsuitable whilst the other was considered to be unachievable at this stage. As such, no potential additional homes have been attributed to these options.

Potential sites within the Rural Area (Appendix 7)

2.23 In total the SHLAA assessed 90 potential sites which were submitted through the Call for Sites promoting the land for residential development. These consisted of sites which could form extensions to the existing boundaries of the key settlements of Newport Pagnell, Olney and Woburn Sands, extensions to the boundaries of other existing rural village settlements or would form development within the open countryside with limited to no connection with an existing settlement.

2.24 Of the 90 sites submitted and assessed, 59 were deemed to be non-deliverable and 31, with a combined estimated capacity of approximately 3,267 additional homes were assessed to be deliverable or developable. As outlined above, with regards to potential urban extension sites, all of these sites are currently designated as open countryside and, as such, would require a positive allocation through a development plan document to overcome this policy constraint and be able to come forward for development. For this to occur a more detailed assessment of suitability would be required to be undertaken which is outside the scope of this SHLAA.

Other small and Brownfield sites (Windfall Allowance)

2.25 Both Plan:MK and its predecessor, the Core Strategy (2013) included an allowance of 95 dwellings per year to cover the delivery of windfall sites with a capacity of less than 10 dwellings. This windfall allowance was agreed as a suitable allowance for the Borough

during the examination of Plan:MK, at which a detailed justification for the allowance was presented and accepted.

2.26 Figure 3 outlines the completions from sites of less than 10 dwellings since the start of the Plan:MK period until 31 March 2023 (data for 2023/24 is not yet complete) and demonstrates an average over the 7 years of 110 homes completed per year. This suggests that a continuation of the current allowance of 95 homes per year would be justified based on historical trends.

Figure 3: delivery of units on sites with a capacity of less than 10 dwellings 2016/17 – 2022/23

Year	No. of Homes from sites under 10 units
2016/17	166
2017/18	79
2018/19	169
2019/20	99
2020/21	126
2021/22	109
2022/23	24
Total	772

2.27 Further work has also been undertaken to review the delivery of houses on windfall sites with a capacity greater than 10 dwellings during the Plan:MK period up until 31 March 2023 (data for 2023/24 is not yet complete). This review, as outlined in Appendix 8, has assessed windfall delivery on sites in both the urban and rural areas of Milton Keynes.

2.28 For the urban area it has excluded sites which have obtained prior approval for office to residential conversion but, has included sites which have been allocated in neighbourhood plans since the adoption of Plan:MK. In the rural area it has excluded sites which were granted at appeal or were approved at a time when we could not demonstrate a deliverable five-year housing land supply.

2.29 The delivery of homes from these sources over the 7 years reviewed outlines an average of 31 homes per year in the urban area and 15 homes per year in the rural area or, a combined total of 46 homes per year across the whole Milton Keynes area.

2.30 This, alongside the assessment of windfall from small sites under 10 dwellings as outlined above, suggests that there is justification for a greater windfall allowance, incorporating a wider range of sites, to be applied; potentially ranging from the existing 95 homes per year allowance up to 156 homes per year. Over the remaining 26 years of the plan (2024 – 2050) this would account for between 2,470 homes and 4,056 homes dependant on the annual allowance applied.

Overall Conclusions

3.1 Overall the SHLAA has outlined that, existing commitments as at 1 April 2024 can provide for a total of 29,075 homes towards meeting the housing requirement for the MK City Plan 2050, leaving a shortfall of 23,181 homes to meet our identified Local Housing Need and a further 33,925 homes to meet our vision for the growth of the city as set out in the MK Strategy for 2050.

3.2 The SHLAA furthermore outlines a number of potential deliverable and/or developable options for addressing this shortfall and meeting the housing requirement, which could be considered through the further preparation of the MK City Plan 2050. The options and their associated potential housing numbers, as discussed above, are summarised in the below Figure 4.

Figure 4: Potential site options to deliver MK City Plan 2050 Housing requirement

Source	Potential no. of Homes
Potential sites in the existing Urban Area	3,163
Potential sites within Central Bletchley	1,304
Potential Urban Extension sites	23,391
Potential Standalone Settlements	0
Potential sites within the Rural Area	3,267
Potential sites within CMK/Campbell Park	10,900 – 15,420
Windfall Allowance	2,470 – 4,056
Total	44,495 – 50,601

3.3 As these options demonstrate, there is enough land identified through the assessment to enable the housing requirements of the MK City Plan 2050 to be met without having to rely on sites that the SHLAA has deemed to be undeliverable. The plan will however be required to allocate further land to ensure that requirements are met as there are not enough current existing commitments or policy compliant sites to deliver the full housing requirement for the plan period.

Appendix 1: Existing Commitments													
Site ID	Site Name	Ward	Parish	Site Status	Capacity	Suitability Assessment Outcome	Deliverability Conclusion	Suitability Commentary	Availability Commentary	Achievability Commentary	Policy Constraints Commentary	Constraints Summary Commentary	Overcoming Constraints Commentary
110008	Fairfields Remainder	Stony Stratford	Fairfields	Under Construction	795	Suitable - Planning Permission	Deliverable and Developable	Suitable - site represents the remaining parcels of a larger outline permission which is under construction. Suitable - site is under construction and has delivered/will deliver housing units within the plan period.	Available - wider site is under construction	Achievable - Site is under construction and has delivered/will deliver housing units within the plan period.	NA - site is under construction	NA - site is under construction	NA - site is under construction
110009	WEA10 - Parcels S,T & U	Stony Stratford	Whitehouse	Under Construction	351	Suitable - Planning Permission	Deliverable	Suitable - site is under construction and has delivered/will deliver housing units within the plan period.	Available - Site is under construction and has delivered/will deliver housing units within the plan period.	Achievable - Site is under construction and has delivered/will deliver housing units within the plan period.	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110010	WEA10 - Area 10.1 Parcels Q & R	Stony Stratford	Whitehouse	Under Construction	110	Suitable - Planning Permission	Deliverable	Suitable - site is under construction and has delivered/will deliver housing units within the plan period.	Available - Site is under construction and has delivered/will deliver housing units within the plan period.	Achievable - Site is under construction and has delivered/will deliver housing units within the plan period.	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110011	WEA10 - Area 10.1 Parcels M,N & O	Stony Stratford	Whitehouse	Under Construction	113	Suitable - Planning Permission	Deliverable	Suitable - site is under construction and has delivered/will deliver housing units within the plan period.	Available - Site is under construction and has delivered/will deliver housing units within the plan period.	Achievable - Site is under construction and has delivered/will deliver housing units within the plan period.	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110018	Parcels L,K,I	Stony Stratford	Whitehouse	Under Construction	112	Suitable - Planning Permission	Deliverable	Suitable - site is under construction and has delivered/will deliver housing units within the plan period.	Available - Site is under construction and has delivered/will deliver housing units within the plan period.	Achievable - Site is under construction and has delivered/will deliver housing units within the plan period.	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110026	Cavendish Site	Stony Stratford	Stony Stratford	Allocation	37	Suitable	Developable	Suitable	Available - site is owned by Milton Keynes Development Partnership and so is available for development.	Achievable - site has a housing designation and is in the ownership of Milton Keynes Development Partnership.	None - site contains an existing housing allocation	Some mature trees on site and potential for protected species.	Tree coverage and protected species will need to be considered as part of any planning application.
110027	76-83 Shearman's	Stony Stratford	Stony Stratford	Allocation	14	Suitable	Developable	Suitable - site has previously had a permission for residential units to be delivered above existing retail units.	Unknown - site is an area where viability may be an issue and it is unclear as to why previous permissions have not been built out.	Achievable - site has a planning permission and is under the ownership of a householder.	The site is designated as a Local Centre - the retail units would therefore be protected.	Any development would need to be on top of existing retail units, as a local centre at a minimum the local convenience store will be required to be retained.	Any development would need to retain existing retail units, unless part of a wider scheme which re-provided them.
110030	Fairfields Phase 5	Stony Stratford	Fairfields	Under Construction	60	Suitable - Planning Permission	Deliverable	Suitable - site is under construction and has delivered/will deliver housing units within the plan period.	Available - Site is under construction and has delivered/will deliver housing units within the plan period.	Achievable - Site is under construction and has delivered/will deliver housing units within the plan period.	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110050	Land off Field Lane	Wolverton	Wolverton and Greenleys	Allocation	110	Suitable	Deliverable	Suitable - site is an existing allocation from Plan-MK and has a planning application which is awaiting determination.	Available - site has full planning permission and is under the ownership of a householder.	Achievable - site has a planning permission awaiting determination and is in the control of a householder.	NA	NA	NA
110060	Agora	Wolverton	Wolverton and Greenleys	Extant Permission	115	Suitable - Planning Permission	Deliverable	Suitable - site has full planning permission and work has started on site.	Available - site has full planning permission and work has started on site.	Achievable - site has full planning permission and work has started on site.	Not applicable - site has planning permission	Not applicable - site has planning permission	Not applicable - site has planning permission
110066	Former Foresters Arms Public House, 21 Newport Road, New Bradwell	Wolverton	New Bradwell	Extant Permission	9	Suitable - Planning Permission	Deliverable	Suitable - Site has an extant full planning permission	Available - Site has recently received planning permission	Achievable - site has recently been granted planning permission, has a householder associated with the development and is a small brownfield site within an existing urban area of Milton Keynes.	NA - site has planning permission	NA - site has planning permission	NA - site has planning permission
110069	Wolverton Works Railcare Maintenance Depot	Wolverton	Wolverton and Greenleys	Allocation	600	Suitable	Developable	Suitable	Site has been submitted through the CFS with landowner consent.	Parts of the site are currently still in use as a railcare maintenance depot so any redevelopment plan would likely need to incorporate this. The site would be expensive to redevelop given heritage aspects, the nature of the existing and previous uses and likely contamination, presence of numerous buildings and rail lines on site, so viability of the scheme will likely pose an issue but, it is deemed that a redevelopment opportunity would be achievable during the plan period.	Whist the site does carry an existing employment designation, it is an allocated site in both the Wolverton neighbourhood Plan and Plan-MK, both of which allow for residential redevelopment of the site. Site falls within the Wolverton conservation area.	Any redevelopment of the site would need to be undertaken via a heritage-led approach taking into consideration the importance of the site to the Conservation Area. Site may have potential for buried archaeological remains relating to the development of the railway works and town and will require specialist assessment in relation to this at application stage. The canal is a wildlife corridor and so any development should look to enhance this. Role of the existing works on site will need to be considered alongside the future of existing buildings. Likely contamination issues that will need resolving as well. Connections into and across the site would need to be improved as part of any development.	Main constraints are physical and/or relate to the heritage of the site all of which would need to be considered at the planning application stage. The site should be brought forward as part of a wider masterplan for the whole site and not be allowed to be brought forward in a piecemeal manner.
110080	Site G, Stratford Road	Wolverton	Wolverton and Greenleys	Extant Permission	40	Suitable - Planning Permission	Deliverable	Suitable - Site has extant full planning permission	Available - site is under the ownership of a householder and has full planning permission.	Achievable - site is under the ownership of a householder and has full planning permission.	NA - site has full planning permission	NA - site has full planning permission	NA - site has full planning permission
110082	Former Gasworks, 164-168 High Street, Stony Stratford	Stony Stratford	Stony Stratford	Extant Permission	24	Suitable - Planning Permission	Deliverable	Suitable - site has planning permission and work has begun on-site	Available - site has planning permission and work has begun on-site	Achievable - site has planning permission and work has begun on-site	NA - site has full planning permission	NA - site has full planning permission	NA - site has full planning permission
110085	Stratford House	Stony Stratford	Stony Stratford	Extant Permission	13	Suitable	Deliverable	Suitable - site has full planning permission	Available - site has full planning permission and is under the ownership of a householder	Achievable - site has planning permission and is under the ownership of a householder	NA - site has planning permission	NA - site has planning permission	NA - site has planning permission
110123	The Walnuts	Newport Pagnell North & Hanslope	Great Linford	Allocation	100	Suitable	Developable	Suitable	Available - site is an existing allocation and the landowner has confirmed that the site is still available for development once existing uses have been relocated.	Achievable - site is a mix of a greenfield and brownfield site which immediately neighbours a recent residential development, is well located and has existing access points.	None	Part of the site is Grade 2 agricultural land however the site has already been allocated through Plan-MK and part of the allocated site has already been built out. The remainder of the site is brownfield and is in existing use, the landowner has however confirmed that this land will be available once an alternative location can be sourced for the existing use to continue.	NA
110133	Police Station Houses, High Street, Newport Pagnell	Newport Pagnell North & Hanslope	Newport Pagnell	Extant Permission	68	Suitable - Planning Permission	Deliverable	Suitable - site has an allocation for residential use and has planning permission	Available - site received planning permission in May 2024 for residential use	Achievable - the site has recently received planning permission and is in the ownership of Churchill Retirement Homes who will deliver the permission.	None - site is allocated for residential use	Approximately 25% of the site falls within Flood Zones 2 and approximately 20% of the site falls within the Newport Pagnell Conservation Area - the remainder of the site abutting it.	NA - the above constraints have been dealt with via the recent planning application and permission was granted via appeal.
110134	Tickford Fields	Newport Pagnell South	Newport Pagnell	Extant Permission	950	Suitable - Planning Permission	Deliverable and Developable	Suitable - site has outline planning permission	Available - site has outline planning permission and a preferred householder has been selected for the site.	Achievable - site has outline planning permission and a preferred householder has been selected for the site.	NA - site has planning permission	NA - site has planning permission	NA - site has planning permission
110139	East of M1 Strategic Growth Area (MKC)	Olney	Moulsoe	Allocation	350	Suitable	Developable	Suitable	Available - site is owned by MKCC and has been made available for development as part of the wider Milton Keynes east site allocated in Plan-MK.	Achievable - the site forms part of the wider Milton Keynes east allocation in Plan-MK, the remainder of which has outline planning permission and development is now underway.	No constraints - site is allocated as part of a residential-led mixed use scheme.	NA	NA
110141	East of M1 Strategic Growth Area (Bloor)	Olney	Moulsoe	Extant Permission	800	Suitable - Planning Permission	Deliverable and Developable	Suitable - site has outline planning permission	Available - site has outline planning permission, is in the ownership of a householder and infrastructure delivery has begun on site.	Achievable - site has outline planning permission, has a REM application for housing awaiting determination, is in the ownership of a householder and infrastructure delivery has begun on site.	NA - site has outline permission	NA - site has outline permission and delivery of the site is underway	NA - site has outline permission and delivery of the site is underway
110143	East of M1 Strategic Growth Area (Berkeley/7/5 James)	Olney	Moulsoe	Extant Permission	4600	Suitable - Planning Permission	Deliverable and Developable	Suitable - site has outline planning permission	Available - site has outline planning permission, is in the ownership of a householder and infrastructure delivery has begun on site.	Achievable - site has outline planning permission, has a REM application for housing awaiting determination, is in the ownership of a householder and infrastructure delivery has begun on site.	NA - site has outline permission	NA - site has outline permission and delivery of the site is underway	NA - site has outline permission and delivery of the site is underway
110146	Phase 5b and 6b	Broughton	Broughton	Under Construction	68	Suitable - Planning Permission	Deliverable	Suitable - Site is under construction and has delivered/will deliver housing units within the plan period.	Available - Site is under construction and has delivered/will deliver housing units within the plan period.	Achievable - Site is under construction and has delivered/will deliver housing units within the plan period.	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110148	Sales Centre	Broughton	Broughton	Extant Permission	15	Suitable - Planning Permission	Deliverable	Suitable - site has full planning permission	Available - site has full planning permission and is in the ownership of a householder who has delivered significant proportions of the wider expansion area within which the site sits.	Achievable - site has full planning permission and is in the ownership of a householder who has delivered significant proportions of the wider expansion area within which the site sits.	NA - site has full planning permission	NA - site has full planning permission	NA - site has full planning permission
110150	Atterbury Self-Build Plots	Broughton	Milton Keynes	Extant Permission	15	Suitable - Planning Permission	Deliverable	Suitable - site is allocated for residential use and has had a planning permission which has recently expired	Available - landowners have confirmed that a new planning application is due to be submitted imminently to bring the site forward for housing.	Achievable - the site forms part of a wider development and main infrastructure and access is already in place. Site will be viable and landowners have a record of bringing sites forward.	No constraints - site is allocated for residential use and has had a previous permission.	No constraints - site is allocated for residential use and has had a previous permission.	NA - site is allocated for residential use and has had a previous planning permission
110167	Harrowden	Stantonbury	Stantonbury	Allocation	12	Suitable	Developable	The site is suitable.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding	6/10 policy constraints - site is allocated for residential use	The site abuts the railway walk and falls within both a canal and wildlife corridor, therefore potentially hosts some protected species, e.g. bats. There is a risk of surface water flooding access some of the site.	Flood mitigation measures would need to be considered when bringing a development forward on this site.
110168	Kingsof	Stantonbury	Stantonbury	Allocation	15	Suitable	Developable	Site is suitable, however experiences accessibility limitations from Wyle End.	Site is suitable, however experiences accessibility limitations from Wyle End.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding	No policy constraints - the site is allocated for residential use within the Stantonbury Neighbourhood Plan.	The site has no highways access from Wyle End, so some development can be accessed from Crispin Road, and the site borders a Railway walk and canal wildlife corridor containing mature trees and potentially protected species (e.g. bats).	Physical constraints identified would need reviewing as part of the any development proposal for the site.
110169	Wyle End	Stantonbury	Stantonbury	Allocation	17	Suitable	Developable	Suitable - site is however only suitable if it were to be brought forward with neighbouring parcels of land, due to highways constraints the site on its own would not be suitable.	Available - site is owned by Milton Keynes Development Partnership so would be available for development.	Site would likely come forward as part of a wider programme of works for Bradwell but MKCC, so site could be achievable for Council properties but this would be dependent on funding.	Site falls within a wildlife corridor associated with the railway walk and part of the site is designated as amenity open space - the whole site is however allocated for residential use within the Stantonbury Neighbourhood Plan.	The site on its own is unacceptable due to access issues - Wyle End is a narrow unmade track which is totally unsuitable to provide access and the sites junction with Bradwell Road is also unsuitable. Therefore the site could only come forward as part of a wider site along with neighbouring land which is also allocated, with access being taken from within Bradwell. Some tree canopy on site and site is adjacent to the railway walk and canal wildlife corridor therefore likely to be presence of protected species.	Site is allocated so no policy constraints to overcome - site will just need to be delivered alongside neighbouring land to ensure suitable access can be achieved.
110173	Stanton School	Stantonbury	Stantonbury	Allocation	24	Suitable	Deliverable	The site is suitable.	Available - Site is owned by the Governing Body Of Stanton Middle School and MKCC and was allocated via the Stantonbury Neighbourhood Plan	Site is partially owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding. The site is a greenfield site within an area that the Viability Study recognises as Viable for some residential development types, so development would likely be achievable.	46% of the site has amenity greenspace designation however, the site has been allocated for residential use through the Stantonbury Neighbourhood Plan.	High percentage of tree cover therefore there is potential for protected species, e.g. bats, in the area. Furthermore, significant cycle infrastructure will be required to provide local links to Redway network. Additionally, the site is exposed to one minor incident of surface water flood risk.	The surface water flood risk at the site would need to be more widely considered and mitigated.
110177	Rowle Close/Crosslands	Stantonbury	Stantonbury	Allocation	33	Suitable	Deliverable	The site is suitable as it is currently allocated in Plan-MK (2019).	Available - The site is privately owned by a householder, who has outlined they still intend to bring the site forward for development.	Achievable - The site is a brownfield site in an existing grid square of Milton Keynes with adjacent residential uses. It is in the ownership of a householder who has outlined their intentions to bring the site forward.	There are no policy constraints as the site is allocated for residential use in the Stantonbury Neighbourhood Plan.	The site currently has existing garages upon it, however as this site is allocated, it is accepted that demolition will take place in order for development to come forward. The site is exposed to two minor incidents of surface water flood risk.	The main constraint is the current development on the site. To overcome this demolition will need to take place prior to development.
110178	Redbridge Close/Rowle Close	Stantonbury	Stantonbury	Allocation	33	Suitable	Deliverable	The site is suitable as it is currently allocated in Plan-MK (2019).	Available - The site is privately owned by a householder who has outlined their intention to bring the site forward.	Achievable - The site is a brownfield site in an existing grid square of Milton Keynes with a householder associated with the site who has outlined their intention to bring the site forward.	There are no policy constraints as the site is allocated for residential use in the Stantonbury Neighbourhood Plan.	The site currently has buildings upon it, however as this site is allocated, it is accepted that demolition will take place in order for development to come forward. The site is exposed to two minor incidents of surface water flood risk. Loss of parking would need to be resolved through a planning application and pedestrian and cycle routes should be improved.	The main constraint is the current development on the site. To overcome this demolition will need to take place prior to development.
110185	Land off Matheson Road	Stantonbury	Stantonbury	Allocation	7	Suitable	Deliverable	The site is suitable.	Available - The site is owned by Milton Keynes Development Partnership and MKCC, and is currently allocated in Plan-MK (2019) therefore is available.	Achievable - The site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	There are no policy constraints as the site is allocated for residential uses in the Stantonbury Neighbourhood Plan	The site presents no physical constraints.	NA - there are no constraints to overcome.
110301	Land west of Kellan Drive (south of Vellan Avenue)	Woughton & Fishermead	Campbell Park	Allocation	7	Suitable	Developable	The site is suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community and consideration of wider estate works.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is not subject to any policy constraints.	The site potentially has access issues that may affect visibility and have significant landscape impact.	The site presents no major constraints however a further assessment around access to site is required.
110311	Brooklands Reserve Site	Broughton	Broughton	Extant Permission	33	Suitable - Planning Permission	Deliverable	Suitable - site has full planning permission	Available - site has full planning permission and is in the ownership of a householder.	Achievable - site has full planning permission, is located within an existing expansion area which is almost complete and in the ownership of a householder.	NA - site is allocated and has full planning permission	NA - site is allocated and has full planning permission	NA - site is allocated and has full planning permission
110314	Wadhurst Lane	Monkston	Kents Hill, Monkston and Brinklow	Allocation	17	Suitable	Deliverable	Site is suitable however due to site location the site could potentially be allocated for commercial or community use.	Available - The site is owned by Milton Keynes Community Properties Ltd, MKCC and Milton Keynes Parks Trust and has been allocated for residential development in Plan-MK (2019) thus is available for development.	Achievable - The site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	The site is exposed to two minor incidents of surface water flood risk.	Access from Waltham Drive is limited due to the presence of a school opposite the site. Access will therefore need to be from Wadhurst Lane. Furthermore, the site is in a high habitat value area.	Flood risk mitigation should be considered for the site.
110322	Land north of Wavendon business Park, Phase 2	Daneborough & Walton	Wavendon	Under Construction	8	Suitable - Planning Permission	Deliverable	Suitable - Site is under construction and has delivered/will deliver housing units within the plan period.	Available - Site is under construction and has delivered/will deliver housing units within the plan period.	Achievable - Site is under construction and has delivered/will deliver housing units within the plan period.	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110335	Isaacson Drive	Daneborough & Walton	Walton	Allocation	12	Suitable	Deliverable	The site is suitable.	The site is owned by Milton Keynes Community Properties Ltd, MKCC and Milton Keynes Parks Trust and has been allocated for residential development in Plan-MK (2019) thus is available for development.	The site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	The site is exposed to two minor incidents of surface water flood risk.	The site is located near a densely wooded area, therefore protected species are likely to be present in the area. Furthermore the site requires groundwork as it is not a flat site.	It is suggested that extensive earth works are required to flatten site. Flood risk mitigation should also be considered for this site.
110337	East of Timbold Drive	Monkston	Kents Hill, Monkston and Brinklow	Under Construction	171	Suitable - Planning Permission	Deliverable	Suitable - Site is under construction and has delivered/will deliver housing units within the plan period.	Available - Site is under construction and has delivered/will deliver housing units within the plan period.	Achievable - Site is under construction and has delivered/will deliver housing units within the plan period.	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110340	Land at Walton Manor	Monkston	Walton	Extant Permission	174	Suitable - Planning Permission	Deliverable and Developable	Suitable - site is allocated for residential use and has outline planning permission	Available - site has an outline planning permission and the landowner has confirmed site to be brought forward with a preferred householder currently being procured	Achievable - site is a greenfield site within the urban area of MK, it has an outline planning permission and the landowner has confirmed site to be brought forward with a preferred householder currently being procured	NA - site is allocated and has an Outline planning permission	NA - site is allocated and has an Outline planning permission	NA - site is allocated and has an Outline planning permission
110347	Lichfield Down	Monkston	Walton	Allocation	23	Suitable	Deliverable	The site is suitable.	The site is owned by Milton Keynes Community Foundation who have confirmed their intention to bring the site forward for development.	The site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	No policy constraints - the site is allocated.	The site abuts a wildlife corridor, therefore consideration for surrounding habitats and protected species should be made. Furthermore, vehicular access should be from Wadesmill Lane only to avoid conflict with school. The site also requires cycle links to Wadesmill Lane.	No constraints to overcome
110348	Land at Bergmot Gardens	Monkston	Walton	Allocation	17	Suitable	Developable	Suitable	The site is owned by Walton Community Council, who have confirmed the site is still available and is currently allocated in Plan-MK (2019).	Achievable - the site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study recognises as being viable, it is therefore likely that the site would be achievable.	No policy constraints - the site is allocated for residential use	The site abuts a hedge which should be retained. Improved access to the site is also required. Furthermore, protected species exist in close proximity to the site.	The site requires further assessments to examine how development will impact biodiversity. Additionally, access to the site and flood risk mitigation should be considered.
110349	Hockiffe Brae	Monkston	Walton	Allocation	19	Suitable	Deliverable	The site is suitable.	The site is owned by Milton Keynes Community Foundation who have confirmed their intention to bring the site forward.	The site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	The site currently experiences no policy constraints as it is allocated in Plan-MK (2019).	No major physical constraints identified, access to Tawford Lane would be preferred.	No major constraints to overcome
110350	Byrd Crescent	Daneborough & Walton	Walton	Allocation	23	Suitable	Deliverable	The site is suitable.	The site is a greenfield site in an existing grid square of Milton Keynes in an area which the viability study outlines as being viable for residential development, it is therefore likely that the site would be achievable.	Achievable - the site is a greenfield expansion site to the urban area of MK with extant REM approval and a householder who has confirmed their delivery of the site	The site currently experiences no policy constraints as it is allocated in Plan-MK (2019).	The site contains an old hedge to be retained.	No major constraints to overcome
110351	Church Farm	Daneborough & Walton	Wavendon	Extant Permission	350	Suitable - Planning Permission	Deliverable and Developable	Suitable - site is allocated for residential use and has REM approval	Available - The landowner has confirmed the site is available and outlined their programme for delivery of the site	Achievable - the site is a greenfield expansion site to the urban area of MK with extant REM approval and a householder who has confirmed their delivery of the site	NA - site is allocated and has planning permission	NA - site is allocated and has planning permission	NA - site is allocated and has planning permission
110353	SEMK - Land North of Woburn Sands Road	Daneborough & Walton	Bow Brickhill	Allocation	1920	Suitable	Deliverable and Developable	Suitable	Available - site is an existing allocation with an Outline application which is awaiting determination covering the full site area. The landowners have also confirmed their intentions for delivery of the site.	Achievable - the site is a greenfield expansion to the urban area of Milton Keynes which is recognised as being viable within the Viability Study. Furthermore, the site is currently submitted for planning permission and the landowners have confirmed their proposal for delivery of the site.	No policy constraints - the site is a strategic allocation within Plan-MK	Whilst approx. 75% of the site is Grade 2 or 3a agricultural land, the loss of this has already been assessed via the allocation of the site through Plan-MK. There are other constraints that will need consideration through the planning application process including relating to minor surface water flood risk in relation to the railway line along the northern boundary of the site, infrastructure provision and connectivity into the existing urban area of Milton Keynes, mitigating any impact upon landscape, including the proposed Brickhill Special Landscape Area, mitigating any impact upon ecology and wildlife and where possible improving existing and creating new wildlife corridors.	NA - site is allocated site with a planning application currently being assessed.
110354	Land east of Tibbrook Farm	Daneborough & Walton	Bow Brickhill	Extant Permission	46	Suitable - Planning Permission	Deliverable	Suitable - site is allocated for residential use and has full planning permission.	Available - site is in the ownership of a householder who has recently secured a new permission on the site for increased capacity and has outlined their intention to bring the site forward.	Achievable - site is a greenfield extension to the village of Bow Brickhill, it has full planning permission and a householder who has outlined their intention to deliver the site.	NA - site is allocated and has full planning permission	NA - site is allocated and has full planning permission	NA - site is allocated and has full planning permission
110355	Caldecotte Site C	Daneborough & Walton	Walton	Allocation	67	Suitable	Developable	The site is suitable.	The site is owned by Milton Keynes Development Partnership and they have confirmed it is available.	The site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	This site is allocated in Plan-MK (2019).	The site contains hedgerows which need to be retained.	Further assessment may be beneficial to ensure the sites location in relation to neighbouring employment and logistics uses doesn't impact suitability for residential development.
110364	Maybrook House, Queensway	Bletchley East	Bletchley and Fenny Stratford	Allocation	27	Suitable	Deliverable	Suitable	Unknown - site has not been submitted via CFS but does have an extant prior approval permission to be converted to residential use - this has however been implemented to date.	Unknown - site is a former Council offices building which is now vacant - it has had prior approval permission since 2022 to be converted to residential use but has to date not been implemented - the reasons for which are unclear. Redevelopment of similar former employment buildings has been achieved elsewhere in Bletchley and with ongoing Town Deal works in Bletchley and the forthcoming east-west rail link it would be expected that this type of development should be achievable as some stage in the plan period.	No Policy constraints	The site contains a former employment building which is now vacant. This would either need conversion or demolition to enable residential development.	Whilst the site has an extant permission for residential conversion this is via the prior approval route, if the landowner were to seek permission to demolish the existing building and redevelop the site for residential they made need to demonstrate there is no longer a need for the existing legal use of the site.

110366	Land off Simpson Road	Bletchley East	Bletchley and Fenny Stratford	Under Construction	40	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110367	Lathams Bulkbase Site	Bletchley East	Bletchley and Fenny Stratford	Allocation	75	Suitable	Developable	Suitable	Available - site is currently in use but has an existing allocation following the landowners having put the site forward for a previous Local Plan.	Achievable - the site is a brownfield site with existing uses still ongoing - building merchants - and redevelopment would likely require demolition and potentially decontamination work however, a number of adjacent sites have recently been redeveloped or have live planning applications for residential development, outlining the viability of such proposals in this area.	No policy constraints - site is already allocated for residential use.	Potential concern with adjacent level crossing so would expect a net traffic neutrality. Land may be needed for east west rail level crossing removal, so potential constraint to full development of the site.	NA - site is allocated
110375	Berwick Drive	Bletchley West	West Bletchley	Extant Permission	12	Suitable - Planning Permission	Deliverable	Suitable - site is allocated for residential use and has full planning permission	Available - landowner has confirmed intention to bring the site forward for housing	Achievable - the site has full planning permission and is Council owned. Funding delivery of the site is still to be approved by the Council, but it is felt the site can be delivered during the plan period.	NA - site is allocated and has full planning permission	NA - site is allocated and has full planning permission	NA - site is allocated and has full planning permission
110376	Surrey Road	Bletchley West	West Bletchley	Extant Permission	4	Suitable - Planning Permission	Deliverable	Suitable - site has planning permission	Available - site is council owned and has planning permission	Achievable - site involves the redevelopment of a former Childrens Home; it has planning permission and is Council owned.	NA - site has planning permission	NA - site has planning permission	NA - site has planning permission
110383	Former Engma Tavern Pk/Land to south of Princes Way and west of Albert Street	Bletchley Park	Bletchley and Fenny Stratford	Under Construction	184	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110400	Land north of Howe Rock Place	Tattenhoe	Shenley Brook End	Allocation	17	Suitable	Developable	The site is suitable.	The site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	The site is partially owned by Milton Keynes Community Foundation who have outlined their intentions to bring the site forward.	There are no policy constraints as this site is allocated in Plan:MK (2019).	The site has a tree preservation order associated with it and is exposed to one minor incident of surface water flooding.	Environmental issues will need to be considered to ensure this site comes forward, for instance, flood risk mitigation and tree preservation.
110401	Winfold Lane	Tattenhoe	Shenley Brook End	Allocation	24	Suitable	Developable	The site is suitable.	The site is owned by Milton Keynes Community Foundation who have outlined their intentions to bring the site forward.	The site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	There are no policy constraints as this site is allocated in Plan:MK (2019).	The site is exposed to one minor incident of surface water flood risk and is close to a site of Special Scientific Interest (SSSI), which would need to be considered when bringing forward development.	Flood risk mitigation should also be considered.
110403	Mainfold Lane	Shenley Brook End	Shenley Brook End	Extant Permission	33	Suitable - Planning Permission	Deliverable	Suitable - site is allocated for residential use and has full planning permission	Available - site is owned by MKCC who have outlined their intentions to market the site to a housebuilder now that planning permission has been granted.	Achievable - site is a greenfield site within an existing MK grid square, it has full planning permission and a landowner who has outlined a delivery programme for the site.	NA - site is allocated and has full planning permission	NA - site is allocated and has full planning permission	NA - site is allocated and has full planning permission
110429	Former Cripps Lodge	Woughton & Fishermead	Woughton on the Green	Extant Permission	66	Suitable - Planning Permission	Deliverable	Suitable - the site has full planning permission	Available - the site is owned by MKCC, who have outlined their intention to bring the site forward.	Achievable - the site has been cleared and the permission has been implemented, MKCC has confirmed it is currently their intention to bring the site forward themselves as a 100% affordable scheme.	NA - site has full planning permission	NA - site has full planning permission	NA - site has full planning permission
110445	Land off Hendrix Drive	Stony Stratford	Shenley Church End	Allocation	10	Suitable	Deliverable	The site is suitable.	The site is owned by Milton Keynes Development Partnership who have confirmed that the site will shortly be coming forward for marketing.	The site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	There are no policy constraints as this site is allocated in Plan:MK (2019).	The site presents no physical constraints	NA - there are no constraints to overcome.
110446	WEA10 Parcels 10.2A G&H	Stony Stratford	Whitehouse	Under Construction	67	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110447	Singleton Drive	Loughton & Shenley	Shenley Church End	Allocation	22	Suitable	Deliverable	The site is suitable.	The site is owned by Milton Keynes Development Partnership who have confirmed that the site is shortly to be taken to the market.	The site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	There are no policy constraints as this site is allocated in Plan:MK (2019).	The site is exposed to two minor incidents of surface water flood risk.	Flood risk mitigation will need to be considered for development on this site.
110450	Daubney Gate	Loughton & Shenley	Shenley Church End	Under Construction	8	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110452	Santander - Shenley Wood	Loughton & Shenley	Shenley Church End	Extant Permission	322	Suitable - Planning Permission	Deliverable and Developable	Suitable - site has planning permission	Available - site has planning permission and the landowner has confirmed their intention to bring the site forward.	Achievable - approximately two thirds of the site has REM approval, a housebuilder in control of the site, demolition of existing buildings on site has been completed and the landowner has provided a programme for the delivery of the site.	NA - site has planning permission	NA - site has planning permission	NA - site has planning permission
110455	West of Vennier Crescent	Loughton & Shenley	Shenley Church End	Allocation	18	Suitable	Developable	The site is suitable.	The site is owned by Milton Keynes Community Foundation who have outlined that the site is available for development.	The site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	No Policy Constraints - the site is allocated for residential use.	The site is exposed to two minor incidents of surface water flood risk and is located in a biodiversity opportunity area.	No major constraints are required to be overcome, however flood risk mitigation will need to be considered.
110461	WEA10 - Parcels 10.4 A Parts B & D (aka Parcels X and Y)	Stony Stratford	Whitehouse	Under Construction	81	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110462	WEA Area 10 remainder	Stony Stratford	Whitehouse	Under Construction	1804	Suitable - Planning Permission	Deliverable and Developable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110463	Holmen Avenue	Tattenhoe	Shenley Church End	Extant Permission	7	Suitable - Planning Permission	Deliverable	Suitable - site has planning permission	Available - site has been brought forward by Homes England	Achievable - site is a minor development on a greenfield site in an existing, more recent grid square of Milton Keynes.	NA - site has planning permission	NA - site has planning permission	NA - site has planning permission
110464	Murphy Road	Tattenhoe	Shenley Church End	Extant Permission	9	Suitable - Planning Permission	Deliverable	Suitable - site has planning permission	Available - site has been brought forward by Homes England	Achievable - site is a minor development on a greenfield site in an existing, more recent grid square of Milton Keynes.	NA - site has planning permission	NA - site has planning permission	NA - site has planning permission
110467	Powis Lane	Tattenhoe	Shenley Brook End	Allocation	28	Suitable	Developable	The site is suitable.	The developable area of this site is owned by Milton Keynes Community Foundation who have confirmed that it is available for a development opportunity.	Achievable - The site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	No policy constraints, the site is allocated for residential use.	The site contains a body of water and is exposed to two very minor incidents of surface water flooding. Additionally, there is no access to the site via Stourhead Gate, and new cycle links from site to Powis Ln Redway and Redway along north of site are required. The site also has a biodiversity opportunity area designation.	Access to the site will have to be from Cawdor Rise and or Powis Lane and local cycle links will need to be improved.
110470	Cranborne Avenue	Tattenhoe	Shenley Brook End	Allocation	22	Suitable	Deliverable	The site is suitable.	The site is owned by Milton Keynes Development Partnership who have confirmed that the site is shortly to be put to the market.	Achievable - The site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	No policy constraints - the site is allocated for residential use.	The site has biodiversity opportunity area designation.	NA - no constraints to overcome
110471	Tattenhoe Park - Phase 2	Tattenhoe	Shenley Brook End	Under Construction	90	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110474	Hoborn Crescent	Tattenhoe	Shenley Brook End	Allocation	12	Suitable	Developable	The site is suitable.	The site is owned by Milton Keynes Community Foundation who have confirmed that it is available for a development opportunity.	Achievable - The site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	No Policy constraints, the site is allocated for residential use.	The site can be subject to overall parking from adjoining sports facility albeit this is not formal. The site is also within a designated biodiversity opportunity area.	Parking implications may need some consideration.
110475	Tattenhoe Park Phase 4	Tattenhoe	Shenley Brook End	Under Construction	56	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110476	Tattenhoe Park Phase 5	Tattenhoe	Shenley Brook End	Extant Permission	115	Suitable - Planning Permission	Deliverable	Suitable - site is allocated and has an extant Outline permission	Available - the site has recently been purchased from Homes England by a housebuilder who has submitted a REM application.	Achievable - greenfield site which forms a parcel within a grid square of MK which is being built out following sale of parcels by Homes England. Key infrastructure already in place and other parcels have delivered homes and completed in recent years. Site is in the ownership of a housebuilder who has a REM application awaiting determination.	NA - site is a strategic allocation and has outline permission	NA - site is a strategic allocation and has outline permission	NA - site is a strategic allocation and has outline permission
110477	Tattenhoe Park Phase 7	Tattenhoe	Shenley Brook End	Extant Permission	186	Suitable - Planning Permission	Deliverable	Suitable - site is allocated and has an extant Outline permission	Available - the site has recently been purchased from Homes England by a housebuilder who has submitted a REM application.	Achievable - greenfield site which forms a parcel within a grid square of MK which is being built out following sale of parcels by Homes England. Key infrastructure already in place and other parcels have delivered homes and completed in recent years. Site is in the ownership of a housebuilder who has a REM application awaiting determination.	NA - site is a strategic allocation and has outline permission	NA - site is a strategic allocation and has outline permission	NA - site is a strategic allocation and has outline permission
110478	Tattenhoe Park Phase 3	Tattenhoe	Shenley Brook End	Under Construction	2	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110479	Tattenhoe Park Phase 4a	Tattenhoe	Shenley Brook End	Under Construction	18	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110480	Tattenhoe Park Phase 6	Tattenhoe	Shenley Brook End	Extant Permission	170	Suitable - Planning Permission	Deliverable and Developable	Suitable - site is allocated and has an extant Outline permission	Available - the site is in the process of being purchased from Homes England by a housebuilder who is undertaking pre-application advice with MKCC.	Achievable - greenfield site which forms a parcel within a grid square of MK which is being built out following sale of parcels by Homes England. Key infrastructure already in place and other parcels have delivered homes and completed in recent years. Site is shortly to be in the ownership of a housebuilder who is undertaking pre-application advice with MKCC.	NA - site is a strategic allocation and has outline permission	NA - site is a strategic allocation and has outline permission	NA - site is a strategic allocation and has outline permission
110486	Chepstow Drive	Bletchley Park	West Bletchley	Allocation	10	Suitable	Deliverable	The site is suitable.	The site is owned by Milton Keynes Community Foundation who have confirmed that the site is due to come forward for planning permission shortly.	The site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	There are no policy constraints as this site is allocated in Plan:MK (2019).	Access to the site should be via Wincanton Hill.	Access requirements should be fulfilled when developing this site.
110491	Drayton Road	Bletchley East	Bletchley and Fenny Stratford	Extant Permission	34	Suitable - Planning Permission	Deliverable	Suitable - site is allocated and forms part of the extant planning permission for development work in the Lakes Estate.	Available - the site is owned by MKCC and they have confirmed the site is available.	Achievable - the site forms part of the full planning permission granted for works at the Lakes Estate and forms part of the Phase 1 delivery programme which has full funding and for which works have started on site.	NA - site has planning permission	NA - site had planning permission	NA - site had planning permission
110492	Newton Leys Phase 7b	Bletchley East	Bletchley and Fenny Stratford	Under Construction	27	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110496	Meiford Drive	Bletchley East	Bletchley and Fenny Stratford	Extant Permission	62	Suitable - Planning Permission	Deliverable	Suitable - site is allocated and forms part of the extant planning permission for development work in the Lakes Estate.	Available - the site is owned by MKCC and they have confirmed the site is available.	Achievable - the site forms part of the full planning permission granted for works at the Lakes Estate and forms part of the Phase 1 delivery programme which has full funding and for which works have started on site.	NA - site has planning permission	NA - site has planning permission	NA - site has planning permission
110497	Skene Open Space	Bletchley East	Bletchley and Fenny Stratford	Extant Permission	6	Suitable - Planning Permission	Deliverable	Suitable - site is allocated and forms part of the extant planning permission for development work in the Lakes Estate.	Available - the site is owned by MKCC and they have confirmed the site is available.	Achievable - the site forms part of the full planning permission granted for works at the Lakes Estate and forms part of the Phase 1 delivery programme which has full funding and for which works have started on site.	NA - site has planning permission	NA - site has planning permission	NA - site has planning permission
110499	Phelps Road	Bletchley East	Bletchley and Fenny Stratford	Extant Permission	30	Suitable - Planning Permission	Developable	Suitable - site is allocated and forms part of the extant planning permission for development work in the Lakes Estate.	Available - the site is owned by MKCC and they have confirmed the site is available.	Achievable - the site forms part of the full planning permission granted for works at the Lakes Estate and forms part of the Phase 1 future delivery programme which MKCC have outlined will come forward after Phase 1 which is currently under construction.	NA - site has planning permission	NA - site has planning permission	NA - site has planning permission
110500	West of Stoke Road (central)	Bletchley East	Bletchley and Fenny Stratford	Extant Permission	15	Suitable - Planning Permission	Developable	Suitable - site is allocated and forms part of the extant planning permission for development work in the Lakes Estate.	Available - the site is owned by MKCC and they have confirmed the site is available.	Achievable - the site forms part of the full planning permission granted for works at the Lakes Estate and forms part of the Phase 1 future delivery programme which MKCC have outlined will come forward after Phase 1 which is currently under construction.	NA - site has planning permission	NA - site has planning permission	NA - site has planning permission
110503	Bramley Grange	Bletchley East	Bletchley and Fenny Stratford	Extant Permission	16	Suitable - Planning Permission	Deliverable	Suitable - site is allocated and forms part of the extant planning permission for development work in the Lakes Estate.	Available - the site is owned by MKCC and they have confirmed the site is available.	Achievable - the site forms part of the full planning permission granted for works at the Lakes Estate and forms part of the Phase 1 delivery programme which has full funding and for which works have started on site.	NA - site has planning permission	NA - site has planning permission	NA - site has planning permission
110504	Serpentine Court	Bletchley East	Bletchley and Fenny Stratford	Extant Permission	137	Suitable - Planning Permission	Developable	Suitable - site is allocated and forms part of the extant planning permission for development work in the Lakes Estate.	Available - the site is owned by MKCC and they have confirmed the site is available.	Achievable - the site forms part of the full planning permission granted for works at the Lakes Estate and forms part of the Phase 1 future delivery programme which MKCC have outlined will come forward after Phase 1 which is currently under construction.	NA - site has planning permission	NA - site has planning permission	NA - site has planning permission
110505	Northern Widemere Drive	Bletchley East	Bletchley and Fenny Stratford	Extant Permission	0	Suitable - Planning Permission	Deliverable	Suitable - site is allocated and forms part of the extant planning permission for development work in the Lakes Estate.	Available - the site is owned by MKCC and they have confirmed the site is available.	Achievable - the site forms part of the full planning permission granted for works at the Lakes Estate and forms part of the Phase 1 future delivery programme which MKCC have outlined will come forward after Phase 1 which is currently under construction.	NA - site has planning permission	NA - site has planning permission	NA - site has planning permission
110506	West of Stoke Road (north)	Bletchley East	Bletchley and Fenny Stratford	Extant Permission	45	Suitable - Planning Permission	Developable	Suitable - site is allocated and forms part of the extant planning permission for development work in the Lakes Estate.	Available - the site is owned by MKCC and they have confirmed the site is available.	Achievable - the site forms part of the full planning permission granted for works at the Lakes Estate and forms part of the Phase 1 future delivery programme which MKCC have outlined will come forward after Phase 1 which is currently under construction.	NA - site has planning permission	NA - site has planning permission	NA - site has planning permission
110508	Eaton Leys	Bletchley East	Bletchley and Fenny Stratford	Under Construction	106	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110514	Woburn-by-Bow (South)	Daneborough & Walton	Woburn Sands	Allocation	335	Suitable	Deliverable and Developable	Suitable	Available - site is an existing allocation and an Outline planning permission is currently awaiting determination.	Achievable - site is an existing allocation, forms part of a greenfield strategic extension to Milton Keynes, so is recognised as a viable typology of growth. Outline planning application is awaiting determination and the landowners have outlined their proposals for delivering the site.	No policy constraints - site is allocated for residential-led development.	Whilst a proportion of the site is Agricultural Grade 3a land, the site already has an existing allocation for development. There is an area of Other Natural and Semi Natural Greenspace on site as well as a body of water, all of which is to be retained as part of any development. Infrastructure and connectivity with Milton Keynes needs to be provided as part of development proposals, including suitable connectivity across the railway line to the southern element of the South East MK allocated site. Suitable buffers around Woburn Sands are also required to avoid coalescence.	No policy constraints or major physical constraints, all other matters are being dealt with through the Development Management process.
110515	Land West of Newport Road Woburn Sands	Daneborough & Walton	Woburn Sands	Under Construction	103	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110516	Woburn-by-Bow (North)	Daneborough & Walton	Wavendon	Allocation	1200	Suitable	Deliverable and Developable	Suitable	Available - site is an existing allocation and landowner has outlined their proposal for bringing the site forward.	Achievable - site is an existing allocation, forms part of a greenfield strategic extension to Milton Keynes, so is recognised as a viable typology of growth. Landowners have outlined their proposal for bringing the site forward.	No policy constraints - site is allocated for residential-led development.	Whilst a proportion of the site is Agricultural Grade 2 and 3a land, the site already has an existing allocation for development. Infrastructure and connectivity with Milton Keynes needs to be provided as part of development proposals, including suitable connectivity across the railway line to the southern element of the South East MK allocated site. Suitable buffers around Woburn Sands and Wavendon are also required to avoid coalescence. Minor surface water flood risk flow path across the site which would need to be considered as part of site design.	No policy constraints or major physical constraints, all other matters to be dealt with through the Development Management process.
110531	Eagle Farm Phase 1 Parcel B1	Daneborough & Walton	Wavendon	Under Construction	5	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110532	Land west of Wavendon Lodge - Phase 5	Daneborough & Walton	Wavendon	Under Construction	37	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110533	Eagle Farm, Cranfield Road, Wavendon	Daneborough & Walton	Wavendon	Extant Permission	19	Suitable - Planning Permission	Deliverable	Suitable	Available - site has recently achieved planning permission and McCann Homes have outlined their delivery programme.	Achievable - site has planning permission, is in the ownership of a housebuilder who have outlined their delivery programme and is an area whereby development is viable.	NA - site has extant planning permission	NA - site has extant planning permission	NA - site has extant planning permission
110538	Eagle Farm - Phase 4 Parcel D	Daneborough & Walton	Wavendon	Under Construction	41	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110540	Haynes Land - Phase 2 Parcel D1 - Land west of Eagle Farm South	Daneborough & Walton	Wavendon	Under Construction	6	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110541	Wavendon Former Golf Course	Daneborough & Walton	Wavendon	Under Construction	95	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110546	Haynes Land - Phase 3 Parcel B2 - Land west of Eagle Farm South	Daneborough & Walton	Wavendon	Under Construction	7	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
110555	Land at the Glebe, Lavendon	Olney	Lavendon	Under Construction	9	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.

110650	Harvey Drive, Emberton, MK46 5DL	Olney	Emberton	Allocation	2	Suitable	Deliverable	Suitable - but only for 2 dwellings as per its existing allocation.	Available - site was submitted via the CTS with landowner permission	Achievable - the site is allocated for 2 dwellings and is in a location whereby development would be viable. Due to access constraints no more than 2 dwellings are achievable.	No policy constraints as site is allocated in the Emberton neighbourhood Plan for two dwellings however, the site does fall within the proposed Ouse Valley Special Landscape Area.	Harvey Drive is a private and narrow track, it is not suitable to serve additional development above the two dwellings already allocated.	NA - site is allocated for two dwellings.
111935	Former Wavendon Golf Centre Clubhouse and Car Park	Danesborough & Walton	Wavendon	Extant Permission	30	Suitable - Planning Permission	Deliverable	Suitable - site has full planning permission	Available - Site has full planning permission and the landowner has confirmed their intention to bring the site forward.	Achievable - the site is a greenfield site within an existing expansion area which is almost complete. It has planning permission and is the ownership of a householder.	NA - site has planning permission	NA - site has planning permission	NA - site has planning permission
111944	Land to east of Brooklands - Reserve Site 1	Broughton	Whitehouse	Under Construction	18	Suitable - Planning Permission	Deliverable	Suitable: Site is under construction and has delivered/will deliver housing units within the plan period	Available: Site is under construction and has delivered/will deliver housing units within the plan period	Achievable: Site is under construction and has delivered/will deliver housing units within the plan period	Not applicable - Site is under construction.	Not applicable - Site is under construction.	Not applicable - Site is under construction.
111946	Land at Chalked Drive, Shenley Wood	Loughton & Shenley	Whitehouse	Extant Permission	81	Suitable - Planning Permission	Deliverable	Suitable - site has planning permission	Available - site has planning permission and is in the ownership of the retirement home organisation who are to bring the development forward	Achievable - the site has planning permission to add further units to an existing facility.	NA	NA	NA

Appendix 2 - Sites Ruled out at Stage 1 Assessment													
Site ID	Site Name	Ward	Parish	Site Status	Capacity	Suitability Assessment Outcome	Deliverability Conclusion	Suitability Commentary	Availability Commentary	Achievability Commentary	Policy Constraints Commentary	Constraints Summary Commentary	Overcoming Constraints Commentary
110083	Land off Magdalen Close	Stony Stratford	Stony Stratford	No Current Planning Status	0	Unsuitable - Clip Exclusion	Not Deliverable	Unsuitable at Stage 1 Assessment - site is entirely covered by Flood Zone 2.	Not Available	Not Achievable as site is unsuitable	Site is designated as amenity open space	Site is entirely covered by Flood Zone 2 and by risk of surface water flooding.	NA
110160	Stanton Gate a	Stantonbury	Stantonbury	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110187	Langcliffe Drive	Bradwell	Bradwell	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110190	West of Fennel Drive	Central Milton Keynes	Great Linford	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110191	East of Fennel Drive	Central Milton Keynes	Great Linford	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110192	East of Mallow Gate	Central Milton Keynes	Great Linford	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110194	Mullen Avenue	Campbell Park & Old Woughton	Great Linford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110200	Darley Gate	Campbell Park & Old Woughton	Great Linford	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110203	Yarrow Place	Central Milton Keynes	Great Linford	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110205	East of Lornier Place	Campbell Park & Old Woughton	Great Linford	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110221	Land off Springfield Boulevard 2	Campbell Park & Old Woughton	Campbell Park	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110230	Portheven Place (north of Gurnards Avenue)	Woughton & Fishermead	Campbell Park	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110241	West of Mallow Gate	Central Milton Keynes	Great Linford	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110248	Countryman Pub	Central Milton Keynes	Bradwell	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110261	Land off Sutcliffe Avenue	Central Milton Keynes	Campbell Park	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110262	Land off Sutcliffe Avenue	Central Milton Keynes	Campbell Park	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110284	Land off Sutcliffe Avenue	Central Milton Keynes	Campbell Park	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110287	Land west of Pentewan Gate 1	Woughton & Fishermead	Campbell Park	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110290	Land east of Keilen Drive (north of Tolcarne Avenue)	Woughton & Fishermead	Campbell Park	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110311	Fyfield Barrow/Hindhead Knoll (north)	Monkston	Walton	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110332	Fyfield Barrow/Hindhead Knoll (south)	Monkston	Walton	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110410	Medale Road/Neepland	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110411	Medale Road/Lamma (south)	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110412	Medale Road/Lamma (north)	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110469	Land to the west Passive House on Hengistbury Lane, Tattenhoe	Tattenhoe	Shenley Brook End	No Current Planning Status	0	Unsuitable - Clip Exclusion	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110535	Land previously forming part of Sandalwood cottage, 9 Crow Lane, Lower End, Wavendon, MK17 8AR	Danesborough & Walton	Wavendon	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA

Appendix 3 - Potential Sites in the existing Urban Area																
Site ID	Site Name	Ward	Parish	Site Status	Capacity	Suitability Assessment Outcome	Deliverability Conclusion	Suitability Commentary	Availability Commentary	Achievability Commentary	Policy Constraints Commentary	Constraints Summary Commentary	Overcoming Constraints Commentary			
Deliverable and Developable Sites																
110013	Land off Waddeson Close	Loughton & Shenley	Loughton & Great Holm	No Current Planning Status	8	Suitable	Deliverable	Suitable - site is however designated for community uses.	Unknown - the site is owned by Homes England who have not submitted the site via the CTS.	Achievable - the site would likely need to be delivered for community based housing, but this has recently been achieved on the neighbouring site which has been delivered for a nursing home facility.	Site is designated for community uses	The whole site is at risk from surface water flooding so a more detailed assessment of surface water flood risk would need to be undertaken.	Community based housing could be delivered on site, but other forms of housing would require a change in policy. The surface water flood risk to the site would need to be more widely considered and mitigated. If possible, the site may however be deemed unsuitable following further assessment of surface water flood risk.			
110017	Land off Heplewell	Bradwell	Abbey Hill	No Current Planning Status	5	Suitable	Deliverable	Suitable	Available - Majority of site is owned by MKCC and could be available for development subject to engagement with the local community. Small portion of the site in the south-east corner is owned by Milton Keynes Parks Trust and may not be available.	Achievable - site is a greenfield site in an area the Viability Study suggests would be viable.	The site is designated as amenity open space (score value 3.19) albeit Two Mile Ash is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Pedestrian route through the site would need to be retained but no other constraints.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.			
110020	Land off the High Street	Bradwell	Abbey Hill	No Current Planning Status	10	Suitable	Deliverable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Achievable - site is a greenfield site in an area that the viability study outlines that infill housing development would be viable.	The site is designated as amenity open space (score value 3.55) albeit Tow Mill Ash is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Large number of mature trees on site which have value and have potential presence of protected species. The site is fronted by a railway - individual crossings of which would be not be acceptable, any development would therefore need to group access.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.			
110022	Land off Downtand	Bradwell	Abbey Hill	No Current Planning Status	12	Suitable	Deliverable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Achievable - site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	The site is designated as amenity open space (score value 3) albeit Two Mile Ash is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	No physical constraints - highways have outlined that any development should open up a through road between existing cul de sacs on either side of site.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.			
110023	Land off Clay Hill	Bradwell	Abbey Hill	No Current Planning Status	8	Suitable	Deliverable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Achievable - site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	The site is designated as amenity open space (score value 2.9) albeit Two Mile Ash is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Mature trees and likely presence of protected species	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.			
110039	East of Sidow Court	Stony Stratford	Stony Stratford	No Current Planning Status	12	Suitable	Developable	Suitable - albeit high pressure fuel line may limit site area	Site is owned by MKCC - site could be available for development subject to engagement with the local community and consideration of wider estate works.	Site is owned by MKCC so could be brought forward for Council properties as part of wider Fullers Slade plans but achievability would be dependent on funding.	The site is designated as amenity open space (score value 3.1) albeit Fullers Slade is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	High pressure fuel line runs through the middle of the site and will need a buffer zone applied either side. Mature trees on site.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. A buffer zone around the fuel pipeline will need to be reserved which will likely restrict the developable area of the site.			
110040	Moorfoot	Stony Stratford	Stony Stratford	No Current Planning Status	32	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding.	The site is designated as amenity open space (score value 3.1) albeit Fullers Slade is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment. Part of site also falls within a wildlife corridor.	Mature trees on site	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.			
110045	Land off Ardwell Lane	Wolverton	Wolverton and Greenleys	No Current Planning Status	6	Suitable	Deliverable	Suitable	Available - site is owned by Milton Keynes Development Partnership so would be available for development	Achievable - Site is a greenfield site in an existing grid square for which the viability study suggests certain types of housing development would be viable.	No Policy Constraints	the site lacks footways and so significant off site works needed to make site accessible	No constraints to overcome but footway access issues would need to be addressed.			
110046	Land off Greenleys Lane 1	Wolverton	Wolverton and Greenleys	No Current Planning Status	9	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Achievable - Site is a greenfield site in an existing grid square for which the viability study suggests certain types of housing development would be viable. Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 3) albeit Greenleys is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Site contains mature trees	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.			
110047	Land off Greenleys Lane 2	Wolverton	Wolverton and Greenleys	No Current Planning Status	8	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Achievable - Site is a greenfield site in an existing grid square for which the viability study suggests certain types of housing development would be viable. Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 3) albeit Greenleys is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Site contains mature trees and a small play area. There are also some level differences which would need to be resolved.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.			
110048	Land off Greenleys Lane 3	Wolverton	Wolverton and Greenleys	No Current Planning Status	7	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Achievable - Site is a greenfield site in an existing grid square for which the viability study suggests certain types of housing development would be viable. Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 3) albeit Greenleys is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Mature trees on site	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.			
110051	Moorfoot/Weavers Hill/Shearman	Stony Stratford	Stony Stratford	No Current Planning Status	48	Suitable	Developable	Suitable - not all of site area would be able to come forward and likely that any development would need to be part of wider estate plans.	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Achievable - Site is a greenfield site in an existing grid square for which the viability study suggests certain types of housing development would be viable. Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 3.1) albeit Fullers Slade is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Number of existing non-motorised user provision across the site which would need to be respected and would reduce the area which could be developed. Site also contains wildlife value due to mature tree coverage. Ability to deliver the site without impacting on neighbouring properties would need consideration.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. Any development on this site would need to come forward as part of a wider plan of works across Fullers Slade.			
110052	Shepherds	Stony Stratford	Stony Stratford	No Current Planning Status	17	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Achievable - Site is a greenfield site in an existing grid square for which the viability study suggests certain types of housing development would be viable. Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 3.1) albeit Fullers Slade is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	High canopy cover across the site so is of wildlife value and likely to contain protected species. Ability to deliver site without impacting on neighbouring properties would need consideration. Existing pedestrian route on site should be retained.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. Any development on this site would need to come forward as part of a wider plan of works across Fullers Slade.			
110053	Land off Greenleys Lane 4	Wolverton	Wolverton and Greenleys	No Current Planning Status	8	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Achievable - Site is a greenfield site in an existing grid square for which the viability study suggests certain types of housing development would be viable. Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 3.8) albeit Greenleys is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Some mature planting and trees on site, potential for protected species, parking in Weavers Croft is currently an issue so any loss would need to be provided.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.			
110054	Land off Hodge Lea Lane	Bradwell	Wolverton and Greenleys	No Current Planning Status	7	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Achievable - Site is a greenfield site in an existing grid square for which the viability study suggests certain types of housing development would be viable. Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 3.8) albeit Hodge Lea is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	High canopy cover across the site and likely to be presence of protected species.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.			
110056	Land off Brau Hill	Bradwell	Wolverton and Greenleys	No Current Planning Status	31	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Achievable - Site is a greenfield site in an existing grid square for which the viability study suggests certain types of housing development would be viable. Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 3.1) albeit Stary Bushes is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Ability to deliver site without impacting on neighbouring properties would need consideration. No more than 50 units can be delivered without an emergency second form of access being required.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.			
110061	Orchard House	Wolverton	Wolverton and Greenleys	No Current Planning Status	11	Suitable	Developable	Suitable - site is currently in residential use	Available - site is currently occupied by an MKCC owned sheltered housing unit which is due to be vacated shortly.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding.	No policy constraints	Site is currently occupied and the existing building would likely need to be demolished to enable residential development. If site is to be redeveloped, existing trees should be protected due to existing low canopy cover across Wolverton. Site abuts the Wolverton Conservation Area and is immediately adjacent to a Grade II listed building.	NA			
110065	High Street	Wolverton	New Bradwell	No Current Planning Status	18	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Achievable - Site is a greenfield site in an existing part of Milton Keynes for which the viability study suggests certain types of housing development would be viable. Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding. Similar developments have taken place in recent years within new Bradwell and have been viable.	The site is designated as amenity open space (score value 2.5) albeit New Bradwell is an area with surplus amenity open space when compared to the standards set in the Open Space Assessment.	A row of Grade II listed houses are adjacent to the western boundary of the site. Ability to deliver site without impacting on neighbouring properties would need consideration.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. Impact upon neighbouring listed buildings would need consideration and if necessary mitigation.			
110074	Play area, Land off Stratford Road	Wolverton	Wolverton and Greenleys	No Current Planning Status	6	Suitable	Deliverable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Achievable - adjacent site has recently been brought forward for residential use.	No Policy constraints - the site does not currently have a designation.	the site has a disused play area currently on it and there is limited public open space in the immediate surrounding area - the Public realm Team have therefore recommended that it be retained. Access to the site would need to be taken off of Canton Road if it were to be developed.	An assessment of open space in the area should be undertaken to determine if the loss of this space would be acceptable or not.			
110119	St Lager Drive	Stantonbury	Great Linford	No Current Planning Status	10	Suitable	Developable	Suitable - although need to retain redway and element of mature tree cover could significantly reduce the suitable site area.	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is a greenfield site within an existing grid square of Milton Keynes in which the viability study outlines most smaller development sites should be viable. Given the tree coverage and potential for wildlife on site, Biodiversity Net Gain may impact upon viability particularly if the site area and capacity is significantly reduced.	The site is designated as amenity open space (score value 2.29) albeit Great Linford is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	There is a small amount of surface water flood risk to the eastern side of the site, the existing redway routes on site would need to be retained and there is extensive mature tree coverage. The site also provides a wildlife link to other areas of public open space, an element of which would need to be retained and, will likely result in the presence of protected species as well as impacting on biodiversity net gain.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. Constraints relating to tree coverage and ecology and need to retain an element of the site to continue wildlife links between public open space will likely reduce the site area and could lead to the site being unachievable.			
110156	Currier Drive	Stantonbury	Great Linford	No Current Planning Status	22	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community and overcoming constraints	Site is a greenfield site in an existing grid square for which the viability study suggests certain types of housing development would be viable. Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 2.07) albeit Heath Hill is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	A brook runs along the northern boundary of the site and there is some risk of surface water flood risk associated with this. Levels across the site differ due to earth spoils and site is very heavily tree laden. A footway would need to be provided along Currier Drive if development were to come forward.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. This would also need to consider loss of vegetation and impact upon wildlife and ecology.			
110158	Middletown	Stantonbury	Great Linford	No Current Planning Status	7	Suitable	Developable	Suitable	Site is owned by MKCC and part leased to The Parks Trust - site could be available for development subject to engagement with the local community and any constraints being able to be overcome.	Achievable - Site is a greenfield site in an existing grid square for which the viability study suggests certain types of housing development would be viable. Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 2.36) albeit Great Linford is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Redevelopment site needs to be retained as do existing trees and hedgerow - which may have potential for protected species - access cannot be taken off of Summerhayes but development frontage on to Middletown would be acceptable from a highway perspective reduce the area which could be developed.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it is longer required and could be developed for an alternative use. Constraints outlined will likely reduce the area which could be developed.			
110162	Stanton Gate b	Stantonbury	Stantonbury	No Current Planning Status	26	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community. As the site is Transport Corridor there may be some restrictions placed on it by Homes England.	Site forms part of the Transport Corridor so there may be restrictions or coverage placed on the land by Homes England. Furthermore, tree canopy and existing vegetation on site may be prohibitive in terms of biodiversity net gain. The site is however owned by MKCC, is an area that the viability study recognises as being viable for some forms of development and could come forward if funding were available.	Site forms part of the transport corridor.	Only constraints relate to tree canopy on site, some of which forms part of a TPO group and any potential restrictions put on the Transport Corridor land.	Issues of loss of trees and vegetation would need to be overcome and any impact this has on biodiversity net gain. Any land restrictions due to transport corridor would need resolving.			
110170	Crispin Road	Stantonbury	Stantonbury	No Current Planning Status	13	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community and consideration of wider estate works.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding.	The site is designated as amenity open space (score value 1.93) albeit Bradville is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Access from Crispin would be acceptable but an upgrade to existing pedestrian routes to provide a redway link between the site and Railway Walk would be required. Ability to deliver site without impacting on neighbouring properties would need consideration.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.			
110172	Barry Avenue	Stantonbury	Stantonbury	No Current Planning Status	30	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community and consideration of wider estate works.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding.	The site is designated as amenity open space (score value 1.94) albeit Bradville is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Ability to deliver site without impacting on neighbouring properties would need consideration.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.			
110176	Land off Woodhouse Court	Stantonbury	Stantonbury	No Current Planning Status	6	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so development could be achievable if funding is available or if site were sold on to be developed. requirement to replace any loss of parking may however make the site unachievable.	Site is designated for community facilities. The southern part of the site is identified as a location for a potential community facility or civic office in the Stantonbury Neighbourhood Plan.	The site contains an existing MKCC Car Park which was built for the purpose of overflow for the school sports stadium however it is underused and the School have never managed it. Development could be achieved if any loss of parking were replaced. Consideration would also need to be given to surrounding woodland and development impact upon tree routes and potential protected species.	It would need to be evidenced that there is no longer a requirement for the site in its existing community use designation and any loss of parking would need to be mitigated.			
110184	Mercers Drive	Stantonbury	Stantonbury	No Current Planning Status	7	Suitable	Deliverable	Suitable - albeit 50% of site area has been clipped due to presence of Other Natural and Semi-Natural Greenspace	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding, alternatively site could be sold on for residential development or other uses.	No policy constraints	50% of site removed due to Other Natural and Semi-Natural Greenspace. No existing ped/cycle provision on Mercers Dr, would need both providing. No vehicle access to be taken off Mercers Drive within 50m of H3. Consideration of sites suitability for housing given neighbouring use opposite and impact upon existing residential units to the west of the site.	Consideration required as to whether residential use would be the best use for the site given close proximity to the H3.			
110186	Bradwell Road	Stantonbury	Stantonbury	No Current Planning Status	10	Suitable	Developable	Suitable - almost the entire site is however at risk of surface water flooding and, consideration will be required as to how this impacts the suitability of the site, potential for site to be ruled out through a sequential test approach.	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding and ability to mitigate surface water flood risk, if deemed suitable	The site is designated as amenity open space (score value 2.94) albeit Bradville is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Main physical constraint relates to risk from surface water flooding however, the site also contains high tree canopy coverage, which may limit the developable area of the site further. Existing redway on site would need to be retained.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. The surface water flood risk to the site would need to be more widely considered and mitigated, if possible, the site may however be deemed unsuitable following further assessment of surface water flood risk.			
110188	Summerhill Court	Bradwell	Bradwell	No Current Planning Status	25	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding or the site could be sold on.	The site is designated as amenity open space (score value 2.82) albeit Heelands is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	An underground reservoir is present in the far eastern side of the site, so this area would not be developable. Main access would be taken from Summerhill Court, but emergency access to Summerhill or Summerhill would also be required. There is high canopy cover on the site and likely presence of protected species.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.			
110189	Land off Glovers Lane	Bradwell	Bradwell	No Current Planning Status	6	Suitable	Deliverable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Achievable - site has been brought forward for residential use recently with the submission of a planning application. Planning was not achieved at this time due to inadequate amenity space for proposed houses but, if issues are resolved, then delivery of the site would be achievable on the proviso that funding is available.	No Policy constraints	Access needs to avoid junction opposite and be located away from raised redway crossing. development will need to relocate bus stop. Site has high canopy cover and likely presence of protected species. Ability to deliver site without impacting on neighbouring properties would need consideration, but this was not raised as an issue in previous applications.	No policy constraints to overcome, just the issues raised above.			
110202	Land off Downs Barn Boulevard	Campbell Park & Old Woughton	Great Linford	No Current Planning Status	7	Suitable	Developable	Suitable	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding	The site is designated as amenity open space (score value 2.43) albeit Downs Barn is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Access via Clydesdale Place would be awkward, and would need to run at the back of existing houses, this could limit the suitable space on this site. Ability to deliver site without impacting on neighbouring properties would need consideration.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. Access issues would need addressing.			
110207	South of Gaskin Court	Campbell Park & Old Woughton	Great Linford	No Current Planning Status	6	Suitable	Developable	Suitable - capacity could however be limited due to Gaskin Court being a shared surface.	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding and the scale of development achievable due to access.	The site is designated as amenity open space (score value 2.36) albeit Downs Barn is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Gaskin court is a shared surface and not suitable for a large upshift in traffic. Possible access issues on site as well as well, significant mature tree coverage on site and well and potential for local wildlife value. Ability to deliver site without impacting on neighbouring properties would need consideration.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. Capacity of Gaskin Court would need further assessment to determine how much development could be achieved. These factors may rule the site unsuitable.			

112028	Land off Capel Drive	Campbell Park & Old Woughton	Great Linford	No Current Planning Status	9	Suitable	Developable	Suitable	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 2) albeit Downs barn is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Mature tree coverage on site with local wildlife value. Pedestrian provision would be required on site of Capel Drive between Chapman Ave and Downs Barn Boulevard	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.
112023	Turmill Court	Campbell Park & Old Woughton	Campbell Park	No Current Planning Status	5	Suitable	Developable	Suitable	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	No policy constraints	No constraints identified. Ability to deliver site without impacting on neighbouring properties would need consideration.	NA
112024	Land west of Kenwood Gate	Campbell Park & Old Woughton	Campbell Park	No Current Planning Status	6	Suitable	Developable	Suitable	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	No policy constraints	There is a significant slope on the site which would need to be overcome and further work is needed to ascertain if access can be provided to highway standards, this could lead to the site being unsuitable. Site is almost totally covered by tree canopy and has the potential for protected species. Ability to deliver site without impacting on neighbouring properties would need consideration.	No policy constraints outlined, but ability to access and deliver the site taking into account constraints outlined will be necessary to confirm suitability and potential capacity.
112025	Land east of Kenwood Gate	Campbell Park & Old Woughton	Campbell Park	No Current Planning Status	6	Suitable	Developable	Suitable	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding and any potential constraints being overcome.	No policy constraints	There is a significant slope on the site which would need to be overcome and further work is needed to ascertain if access can be provided to highway standards, this could lead to the site being unsuitable. Site is almost totally covered by tree canopy and has the potential for protected species. Ability to deliver site without impacting on neighbouring properties would need consideration.	No policy constraints to overcome, but ability to access and deliver the site taking into account constraints outlined will be necessary to confirm suitability and potential capacity.
112079	Land off Kirkstall Place	Central Milton Keynes	Campbell Park	No Current Planning Status	13	Suitable	Deliverable	Suitable	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 2.5) albeit Oldbrook is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Access to be taken from Kirkstall Place only and layout should minimise number of crossings of Redway. Large number of trees on site and higher value grassland found on sites nearby.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.
112083	Land off Carrick Road	Woughton & Fishermead	Campbell Park	No Current Planning Status	8	Suitable	Developable	Suitable	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 2.59) albeit Fishermead is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Redway along the edge of the site must be retained and high canopy across high percentage of the site.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.
112088	West of Pencarrow Place	Woughton & Fishermead	Campbell Park	No Current Planning Status	13	Suitable	Developable	Suitable	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 2.42) albeit Fishermead is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Some very minor surface water flooding on site which would need to be managed and site has high canopy cover across approx. 50% which could impact upon biodiversity net gain and potentially visibility of the site and also has potential for some protected species. Ability to deliver site without impacting on neighbouring properties would need consideration.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.
112091	East of Kellan Drive (south of Tolcarne Avenue)	Woughton & Fishermead	Campbell Park	No Current Planning Status	5	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding.	No policy constraints to outline	Access and impact on neighbouring properties would need to be considered	Ability to deliver site without impacting on neighbouring properties would need consideration.
112092	Land west of Kellan Drive (north of Tolcarne Avenue)	Woughton & Fishermead	Campbell Park	No Current Planning Status	5	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding.	No Policy Constraints	Access and impact on neighbouring properties would need to be considered	Ability to deliver site without impacting on neighbouring properties would need consideration.
112093	Land west of Pinesway Gate 2	Woughton & Fishermead	Campbell Park	No Current Planning Status	5	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding.	No Policy Constraints	Some risk of surface water flooding in the western portion of the site which would need consideration and access and impact on neighbouring properties would also need to be considered.	consideration of surface water flood risk and ability to deliver site without impacting on neighbouring properties would need consideration.
112095	Land west of Kellan Drive (south of Tolcarne Avenue)	Woughton & Fishermead	Campbell Park	No Current Planning Status	5	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding.	No Policy Constraints	Access and impact on neighbouring properties would need to be considered	Ability to deliver site without impacting on neighbouring properties would need consideration.
112098	South of Stamford Avenue	Campbell Park & Old Woughton	Campbell Park	No Current Planning Status	6	Suitable	Developable	Suitable	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 1.79) albeit Fishermead is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Development of the site should provide enhanced cycle connections to the redway. Consideration needs to be given to adjacent grid road planning and the trim trail in the northern section of the site.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.
112099	South of Belize Avenue	Campbell Park & Old Woughton	Campbell Park	No Current Planning Status	15	Suitable	Developable	Suitable - subject to outlined issues being overcome	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding and any constraints being overcome.	Site falls within a transport corridor, but no policy constraints.	Site contains changes in levels and existing reways across the site which would need to be dealt with and retained. Vehicular access off of existing roads may be problematic and could constrain development. The northern boundary of the site is also at risk from surface water flooding so this would need to be taken into consideration and mitigated where required. If possible. The eastern boundary of the site abuts the Grand Union canal and the whole site falls within a transport corridor which may impact upon the deliverability and achievability of the site.	No policy constraints to overcome, but the physical constraints listed would need to be considered and may prove to be insurmountable - in this case, the site would need to be considered for development.
112102	Land off Marlborough Street	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	16	Suitable	Developable	Suitable	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding and access not being an issue.	The site is designated as amenity open space (score value 2.1) albeit Peartree Bridge and Woughton is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Visibility in regards to highways access looks tight and would need a more detailed assessment to confirm acceptability. Some minor surface water flood risk in the northern part of the site would potentially need mitigating.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. Acceptability of access would need to be confirmed.
112103	Land off Mada Vale	Monkston	Kents Hill, Monkston and Brinklow	No Current Planning Status	6	Suitable	Developable	Suitable	Available - site is owned by Homes England but is leased by McCann Homes	Achievable - site is a greenfield site within an existing grid square of Milton Keynes in which the viability study outlines that housing development would be viable.	No Policy constraints	Access to be taken off of Mada Vale not Plaitow Crescent; there are some trees and shrubs on site.	NA
112105	Land off Noon Layer Drive	Broughton	Milton Keynes	No Current Planning Status	23	Suitable	Developable	Suitable	Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding or sold on for development - site is in an area that the viability study outlines as being viable for residential development.	No policy constraints	Site would need frontage links to Redway and footways and consideration to be given to protected species linked with the adjacent woodland.	NA
112108	Land off Tyhurst, Middleton	Broughton	Milton Keynes	No Current Planning Status	60	Suitable	Deliverable	Suitable	Available - Site is owned by the Kingsbridge Education Trust who have submitted the site via the CFS	Achievable - Site is a greenfield site in an existing grid square of Milton Keynes and in an area whereby the viability study outlines residential development would be viable.	Site is designated for community facilities, linked with the Oakgrove School site.	Access to the site would need further consideration. Chaffron Way and Tyhurst are not suitable for use, but access via Far Holme to the north of the site may be acceptable. Scrubby area of land is likely to have high habitat value and high biodiversity but gain requirement. The site also has links to other open space to act like a wildlife corridor which would need further consideration if the site were to come forward.	It would need to be demonstrated that there is no longer a need for the site to be delivered for its existing community use designation before an alternative land use can be considered. A suitable access route to the site will also need to be demonstrated as a means for mitigating outline constraints.
112126	Tarmac Site, Land off Phoebe Lane, Wavendon	Daneborough & Walton	Wavendon	No Current Planning Status	105	Suitable	Developable	Suitable - majority of site forms part of the existing South East Milton Keynes Allocation	Available - site has been submitted via the CFS with landowner permission	Achievable - site forms part of an existing strategic site allocation	No policy constraints - site already forms part of the existing South East Milton Keynes Allocation	While the site does contain Grade 2 and 3a agricultural land, the site has been allocated as part of the South East Milton Keynes Allocation alongside all neighbouring land. From a highways perspective the site will need to be delivered as part of the South East Milton Keynes Allocation with access provided from Bow Brickhill Road and the H10 extension.	NA
112127	Gregories Drive	Daneborough & Walton	Walton	No Current Planning Status	10	Suitable	Developable	Suitable	Available - site is owned by Milton Keynes Community Foundation who have confirmed they are considering the site for development.	Achievable - the site is a greenfield site within an existing grid square of Milton Keynes in a location the viability study outlines that residential development would be viable.	Site is covered by Walton neighbourhood Plan Policy WNP 6f which supports the use of the site for an extension to the HD0 Blenheim Way and overflow parking for Wavendon Gate school. The site is however a community reserve site under the ownership of the Community Foundation so as community use, including community-led housing would be appropriate.	There is a pipeline running within the site close to the northern boundary, this will need to remain free from development. Hedgerow on site should be retained and enhanced.	NA
112129	Fyfield Barrow	Daneborough & Walton	Walton	No Current Planning Status	8	Suitable	Developable	Suitable	Available - site is owned by Milton Keynes Community Foundation who have confirmed that the site is available for development.	Achievable - site is a greenfield site within an existing grid square of Milton Keynes and in a location which the viability study outlines that residential development would be viable.	Site is covered by the Walton Neighbourhood Plan Policies WNP 6e and WNP 7 which reserves the site for community use and does allow residential development above ground floor. Furthermore, as the site is a community reserve site under the ownership of the Community Foundation a community-led housing option would be appropriate.	Due to site levels and visibility issues, only an access west of Gregories Drive would be acceptable. Hedgerow on site should be retained.	NA
112136	Firwood Crescent	Monkston	Kents Hill, Monkston and Brinklow	No Current Planning Status	15	Suitable	Developable	Suitable	Available - site is owned by MKCC and has been confirmed as available for development	Achievable - the site is unusual land within an existing grid square of Milton Keynes which the viability study has outlined is in a location which residential development would be viable.	No policy constraints	The site includes a redway which must be retained and direct pedestrian and cycle access to the redway is required.	NA
112138	Brickhill Street	Monkston	Walton	No Current Planning Status	200	Suitable	Developable	Suitable	Available - site was submitted via the CFS with landowner permission	Achievable - site is a greenfield site within the existing urban area of Milton Keynes with access and in a location that the viability study outlines would be viable for residential development. Could also link with a wider scale redevelopment of the Open University site, who also own this site.	Site is designated as a proposed community facilities location linked to the potential for further expansion of the Open University.	About 5% of the site running along the southern boundary is designated as linear park and would need to be retained and improved. There is some small area at risk of surface water flooding which would need to be mitigated through design. Access would need to be taken from the existing Kents Hill Roundabout and not from the H8. The site has a hedge perimeter and a scrub mosaic which is likely to be of high biodiversity value.	It would need to be demonstrated that there is no longer a need for the site to be used as a community facility.
112141	Marshworth (north)	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	11	Suitable	Developable	The site is suitable, however has been identified as high biodiversity value land with mature trees and a footpath which would need to be retained. This could limit types of development permitted for this site.	The site is owned by MKCC - site could be available for development subject to engagement with the local community.	It is achievable if constraints can be overcome and development built to retain existing footpath.	The site is designated as amenity open space (score value 2.22) albeit Tinkers Bridge is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	A path currently exists on the site, which would need to be retained or re-provided, and this could constrain development on this site. Additionally this site has amenity open space designation.	The site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.
112142	North of Barnfield Drive	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	8	Suitable	Developable	Suitable - part of the site is however at risk of surface water flooding and, consideration will be required as to how this impacts the suitability of the site, potential for site to be ruled out through a sequential test approach.	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 2.25) albeit Netherfield is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	The site has flood risk and amenity open space considerations.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square. The surface water flood risk to the site would need to be more widely considered and mitigated, if possible, the site may however be deemed unsuitable following further assessment of surface water flood risk.
112143	Bisworth	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	5	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community and consideration of wider estate works.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding.	No Policy Constraints Identified	Site has some canopy cover	NA
112144	West of Marlborough Gate	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	25	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The northern portion of the site is designated as amenity open space (score value 2.4) albeit Netherfield is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	There are two minor incidents of surface water flood risk across the northern portion of the site.	The site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. Highways constraints would need to be considered for capacity of site.
112145	Farmborough/Beadlemead	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	50	Suitable	Developable	Site is suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site has amenity open space designation (Value 3.4) but Netherfield is a grid square with surplus amenity open space when assessed against the standards set out in the Open Space Assessment.	Minor incident surface water flooding, as well as notable species of hedgerow found in this area, this will need to be considered when carrying out development. Site is divided by a historic hedge with wider habitat connection that would need to be retained. A road loop would also need to be implemented to connect Farmborough and Beadlemead, to prevent the creation of a cul-de-sac.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.
112146	Marshworth	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	6	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding.	The site is designated as amenity open space (score value 3) albeit Tinkers Bridge is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	The site falls within a canal corridor and thus within a primary minerals focus area which could inhibit types of development granted on this site. The site contains mature planting which should be retained where possible, as it abuts grid road planning and has wider habitat connections. The site would need to provide pedestrian provision in Marshworth and no access should be permitted less than 50m from Groveway.	The site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.
112162	R/O Walnut Drive	Bletchley East	Bletchley and Fenny Stratford	No Current Planning Status	6	Suitable	Deliverable	Suitable	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding, the site has previously had permission for 6 dwellings which expired in May 2024.	No policy constraints	Highways have outlined that it is unlikely that adequate access can be achieved to the site as, the existing access route to former garages is too narrow and access from Aylesbury St is not possible due to viarage street junction opposite. However, planning permission has previously been granted for the redevelopment of the site for 6 dwellings with a suitable access point off of Walnut Drive.	Access issues may arise and need to be resolved if a future planning application is submitted.
112173	Denbigh Hall Drive	Bletchley West	West Bletchley	No Current Planning Status	11	Suitable	Developable	Suitable	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 3.17) albeit West Bletchley is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Site would need a redway connection to Watling Street highway, there is extensive mature planting and trees on site with potential for protected species. Ability to deliver site without impacting on neighbouring properties would need consideration.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.
112174	Land off Highland Close	Bletchley West	West Bletchley	No Current Planning Status	12	Suitable	Developable	Suitable	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding or selling the site	The site is designated as amenity open space, albeit West Bletchley is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Mature planting on site and has potential for protected species. Ability to deliver site without impacting on neighbouring properties would need consideration.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.
112177	Shirwood Drive car park	Bletchley Park	West Bletchley	No Current Planning Status	7	Suitable	Deliverable	Suitable	Available - Site is owned by MKCC who have outlined that it is available for development	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding or selling the site.	No Policy constraints	The site is currently a car park which, along with a formed garage block also on site, was originally associated with Council properties to the north west of the site. Only one of these properties remains in Council ownership. Concerns regarding loss of car parking for use of the adjacent car park land have been raised. There are also some mature trees on site.	No policy constraints to overcome. Any development of the site should retain an element of parking for users of the park.
112192	Land off White Horse Drive	Bletchley West	Shenley Brook End	No Current Planning Status	10	Suitable	Deliverable	Suitable	Available - site is owned by Milton Keynes Development Partnership so will be available for development	Site is a greenfield site within an existing grid square of Milton Keynes which is outlined within the Viability Study as a location whereby certain types of residential development would be viable and achievable.	No Policy constraints	No access to be provided to the site closer than the access to local centre opposite (not within 50m of H8) and trees facing onto grid road should be retained.	NA
112198	Land off Tattenhoe Lane	Bletchley Park	West Bletchley	No Current Planning Status	46	Suitable	Developable	Suitable	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding or selling the site.	The site is designated as amenity open space (score value 2.25) albeit West Bletchley is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Site is connected with footways but work is needed to determine how connections to the redway network can be made, either an existing redway to south of Tattenhoe Lane or new Redway on north side. Hedgerow at front of site should be retained where possible. Some minor surface water flood risk along the northern boundary of the site would also need consideration.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.
112402	Land off Hawkshead Drive	Shenley Brook End	Shenley Brook End	No Current Planning Status	8	Suitable	Developable	Suitable	Available - site is owned by Milton Keynes Development Partnership so would be available for development.	Achievable - site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	The site is designated as a proposed community use site.	No physical constraints identified	It would need to be demonstrated that there was no longer a need for the site to be used for community facility purposes.
112406	Adjacent to Pavilion, Furton Lake	Shenley Brook End	Shenley Brook End	No Current Planning Status	7	Suitable	Developable	Suitable	Site is owned by MKCC and leased to the Parks Trust - site could be available for development subject to engagement with the local community and the Parks Trust.	Achievable - site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	The site is designated as amenity open space albeit Furton is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Small amount of the site falls within Flood Zone 2 so has been removed from the suitable area of the site. Site will need to link with redway to the south west. The access through the car park seems to lack footway. A small number of sites may be acceptable from a highways perspective. Any future design will need to consider proximity of the site to Furton Lake and wildlife associated with its wildlife corridor.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.
112409	Beanfare	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	6	Suitable	Developable	Suitable - the entire site is however at risk of surface water flooding and, consideration will be required as to how this impacts the suitability of the site, potential for site to be ruled out through a sequential test approach.	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding.	The site is designated as amenity open space (score value 2.57) albeit Beanhill is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Surface water flood risk is potentially the main physical constraint to delivery of this site. A turning head would be required from a highways perspective which would limit the site to a smaller number of units.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. The surface water flood risk to the site would need to be more widely considered and mitigated, if possible, the site may however be deemed unsuitable following further assessment of surface water flood risk.

110414	Farthing Grove/South of Barnfield Drive	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	50	Suitable	Developable	The site is suitable.	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 2.14) albeit Netherfield is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	There are two minor incidents of surface water flooding across the northern portion of the site. From a highways perspective there is some limited scope off The Hide and Farthing Grove opposite existing dwellings to create a road loop to link both roads to avoid the sac. Ability to deliver site without impacting on neighbouring properties would need consideration.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110416	Farmborough	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	14	Suitable	Developable	Site is suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	The site is achievable if access requirements are addressed. Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 2.3) albeit Netherfield is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Minimal risk of surface water flooding. Site would need to provide suitable pedestrian connections. Some level issues.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110417	Farthing Grove	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	19	Suitable	Developable	Site is suitable, however a proportion of the site is at risk of surface water flooding.	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding.	The site is designated as amenity open space (score value 2) albeit Netherfield is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	There are two incidents of surface water flooding across the site.	The site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. Furthermore, surface water flood risk mitigation needs to be considered.	
110418	Capron/Maslin Drive	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	32	Suitable	Developable	The site is suitable, however emergency vehicle access to Lammas is required due to current number of dwellings in the area.	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 2.19) albeit Beanhill is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	No major physical constraints. Emergency vehicle access to Lammas is required due to current number of dwellings in the area. Main access from Capron.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110419	Maslin Drive	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	5	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding.	The site is designated as amenity open space (score value 1.92) albeit Beanhill is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Ability to deliver site without impacting on neighbouring properties would need consideration.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110420	Capron	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	15	Suitable	Developable	The site is suitable however development may be constrained due to the presence of a redway on the site.	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding.	The site is designated as amenity open space (score value 2.27) albeit Beanhill is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	A redway connection runs through site which will need to be retained or improved which may constrain the development, aside from this the site presents no additional constraints.	The site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110422	Land off Rochfords	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	15	Suitable	Developable	The site is suitable.	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding.	The site is designated as amenity open space (score value 2.3) albeit Coffee Hall is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment. A small portion of the site forms part of the local park which should also be taken into consideration.	There is a minor incident of surface water flooding across the southern and western portions of the site. The site should also include cycle connection from Rochfords to Redway running west of site.	The site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110423	Hamlets	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	6	Suitable	Developable	Site is suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 2.43) albeit Coffee Hall is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	No additional constraints. Footways will need to connect to wider network and there is an old tree on site which should be considered for retention.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110424	St Dunstons	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	8	Suitable	Developable	Site is suitable.	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 2.25) albeit Coffee Hall is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	No additional constraints to consider. Retained relic hedgerow runs through plot - possibly high biodiversity value and historic.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110426	Robins Hill	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	15	Suitable	Developable	Only the northern 25% of the site is suitable as the rest of the site has other natural and semi-natural green spaces designation.	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding.	The northern part of the site is suitable and has designated as amenity open space (score value 2.42) albeit Coffee Hall is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	The northern part of the site that is suitable has no constraints, however there is a need to respect the various NHM routes on site.	The site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110427	Garaways	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	8	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 2.29) albeit Coffee Hall is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Access to be taken from Garaways. Remnant hedgerow that predates development runs through site will be of biodiversity and cultural significance	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110428	Jamaica	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	5	Suitable	Developable	The site is suitable, however the site area operates as a redway and within the site there are other paths of value which could potentially constrain any development.	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is achievable if redways and pedestrian paths of value can be retained. Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 2.1) albeit Coffee Hall is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	There is one minor incident of surface water flooding on the site. Remnant hedgerow which predates development is present on site - likely high biodiversity value and cultural significance.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110430	Buckland Lodge	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	10	Suitable	Deliverable	Site is suitable, however the majority of the site is at risk of surface water flooding.	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding.	No policy constraints, the site is a previously developed piece of land.	The majority of the site is exposed to two incidents of surface water flood risk. However, the site is a formerly developed piece of land on which a former sheltered housing development has been demolished.	Risk of surface water flooding would need to be addressed.	
110431	South of Buckland Drive	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	36	Suitable	Developable	Site is suitable.	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 2.3) albeit Netherfield is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	High biodiversity value and historic.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110432	Langland Road	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	31	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 2.22) albeit Netherfield is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	One minor incident of surface water flooding across the northern portion of the site. To avoid a long cul de sac highway provision will need to be retained and improved. Site contains historic hedgerow, possibly double row with bank and ditch.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110433	East of local centre	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	24	Suitable	Developable	Site is suitable.	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 2.3) albeit Netherfield is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Planting contemporary with development so circa 45 years - some biodiversity value	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110434	North of Buckland Drive	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	30	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 2.3) albeit Netherfield is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Access to be taken from Farmborough and/or, or Beadmead only.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110435	North of Kingdom Hall, Langland Road	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	10	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site has a community facility designation.	Levels vary on site. Need to connect site with footways which do not exist on that side Langland Road.	Evidence will need to be provided that there is no longer a requirement for the site to be used in its existing community use designation.	
110436	North of Langland House	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	32	Suitable	Developable	Site is suitable.	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding.	The site is designated as amenity open space (score value 3.42) albeit Netherfield is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	There is a minor risk of surface water flooding across the site which would need consideration in any development proposals design.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110437	Moorgate	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	26	Suitable	Developable	Suitable	Unknown - the site has a number of landowners including, MKCC, the Community Foundation and Milton Keynes College.	Unknown - the site is greenfield and located adjacent to existing residential properties however, it is also surrounded on approximately 75% of its boundary by community facilities related to Milton Keynes College - it may not therefore be a site which is attractive and achievable for residential use.	The site is designated as amenity open space (score value 3.29) albeit Coffee Hall is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	No physical constraints identified but the site is potentially in an unusual place for residential use given how it intersects with the Milton Keynes College site and is likely to be more suited to an alternative use other than residential.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110438	The Oval	Central Milton Keynes	Campbell Park	No Current Planning Status	16	Suitable	Developable	Suitable	Unknown - 55% of the site is owned by Bloor who have not submitted the site via the CFS, the remainder is owned by MKCC, so this element of the site could be made available.	Achievable - the site is a greenfield site within an existing grid square of Milton Keynes and with existing access, if the site were to be available it could be achievable.	55% of the site is amenity open space (score value 3.34) albeit Oultonbox is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment. The remaining 45% of the site is Transport corridor	May be level issues so access could be restricted.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110442	Paynes Drive	Loughton & Shenley	Loughton & Great Helm	No Current Planning Status	8	Suitable	Developable	Suitable	Available - site is owned by Milton Keynes Community Foundation and they have outlined that it would be available for a development opportunity.	Achievable - site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	No policy constraints	No constraints identified	NA	
110448	Nicholson Grove	Loughton & Shenley	Shenley Church End	No Current Planning Status	11	Suitable	Developable	Suitable	Available - the site is owned by Milton Keynes Community Foundation who have outlined that the site may be available for development opportunities.	Achievable - site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable and whilst Shenley Wood is a location predominantly designated for employment use, there are now a number of residential developments which have been built out and permitted.	No Policy Constraints	No constraints identified - Footways would be required fronting site to connect site to wider network.	NA	
110453	North of Merlewood Drive	Loughton & Shenley	Shenley Church End	No Current Planning Status	22	Suitable	Developable	Suitable	Site is owned by MKCC and leased to the Parks Trust so could be available for development subject to discussions with the Parks Trust	Site is a greenfield site in a location which would be viable however it is immediately adjacent to an existing employment building albeit the site is also opposite a school and a grid square whereby residential uses have been developed and recently permitted.	Site is designated for community facility uses.	No physical constraints outlined - existing pedestrian and cycle route through the site would need to be retained and enhanced and part of the site falls within a wildlife corridor associated with Shenley Wood, so impact upon wildlife would need to be considered.	It would need to be evidenced that there was no longer a need for the site for community facility purposes.	
110465	Powis Lane	Tattenhoe	Shenley Church End	No Current Planning Status	6	Suitable	Deliverable	Suitable - a high percentage of the site is however at risk of surface water flooding and consideration will be required as to how this impacts the suitability of the site, potential for site to be ruled out through a sequential test approach	Unknown - site is owned by Hornes England and has been previously submitted for planning permission for residential use, but withdrawn - the site has not been submitted via the CFS.	Achievable - site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines that development would be viable. This is on the assumption that the site is not ruled out due to flood risk.	The site is designated as amenity open space (score value 3.86) albeit Oulton Park is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Surface water flood risk is potentially the main physical constraint to delivery of this site. Any redevelopment would be required to complete the footway along the front of Powis Lane.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. The surface water flood risk to the site would need to be more widely considered and mitigated, if possible, the site may however be deemed unsuitable following further assessment of surface water flood risk.	
110466	Land off Foxcove Road	Loughton & Shenley	Shenley Church End	No Current Planning Status	31	Suitable	Developable	Suitable	Available - site is owned by Milton Keynes Development Partnership and would therefore be available for development.	Achievable - the site is a greenfield site within an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable and whilst Shenley Wood is a location predominantly designated for employment use, there are now a number of residential developments which have been built out and permitted.	Site is designated for community facility uses associated with Ouley Park Academy.	No physical constraints identified - Access from Foxcove Road would be acceptable, a cycle link (redway standard) to the Redway on opposite side of Foxcove Road would however be required.	It would need to be evidenced that there is no longer a need for the site in its currently designated community facility use.	
110481	Skew Bridge Cottage	Bletchley East	Bletchley and Fenny Stratford	No Current Planning Status	10	Suitable	Deliverable	Suitable - whilst site is designated as Other Natural and Semi-Natural Greenspace, the site area does not actually form part of the land covered by tree canopy, has previously been developed in part and has recently had an approved planning permission for residential development, which was subsequently never brought forward.	Unknown - the site has recently had Outline planning permission and approved Reserved Matters for residential development but, the site was never brought forward, the landowner has not submitted the site through the CFS and has not outlined their intentions.	Achievable - the site has recently had planning permission for residential use and is closely linked to the wider Newton Leys development.	The site is located within a wildlife corridor but, there are no major policy constraints.	No constraints - the site has previously been granted planning permission	NA	
110487	Land off Colchester Court	Bletchley Park	West Bletchley	No Current Planning Status	5	Suitable	Developable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability would be dependent on funding.	The site is designated as amenity open space (score value 2.65) albeit West Bletchley is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Site slopes significantly and paths which would need to be retained and re-provided. Possible couple of dwellings with direct access off Warwick Avenue may be possible.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use.	
110640	Land Adjacent Doctors Surgery - MK Village	Broughton	Milton Keynes	No Current Planning Status	5	Suitable	Deliverable	Suitable	Available - site is owned by Milton Keynes Development Partnership so is available for development.	Achievable - site is a greenfield site in an existing grid square of Milton Keynes where development would be viable.	No policy constraints	Approximately 50% of the site is currently considered to be at risk from surface water flooding.	The surface water flood risk to the site would need to be more widely considered, potentially through a sequential test approach, and mitigated, if possible, the site may however be deemed unsuitable following further assessment of surface water flood risk.	
111905	Parcel 1 - Open University	Monkston	Walton	No Current Planning Status	200	Suitable	Developable	Suitable	Available - site submitted via CFS with landowner permission	Achievable - site forms part of the existing Open University Campus at Walton - this parcel is predominantly undeveloped open space with one OU building within the western side of the site. Any development here would form part of a wider redevelopment of the OU site following the OUS relocation to an alternative site within Milton Keynes. The current OU site forms an existing grid square with Milton Keynes which has access and is in a location that the viability study outlines would be viable for residential development. Whilst redevelopment would require significant demolition of the existing campus buildings there is nothing that is anticipated to render the site unachievable.	Site is designated as an existing and proposed community facilities location linked to the Open University.	Elements of this parcel of the site are heavily covered with tree canopy, there are a couple of individual TPOs and there are some hedgerows, all of which will need to be considered within any future design of the site. Likewise there are two listed buildings immediately adjacent to this parcel and any development would be required to be sympathetic to their setting.	It would need to be demonstrated that there is no longer a need for the site to be used as a community facility and any constraints identified would need to be dealt with through the design and layout of any redevelopment proposals.	
111906	Parcel 3 - Open University	Monkston	Kents Hill, Monkston and Brinklow	No Current Planning Status	100	Suitable	Developable	Suitable	Available - Site was submitted via CFS with landowner permission	Achievable - site was purchased by the Open University with the existing office buildings, to enable expansion. As it is separate from the main campus, the OU have outlined that this site can come forward in advance of any potential redevelopment of the main campus site. The site is in a location that the viability study outlines would be viable for residential development and currently there is an active residential site on adjacent land.	Site is designated as an existing community facilities location linked to the Open University.	The existing former office buildings on site would need demolition and there is some minor surface water flood risk which will need consideration in design of the site.	It would need to be demonstrated that there is no longer a need for the site to be used as a community facility and any constraints identified would need to be dealt with through the design and layout of any redevelopment proposals.	
111908	Parcel 2 - Open University	Monkston	Walton	No Current Planning Status	170	Suitable	Developable	Suitable	Available - Site was submitted via the CFS with landowner permission	Achievable - site forms part of the existing Open University Campus at Walton - this parcel is predominantly undeveloped open space and car park. Any development here would form part of a wider redevelopment of the OU site following the OUS relocation to an alternative site within Milton Keynes. The current OU site forms an existing grid square with Milton Keynes which has access and is in a location that the viability study outlines would be viable for residential development. Whilst redevelopment would require significant demolition of the existing campus buildings there is nothing that is anticipated to render the site unachievable.	Site is designated as an existing and proposed community facilities location linked to the Open University.	Approx. 20% of this parcel of the site, along the western boundary is within Flood Zones 2 and 3; this reduces the suitable area of the site - there is also a wildlife corridor associated with this part of the site. Elements of this parcel of the site are heavily covered with tree canopy and there are some hedgerows, all of which will need to be considered within any future design of the site. Likewise there are two listed buildings immediately adjacent to this parcel and any development would be required to be sympathetic to their setting.	It would need to be demonstrated that there is no longer a need for the site to be used as a community facility and any constraints identified would need to be dealt with through the design and layout of any redevelopment proposals.	
111909	Parcel 4 - Open University	Monkston	Walton	No Current Planning Status	850	Suitable	Developable	Suitable	Available - site was submitted via the CFS with landowner permission	Achievable - site forms part of the existing Open University Campus at Walton - this parcel forms the main built area of the campus containing the OU buildings and facilities. Any development here would form part of a wider redevelopment of the OU site following the OUS relocation to an alternative site within Milton Keynes. The current OU site forms an existing grid square with Milton Keynes which has access and is in a location that the viability study outlines would be viable for residential development. Whilst redevelopment would require significant demolition of the existing campus buildings there is nothing that is anticipated to render the site unachievable.	Site is designated as an existing and proposed community facilities location linked to the Open University.	Approx. 15% of this parcel of the site, along the western boundary is within Flood Zones 2 and 3; this reduces the suitable area of the site - there is also associated surface water flooding and a wildlife corridor within this part of the site. There are some smaller elements of this parcel of the site are heavily covered with tree canopy albeit most of these areas fall within the unsuitable area of the site but, will still need to be considered within any future design of the site. Likewise there are three listed buildings immediately adjacent to the southern boundary of this parcel and any development would be required to be sympathetic to their setting.	It would need to be demonstrated that there is no longer a need for the site to be used as a community facility and any constraints identified would need to be dealt with through the design and layout of any redevelopment proposals.	
111942	Former Mellish Court, Bletchley	Bletchley West	West Bletchley	No Current Planning Status	10	Suitable	Developable	Suitable	Available - site is owned by MKCC	Achievable - a brownfield site owned by MKCC on which the previous development has been demolished. Timing of the re-development of the site will be subject to funding for the project being agreed.	No Policy constraints - the site was a former residential flat block prior to recent demolition.	Previous buildings on site have been demolished, so no major physical constraints to delivery.	NA	
111943	Former Gables, Wolverton	Wolverton	Wolverton and Greenleys	No Current Planning Status	8	Suitable	Developable	Suitable	Available - site is owned by MKCC	Achievable - a brownfield site owned by MKCC on which the previous development has been demolished. Timing of the re-development of the site will be subject to funding for the project being agreed.	No Policy constraints - the site was a former residential flat block prior to recent demolition.	Previous buildings on site have been demolished, so no major physical constraints to delivery.	NA	
Undeliverable and Undevelopable Sites														
110014	East of Caldwell	Bradwell	Abbey Hill	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable at Stage 2 assessment, due to Local Park designation	Not Available	Not Achievable as site is unsuitable	Local Park designation	Local park designation, some risk of surface water flooding.	NA	

110015	Stone Hill	Bradwell	Abbey Hill	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - Large majority of site is unsuitable due to other natural and semi-natural greenspace designation, small area to south of site off of Stone Hill could be suitable, however with local context this would not be able to deliver 5+ dwellings and therefore does not fit within the scope of the study.	Available - Site is MKCC owner and area that is suitable could be made available	Achievable - Site is a greenfield site in an existing developed grid square and is accessible.	The suitable area of the site is currently designated as amenity open space and would therefore require a policy change to come forward.	Other natural and semi-natural greenspace designation rules out a large proportion of the site. The need to retain pedestrian route between High Street and Stone Hill and presence of some surface water flooding around edge of site may impact developable area of the site.	The suitable part of the site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be deliverable.
110016	Calewen	Bradwell	Abbey Hill	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable at stage 2 assessment due to large proportion of the site being designated as natural and semi-natural greenspace.	Unavailable	Unachievable as site is unsuitable	Other natural and semi-natural green spaces designation	Other natural and semi-natural green spaces designation. Extensive vegetation on site constrains the site and also means likely to have presence of priority species.	NA
110021	South of the High Street	Bradwell	Abbey Hill	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is highly constrained by mature tree coverage across the whole site. Site also has a 0 balance score.	Unavailable - half of the site is leased by the Parks Trust who have not submitted the site	Unachievable - the site is too constrained for development.	Site falls within a wildlife corridor.	Site appears to have a surface water flow path across the site, is heavily constrained by mature tree coverage and is likely to have the presence of protected species.	Physical constraints are likely to be insurmountable.
110024	South of Dowland	Bradwell	Abbey Hill	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site too small to deliver 5+ dwellings	Available	Not Achievable as site is unsuitable	Site is designated as amenity open space with a weighted score of 3, albeit in a grid square with significant existing provision of green space.	Amenity open space designation. Entire site covered by risk of surface water flooding, existing mature tree coverage therefore likely to have presence of priority species.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square. More detailed assessment of surface water flood risk would need to be undertaken.
110025	North of Dowland	Bradwell	Abbey Hill	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site forms an important ecological corridor	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Unachievable - whilst site is a greenfield site in an existing grid square which would likely be viable - the unsuitable nature of the site makes it unachievable.	The site is designated as amenity open space (score value 3.1) albeit Two Mile Ash is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Site forms part of an important ecological corridor connecting areas of public open space. Site also has a number of mature trees and the footpath across the site would need to be upgraded to a redway.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use, the loss of an ecological corridor is likely to be insurmountable.
110028	Pitfield	Bradwell	Abbey Hill	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	unsuitable - site is located within a grid square that is almost entirely employment based, the majority of which is light industrial.	Unavailable - site is owned by Milton Keynes Parks Trust who have recently looked to develop the site for storage uses - therefore not available for residential uses.	Unachievable - site is both unsuitable and unavailable	Site is designated for recreation and open space	Site is located within an employment grid square predominantly used for storage, light industrial and noisy uses - it is not close to any facilities or services and is not deemed a suitable location for residential uses.	Loss of recreation space would need to be justified for any development to come forward, but site would not be suitable for residential uses.
110033	Land off Ridgeway	Stony Stratford	Stony Stratford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - due to public highway and redway construction.	Unknown - site is owned by MKCC and leased to the Parks Trust who have not submitted the site. Element of site that is public highway is not available.	Unachievable - site is unsuitable and unavailable.	The site is designated as amenity open space (score value 3.1) albeit Stony Stratford is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Large part of the site is public highway and therefore not available. There is also a redway being constructed across the front of the site which will limit the ability to access the site and significantly limit the amount of development that could actually be achieved on site.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square. Only very limited development may be achievable.
110034	Land off Latimer	Stony Stratford	Stony Stratford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable at Stage 2 Assessment - majority of site clipped due to being a Local Park designation and/or other natural and semi-natural greenspace, remainder of site after clip would be inaccessible and not in a suitable form to deliver housing	Not Available	Not Achievable as site is unsuitable	Local park designation. Other Natural and Semi-Natural Greenspace designation.	Local park designation. Other Natural and Semi-Natural Greenspace designation. Some risk of surface water flooding to site, tree canopy and vegetation makes site constrained and a likely presence of protected species.	NA
110035	North of Ridgeway, Galley Hill	Stony Stratford	Stony Stratford	No Current Planning Status	0	Suitable	Not Deliverable	Suitable	Unavailable - half of the site forms part of a training facility which is not available and currently the remainder of the site is being explored for other uses aside from residential.	The site would likely be achievable if constraints could be overcome and the landowner was to make it available for residential uses.	The whole site is designated for community uses	Over half the site contains an existing community facility. Access issues have been raised as current access point off of Galley Hill would not be suitable.	It would need to be demonstrated that there is no longer a need for the site to be used for community purposes before any other form of development could be considered.
110036	Stade Lane/Weavers Hill	Stony Stratford	Stony Stratford	No Current Planning Status	0	Unsuitable - Clip Exclusion	Not Deliverable	Unsuitable at Stage 2 Assessment due to entire site being designated as Other Natural and Semi-Natural Greenspace.	Site is owned by MKCC - site could be available for development subject to engagement with the local community and consideration of wider estate works.	Not Achievable as site is unsuitable	Other Natural and Semi-Natural Greenspace designation.	Other Natural and Semi-Natural Greenspace designation. Small amount of risk from surface water flooding on site.	NA
110037	Woolmans/Slade Lane	Stony Stratford	Stony Stratford	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable at Stage 2 Assessment - almost entire site designated as Other Natural and Semi-Natural Greenspace.	Site is owned by MKCC - site could be available for development subject to engagement with the local community and consideration of wider estate works.	Not Achievable as site is unsuitable	Other Natural and Semi-Natural Greenspace designation.	Other Natural and Semi-Natural Greenspace designation. Small amount of risk from surface water flooding on site. Site almost 100% covered by tree canopy - likely potential for protected species.	NA
110038	South of Moorfoot	Stony Stratford	Stony Stratford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable at Stage 2 Assessment - site too small to deliver 5+ dwellings	Site is owned by MKCC - site could be available for development subject to engagement with the local community and consideration of wider estate works.	Not Achievable as site is unsuitable	Amenity Open Space designation	Amenity Open Space designation. Some risk of surface water flooding across large proportion of the site. Significant tree cover and potential for protected species.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square. More detailed assessment of surface water flood risk would need to be undertaken.
110041	Galley Hill (south)	Stony Stratford	Stony Stratford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site has a high pressure fuel line running through the site	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Unachievable - site could not be developed due to high pressure fuel line	The site is designated as amenity open space (score value 3.1) albeit Fullers Slade is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	High pressure fuel line runs north, south through the middle of the site, the need for a buffer zone would rule out the site almost entirely.	NA
110042	Galley Hill (north)	Stony Stratford	Stony Stratford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site has a high pressure fuel line running through the site	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Unachievable - site could not be developed due to high pressure fuel line	The site is designated as amenity open space (score value 3.1) albeit Fullers Slade is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	High pressure fuel line runs north, south through the middle of the site, the need for a buffer zone would rule out the site almost entirely. Site also contains pedestrian routes which need to be retained and would also likely significantly reduce the developable area.	NA
110043	Land off Mallets Close	Stony Stratford	Stony Stratford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site does not appear to have a suitable point of access	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Unachievable - the site cannot be accessed	The site is designated as amenity open space (score value 3.8) albeit Stony Stratford is a grid square with a small surplus amenity open space when compared to the standards set in the Open Space Assessment.	The site does not appear to have a suitable point of access.	Access issues are likely to be insurmountable
110044	South of Ardwell Lane	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable at Stage 2 Assessment - majority of site covered by Other Natural and Semi-Natural Greenspace designation.	Site is owned by MKCC - site unlikely to be available due to Other Natural and Semi-Natural Greenspace designation.	Not Achievable as site is unsuitable	Other Natural and Semi-Natural Greenspace designation.	Other Natural and Semi-Natural Greenspace designation. Proportion of site covered by risk of surface water flooding.	More detailed assessment of surface water flood risk would need to be undertaken.
110049	Land off Pinders Croft	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable at Stage 2 - majority of site clipped due to being a Local Park designation. Remainder of site after clip would be inaccessible and not in a suitable form or size to deliver housing.	Not Available	Not Achievable as site is unsuitable	Local Park designation	Local Park designation	NA
110055	Rens Croft	Bradwell	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable at Stage 2 assessment - due to Pocket Park designation	Not Available	Not Achievable as site is unsuitable	Pocket park designation	Pocket park designation	NA
110057	McConnell Drive	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Suitable	Not Deliverable	Suitable - site is a vacant brownfield site	Unavailable - the site is currently owned by Aldi who have previously looked to obtain planning permission on the site for a food store, which was refused. They have not submitted the site through the CFS.	The site may be achievable if the landowners were to make the site available for residential use and policy constraints could be overcome.	The site is currently designated for community use.	The site is slightly disconnected from other residential areas however a redway does already exist on the site and connects it with a local centre and other residential grid squares.	It would need to be demonstrated that there was no longer a need for the site in its existing community use prior to any form of residential development being considered.
110058	Land adjacent to Wolverton Health Centre	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable at Stage 2 Assessment - site is 80% covered by Other Natural and Semi-Natural Greenspace designation whilst the remaining suitable land forms the access point for the site and existing parking for the health centre.	Available - the site was submitted via the CFS by the landowner	Site is currently not Achievable as it is deemed unsuitable - should constraints be able to be overcome, the recent application for residential development on part of the site and the submission of the site through the CFS would suggest that the site may be achievable.	Other Natural and Semi-Natural Greenspace designation. Existing Community Facilities designation covering 50% of the site.	Other Natural and Semi-Natural Greenspace designation. Some of site is at risk from surface water flooding.	More detailed assessment of surface water flood risk would need to be undertaken. Role for potential future community purposes would need to be considered and loss of other natural and semi-natural greenspace would need to be justified and accepted.
110059	R/o Health Centre, Gloucester Road	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable at Stage 2 Assessment - site is entirely covered by Other Natural and Semi-Natural Greenspace designation.	Site is privately owned by NHS Property Services - it was not submitted via the CFS but an application for 9 dwellings was submitted and withdrawn during 2023, it is uncertain as to whether the site is still available.	Site is currently not Achievable as it is deemed unsuitable - should constraints be able to be overcome, the recent application for residential development would suggest that the site may be achievable.	Other Natural and Semi-Natural Greenspace designation. Existing Community Facilities designation.	Other Natural and Semi-Natural Greenspace designation. Some of site is at risk from surface water flooding.	More detailed assessment of surface water flood risk would need to be undertaken. Role for potential future community purposes would need to be considered.
110062	St Georges Way	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - existing residential use on site which is not due for demolition.	Unavailable - site is in use and the car park forms part of the parking solution to the existing Agora redevelopment scheme.	Unachievable - site is both unsuitable and unavailable	No policy constraints - site is in residential use	Existing building is in use and there is no intention for this to change. The car park is also essential in enabling the ongoing Agora redevelopment scheme, so redeveloping it would be deemed that scheme unviable.	Constraints appear to be insurmountable at this stage.
110063	Land north of Grand Union canal	Wolverton	New Bradwell	No Current Planning Status	0	Unsuitable - Balance Score	Not Deliverable	Unsuitable - due to a negative balance score	Unavailable - the site is predominantly privately owned, with a smaller percentage of the site owned by the Canal and Rivers Trust. None of the landowners have submitted the site via the CFS.	Unachievable - the site is both unsuitable and unavailable	Site is designated as amenity open space	The site is within a wildlife corridor and has some risk of surface water flooding associated with it. Access to the site is likely to be difficult as well.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. The site would also need to be made available and any other constraints reviewed.
110064	West of Church Street	Wolverton	New Bradwell	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable at Stage 2 Assessment - with Highways issues flagged, it is unlikely the site can deliver 5+ dwellings.	MKCC owned - could be available	Not Achievable as site is unsuitable	Site covered by Amenity Open Space designation.	Site covered by Amenity Open Space designation (Weighted score of 2.54) albeit in an area with sufficient provision. Located within a Minorals Primary Focus Area however unlikely to be a constraint on delivery. Highways flagged minor level issues and presence of existing frontage bays which would make the site difficult to develop.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square
110067	Old Wolverton Road	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable at Stage 2 Assessment - site is predominantly covered by Other Natural and Semi-Natural Greenspace designation and is located within an industrial employment area.	Unknown - site is in ownership of Network Rail and has not been submitted through CFS.	Not Achievable as site is unsuitable	Other Natural and Semi-Natural Greenspace designation. Circa 60% of site covered by Wildlife Corridor designation.	Other Natural and Semi-Natural Greenspace designation. Located within an industrial employment area. Some areas of the site covered by surface water flood risk.	More detailed assessment of surface water flood risk would need to be undertaken.
110071	Police station	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable at Stage 2 Assessment - Site is a designated employment site	Unknown - site is owned by Thames Valley Police and has not been submitted through the CFS.	Not Achievable as site is unsuitable	Site is designated for employment use	Site contains former Wolverton Police Station building which would require demolition, but no other known physical constraints to overcome	Policy Constraints: Review of need for site in employment use via Employment Land Study work being undertaken as part of New City Plan preparation.
110076	Unit 30, Walker Avenue	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable at Stage 2 Assessment - Site is a designated employment site	Unknown	Not Achievable as site is unsuitable	Site is designated as an employment site.	Site contains part of an existing row of business units which have not been submitted. Partial conversion of these units is not preferable.	Policy Constraints: Review of need for site in employment use via Employment Land Study work being undertaken as part of New City Plan preparation. If site were found to be no longer needed for employment use, it would be preferable for it to be brought forward as part of a wider area based development, as opposed to a piecemeal conversion.
110077	Unit 24, Walker Avenue	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable at Stage 2 Assessment - Site is a designated employment site	Unknown	Not Achievable as site is unsuitable	Site is designated as an employment site	Site contains part of an existing row of business units which have not been submitted. Partial conversion of these units is not preferable.	Policy Constraints: Review of need for site in employment use via Employment Land Study work being undertaken as part of New City Plan preparation. If site were found to be no longer needed for employment use, it would be preferable for it to be brought forward as part of a wider area based development, as opposed to a piecemeal conversion.
110078	Unit 34, Walker Avenue	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable at Stage 2 Assessment - Site is a designated employment site	Unknown	Not Achievable as site is unsuitable	Site is designated as an employment site	Site contains part of an existing row of business units which have not been submitted. Partial conversion of these units is not preferable.	Policy Constraints: Review of need for site in employment use via Employment Land Study work being undertaken as part of New City Plan preparation. If site were found to be no longer needed for employment use, it would be preferable for it to be brought forward as part of a wider area based development, as opposed to a piecemeal conversion.
110079	Warren Farm 2	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable at Stage 2 Assessment - site is designated within an employment area, as well as having a traditional orchard designation and forming amenity open space.	Available - not submitted through CFS, but recent refused application for 100ws would suggest site is available.	Not Achievable as site is unsuitable	Site is designated within an employment area	Site is designated as a traditional orchard although a recent planning application outlines this has been removed. Site does however have a role across the wider Wolverton Mill area, by forming amenity space for the occupiers of local residential and employment uses and access to employment designation for this purpose.	It would need to be demonstrated that the site no longer plays a role as amenity space within the wider employment designation of Wolverton Mill nor does it offer provision of land for employment use should amenity space no longer be required.
110081	Land off Hannett Drive	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable at Stage 2 Assessment - Site is a designated employment site	Unknown - site was not submitted through the CFS and many of the existing buildings on site are still in use.	Not Achievable as site is unsuitable.	Site is designated as an employment site	Site is partially covered by risk of surface water flooding. Site also contains numerous existing buildings containing a range of office-based employment uses - many of which are still in use.	Policy Constraints: Review of need for site in employment use via Employment Land Study work being undertaken as part of New City Plan preparation. If site were found to be no longer needed for employment use, it would be preferable for it to be brought forward as part of a wider area based development, as opposed to a piecemeal conversion.
110086	Land off Hayes	Stony Stratford	Stony Stratford	No Current Planning Status	0	Unsuitable - Clip Exclusion	Not Deliverable	Unsuitable - site is designated as a Local Green Space within the Stony Stratford Neighbourhood Plan	Unavailable - the site is designated as a Local Green Space	Unachievable - the site is unsuitable and unavailable	Site is designated as a Local Green Space	Emergency access to the site may not be achievable as Hayes is at its limit for a single point of access.	NA - site is unsuitable and unavailable
110087	Land off Bennet Close	Stony Stratford	Stony Stratford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable at Stage 2 Assessment - site is designated as a Pocket park	Not Available	Not Achievable as site is unsuitable	Site is designated as a Pocket Park	Site is designated as a Pocket Park. Site is partially covered by surface water flood risk.	More detailed assessment of surface water flood risk would need to be undertaken.
110116	Land off Ashfield	Stantonbury	Stantonbury	No Current Planning Status	0	Unsuitable - Clip Exclusion	Not Deliverable	Unsuitable - site is designated as a Local Green Space in the Stantonbury Neighbourhood Plan	Unavailable - site is designated as a Local Green Space in the Stantonbury Neighbourhood Plan.	Unachievable - site is both unsuitable and unavailable.	NA - site is both unsuitable and unavailable.	NA - site is both unsuitable and unavailable.	NA - site is both unsuitable and unavailable.
110117	Ashfield	Stantonbury	Stantonbury	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - Site is designated as a Local Green Space in the Stantonbury Neighbourhood Plan	Unavailable - Site is designated as a Local Green Space in the Stantonbury Neighbourhood Plan.	Unachievable - site is both unsuitable and unavailable.	NA - site is both unsuitable and unavailable.	NA - site is both unsuitable and unavailable.	NA - site is both unsuitable and unavailable.
110118	Land off Crosslands	Stantonbury	Stantonbury	No Current Planning Status	0	Unsuitable - Clip Exclusion	Not Deliverable	Unsuitable - site is designated as a Local Green Space in the Stantonbury Neighbourhood Plan	Unavailable - site is designated as a Local Green Space in the Stantonbury Neighbourhood Plan.	Unachievable - site is both unsuitable and unavailable.	NA - site is both unsuitable and unavailable.	NA - site is both unsuitable and unavailable.	NA - site is both unsuitable and unavailable.
110120	Paddock Close	Stantonbury	Great Linford	No Current Planning Status	0	Suitable	Not Deliverable	Suitable	Unavailable - site is owned by MKCC but has never been identified for development due to potential planning gain issues, associated with the land being set out for open space in a previous application.	Unachievable - site is not available	The site is designated as amenity open space (score value 3.25) albeit Great Linford is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Access can only be taken off of Paddock Close, which is a private road and as such may not be achievable. The site has links to other neighbouring open spaces and habitats and contains a large number of mature trees which are subject to a group TPO.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. Access arrangements would also need to be resolved and the site would need to be made available which is unlikely.
110122	Paddock	Newport Pagnell South	Great Linford	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is entirely designated as Paddock land and has a significant proportion of the site at risk from a surface water flow path. The site also does not appear to have a suitable access point.	Unknown - site is owned by MKCC and leased by Milton Keynes Parks Trust, but site has not been formally submitted.	Unachievable - site is deemed unsuitable due to constraints but it also likely that access issues would deem the site unachievable as Highways have outlined that direct access from the adjacent grid road is not acceptable and there are no other obvious access points.	Site is designated entirely as a wildlife corridor which would need consideration.	Main constraints are paddock designation, surface water flood risk and access issues.	Site would need to be considered no longer required as a paddock (The Open Space Assessment outlines that paddocks should however be retained), it would need to be demonstrated that onsite surface water could be dealt with and suitable access would need to be provided - not all of it would be achievable.
110142	East of M1 Strategic Growth Area (Sagyn/Rothill)	Olney	Mloughie	Extant Permission	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site has permission for employment uses	Unavailable - site is not available for residential use	Unachievable - site is both unsuitable and unavailable.	Site is designated for employment use	Site has planning permission and is being brought forward for employment uses.	NA - site is unsuitable and unavailable
110151	Land off Birchill Street	Broughton	Campbell Park	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated as an employment area and has only recently had a hotel and public house development on the site, which are now in active use.	Unavailable - site has only recently had a hotel and public house development on the site, which are now in active use.	Unachievable - site is unsuitable and unavailable	Site is designated for employment use	NA - Site is in use and not available	NA - site is unsuitable and unavailable
110152	Land off Portway	Broughton	Campbell Park	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site contains existing office units which are in use and the primary landowner has not submitted the site for consideration	Unavailable - the landowner Milton Keynes Development Partnership has outlined intentions to bring the site forward for employment use.	Unachievable - site is unsuitable and unavailable	Site is designated for employment use	NA - site is in use and not available	NA - site is both unsuitable and unavailable
110153	Risham	Broughton	Broughton	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	unsuitable - site is designated for employment use	Unavailable - the landowner Milton Keynes Development Partnership has outlined intentions to bring the site forward for employment use.	Unachievable - the site is unsuitable and unavailable	Site is designated for employment use	Access to the site is potentially impacted by both fluvial and surface water flood risk	NA - site is both unsuitable and unavailable.
110154	Colebourne Drive	Campbell Park & Old Woughton	Great Linford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - large majority of the site designated as paddock land or Other natural and semi-natural greenspace - remainder of the site is not of a size or form that would suitably take development	Site is owned by MKCC and leased to Milton Keynes Parks Trust as paddock land - the site has not been submitted via the CFS therefore availability is uncertain.	The site would likely be viable if it were to be developed but the presence of Other Natural and Semi-Natural Greenspace and paddocks, which are recommended for protection in the Open Space Assessment, are likely to make the site currently unachievable.	Site is designated as paddock land and Other Natural and Semi-Natural Greenspace	A significant part of the site appears to be at risk from surface water flooding which may further constrain the site as unsuitable. Tree lines either side of the site are of likely wildlife value and presence of protected species likely. Access could only be taken off of Colebourne Drive and no less than 50m from H4. Site would also need to be connected to existing redway.	It would need to be evidenced that there was no longer a need for the land as paddock land or other natural and semi-natural greenspace which is unlikely given the recommendations of the Open Space Assessment, the site would likely need to be assessed via a sequential test and may well be ruled unsuitable on flood risk grounds as well.
110155	Windrush Close	Campbell Park & Old Woughton	Great Linford	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - over 60% of the site is designated as paddock land, remaining land would be disconnected and not suitable for development.	Unknown - site is owned by MKCC and leased to the Parks Trust, but the site has not been proposed for development.	Unachievable - the site is deemed to be unsuitable	Designation as paddock land	some other minor constraints but designation as paddock land is the main constraint deemed the site unsuitable	Site would need to be deemed no longer required as a paddock, despite the Open Space Assessment recommending protection of paddock sites.
110157	Serjants Green	Stantonbury	Great Linford	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	unsuitable - site is designated as a Pocket Park	Unavailable - Site is designated and in use as a Pocket Park	Unachievable - site is both unsuitable and unavailable	NA - site is both unsuitable and unavailable	NA - site is both unsuitable and unavailable	NA - site is both unsuitable and unavailable
110159	Summerhayes	Stantonbury	Great Linford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - Once constraints are taken into account, the site cannot deliver housing.	Unknown - site is leased by Milton Keynes Parks Trust and has not been submitted.	Unachievable - site is not suitable and likely biodiversity net gain impact would constrain development and make it unviable.	The site is designated as amenity open space (score value 2.36) albeit Great Linford is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Access to the site would be required to be remote from the redway crossing which limits the ability of the site to deliver housing and would result in extensive landscape loss to provide adequate visibility. The site is also completely covered by tree canopy with likely presence of priority habitat which would constrain development in terms of biodiversity net gain.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use however, physical constraints are insurmountable.

110163	South of Great Ground	Stantonbury	Stantonbury	No Current Planning Status	0	Suitable	Not Deliverable	Suitable	Unavailable - site is part Milton Keynes City Council, part Parks Trust land on which there is currently an ongoing Homelessness Project - the site would not be available for any form of development until this use ceased and currently there is no timescale for this.	Part of the site forms part of the Transport Corridor so there may be restrictions or coverage placed on the land by Homes England. Furthermore, tree canopy and existing vegetation on site may be prohibitive in terms of biodiversity net gain. The site is however owned by MKCC, in an area that the viability study recognises as being viable for some forms of development and could come forward if funding were available and the site were to be made available.	No policy constraints except for any restrictions as a result of Transport Corridor.	Tree canopy and mixed woodland across a proportion of the site which is likely to be prohibitive on biodiversity net gain. Existing buildings on site currently in use.	Issues of loss of trees and vegetation would need to be overcome and any impact this has on biodiversity net gain. Any land restrictions due to transport corridor would need resolving. Site would need to be made available.
110164	Land off Redbridge	Stantonbury	Stantonbury	No Current Planning Status	0	Suitable	Not Deliverable	Suitable	Currently unavailable - site is owned by MKCC and could be brought forward for development subject to engagement with local community however, Stantonbury Parish Council Neighbourhood Plan identifies the site for a possible community facility and this is being explored with MKCC.	Existing vegetation on site may be prohibitive in terms of biodiversity net gain however, the site is owned by MKCC, in an area that the viability study recognises as being viable for some forms of development and could come forward if funding were available and the site were to be made available.	Site is designated as amenity open space (score value 2.17) albeit Stantonbury is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment. Site is also identified for a potential community facility or civic office in the Stantonbury Neighbourhood Plan.	Approx. 50% of the site has tree canopy cover which may be restrictive in terms of biodiversity net gain.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. Site would also need to no longer be required for a potential community use.
110165	Land off Westhill	Stantonbury	Stantonbury	No Current Planning Status	0	Unsuitable - Clip Exclusion	Not Deliverable	Unsuitable - site is designated as a Local Green Space in the Stantonbury Neighbourhood Plan.	Unavailable - the site is a Local Green Space	Unachievable - the site is both unsuitable and unavailable and, there is no suitable highways connection to provide access.	Site is a Local Green Space	Site is a Local Green Space and does not have a suitable access point.	NA - site is unsuitable and unavailable
110166	Meads Close	Wolverton	New Bradwell	No Current Planning Status	0	Unsuitable - Balance Score	Not Deliverable	Unsuitable - number of constraints on site have led to a negative balance score.	Unknown - site is owned by MKCC but availability for development is not known.	Unachievable - the site has a number of constraints which may not be able to be overcome as well as potential issues relating to access and relationship with the canal.	Site is designated as amenity open space (weighted score 2.62) amongst other policy constraints, as listed.	Significant proportion of the site is at risk of Surface Water Flooding	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square - but physical constraints may not be able to be overcome
110171	R/o Kingsfold	Stantonbury	Stantonbury	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - there is no obvious access route to the site	Site is owned by MKCC - site could be available for development subject to engagement with the local community and consideration of wider estate works.	Site is designated as amenity open space (score value 1.94) albeit Bradwell is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	The site is designated as amenity open space (score value 1.94) albeit Bradwell is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Site does not seem to have an achievable point of access.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use and access to the site would need to be gained.
110174	Hume Close	Stantonbury	Stantonbury	No Current Planning Status	0	Unsuitable - Clip Exclusion	Not Deliverable	Unsuitable - Site is designated as a Local Green Space in the Stantonbury Neighbourhood Plan.	Unavailable - the site is a Local Green Space	Unachievable - the site is both unsuitable and unavailable	Site is a Local Green Space	Site is a Local Green Space	NA - site is both unsuitable and unavailable
110175	Edwards Croft	Stantonbury	Stantonbury	No Current Planning Status	0	Unsuitable - Clip Exclusion	Not Deliverable	Unsuitable - site is designated as a Local Green Space in the Stantonbury Neighbourhood Plan.	Unavailable - the site is a Local Green Space	Unachievable - the site is both unsuitable and unavailable	Local Green Space designation	Local Green Space designation	NA - the site is both unsuitable and unavailable
110179	Capital Drive	Stantonbury	Stantonbury	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is privately owned and there is currently a live planning application for residential led development.	Available - site is privately owned and there is currently a live planning application for residential led development.	Achievable - site is currently being brought forward for development and neighbouring property is now in residential use via a prior approval.	Site is allocated as residential use in Plan MK due to it having formed part of the redline boundary of the adjacent prior approval change of use which has taken place.	Site is in existing use as a car park to service the employment uses and residential units adjacent to, and part of, the wider site. The site is also unlikely to be suitable for residential use given it is surrounded by existing employment uses and is located in a grid square which almost entirely occupied by employment uses.	It would need to be demonstrated that alternative car parking provision is provided and that the site forms a suitable location for residential development given its location within a predominantly employment led grid square with limited access to services and facilities.
110180	Noble House	Stantonbury	Stantonbury	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated for employment use	Unavailable - site was permitted for a change of use to residential in 2021 via prior approval - the permission has now expired and the landowners have not submitted the site through the CFS nor outlined their intentions to still pursue a residential use.	Unachievable - the site is unsuitable and unavailable	Site is designated for employment use	Site does have some quite substantial areas at risk of surface water flooding which would need to be considered.	Review of need for site in employment use via Employment Land Study work being undertaken as part of Local Plan preparation - site would need to be deemed no longer required.
110182	North of Rockingham Drive	Stantonbury	Stantonbury	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated as a proposed employment site.	Unavailable - site is currently being considered for alternate uses other than residential.	Unachievable - site is both unsuitable and unavailable.	Site is designated for employment use.	Policy constraints are the main issue for this site being developed for residential purposes, the sites suitability for residential use is also questioned given its location within a grid square which is almost entirely utilised for employment uses.	Review of need for site in employment use via Employment Land Study work being undertaken as part of New City Plan preparation.
110183	West of Sunrise parkway	Stantonbury	Stantonbury	No Current Planning Status	0	Unsuitable - Clip Exclusion	Not Deliverable	Unsuitable - site is designated as a proposed employment site	Unknown - the site is privately owned and has not been submitted through the CFS.	Unachievable - site is unsuitable and does not appear to be available for residential use.	Site is designated as a proposed employment site	Policy constraints are the main issue for this site being developed for residential purposes, the site is also unlikely to be suitable for residential use given it is surrounded by existing employment uses and is located in a grid square which almost entirely occupied by employment uses.	Review of need for site in employment use via Employment Land Study work being undertaken as part of New Local Plan preparation. Suitability of site for residential uses may well be insurmountable without much wider scale planned change to the grid square within which it is located.
110183	Land off Ramsons Avenue 1	Central Milton Keynes	Great Linford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	unsuitable - site has no achievable vehicular access.	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding and a solution to accessing the site being found.	The site is designated as amenity open space (score value 2.43) albeit Bradwell Common is a grid square with a small surplus of amenity open space when compared to the standards set in the Open Space Assessment.	There is currently no suitable highways access to the site.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. Access issues would need to be overcome for site to be suitable.
110201	Blacksmiths Arms PH	Campbell Park & Old Woughton	Great Linford	No Current Planning Status	0	Suitable	Not Deliverable	Suitable	Unavailable - site is still in use as a public house and is privately owned - the site has not been put forward through the CFS.	Unachievable - whilst the site would likely be achievable as a brownfield redevelopment opportunity, it is not available.	Site is in existing use as a public house and it would therefore need to be demonstrated that there is no longer a need for this use before any development opportunities could be considered.	Site is not available and is still in use as a Public House.	NA
110204	East of Rockingham Drive	Stantonbury	Stantonbury	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated as a proposed employment site	Available - site is owned by MKDP who have outlined that it would be available for residential development	Site is located within a grid square which is predominantly occupied for employment uses and is surrounded by existing employment units on three sides it is therefore questionable as to whether this is a suitable site for residential use even if the policy constraints were removed and as to whether it would be considered achievable.	Site is designated as a proposed employment site	Employment designation and consideration as to whether the site is a suitable location for residential uses given the existing surrounding uses and its location.	Review of need for site in employment use via Employment Land Study work being undertaken as part of New Local Plan preparation. Suitability of site for residential uses may well be insurmountable without much wider scale planned change to the grid square within which it is located.
110206	Land off Overstreet	Campbell Park & Old Woughton	Great Linford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site has no achievable vehicular access	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding and a solution to accessing the site being found.	No policy constraints	There is currently no suitable highways access to the site and, given the mature trees on site and the site being locked in by grid road corridor planting, it is unlikely a solution could be found.	Access issues would need to be overcome for site to be suitable.
110219	Land off Linford Lane	Campbell Park & Old Woughton	Campbell Park	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated as common ground and a village green	Unavailable - site is designated as common ground and a village green	Unachievable - site is unsuitable and unavailable	Site is designated as common ground and a village green	Site is designated as common ground and a village green	NA
110220	Land off Turnmill Avenue	Campbell Park & Old Woughton	Campbell Park	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	unsuitable - site is designated as common ground and a village green	Unavailable - site is designated as common ground and a village green	Unachievable - site is both unsuitable and unavailable	Site is designated as common ground and a village green	Site is designated as common ground and a village green	NA
110222	Land off Pattison Lane	Campbell Park & Old Woughton	Campbell Park	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated as common land and a village green	Unavailable - site is designated as common land and a village green	Unachievable - site is unsuitable and unavailable	Site is designated as common land and a village green	Site is designated as common land and a village green	NA
110226	East of Kenwood Gate (north of Walbrook Avenue)	Campbell Park & Old Woughton	Campbell Park	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Site does not fall within the scope of the study as it is deemed to be too small to deliver 5 units	NA	NA	NA	NA	NA
110227	West of Kenwood Gate (north of Walbrook Avenue)	Campbell Park & Old Woughton	Campbell Park	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated as a Local Park	Unavailable - Site is designated as a Local Park	Unachievable - Site is both unsuitable and unavailable	Site is designated as Local Park	Site is designated as a Local Park	NA
110229	East of Marlborough Street	Campbell Park & Old Woughton	Campbell Park	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - Site is designated as Other Natural and Semi Natural Greenspace and there does not appear to be a suitable access point.	Site is owned by MKCC - site could be available for development subject to engagement with the local community and, consideration of wider estate works and impact on Other Natural and Semi-Natural Greenspace provision.	Whilst the site is in an existing grid square and on land owned by MKCC, the current access issues and presence of Other Natural and Semi-Natural Greenspace are likely to make the site currently unachievable.	Site is designated as Other Natural and Semi-Natural Greenspace	Highways have outlined that there is no obvious access to the site and that direct access cannot be taken off the adjacent grid roads. The site is also designated as Other Natural and Semi-Natural Greenspace.	It is unlikely that the constraints can currently be overcome
110231	Porthleven Place (south of Gurnards Avenue)	Woughton & Fishermead	Campbell Park	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	unsuitable - site has no achievable vehicular access without additional land.	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding and a solution to accessing the site being found.	The site is designated as amenity open space (score value 1.79) albeit Fishermead is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	There is no obvious access point to the site without additional land being included within an allocation and neighbouring land is designated as formal outdoor playing fields so is highly unlikely to be available. Site also has extensive tree canopy cover and potential for wildlife value.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use and access issues would need to be overcome for site to be suitable.
110232	North of Gurnards Avenue	Woughton & Fishermead	Campbell Park	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	unsuitable - no obvious or suitable vehicular access points.	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding and a solution to accessing the site being found.	The site is designated as amenity open space (score value 1.79) albeit Fishermead is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Site has no obvious or suitable point of vehicular access. There are bat records close to the site so lighting and other impacts would need consideration. Ability to deliver site without impacting on neighbouring properties would need consideration.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use and access issues would need to be overcome for site to be suitable.
110240	Land off Ramsons Avenue 2	Central Milton Keynes	Great Linford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	unsuitable - site has no vehicular access.	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding and a solution to accessing the site being found.	The site is designated as amenity open space (score value 2.43) albeit Cornborough is a grid square with a small surplus of amenity open space when compared to the standards set in the Open Space Assessment.	Site has no vehicular access and has approx. 40% tree canopy cover so is potentially protected species. Ability to deliver site without impacting on neighbouring properties would need consideration.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. Access issues would need to be overcome for site to be suitable.
110242	South of Cleavers Avenue	Central Milton Keynes	Great Linford	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - 75% of the site is designated as Other Natural and Semi-Natural Greenspace and remainder of site is too small and inaccessible.	Site is owned by MKCC - site could be available for development subject to engagement with the local community and, consideration of wider estate works and impact on Other Natural and Semi-Natural Greenspace provision.	Whilst the site is in an existing grid square and on land owned by MKCC, the presence of Other Natural and Semi-Natural Greenspace are likely to make the site currently unachievable.	Site is designated as Other Natural and Semi-Natural Greenspace	Presence on site of Other Natural and Semi-Natural Greenspace	It is unlikely that the loss of other natural and semi natural greenspace would currently be acceptable unless it could be justified
110245	North of Cleavers Avenue	Central Milton Keynes	Great Linford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site has no available access	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding and a solution to accessing the site being found.	The site is designated as amenity open space (score value 1.86) albeit Cornborough is a grid square with a small surplus of amenity open space when compared to the standards set in the Open Space Assessment.	The site is not adjacent to any roads and has no available access point albeit, a private council road which has been developed to deliver adjacent site could potentially provide an access point dependent upon capacity.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use - considering neighbouring amenity open space has recently been developed for housing and Cornborough only has a small surplus of this type of open space, development of this site could be deemed over development.
110247	Land between Colehill Place and Mayditch Place	Central Milton Keynes	Bradwell	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - no obvious vehicular access to the site and Bradwell Common currently has a deficit of amenity open space.	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding and a solution to accessing the site being found. An alternative use linked to the school (e.g. community use) whereby access can be taken through school site may be more achievable.	The site is designated as amenity open space (score value 2.65) and Bradwell Common currently shows a deficit of amenity open space. The western side of the site is also designated for community uses associated with the school.	The site has no obvious access point, amenity open space in a grid square which has a surplus of this type of open space and there is a large quantity of tree canopy on site	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use however, surplus of this type of open space within Bradwell Common suggests this would not be achievable. Access issues would need to be overcome for site to be suitable.
110270	Land off Bradwell Road	Loughton & Shenley	Loughton & Great Holm	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is almost entirely covered by a Linear Park designation and the remaining land would not be of a size or form which could deliver development	Unavailable - Site is designated as Linear Park	Unachievable - site is unsuitable and unavailable	Site is designated as Linear Park	Site is designated as Linear Park	Linear Park designation would need to be removed, which is highly unlikely to occur.
110274	School Lane	Loughton & Shenley	Loughton & Great Holm	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	unsuitable - impact upon conservation area	Unavailable	Unachievable - site is both unsuitable and unavailable	Site is within the Loughton Conservation Area	Site is located within the centre of the Loughton Conservation and is adjacent to a number of listed buildings. The paddocks and open space (such as this land) are a key contribution to the conservation area due to its polycentric nature and any development of this site would cause significant harm to the conservation area and surrounding listed buildings. The width of school land also poses and issue for larger scale development of the site.	Impact upon designated heritage assets cannot be overcome.
110275	Bradwell Road	Loughton & Shenley	Loughton & Great Holm	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	unsuitable - due to potential for harm to designated heritage assets	Unavailable	Unachievable - site is both unsuitable and unavailable	Site is within the Loughton Conservation Area	Site is located within the centre of the Loughton Conservation and is adjacent to a number of listed buildings. The paddocks and open space (such as this land) are a key contribution to the conservation area due to its polycentric nature and any development of this site would cause significant harm to the conservation area and surrounding listed buildings, particularly with regards to views to and from Elm House.	Harm to designated heritage assets cannot be overcome
110281	South of Towan Avenue	Woughton & Fishermead	Campbell Park	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	unsuitable - site has no achievable vehicular access.	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding and a solution to accessing the site being found.	The site is designated as amenity open space (score value 1.79) albeit Fishermead is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Site appears to have no suitable vehicular access point and access of off Chaffron Way would not be acceptable. Large number of trees on site although mainly poplar. Ability to deliver site without impacting on neighbouring properties would need consideration.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. Access issues would need to be overcome for site to be suitable.
110282	Trispen Court	Woughton & Fishermead	Campbell Park	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	unsuitable - site has no suitable vehicular access.	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding and a solution to accessing the site being found.	The site is designated as amenity open space (score value 1.84) albeit Fishermead is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Site has no available highways access point.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. Access issues would need to be overcome for site to be suitable.
110294	Fishermead Boulevard	Woughton & Fishermead	Campbell Park	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	unsuitable - site has no achievable vehicular access.	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding and a solution to accessing the site being found.	The site is designated as amenity open space (score value 1.84) albeit Fishermead is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Site has no available point of access. Ability to deliver site without impacting on neighbouring properties would need consideration.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use and access issues would need to be overcome for site to be suitable.
110296	Land off Springfield Boulevard 1	Campbell Park & Old Woughton	Campbell Park	Allocation	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - despite the site being an allocation in Plan MK, it is designated as a Local Park in the updated Open Space Assessment.	Unavailable - site is designated as a Local Park	Unachievable - site is both unsuitable and unavailable	Site is designated as Local Park	previous applications on this site have been withdrawn for a number of reasons relating predominantly to design and layout matters, these would need consideration for any proposed development	It would need to be demonstrated that there is no longer a need for the Local Park and that previous issues with submitted applications can be resolved.
110297	Springfield PH	Campbell Park & Old Woughton	Campbell Park	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site has an extant permission, which is being progressed with, to develop the site for a community facility and parish council offices.	Unavailable - site has an extant permission, which is being progressed with, to develop the site for a community facility and parish council offices.	Unachievable - site is both unsuitable and unavailable	NA - site is being developed for an alternative use	NA - site is being developed for an alternative use	NA - site is being developed for an alternative use
110300	Land off Waterside	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	unsuitable - levels issues and depth of site mean it is unlikely that necessary road and footways can be delivered alongside housing.	Available - Site is owned by MKCC and could be available for development subject to engagement with the local community.	Site is owned by MKCC so could be brought forward for Council properties but achievability for this would be dependent on funding and a solution to accessing the site being found.	The site is designated as amenity open space (score value 2.11) albeit Peartree Bridge and Woughton is a grid square with a small surplus of amenity open space when compared to the standards set in the Open Space Assessment.	Site appears to have levels issues as well as the site not being very deep which will need to provide for a residential road and footways. There are also a large number of old fruit trees on site so could be considered an orchard and a priority habitat. Ability to deliver site without impacting on neighbouring properties would need consideration.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. Access issues would need to be overcome for site to be suitable and it is felt that this is likely to be unachievable.
110304	Rayners Park	Monkston	Kents Hill, Monkston and Brinklow	No Current Planning Status	0	Suitable	Not Deliverable	Suitable	Unavailable - site is owned by Milton Keynes Community Foundation and this is not a site that they have put forward for potential residential use, instead retaining for potential future community uses.	Residential development of the site would be achievable however the site is not available for this use.	No policy constraints	Site would need to provide suitable footway connections along the sites frontage and there is a drain and scrub on part of the site which is of wildlife value.	NA - availability remains main constraint
110313	Lindsfane Drive	Monkston	Kents Hill, Monkston and Brinklow	Extant Permission	0	Suitable - Planning Permission	Not Deliverable	Suitable - site is allocated for residential use and has permission for a C2 use nursing care home	Unavailable - site is to be brought forward as a C2 use nursing care home, it is therefore no longer available for C3 use housing	Unachievable for C3 use residential housing	NA - site is allocated for residential use	NA - site is allocated for residential use	NA - site is allocated for residential use
110325	Wavendon Glebe	Danesborough & Walton	Wavendon	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site had no achievable access	Unsuitable - site was submitted via the CFS with landowner permission	Unachievable - whilst residential development of the site would likely be viable, it is unachievable as the site cannot be suitably accessed for residential development to take place.	Site is designated as open countryside	Stockwell Lane is unsuitable to arrive additional development, it lacks width and has no pedestrian provision, has banked verges and mature trees prevent visibility and a suitable junction. The site is also adjacent to a number of Grade II and II listed buildings including St Marys Church - development of the site is likely to harm these heritage assets.	If all physical constraints could be overcome then a positive allocation of the site would be required in the New Local Plan or a Neighbourhood Plan to overcome the open countryside designation - it is however felt that the access constraints and potentially impact on heritage assets would be insurmountable.
110328	Land off Shuttleworth Grove	Danesborough & Walton	Walton	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	unsuitable - the site is designated as a pocket park and a protected green space in the Walton Neighbourhood Plan	Unavailable - the site is designated as a pocket park and a protected green space in the Walton Neighbourhood Plan	Unachievable - site is both unsuitable and unavailable	Site is designated as a pocket park and a protected green space in the Walton Neighbourhood Plan	Site is designated as a pocket park and a protected green space in the Walton Neighbourhood Plan, there also appear to be a number of surface water flow paths that converge on the site	NA
110334	Land off Highgate Over	Monkston	Walton	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - over 90% of the site is designated as Other natural and Semi Natural Greenspace.	Site is owned by MKCC and a large proportion is on a long term lease to the Parks Trust - presence of Other natural and Semi Natural Greenspace likely to make site unavailable	Whilst site is likely to be viable due to its location, the levels on site may make development on the site difficult to achieve even despite the Other natural and Semi Natural Greenspace designation	Designated as Other natural and Semi Natural Greenspace	Designated as Other natural and Semi Natural Greenspace and contains some significant canopy cover over more than half of the site. Changes in levels across the site are also potentially problematic.	Loss of Other natural and Semi Natural Greenspace would need to be justified and the changes in levels on the site would need to be resolved if possible.
110339	West of Timbold Drive	Monkston	Kents Hill, Monkston and Brinklow	No Current Planning Status	0	Suitable	Not Deliverable	Suitable	Unavailable - site has a permission for delivery of a private hospital which the landowner has outlined it is still intended to be delivered.	Unachievable - the site is not available for residential development and has an extant permission for a private hospital which the landowners have confirmed it is to be delivered.	No policy constraints	Some minor surface water flood risk which would need mitigating through design, re-land on Timbold would need upgrading to full 3 metres and perimeter hedge row should be retained and enhanced if native.	NA

110368	Latham's Bulbbase Site	Betchley East	Betchley and Fenny Stratford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	unsuitable - the large majority of the site is designated for employment use.	Available - the site has recently had two applications for residential development submitted and refused - the latter of which is currently at appeal.	The site is a brownfield site with existing units on approximately 50%. As a former Builders Yard there is potential for contamination issues which would be required to be mitigated and the need to consider the proximity to the canal could increase build costs. One reason for refusal on a recent application related to the inability of the site to provide required planning obligations and, the scale of development proposed as part of recent applications, which has led to further reasons for refusal, suggests that a viable scheme which does not cause harm to nearby heritage assets nor impact on amenity, may not be viable. The landowners do continue to progress with attempting to obtain permission and other similar sites nearby have been developed in recent years so site could potentially be achievable.	Site is designated as an existing employment area.	There are a number of heritage assets surrounding the site which do not in themselves pose an in principle issue for development but will have a significant impact upon the scale and massing that is deemed acceptable for any development; Potential contamination issue from previous site uses, need to consider any developments proximity to the canal.	Demonstration that there is no longer a need for the site in its current Employment use designation would be required to enable a change of designation to residential use. The impact of any proposed development would need to be considered in relation to the surrounding heritage assets and ensure to avoid harm - to date this has been a reason for refusal on recent applications, which suggests development of the site at the scale being proposed is not suitable.
110369	Former MFI site	Betchley East	Betchley and Fenny Stratford	Allocation	0	Suitable	Not Deliverable	Suitable - site was allocated for residential use in the 2018 Site Allocations Plan.	Unavailable - the existing unit on the site has recently had a change of use to a car show room and the landowner has expressed a desire to retain the site in its employment use as opposed to maintaining the existing residential allocation.	No Policy Constraints	No major constraints to development.	NA	
110370	Monellan Crescent	Daneshborough & Walton	Walton	No Current Planning Status	0	Suitable	Not Deliverable	Suitable	Site is owned by MKCC and is currently in use as a car park - availability would be dependent upon the need for the car park.	Unachievable - the availability of the site due to its use as a car park is unknown.	Site is predominantly adopted highway and a car park - the loss of car parking may be a constraint which could impact the suitability of the site.	Some minor surface water flood risk, but main constraint is the current use of the site as a public car park.	The ongoing need for the site as car parking would need to be assessed and the loss of parking may need to be mitigated.
110371	Inn on the Lake PH	Betchley East	Betchley and Fenny Stratford	No Current Planning Status	0	Unsuitable - Clip Exclusion	Not Deliverable	Unsuitable - The large majority of the site is designated as a Local Wildlife Site as well as Other Natural and Semi-Natural Greenspace.	Unavailable - the site is owned by Milton Keynes Parks Trust who have not put the site forward for consideration.	Unachievable - the site is both unsuitable and unavailable	Site is designated as a Local Wildlife Site and Other Natural and Semi-Natural Greenspace.	Site is designated as a Local Wildlife Site and Other Natural and Semi-Natural Greenspace. Its location within a grid square entirely occupied by employment and light industrial uses makes the site unsuitable for residential development.	NA
110372	8 Grove Ash	Betchley East	Betchley and Fenny Stratford	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated for employment use and is located within an area entirely occupied by employment and light industrial units, which is not suitable for residential development.	Unavailable - Despite having a prior approval permission for change of use to residential use, this has never come forward, no has the permission being re-applied for. The site has not been submitted through the CIS.	Unachievable - Site is both unsuitable and unavailable	Site is designated for employment use	Site is designated for employment use and is located within an area entirely occupied by employment and light industrial units, which is not suitable for residential development.	It would need to be demonstrated that the site was no longer needed for its existing employment use and a change of designation to residential would be required however, given the site location within an existing employment area, residential development would not be suitable in this location and this constraint could not be overcome.
110378	Block G, Betchley Park	Betchley Park	West Betchley	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - existing buildings on site form part of Betchley park - preference is to retain buildings and a non-residential use would be more appropriate.	Unavailable - site has been submitted for employment use, not residential use.	Unachievable - site is not available for residential use	NA - site is not available for residential use	NA - site is not available for residential use	NA - site is not available for residential use
110390	Land off Shenley Road	Betchley Park	West Betchley	No Current Planning Status	0	Unsuitable - Clip Exclusion	Not Deliverable	Unsuitable - Site is designated as a Local Green Space in the West Betchley Neighbourhood Plan.	Unavailable - Site is designated as a Local Green Space in the West Betchley Neighbourhood Plan.	Unachievable - Site is both unsuitable and unavailable	Site is designated as a Local Green Space	Site is designated as a Local Green Space	NA
110393	Clocktower PH	Betchley West	Shenley Brook End	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is still in use as a public house and there is no suitable access to the site.	Unavailable - site is privately owned, is still in use as a public house and has not been submitted the CIS.	Unachievable - site is both unsuitable and unavailable.	existing unit forms part of Emerson Valley Local Centre	Site is in use as a public house and there is no suitable and acceptable access location for the site to be redeveloped - the site could only be redeveloped if adjacent car park were included in the site.	site would need to be made available by landowner, lack of need for existing public house the site to be redeveloped - the site could only be redeveloped if adjacent car park were included in the site.
110394	Land off Tweed Drive	Betchley West	West Betchley	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated as a Local Green Space	Unavailable - site is designated as a Local Green Space	Unachievable - site is both unsuitable and unavailable	Site is designated as a Local Green Space	Site is designated as a Local Green Space	NA
110395	Land off Lovatt Drive	Betchley Park	West Betchley	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	unsuitable - no available access to the site	Site is owned by MKCC so could be made available for development following engagement with the local community and if the site could be accessed.	Unachievable - there does not appear to be an achievable access route to the site.	No policy constraints	Access to former garages is not suitable to serve any development, site would require purchase and demolition of an existing dwelling to achieve access.	Access constraints appears to be insurmountable without demolition of existing dwellings.
110396	Land off Hamstanton Way	Betchley Park	West Betchley	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - Over 60% of the site is designated as a Local Green Space in the West Betchley Neighbourhood Plan and the remainder of the site would not provide a suitable area for development whilst retaining existing connections that run through the site.	Unavailable - majority of the site is designated as a Local Green Space.	Unachievable - site is both unsuitable and unavailable	Majority of the site is designated as a Local Green Space, the remainder is designated as Amenity Open Space	Accessing the areas outside of the Local Green Space and retaining existing connectivity through the site is likely to be a constraint.	NA
110397	Windmill Hill Golf Course 1	Betchley Park	West Betchley	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - the site is designated as part of a formal outdoor playing area	Unavailable - the site is in use as part of Windmill Hill Golf Centre	Unachievable - site is both unsuitable and unavailable	Site is designated as a formal outdoor playing area	The site forms part of Windmill Hill Golf Centre and contained the club house, parking and elements of the course.	It would need to be found that there was no longer a need for the current use for the site as a formal outdoor playing area.
110399	Land at Windmill Hill Golf Course 4	Betchley Park	West Betchley	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	unsuitable - 30% of the site is formal outdoor playing fields and the site has no obvious access.	Site is owned by MKCC, site could be available for development subject to engagement with the local community	Unachievable - site is unsuitable due to access issues	30% of the site is designated as formal outdoor playing fields associated with Windmill Hill golf course	A suitable means of accessing the site would need to be secured however, this is unlikely to be achieved given the site would still be isolated from other residential uses. It would also need to be demonstrated that there was no longer a need for the element of the site which forms designated formal outdoor playing fields.	
110404	Paddock adjacent to H5	Loughton & Shenley	Shenley Church End	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - the site is designated as a paddock	Unknown - site is owned by MKCC and leased to the Parks Trust, but the site has not been proposed for development.	Unachievable - site is unsuitable and availability is unknown	Designation as paddock land	some minor surface water flood risk on a small area of the site, but designation as paddock land is the main constraint deeming the site unsuitable.	Site would need to be deemed no longer required as a paddock, despite the Open Space Assessment recommending protection of paddock sites.
110405	Kevin Drive	Loughton & Shenley	Loughton & Great Holm	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated as a proposed employment site	Unsuitable - site is owned by Milton Keynes Development Partnership so is available for development, but they have not outlined that the site is available for residential use.	Unachievable - the site is unsuitable and has not been submitted for residential use.	Site is designated for employment uses	Policy constraints are the main issue for this site being developed for residential purposes, the site is also unlikely to be suitable for residential use given it is surrounded by existing employment uses and is located in a grid square which almost entirely occupied by employment uses.	Review of need for site in employment use via Employment Land Study work being undertaken as part of new Local Plan preparation. Suitability of site for residential uses may well be insurmountable without much wider scale planned change to the grid square within which it is located.
110408	Wimblington Drive	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated as a proposed employment site	Unavailable - site is currently under construction for new employment provision following demolition of former buildings on site.	Unachievable - site is both unsuitable and unavailable	Site is designated for employment uses	Policy constraints and availability are the main issue for this site being developed for residential purposes, the site is also unlikely to be suitable for residential use given its location within a grid square which is almost entirely utilised for employment uses.	NA - site is currently being built out for employment uses
110413	Medale Drive/Beanfare	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	0	Unsuitable - Clip Exclusion	Not Deliverable	Unsuitable - Site is designated as a Local Green Space in the Woughton Neighbourhood Plan.	Unavailable - Site is designated as a Local Green Space in the Woughton Neighbourhood Plan.	Unachievable - Site is both unsuitable and unavailable	Site is designated as a Local Green Space in the Woughton Neighbourhood Plan	Site is designated as a Local Green Space in the Woughton Neighbourhood Plan	NA
110415	Farthing Grove/north of Barnfield Drive	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	0	Unsuitable - Clip Exclusion	Not Deliverable	Unsuitable - Sites is designated as a Local Green Space in the Woughton Neighbourhood Plan.	Unavailable - Sites is designated as a Local Green Space in the Woughton Neighbourhood Plan.	Unachievable - site is both unsuitable and unavailable	Sites is designated as a Local Green Space in the Woughton Neighbourhood Plan	Sites is designated as a Local Green Space in the Woughton Neighbourhood Plan	NA
110421	Land at Effeld Park, Milton Keynes	Loughton & Shenley	Loughton & Great Holm	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - the site is located between the A5 and the Railway Line and is disconnected from any existing residential areas.	Unavailable - the site has been submitted through the CIS but for employment use - planning permission is also currently being brought forward for employment uses on the site - predominantly industrial, storage and logistics.	Unachievable - site is both unsuitable and unavailable.	The site falls within a wildlife corridor	Main constraints to residential use relates to the site's unsuitable location and its lack of availability.	NA
110425	West of Garaways	Woughton & Fishermead	Woughton on the Green	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - Site is designated as Other Natural and Semi-Natural Greenspace	Site is owned by MKCC - site could be available for development subject to engagement with the local community and, consideration of wider estate works and impact on Other Natural and Semi-Natural Greenspace provision.	Whilst the site is in an existing grid square and on land owned by MKCC, the current presence of Other Natural and Semi-Natural Greenspace are likely to make the site currently unachievable.	Site is designated as Other Natural and Semi-Natural Greenspace	Site has a significant canopy cover and any proposals would need to retain or improve on the footway that is located west of Garaways. Ability to deliver site without impacting on neighbouring properties would need consideration.	loss of Other Natural and Semi-Natural Greenspace would have to be mitigated before any development proposal could even be considered.
110439	Snowdon Drive	Central Milton Keynes	Campbell Park	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	unsuitable - site is entirely designated for employment uses and approx. 40% of the site is ancient woodland.	Site is owned by MKCC so could be available however, presence of ancient woodland on site is likely to make it unavailable.	Unachievable - site is not suitable for residential development.	Site is designated for employment uses	Over 40% of the site is ancient woodland (if would appear more of the site could be as well) and the remaining land does not appear to be of a form or size which would be developable. The site is also unlikely to be suitable for residential use given it is surrounded by existing employment uses and is located in a grid square which almost entirely occupied by employment use.	Review of need for site in employment use via Employment Land Study work being undertaken as part of new Local Plan preparation. Suitability of site for residential uses may well be insurmountable without much wider scale planned change to the grid square within which it is located and the presence of ancient woodland on site is also likely to be insurmountable.
110441	Land off Ashpole Furlong	Loughton & Shenley	Loughton & Great Holm	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	unsuitable - site is designated as a pocket park	site is owed by MKCC but is likely to be unavailable due to it being designated as a pocket park	Unachievable - the site is unsuitable and is likely to be unavailable.	Site is designated as a Pocket Park	Policy designation and use as a Pocket Park are the main constraints but Access and impact on neighbouring properties would need to be considered	The loss of a pocket park would need to be mitigated before any consideration could be given to the suitability of the site for residential development.
110443	Land off Engane Drive	Loughton & Shenley	Shenley Church End	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - no obvious point of vehicular access	Site is owned by MKCC, site could be available for development subject to engagement with the local community.	Unachievable - site is unsuitable as has no point of access	The site is designated as amenity open space (score value 2.94) albeit Shenley Church End is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Site has no obvious point of vehicular access	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. Access constraints would also need to be overcome, but this may prove insurmountable.
110444	Vincent Avenue	Stony Stratford	Shenley Church End	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is allocated for employment uses	unavailable - Site is privately owned and has not been submitted for residential use through the CIS	Unachievable - site is both unsuitable and unavailable	Site is designated for employment uses	Policy constraints are the main issue for this site being developed for residential purposes, the site is also unlikely to be suitable for residential use given it is surrounded by existing employment uses and is located in a grid square which almost entirely occupied by employment uses.	Review of need for site in employment use via Employment Land Study work being undertaken as part of new Local Plan preparation. Suitability of site for residential uses may well be insurmountable even without policy constraints.
110449	Vache Lane	Loughton & Shenley	Shenley Church End	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	unsuitable - development of the site would impact upon designated heritage assets.	Unavailable	Unachievable - site is both unsuitable and unavailable	Site is designated as amenity open space.	Site is in the immediate setting of Shenley House listed building and any development of the site would cause significant harm to the designated heritage asset. From a highways perspective the site is likely to be unsuitable or at least heavily reduced in area as there are potential levels issues, the frontage redway must be retained, the site has limited depth and includes small strip of public highway (loss of which is unacceptable).	Constraints are deemed to be insurmountable
110451	Land off Oakhill Road	Loughton & Shenley	Shenley Church End	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - setting of site would lead to a development which could not meet the criteria of the study, as it could not deliver 5+ dwellings.	Unavailable	Unachievable - site is both unsuitable and unavailable	The site is designated as amenity open space (score value 3) albeit Shenley Church End is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	The site is immediately adjacent to a scheduled ancient monument and is on the route into the Shenley Church End Conservation Area. Whilst the site does not have any physical constraints that rule development out, taking account of the sites context and location it would not be able to deliver 5+ dwellings and so does not meet the criteria for inclusion in the study.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use
110457	North of Vernier Crescent	Loughton & Shenley	Shenley Church End	Allocation	0	Suitable	Not Deliverable	The site is suitable.	unavailable - The site is owned by Milton Keynes Development Partnership however, there current proposal is to bring the site forward for a C2 use care home - it would therefore not be available for C3 residential use.	The site is a greenfield site in an existing grid square of Milton Keynes in an area that the Viability Study outlines as that small housing development sites would be viable.	There are no policy constraints as this site is allocated in Plan:MK (2019).	A footway is required along frontage of site and possibly on Flamstead Gate depending on access location(s). This site is also exposed to one minor incident of surface water flood risk.	Flood risk mitigation should be considered when bringing development forward on this site.
110482	Windmill Hill Golf Course 2	Betchley Park	West Betchley	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	unsuitable - the site is designated as formal outdoor playing fields associated with the Windmill Hill Golf Course	Site is owned by MKCC and has not been put forward for residential development at this stage - the site is therefore likely to be currently unavailable.	Site is a greenfield site, abutting existing residential development - if constraints were to be overcome, residential development on the site would likely be viable however, current policy constraints and a likely lack of availability make the site unachievable at this stage.	Site is designated as formal outdoor playing fields and forms an active part of the Windmill Hill Golf Course	Site is currently in use as a part of a golf course. Consideration would need to be given to access and highway capacity.	The loss of formal outdoor playing fields would need to be mitigated before the suitability of the site for residential development could be considered.
110483	Land off St Clements Drive	Betchley Park	West Betchley	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - Site is predominantly covered by a Pocket Park designation and the remaining land would not be of a size or form which could deliver development.	Site is MKCC owned and is likely to be unavailable due to the Pocket Park designation label however, the sites current designation remains it is likely to be unachievable.	Site is a greenfield site within an existing residential area and would therefore likely be viable however, the sites current designation remains it is likely to be unachievable.	Site is designated as a Pocket Park	Access and capacity of local roads which would serve the site may be a constraint and impact on neighbouring properties would need to be considered	Loss of a Pocket Park would need to be mitigated before the suitability of the site for residential use could be considered.
110484	Windmill Hill Golf Course 3	Betchley Park	West Betchley	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - the large majority of the site is designated as formal outdoor playing fields associated with the Windmill Hill Golf Course - the remaining area is not of a size of form which would be suitable for development.	Site is owned by MKCC and has not been put forward for residential development at this stage - the site is therefore likely to be currently unavailable.	Site is a greenfield site, abutting existing residential development - if constraints were to be overcome, residential development on the site would likely be viable however, current policy constraints and a likely lack of availability make the site unachievable at this stage.	Site is designated as formal outdoor playing fields and forms an active part of the Windmill Hill Golf Course	Site is currently in use as a part of a golf course.	The loss of formal outdoor playing fields would need to be mitigated before the suitability of the site for residential development could be considered.
110485	Land off St Davids Road	Betchley Park	West Betchley	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - no suitable access point to the site	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Unachievable - site is unsuitable due to access constraints	no policy constraints	Current access point to the garages on site is not suitable to serve development and the site appears to have no other suitable access without demolition of existing properties. Garages on site appear to also still be in use.	A suitable solution to obtaining vehicular access would need to be found.
110490	Wellington Place car park	Betchley Park	West Betchley	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated for employment uses and neighbouring uses are not compatible for residential development - site was removed from the 2018 Site Allocations Plan by the Inspector for this reason.	Unavailable - Landowner has not submitted the site via the CIS and the site currently has active uses on-site.	Unachievable - the site is both unsuitable and unavailable	Site is designated for employment uses	Surrounding uses are not compatible with residential development and almost the entire site is at risk from surface water flood risk.	Review of need for site in employment use via Employment Land Study work being undertaken as part of new Local Plan preparation. Suitability of site for residential uses would be insurmountable at this stage even without policy constraints.
110495	Strangford Drive	Betchley East	Betchley and Fenny Stratford	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - Site is designated as Other Natural and Semi-Natural Greenspace	Site is owned by MKCC - site could be available for development subject to engagement with the local community and, consideration of wider estate works and impact on Other Natural and Semi-Natural Greenspace provision.	Whilst the site is in an existing grid square and on land owned by MKCC, the presence of Other Natural and Semi-Natural Greenspace are likely to make the site currently unachievable.	Site is designated as Other Natural and Semi-Natural Greenspace	Site has considerable tree canopy and could contain priority species. A formal pedestrian crossing would be required if the site were to come forward. Proximity to the railway line would also need to be considered as this may restrict the ability to deliver residential uses on site.	Loss of Other Natural and Semi-Natural Greenspace would need to be mitigated before the suitability of the site for residential use could be considered.
110498	North of Lombard Drive	Betchley East	Betchley and Fenny Stratford	No Current Planning Status	0	Suitable	Not Deliverable	Suitable	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	unachievable - this site is not included in the ongoing Lakes Estates regeneration programme and would require significant investment to overcome highways constraints which have been outlined. As the site is also in a location which would have some viability constraints it is not deemed to be currently achievable.	The site is designated as amenity open space (score value 2.6) albeit Water Eaton is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	An access off Stoke Road would alter the road hierarchy. Potential levels issues with cycle and pedestrian access which do not exist on Stoke Road other than at southern end.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. Highways matters would need to be resolved.
110501	Garrowmore Grove	Betchley East	Betchley and Fenny Stratford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site forms part of open space improvements under the Lakes Estate regeneration works.	Unavailable - site forms part of open space improvements under the Lakes Estate regeneration works.	Unachievable - site is both unsuitable and unavailable	None	Site is being brought forward for open space and public realm improvements	NA
110502	Southern Widemere Drive	Betchley East	Betchley and Fenny Stratford	Extant Permission	0	Suitable - Planning Permission	Not Deliverable	Suitable	Unavailable - site is unavailable as it is due to deliver the energy centre as part of the Lakes Estate Regeneration programme.	Unachievable - site is unavailable	NA	NA	NA
110507	East of Ennisdale Close	Betchley East	Betchley and Fenny Stratford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - access and layout constraints to the site	Site is owned by MKCC - site could be available for development subject to engagement with the local community.	Unachievable - site is not deemed suitable for development	The site is designated as amenity open space (score value 2.87) albeit Water Eaton is a grid square with surplus amenity open space when compared to the standards set in the Open Space Assessment.	Approx. 30% of the site is a Pocket Park, which is not suitable for development and therefore reduces the suitable areas. There are also significant levels issues across the site and the width of site makes access and layout from a highways perspective problematic.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. It is however highly unlikely that the access and layout constraints would be able to be overcome.
110539	Land of North of Lower End Road	Daneshborough & Walton	Wavendon	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	unsuitable - site forms part of a grid road reserve.	Available - site was submitted via CIS with landowner permission	unachievable - site is unsuitable for development	Whilst site is within an existing strategic allocation which is predominantly built out, it forms part of land which is reserved for a potential future grid road extension and is therefore protected from development.	A proportion of the site is at risk from a surface water flow path and the site is protected for use as a potential future grid road.	It would need to be evidenced that there is no longer a need for the land to be used as a potential future grid road extension.

110625	Land off Stratford Road, Wolverton	Wolverton	Wolverton and Greenleys	Allocation	0	Unsuitable - Clip Exclusion	Not Deliverable	Unsuitable - site is designated for employment uses	Partially Available - the western half of the site has been submitted by the landowners as part of a wider site, the eastern part of the site has not however been submitted through the CFS.	Partially achievable - the western end of the site could be achievable given it is an existing allocation and the existing uses have ceased. Achievability will however depend on the proposal for the wider Wolverton Works site and the ability to bring these forward in a viable manner.	Site is designated for employment uses - part of the site also forms part of the Wolverton Works allocation within the Wolverton neighbourhood Plan and PlanMK which would allow for mixed-use redevelopment of the wider site.	The site contains a number of existing car show rooms - those to the western end of the site, which form part of the existing allocation are now vacant and boarded up, those to the eastern end are still actively in use, the site is within the Wolverton Conservation Area, so any development of the site would need to consider the impact on heritage assets.	null
110631	Land south of MK Bowl	Loughton & Shenley	Loughton & Great Holm	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated as Linear Park	Unavailable - site has been submitted for employment uses and therefore is not available for residential use.	Unachievable - site is both unsuitable and unavailable	Site is designated as Linear Park	Site is designated as Linear Park and its location next to the Milton Keynes Bowl, the A5 and disconnected from other residential grid squares would deem the site unsuitable for residential use.	NA
110632	Shenley Wood - south of Chalkdell Drive	Loughton & Shenley	Shenley Church End	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated as a proposed employment site	Available - site is owned by Milton Keynes Development Partnership so is available for development.	Site is a greenfield site in an existing grid square of Milton Keynes with residential uses now permitted adjacent, it is therefore likely that the site would be achievable.	Site is designated for employment use	Policy constraints are the main issue for this site being developed for residential purposes, the sites suitability for residential use could be questioned given some of the neighbouring employment uses and the predominant employment designation across Shenley Wood however, there are now a number of residential developments in Shenley Wood.	Review of need for site in employment use via Employment Land Study work being undertaken as part of new Local Plan preparation. Should there no longer be a need for the site for employment use, then the suitability of the site for residential uses would need to be further considered.
110636	Snelshill West - west of Stenbeck crescent	Tattenhoe	Shenley Brook End	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated as a proposed employment site and has a 0 balance score due to constraints.	Available - Site is owned by Milton Keynes Development Partnership so is available for development.	Site is a greenfield site but given its location within an existing employment area with no access to facilities and surrounding uses that are not compatible with residential development, the site is likely unachievable.	Site is designated for employment uses.	Northern boundary of the site is within Flood Zone 2 and a small proportion in Flood Zone 1, the entire site is also at risk from surface water flooding which would need consideration for any form of development, but may make residential development unsuitable even without the policy constraint. The sites location in relation to neighbouring employment and logistics uses is also likely to make it unsuitable for residential development.	Review of need for site in employment use via Employment Land Study work being undertaken as part of new Local Plan preparation. Suitability of site for residential uses may well be insurmountable even without policy constraints.
110637	Snelshill West - Site E	Tattenhoe	Shenley Brook End	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated as a proposed employment site	Available - site is owned by Milton Keynes Development Partnership so is available for development.	Site is a greenfield site but given its location within an existing employment area with no access to facilities and surrounding uses that are not compatible with residential development, the site is likely unachievable.	Site is designated for employment uses	Northern boundary of the site is within Flood Zone 2 and a small proportion in Flood Zone 1, the entire site is also at risk from surface water flooding which would need consideration for any form of development but, may make residential development unsuitable even without the policy constraint. The sites location in relation to neighbouring employment and logistics uses is also likely to make it unsuitable for residential development.	Review of need for site in employment use via Employment Land Study work being undertaken as part of new Local Plan preparation. Suitability of site for residential uses may well be insurmountable even without policy constraints.
110638	Snelshill West - Site F	Tattenhoe	Shenley Brook End	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated as a proposed employment site and has a 0 balance score due to constraints.	Available - site is owned by Milton Keynes Development Partnership so is available for development.	Site is a greenfield site but given its location within an existing employment area with no access to facilities and surrounding uses that are not compatible with residential development, the site is likely unachievable.	Site is designated for employment uses	Northern boundary of the site is within Flood Zone 2 and a small proportion in Flood Zone 1, the entire site is also at risk from surface water flooding which would need consideration for any form of development but, may make residential development unsuitable even without the policy constraint. The sites location in relation to neighbouring employment and logistics uses is also likely to make it unsuitable for residential development.	Review of need for site in employment use via Employment Land Study work being undertaken as part of new Local Plan preparation. Suitability of site for residential uses may well be insurmountable even without policy constraints.
110639	Off Milton Road, Broughton	Broughton	Milton Keynes	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	unsuitable - Site is designated as Linear Park	Unavailable - site is designated as Linear Park	Unachievable - Site is both unsuitable and unavailable	Site is designated as Linear Park	Site is designated as Linear Park and contains some risk of surface water flooding.	NA
110641	Off Rusland circus - Emerson Valley	Shenley Brook End	Shenley Brook End	No Current Planning Status	0	Unsuitable - Clip Exclusion	Not Deliverable	Unsuitable - site is designated as a Local Park	Site is owned by Milton Keynes Development Partnership so can be available for development.	Unachievable - the site is unsuitable due to its Local park designation.	Site is designated as a Local Park	Site is entirely covered by tree canopy associated with the Local Park	Site would need to be re-designated away from a Local Park, with its loss being justified.
110643	off Little Meadow, Loughton	Loughton & Shenley	Loughton & Great Holm	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	unsuitable - site access point only suitable for maximum of 1 dwelling.	Site is owned by Milton Keynes Development Partnership so would be available for development.	Unachievable - site is unsuitable for more than one dwelling due to access constraints.	No policy constraints	Stub of Little Meadow unsuitable for multiple dwellings and the site has no other suitable access points. Site is also entirely covered by tree canopy.	NA - only one dwelling could be delivered due to access constraints.
110649	Shenley Wood - north of Foxcove Rd and Chalkdell Drive	Loughton & Shenley	Shenley Church End	Allocation	0	Unsuitable - Clip Exclusion	Not Deliverable	unsuitable - site is designated for employment uses (albeit the northern part of the site does now have a permission for an extension to the existing neighbouring older persons facility).	Available - site is owned by Milton Keynes Development Partnership so is available for development.	Achievable - site is a greenfield site in an existing grid square and despite its employment designation and some of the existing employment uses neighbouring the site, a number of developments on neighbouring parcels have now been completed or permitted for residential development, so residential uses would be viable on this site.	Site is designated for employment use	Policy constraints are the main issue for this site being developed for residential purposes, if these were to be overcome the suitability for residential development would need to be considered taking into account neighbouring uses and Shenley Woods wider employment designation.	Review of need for site in employment use via Employment Land Study work being undertaken as part of new Local Plan preparation. If the site were no longer needed for employment uses, its suitability for residential development would need to be further assessed.
111876	Land off Breckland, Linford Wood	Stantonbury	Stantonbury	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated for employment use	Unavailable - Site is in private ownership and an application for B1 and B8 employment uses is currently being determined following expiry of a previous permission for similar uses - site is therefore not considered to be available for residential use.	Unachievable - the site is unsuitable and unavailable.	Site is designated for employment uses	Policy constraints and availability are the main issues for this site being developed for residential purposes alongside the sites location surrounded by employment uses.	NA - the site is not available for residential use
111877	Land south of Cols Holm Road, Old Wolverton	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated for employment uses and is entirely surrounded by industrial and light industrial uses and therefore not suitable for residential development.	Unavailable - site is privately owned and has not been submitted via the CFS.	Unachievable - site is both unsuitable and unavailable	Site is designated for employment uses	Site is entirely surrounded by industrial and light industrial uses and therefore not suitable for residential development.	NA
111878	McConnell Drive, Wolverton	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	unsuitable - site is designated for employment uses and its location in relation to existing logistics and industrial employment uses and the railway line makes it unsuitable for residential development.	Unavailable - Site is owned by Network Rail who have not submitted the site via the CFS	Unachievable - the site is both unsuitable and unavailable.	Site is designated for employment use	null	It is considered that the constraints to the site cannot be overcome
111879	Land off Blackhill Drive, Wolverton Mill	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated for employment use	Unavailable - the site is privately owned and has not been submitted via the CFS. Furthermore the site has recently formed part of a prior approval permission to demolish the employment unit on the adjacent site so as a wider site area can be brought forward for industrial and warehousing units.	Unachievable - the site is both unsuitable and unavailable.	Site is designated for employment uses	Policy constraints are availability are the main issues for this site being developed for residential purposes and whilst Wolverton Mill does contain residential development, this site is removed from existing residential areas of the grid square and is currently surrounded by employment uses.	NA
111880	Land west of Hammet Drive, Wolverton Mill	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated for employment use	Available - site is owned by Milton Keynes Development Partnership so is available for development.	Achievable - whilst the site abuts Wolverton Mill and the existing neighbouring uses are employment based, they are only small scale office uses and the site is a greenfield site which now has a residential development site starting to be built out to its immediate west.	Site is designated for employment uses	Some minor constraints exist, as listed, but no major physical constraints have been identified at this stage which would prevent development	The site would need to be re-allocated for residential use following an assessment which demonstrates it is no longer needed for employment use. A review of need for sites in employment use is being undertaken via the Employment Land Study work which forms part of the new Local Plan preparation
111881	Land off Featherstone Road, Wolverton Mill	Wolverton	Wolverton and Greenleys	Allocation	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated for employment use and is currently in use providing car parking.	Available - site is privately owned and has not been submitted via the CFS - it is also currently in use as a car park associated with the neighbouring employment development.	Unachievable - site is both unsuitable and unavailable	Site is designated for employment uses	Policy constraints and availability are the main issue for this site being developed for residential purposes	NA - site is not available
111882	Land between Sark Drive and Furzey way, Newton Leys	Betchley East	Betchley and Fenny Stratford	Allocation	0	Unsuitable - Clip Exclusion	Not Deliverable	Unsuitable - the site is designated for employment uses	Available - the site is owned by Taylor Wimpey who currently have a live application to deliver residential units on the northern, as yet undeveloped, part of the site	Achievable - the site is a greenfield site in a wider development which has been built out over the past 10 to 15 years. Residential development on the wider site is still under construction and selling, development of this site for residential uses would therefore be viable and achievable if the policy constraints could be overcome.	Site is designated for employment uses	The northern part of the site which remains undeveloped does not contain any significant physical constraints aside from falling within a landfill buffer which would need consideration if development of the site were to come forward, it would not however rule the site unsuitable.	Evidence would need to be provided to demonstrate that there is no longer a need for the site for employment uses so as it could be reallocated for residential use. A review of need for sites in employment use is being undertaken via the Employment Land Study work which forms part of the new Local Plan preparation or this could be achieved through the assessment of the currently live application. The surface water flood risk would need to be further considered and mitigated as would any impact in relation to the landfill site.
111883	Land north of Furzey Way, Newton Leys	Betchley East	Betchley and Fenny Stratford	Allocation	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated for employment uses	Available - the site is owned by Taylor Wimpey who currently have a live application to deliver residential units on the northern, as yet undeveloped, part of the site	Achievable - this site is a greenfield site in a wider development which has been built out over the past 10 to 15 years. Residential development on the wider site is still under construction and selling, development of this site for residential uses would therefore be viable and achievable if the policy constraints could be overcome.	Site is designated for employment uses	There is a surface water flow path running through the western side of the site which would need to be considered and the site is located within a landfill buffer and immediately abuts an active landfill site.	Evidence would need to be provided to demonstrate that there is no longer a need for the site for employment uses so as it could be reallocated for residential use. A review of need for sites in employment use is being undertaken via the Employment Land Study work which forms part of the new Local Plan preparation or this could be achieved through the assessment of the currently live application. The surface water flood risk would need to be further considered and mitigated as would any impact in relation to the landfill site.
111885	Land to north of Caldecotte Lake Drive	Danesborough & Walton	Walton	Allocation	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated for employment uses	Site is owned predominantly by Homes England and Milton Keynes Development Partnership therefore the site is likely to be available for development	Achievable - despite the site being within an area designated for employment uses, residential development has occurred on adjacent sites and it is likely that any residential development would be viable if constraints were overcome.	Site is designated for employment use.	almost 50% of the site is designated as a Local Wildlife Site associated with Caldecotte Lake which would need to be taken into consideration in assessing the suitability of the site. Other minor constraints which would need consideration exist, as listed.	Evidence would need to be provided to demonstrate that there is no longer a need for the site for employment uses so as it could be reallocated for residential use. A review of need for sites in employment use is being undertaken via the Employment Land Study work which forms part of the new Local Plan preparation.
111886	Land off Roebuck Way, Knowhill	Loughton & Shenley	Loughton & Great Holm	Allocation	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated for employment use	Unavailable - site is privately owned and has not been submitted via the CFS	Unachievable - the site is both unsuitable and unavailable	Site is designated for employment uses	No major physical constraints, Policy constraints are the main issue for this site being developed for residential purposes; the site is also unlikely to be suitable for residential use given it is surrounded by existing employment uses and is located in a grid square which almost entirely provides for employment uses.	NA - site is not available
111887	Land off Opal Drive, Fox Milne	Broughton	Milton Keynes	Allocation	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated for employment uses. Parts of the site would also not be suitable for development due to flood risk and wildlife corridors associated with Wilten Lake	Unavailable - site is privately owned and has not been submitted through the CFS.	Unachievable - the site is both unsuitable and unavailable	Site is designated for employment use	Flood risk and wildlife corridor considerations are the main physical constraints.	NA - site is not available
111888	Land off Vincent Avenue, Crownhill	Stony Stratford	Shenley Church End	Allocation	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated for employment use	Unavailable - majority of site is within private ownership and has not been submitted via the CFS	Unachievable - site is both unsuitable and unavailable	Site is designated for employment uses	Site has some surface water flood risk associated with it, but policy constraints are the main reason for the site being deemed unsuitable.	NA - site is not available
111889	Fairfields Commercial area	Stony Stratford	Fairfields	Allocation	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - the site is allocated for employment uses	The site is privately owned and it is believed that the landowner is still intending to bring the site forward for employment uses and therefore it is unavailable for residential use.	Unachievable - The site would be achievable for residential development, but it is currently deemed unsuitable and unavailable.	Site is allocated for employment use	The site is impacted by areas at risk of surface water flooding, but there are no other major constraints to development; policy constraints are the main reason for the site being deemed unsuitable.	Evidence would need to be provided that there is no longer a need for this site to be allocated for employment use and a re-allocation of the site through the new Local Plan would be needed. A review of need for sites in employment use is being undertaken via the Employment Land Study work which forms part of the new Local Plan preparation.
111890	Whitehouse Employment Area	Stony Stratford	Whitehouse	Allocation	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is allocated for employment uses	Unavailable - site is owned by Redawn who are bringing the western Expansion Area forward and this land is still intended for employment uses.	Unachievable - whilst residential development would be achievable on site, the site is currently unsuitable and unavailable.	Site is designated for employment uses	Policy constraints are the main issue for this site being developed for residential purposes	Evidence would need to be provided that there is no longer a need for this site to be allocated for employment use and a re-allocation of the site through the new Local Plan would be needed. A review of need for sites in employment use is being undertaken via the Employment Land Study work which forms part of the new Local Plan preparation.
111891	Land south of Groveway, Walton Manor	Monkston	Walton	Allocation	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	unsuitable - site is allocated for employment use	Unavailable - site is privately owned by the same landowner who run the adjacent facility and no submissions have been made for a change of use.	Unachievable - site is both unsuitable and unavailable	Site is designated for employment uses	No physical constraints to development	Site would need a re-allocation for residential use via demonstrating there is no longer a need for its employment designation. A review of need for sites in employment use is being undertaken via the Employment Land Study work which forms part of the new Local Plan preparation
111900	MXA 42 - a Newlands Site H	Broughton	Campbell Park	No Current Planning Status	0	Unsuitable - Clip Exclusion	Not Deliverable	Unsuitable - site is entirely designated as linear park	Available - site is owned by Milton Keynes Development Partnership so could be available for development.	uncertain - Site is a greenfield site in the urban area of Milton Keynes however, given the nature of the site, the loss of biodiversity could add to development costs and the sites location in proximity to a number of visitor attractions will likely make it less desirable for residential development.	Site is designated as linear park	Over 50% of the site is at risk from surface water flooding and almost the entirety of the site is covered by tree canopy, which could also have implications with regards to protected species.	insurmountable.

Appendix 4 - Potential Sites in Central Bletchley													
Site ID	Site Name	Ward	Parish	Site Status	Capacity	Suitability Assessment Outcome	Deliverability Conclusion	Suitability Commentary	Availability Commentary	Achievability Commentary	Policy Constraints Commentary	Constraints Summary Commentary	Overcoming Constraints Commentary
Deliverable and Developable Sites													
110381	Bletchley Burger King	Bletchley Park	Bletchley and Fenny Stratford	No Current Planning Status	120	Suitable	Deliverable	Suitable	Available - site was submitted via CFS with landowner permission and is currently the subject of a planning application including residential use.	Achievable - a planning application including residential development for this site is currently being assessed, similar styled developments are also currently being built out on adjacent land both to the north and south of this site. With the Bletchley Town Deal work and links to east-west rail and Bletchley Station the site is deemed achievable during the plan period.	No policy constraints - whilst the site does carry an existing shopping and leisure designation, it is outside of the Town Centre and the Central Bletchley Urban Design Framework, linked to the Central Bletchley policy in Plan-MK allows for residential development on this site as part of a mixed-use scheme.	Former fast food restaurant on site which would need demolishing, but no other physical constraints identified.	NA
110384	Albert Street car park	Bletchley Park	Bletchley and Fenny Stratford	No Current Planning Status	123	Suitable	Developable	Suitable	Available - Site is partially owned by MKCC and could be available for development subject to engagement with the local community. The remainder is privately owned but would be available.	Site is an opportunity site which forms part of the Central Bletchley Urban design framework area. Similar neighbouring sites are in the process of being redeveloped for residential uses and with the Bletchley Town Deal investment and east-west rail links, development of the site with residential uses is deemed to be achievable during the plan period.	The site is within the existing Town Centre area and within the Central Bletchley Urban design framework area which supports opportunities for redevelopment and would allow for residential uses to form part of a redevelopment of this site providing active frontages were delivered on ground floors.	Loss of existing car park has been flagged as a potential issue by Highways particularly as this remains one of the last public facilities within Central Bletchley. The Central Bletchley Urban Design Framework does however recognise that consideration should be given to delivering a new multi-storey car park either on this site or on the site adjacent to the former Sainsbury's building, which is also an existing car park. The Framework also outlines the redevelopment of this site as a key principle for this area of central Bletchley.	Provision of replacement car parking will need some consideration as part of the wider Central Bletchley work, but there do not appear to be any constraints that would lead to this site not being suitable in principle for some residential development.
110386	Former Sainsbury's site	Bletchley Park	Bletchley and Fenny Stratford	No Current Planning Status	230	Suitable	Developable	Suitable	Available - site is in full ownership of Milton Keynes Development partnership and MKCC	Achievable - the site forms part of the Central Bletchley Urban Design Framework Area and part of the area which forms MKCC's wider plans for the regeneration of Central Bletchley.	The site is currently designated as part of Bletchley Town Centre and the Primary Shopping Area as well as the front of the former Sainsbury's building forming part of the primary shopping frontage. The site is also within the Central Bletchley Urban design Framework area which seeks to redevelop the former Sainsbury's store and make more efficient use of the existing surface level car park. Whilst redevelopment would incorporate a mix of uses, especially at ground floor level, there would be no policy constraint to residential development.	The site contains the vacant Sainsbury's store which would need to be demolished. Any new development would need to take into consideration the Central Bletchley Urban design Framework SPD and, from a highways perspective, the site must provide pedestrian and cycle links between Oliver and Duncombe along north site boundary and access from Duncombe for the majority of scheme with some minor provision to Oliver may be acceptable. This could change dependent upon plans for the wider area within which the site sits. Some surface water flood risk present on site which would need to be considered as part of any development design.	No major constraints to overcome, Any new development would need to take into consideration the Central Bletchley Urban design Framework SPD
110387	Duncombe Street	Bletchley Park	Bletchley and Fenny Stratford	No Current Planning Status	11	Suitable	Developable	Suitable	Unknown - the site has not been submitted via the CFS however there have been numerous planning applications submitted on the site for residential use, the most recent of which in 2020.	Achievable - the site has been submitted for planning permission for residential use by the landowner on a number of occasions. The site is located within the Central Bletchley Prospectus Area within which significant redevelopment opportunities are expected to occur during the plan period. The achievability of any scheme will however likely be dependent upon the type of development proposed.	The site falls within Bletchley Town Centre and within its primary shopping area. The site also currently carries a housing allocation designation and is within the Central Bletchley Prospectus Area within which the principle of residential development on this site would be acceptable, potentially with active frontages on the ground floor.	There have been several recent planning applications for development of the site for a block of flats all of which have either been refused or withdrawn predominantly on the grounds of a lack of information and not due to principle reasons. These matters would need to be dealt with.	Matters relating to scale and massing of any proposal, the potential impact on amenity of neighbouring properties and parking are likely to be the key matters that need addressing in any application for residential use of the site.
110388	Former Police & Fire Stations	Bletchley Park	West Bletchley	No Current Planning Status	200	Suitable	Deliverable	Suitable	Available - site is owned by Milton Keynes Development Partnership and has recently been marketed for a residential-led mixed use scheme.	Achievable - the site is within the Central Bletchley Urban design Framework Area and forms part of the opportunity proposals for regeneration of Central Bletchley. Similar redevelopment schemes have taken place recently in close proximity to the site and the site is currently being marketed.	The site is designated in Plan-MK as an existing employment use site however, it also falls within the Central Bletchley Urban design Framework area which outlines that the redevelopment of the site will include provision of an Innovation Hub while the remainder of the site will likely be developed for housing.	The site does contain the former police and fire station however these have been vacant for some time and there is permission in place for demolition of all existing buildings. The site does contain areas at risk of surface water flooding which will need to be taken into consideration as part of any future design.	There are no major constraints to the principle of delivering this brownfield site for an element of residential development.
110389	Old Pavilion, Sherwood Drive	Bletchley Park	West Bletchley	No Current Planning Status	40	Suitable	Developable	Suitable - but only for very minimal amount of residential dwellings if they were to be enabling	Unknown - site is in private ownership and has not been submitted via the CFS.	Uncertain - as outlined, the site contains numerous constraints which would likely make the site unsuitable however, some development may be possible as part of an enabling scheme as per the Central Bletchley Urban Design Framework.	Site is currently designated for community facilities within Plan-MK and falls within the Bletchley Conservation Area however, the Central Bletchley Urban Design Framework outlines that the site should be transformed and opened to the public as an urban park with a small amount of enabling residential development possible to the western edge of the site.	The site falls within the Bletchley Conservation Area and is the site of the former Pavilion which was once listed, but is now derelict and in a state of disrepair. The site is also extensively wooded with a group TPO. These constraints would see the site be deemed unsuitable however the Central Bletchley Urban Design Framework does outline that a small amount of residential development may be acceptable on the western side of the site if it were enabling development to allow the site to be transformed and opened to the public as an urban park incorporating some form of reference to the former pavilion. The achievability of this, given the on-site constraints is however uncertain.	Any enabling development on the site would need to consider the impact upon the conservation area to ensure no harm and would need to consider the extensive canopy across the site and TPOs - these alone make it insurmountable and make the site either unsuitable or unachievable.
110488	Buckingham House	Bletchley Park	West Bletchley	No Current Planning Status	300	Suitable	Developable	Suitable - whilst the site carries an existing employment designation, the Central Bletchley Urban design framework SPD outlines that the site forms part of an area in which the reuse and/or redevelopment of existing buildings and associated land to create high quality new residential led mixed use development will be enabled.	Unknown - existing employment building on site is vacant, but has not been submitted by the landowners for the CFS	Achievable - the site contains an existing, vacant employment building which would require either redevelopment or demolition. Similar sites in Central Bletchley have recently been redeveloped.	Site is designated for employment use however Policy SPD16 in Plan-MK enables higher density, residential led mixed use development on the site.	Existing employment building would likely need to be demolished.	NA
111941	Brunei Centre, Bletchley	Bletchley Park	Bletchley and Fenny Stratford	No Current Planning Status	280	Suitable	Developable	Suitable	Available - site is in full ownership of Milton Keynes Development partnership and MKCC	Achievable - the site forms part of the Central Bletchley Urban Design Framework Area and part of the area which forms MKCC's wider plans for the regeneration of Central Bletchley.	The site is currently designated as part of Bletchley Town Centre and the Primary Shopping Area as well as the Brunei Centre building forming part of the primary shopping frontage. The site is also within the Central Bletchley Urban design Framework area which seeks to redevelop the former Brunei Centre and Wilko Store. Whilst redevelopment would incorporate a mix of uses, especially at ground floor level and lead to the reopening of the connection of Queensway to Buckingham Road to form a new area of public realm, there would be no policy constraint to residential development as part of the proposed schemes for this area.	The site contains the Brunei centre and former Wilko store which would need to be demolished. Any new development would need to take into consideration the Central Bletchley Urban design Framework SPD. Some surface water flood risk present on site which would need to be considered as part of any development design.	No major constraints to overcome, Any new development would need to take into consideration the Central Bletchley Urban design Framework SPD
Undeliverable and Undevelopable Sites													
110380	North of Princes Way	Bletchley Park	Bletchley and Fenny Stratford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is amenity open space and Bletchley and Fenny Stratford has a deficit of amenity open space when compared with the standards set out in the open space assessment.	Unavailable - site is owned by MKCC but would involve the loss of amenity open space in an area where there is a deficit of this type of open space.	Unachievable - site is both unsuitable and unavailable	The site is designated as amenity open space (score value 3.11) in an area (Bletchley and Fenny Stratford) with a deficit of amenity open space when compared to the standards set in the Open Space Assessment.	Loss of amenity open space and the site has mature tree coverage which may have potential for protected species. No access can be taken from Princes Way, access from Lords Close would be preferred and any development would need to rationalise and reroute existing pedestrian routes around and across site.	Site would need to be considered as part of a wider quantitative and qualitative assessment of amenity open space within the grid square to determine if it could be developed for an alternative use. This is however unlikely to be achievable given the deficit of open space in the Bletchley and Fenny Stratford area.

Appendix 5 - Potential Urban Extension Sites																
Site ID	Site Name	Ward	Parish	Site Status	Capacity	Suitability Assessment Outcome	Deliverability Conclusion	Suitability Commentary	Availability Commentary	Achievability Commentary	Policy Constraints Commentary	Constraints Summary Commentary	Overcoming Constraints Commentary			
Deliverable and Developable Sites																
11007	Land west of western expansion area, Calverton Valley park	Stony Stratford	Calverton	No Current Planning Status	385	Suitable	Developable	Partially Suitable - northern section of the site deemed unsuitable as it has no suitable access point either from the Calverton Road or the WEA. Furthermore, the western half of the northern part of the site also forms part of the linear park land associated with the WEA, which is needed to fulfil the recreation open space and biodiversity mitigation calculations for development of the western expansion areas. Overlapping these areas would be double counting. Site falls within the Calverton Clay Plateau Special Landscape Area designation which will require further consideration and may further limit the suitability of the site, whilst need to avoid coalescence between the urban area of MK and Upper Weald may have also have an impact.	Available - site was submitted via the CFS with landowner permission.	Achievable - the part of the site which is suitable is a greenfield site which could utilise existing connections with the existing WEA.	Site is designated as open countryside.	remaining suitable area of the site will need to be considered in light of potential special landscape area designation.	A positive allocation of the site would be required through the new Local Plan or via a Neighbourhood Plan to overcome the existing open countryside designation and the impacts on the special landscape area designation would need further consideration to see if site is suitable.			
11038	Land at Hill Farm (east of AS09 and north of North Crawley Road)	Olney	Chicheley	No Current Planning Status	2700	Suitable	Developable	Suitable - suitable area slightly reduced due to some areas of flood risk. Site would most likely have to come forward as part of a wider strategic extension to Milton Keynes linked to the existing Milton Keynes east allocation which is adjacent to the south of the site.	Available - Site was submitted via the CFS with landowner permission.	Achievable - the site is a greenfield site which if it were to come forward would need to be delivered as part of a strategic extension to Milton Keynes. This would incur a high level of costly infrastructure provision, particularly when forming part of a larger strategic scale site however, there are numerous examples of this being achievable in Milton Keynes and with delivery of Milton Keynes East now underway there will be available infrastructure solutions to delivery. The viability study also recognises this type of development as viable.	Site is designated as open countryside and is adjacent to the proposed Ouse Valley Special Landscape Area however, none of the site falls within it.	9% of the site falls within Flood Zones 2 or 3 in relation to the Chicheley Brook which runs across the site, there is also associated surface water flood risk and a wildlife corridor. There is a listed farm building within the site, whilst this is not proposed as part of the developable area, and further listed buildings to the north of the site, including Chicheley Hall, which any development proposals would need to consider. Highways access is possible even if the site were to come forward on its own, but NMU connections are not currently suitable and would need to be resolved for the site to be suitable. With the inclusion of the small MKCC owned parcel immediately to the south of the site, the site does connect to the existing MK East development and could therefore represent a strategic extension however, inclusion of the site within a larger extension incorporating further land to the south would be preferable.	Site would be more suited to forming part of a larger strategic extension to Milton Keynes incorporating land to the south of the site, so as infrastructure provision can be planned and funded strategically. A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. Consideration of flood risk, heritage, landscape and, retention and improvement of the wildlife corridor should be key in forming any proposals for the site.			
11044	Broughton Grounds (East of M1)	Olney	Moulsoe	No Current Planning Status	1550	Suitable	Developable	Suitable - suitable area slightly reduced due to some areas of flood risk and Grade 3a Agricultural Land. Site could form its own extension to Milton Keynes or form part of a wider extension with neighbouring land.	Site was submitted via the CFS with landowner permission	Achievable - the site is a greenfield site which would form a strategic scale extension to Milton Keynes either on its own or part of a larger site. This would incur a high level of costly infrastructure provision, particularly if it were to form part of a larger strategic scale site however, there are numerous examples of this being achievable in Milton Keynes and with delivery of Milton Keynes East now underway there will be available infrastructure solutions to delivery. The viability study also recognises this type of development as viable.	Site is designated as open countryside	Approx. 15% of the site falls within Flood Zones 2 and 3, associated with the Broughton Brook which runs through the site and there is associated risk of surface water flooding too. A small amount of land is also Grade 3a agricultural land. These have reduced the suitable area. There is also a former landfill within the site however, this is not proposed for development but retention in its current wooded form. There is an extensive hedgerow network on site which should be retained and enhanced. Access to the site should be taken from the reserve corridor to be delivered as part of the existing MK East development and a secondary point of access will be required. Broughton Grounds Lane is not acceptable in its current form other than for emergency and NMU access. An access across Broughton Grounds Lane without providing direct motor vehicle access to it, will also be required to connect with the wider site area which has been submitted.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. Further consideration of flood risk, landscape and ecology should be key in forming any proposals for the site. The site may be more suited to forming part of a larger scale strategic extension incorporating land to the north of the site, so as infrastructure provision can continue to be planned and funded strategically, as per the existing MK East development, which this site would need to link in with.			
11045	Broughton Grounds (East of M1)	Olney	Moulsoe	No Current Planning Status	700	Suitable	Developable	Suitable - suitable area reduced due to Grade 2 Agricultural Land however, as site has been submitted alongside a larger area of land to the north, together there is enough suitable land to form a significant strategic scale site. The site could also form part of a wider extension with neighbouring land.	Site was submitted via the CFS with landowner permission	Achievable - the site is a greenfield site which would form a strategic scale extension to Milton Keynes either on its own or part of a larger site. This would incur a high level of costly infrastructure provision, particularly if it were to form part of a larger strategic scale site however, there are numerous examples of this being achievable in Milton Keynes and with delivery of Milton Keynes East now underway there will be available infrastructure solutions to delivery. The viability study also recognises this type of development as viable. This site does also continue into Central Bedfordshire but, the landowners have outlined that the area of land within Milton Keynes can be delivered on its own.	Site is designated as open countryside	A proportion of the site is Grade 2 agricultural land, which has reduced the suitable site area. There is some surface water flood risk along the boundary of the site with the M1. There is an extensive hedgerow network on site which should be retained and enhanced. Access to the site should be taken from the reserve corridor to be delivered as part of the existing MK East development and a secondary point of access will be required. Broughton Grounds Lane is not acceptable in its current form other than for emergency and NMU access. An access across Broughton Grounds Lane without providing direct motor vehicle access to it, will also be required to connect with the wider site area which has been submitted.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. Consideration of surface flood risk, landscape, ecology and access should be key in forming any proposals for the site. The site may be more suited to forming part of a larger scale strategic extension incorporating land to the north of the site, so as infrastructure provision can continue to be planned and funded strategically, as per the existing MK East development, which this site would need to link in with.			
11060	Land South of Bow Brickhill, Milton Keynes	Danesborough & Walton	Bow Brickhill	No Current Planning Status	800	Suitable	Deliverable and Developable	Suitable - but only if delivered as part of a wider strategic extension to Milton Keynes. Site would also be suitable for Biodiversity Offsetting.	Available - site was submitted via CFS with landowner permission	Achievable - the site would only be suitable as a wider strategic extension to Milton Keynes - this type of growth is outlined as being viable within the Viability Study and given there have been no major infrastructure constraints outlined to the delivery of an allocation in this location, it is deemed achievable.	Site is designated as open countryside and falls within the proposed Brickhills Special Landscape Area.	From a highways perspective, the site would be required to come forward as part of a wider strategic allocation incorporating land to the north of the site, which has been submitted, so as suitable NMU connections can be provided along with the adjacent land to north and so as vehicular access can link to north and a new roundabout on Brickhill Street. The site is located within the proposed Brickhills Special Landscape Area and so any development would impact upon this landscape, if development were to come forward the site would need to be buffered from the Greensands Ridge to mitigate impacts. A small amount of the western area of the site against the Greensands Ridge is within a Biodiversity Opportunity Area and a minor surface water flood risk flow path runs across the site from west to east which would need to be mitigated as part of any development.	A positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation. Further consideration needs to be given to the impacts upon landscape and the Special Landscape Area to determine if the site is suitable for development. Site could only come forward as part of a wider allocation incorporating other neighbouring land.			
11061	Land east of Brickhill Street, Bow Brickhill	Danesborough & Walton	Bow Brickhill	No Current Planning Status	750	Suitable	Deliverable and Developable	Suitable - Site would also be suitable for Biodiversity Offsetting.	Available - site was submitted via the CFS with landowner permission	Achievable - the site would only be suitable as a wider strategic extension to Milton Keynes - this type of growth is outlined as being viable within the Viability Study and given there have been no major infrastructure constraints outlined to the delivery of an allocation in this location, it is deemed achievable.	Site is designated as open countryside and falls within the proposed Brickhills Special Landscape Area.	From a highways perspective, the site would be required to have two full forms of access, one to the north of the site and one to the south, an extension of Brickhill Street. An assessment of this along with adjoining sites which could come forward as a wider site allocation will be required in order to consider if the remaining sections of Brickhill Street require dualing. The site is located within the proposed Brickhills Special Landscape Area and so any development would impact upon this landscape, if development were to come forward the site would need to be buffered from the Greensands Ridge to mitigate impacts. A very small amount of the western area of the site against the Greensands Ridge is within a Biodiversity Opportunity Area. The northern part of the site abuts the settlement boundary of Bow Brickhill, if development were to come forward a suitable buffer would need to be provided so as to avoid coalescence and retain Bow Brickhills rural setting.	A positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation. Further consideration needs to be given to the impacts upon landscape and the Special Landscape Area to determine if the site is suitable for development. Site would be better suited to be delivered as part of a wider allocation incorporating other neighbouring land so as to ensure suitable infrastructure and service provision.			
11048	Land at Shenley Dens	Stony Stratford	Whitehouse	No Current Planning Status	1000	Suitable	Deliverable and Developable	Suitable	Available - site was submitted via the CFS with landowner permission	Achievable - site would be a greenfield extension to the urban area of Milton Keynes which the Viability Study has outlined as a typology of growth which would be viable. The site can be accessed and links to the existing Western Expansion Area which is currently under construction, so is considered achievable assuming constraints can be overcome.	Site is designated as open countryside and is located within the proposed Calverton Plateau Special Landscape Area.	Key constraint relates to potential impact of development on the Special Landscape Area within which it sits and as to whether this reduces suitability of the site. Any development proposal would also be required to be led by consideration of both the Special Landscape Area and the presence of the Grade II listed Shenley Dens Farm which is located in the middle of the site. This building would need to be restored and any development proposal would need to ensure its setting is protected. There are elements of surface water flow paths from north to south across the site which would need further consideration and any development would need to take account of the elements of the site that relate to the wildlife corridor associated with the North Bucks Way. From a highways perspective, as a minimum access would be required off Portway with a second access off Tattenhoe Street. No vehicle access to be taken off Whaddon Road except for emergencies and NMUs.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. Impact on the Special Landscape Area and setting of Shenley Dens Farm would need further consideration to determine if development is suitable.			
11051	Land at Levante Gate, Great Brickhill, Milton Keynes	Danesborough & Walton	Little Brickhill	No Current Planning Status	600	Suitable	Deliverable and Developable	Suitable	Available - site was submitted via the CFS with landowner permission	Achievable - site would be a strategic scale greenfield extension to Milton Keynes which is a typology of site that the Viability Study outlines as being viable.	Site is designated as Open Countryside and falls within the proposed Brickhills Special Landscape Area.	The site falls within a Minerals Primary Focus Area and has some minimal surface water flooding which would need consideration in design. Access does not represent an issue but, the site would need to provide substantial suitable connections for walking and cycling to Eaton Leys and Bletchley.	A positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation. Further consideration would be required as to the impact upon the Special Landscape Area within which the site sits and as to whether this constrains the suitability of the site. Any proposed development should also consider potential impact upon the Bow Brickhill Conservation Area and would need to ensure to avoid coalescence with Bow Brickhill, especially if the site is brought forward with neighbouring land as part of a wider strategic extension to Milton Keynes.			
11052	Land at Little Brickhill	Danesborough & Walton	Little Brickhill	No Current Planning Status	250	Suitable	Developable	Suitable - but only as part of a wider strategic scale extension to Milton Keynes incorporating other neighbouring land parcels.	Available - site was submitted via the CFS with landowner permission	Achievable - the site would only be suitable as a wider strategic extension to Milton Keynes - this type of growth is outlined as being viable within the Viability Study and given there have been no major infrastructure constraints outlined to the delivery of an allocation in this location, it is deemed achievable.	Site is designated as open countryside and falls within the proposed Brickhills Special Landscape Area.	From a highways perspective, the site would be required to come forward as part of a wider strategic allocation incorporating land to the north of the site, which has been submitted, so as suitable NMU connections can be provided along with the adjacent land to north and so as vehicular access can link to north and a new roundabout on Brickhill Street. No access can be taken directly from the A5. The site is located within the proposed Brickhills Special Landscape Area and so any development would impact upon this landscape, if development were to come forward the site would need to be buffered from the Greensands Ridge to mitigate impacts.	A positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation. Further consideration needs to be given to the impacts upon landscape and the Special Landscape Area to determine if the site is suitable for development. Site could only come forward as part of a wider allocation incorporating other neighbouring land.			
11058	Greensands Park	Danesborough & Walton	Wavendon	No Current Planning Status	900	Suitable	Developable	Suitable - but only as part of a wider Strategic Scale allocation which incorporates neighbouring land, including the former Golf Course site.	Available - site was submitted via the CFS with landowner permission.	Achievable - site would be required to come forward as part of a wider Strategic Scale allocation which incorporates neighbouring land so as to be suitable. A greenfield strategic scale extension in this location would be viable albeit a significant amount of infrastructure provision would be required and any development would require the joint working of a number of different landowners to ensure any development is not piecemeal. It is expected that growth in this area may not be achievable until currently planned growth to the south and south-east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	Site is designated as open countryside.	From a highways perspective, the southwest part of the site has no objection. The remainder would need to be accessed off Cranfield Road which would have an unacceptable impact on the Cranfield Road junction need to be level crossing. There would also be no suitable NMU connections, therefore these 3 parts are not suitable for development in the current submitted form. If the golf course land to the north is developed with an extension of the grid road from Eagle Farm, then the remainder of this site can be considered as part of a wider allocation. A small amount of the site is Grade 3a agricultural land and the parts of the site north of Cranfield Road contain a number of individual and group TPOs. There are a couple of listed buildings close to the site which will need consideration and any development of the site will be led by an approach which respects the Registered park and Garden associated with Wavendon House.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site would need to be brought forward as part of a wider strategic scale allocation incorporating neighbouring land to ensure suitable access can be achieved and required infrastructure can be planned and provided at scale. Any development would need to consider the constraints outlined and would need to manage the matter of coalescence with Woburn Sands.			
11051	Newport Road, Wavendon	Danesborough & Walton	Wavendon	No Current Planning Status	60	Suitable	Deliverable	Suitable	Available - site was submitted via the CFS with landowner permission.	Achievable - the site would form a small additional greenfield extension to an existing strategic allocation.	Site is designated as open countryside	Site would likely need the ongoing H20 extension to be deemed suitable, so as it can be suitably accessed and form part of the existing SEMK allocation. The H20 extension may however also need part of this site if it were to be extended further east of Newport Road at any stage - this may therefore limit the suitable area of this site for residential use. Furthermore, this site currently acts as a buffer between the SEMK allocation and Wavendon and Cross End so as to avoid coalescence and therefore development for other uses may impact upon this, rendering some or all of the site unsuitable.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. It would also need to be demonstrated that developing the site would not restrict the ability to deliver a further extension to the H20 nor would it increase the potential coalescence of Wavendon and the SEMK allocation.			
11053	Land off Newport Road, Wavendon, Milton Keynes	Danesborough & Walton	Wavendon	No Current Planning Status	200	Suitable	Deliverable	Suitable	Available - site was submitted via the CFS with landowner permission.	Achievable - site would form a greenfield extension to the village of Wavendon, a typology of growth the Viability Study outlines would be viable.	Site is designated as open countryside.	Development of the site would result in the settlement boundary of Wavendon extending across the Newport Road and effectively creating coalescence with Cross End and the recent developments at Giebe Farm and Eagle Farm. The site could form part of a wider strategic scale allocation but it does not share any boundaries with other sites that have been submitted for this purpose, so this would probably not be suitable. There is a high pressure gas line running through the centre of the site which will require a buffer and would impact layout of any development and there are a number of listed buildings at Cross End which any development would need to consider the impacts on their setting. Access to the site cannot be taken off of Lower End Road and development should not prejudice connections east onward through the golf course site.	A positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation. The suitability of this site for development should not just be considered in isolation, but as part of considering growth within the wider area.			
11054	Former Wavendon Golf Course	Danesborough & Walton	Wavendon	No Current Planning Status	720	Suitable	Developable	Suitable - the site has also been suggested as a Country Park by local residents which would also form a suitable use for the site.	Available - the site was submitted via the CFS with landowner permission.	Achievable - the site would need to be delivered as part of a wider strategic scale extension to Milton Keynes incorporating neighbouring land parcels which have also been submitted. Whilst significant infrastructure provision would be required, the Viability Study outlines this typology of growth as being viable. It is expected that growth in this area may not be achievable until currently planned growth to the south and south-east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	Site is designated as open countryside.	As a minimum access would need to be provided by an extension of Keightley Gate, with direct vehicle access onto Lower End Road. The site will need full forms of vehicle access. Site contains a number of individual and group TPOs and, as a former golf course, is also likely to have wildlife and ecological value. There is a minor surface water flow path which crosses the site which would need consideration and a number of heritage assets present, including a SAM within the site, a number of listed buildings at Cross End and the Registered Park and Garden associated with Wavendon House which immediately abuts the site - any proposed development would need to respect the setting of this park and garden.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site would also need to come forward as part of a wider strategic allocation, incorporating adjacent land parcels which have been submitted, to avoid access and infrastructure provision to be planned and delivered strategically and not in a piecemeal manner. Infrastructure delivery will also need to consider and respond to the impacts from ongoing development and existing allocation within the wider area. Any development will need to be led by an approach which protects the setting of the Registered Park and Garden potentially through the delivery of a significant green buffer or parkland.			

11025	Park Farm, Cranfield Road, Wavendon	Daneborough & Walton	Wavendon	No Current Planning Status	100	Suitable	Developable	Suitable - but only as part of a wider Strategic Scale allocation which incorporates neighbouring land, including the former Golf Course site.	Available - site was submitted via the CFS with landowner permission.	Achievable - site would be required to come forward as part of a wider Strategic Scale allocation which incorporates neighbouring land so as to be suitable. A greenfield strategic scale extension in this location would be viable albeit a significant amount of infrastructure provision would be required and any development would require the joint working of a number of different landowners to ensure any development is not piecemeal. It is expected that growth in this area may not be achievable until currently planned growth to the south and south-east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	Site is designated as open countryside	Access from Cranfield Road alone would not be acceptable. As such, this site would not be suitable unless it were to be delivered as part of a wider strategic scale allocation incorporating neighbouring land parcels which have been submitted, whereby access and infrastructure can be planned at a strategic scale. The site on its own would also represent stabilisation development within the open countryside, as it does not connect with any existing settlement boundaries.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site would need to be brought forward as part of a wider strategic scale allocation incorporating neighbouring land to ensure suitable access can be achieved and required infrastructure can be planned and provided at scale.
11027	Hayfield, Aspley Gize Triangle	Daneborough & Walton	Wavendon	No Current Planning Status	480	Suitable	Developable	Suitable - but only as part of a wider Strategic Scale allocation which incorporates neighbouring land within Milton Keynes and takes into account potential cross boundary growth into Central Bedfordshire.	Available - site was submitted via the CFS with landowner permission	Achievable - site would be required to come forward as part of a wider Strategic Scale allocation which incorporates neighbouring land so as to be suitable. A greenfield strategic scale extension in this location would be viable albeit a significant amount of infrastructure provision would be required and any development would require the joint working of a number of different landowners to ensure any development is not piecemeal. Furthermore, the majority of this site is within Central Bedfordshire and is not an allocated site in their existing Local Plan; this could impact when the site may be achievable for development. It is expected that growth in this area may not be achievable until currently planned growth to the south and south-east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	Site is designated as open countryside and the area of the site within Central Bedfordshire is not allocated for development.	The site cannot be developed without significant impact on Aspley Gize, Woburn Sands and Lower End Road of which are suitable for development. The site also lacks suitable pedestrian and cycle facilities. There is some risk of surface water flooding but this is within the Central Bedfordshire part of the site. The site currently does not share a boundary with a Milton Keynes settlement boundary.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site would need to be brought forward as part of a wider strategic scale allocation incorporating neighbouring land within Milton Keynes and taking into account potential cross boundary growth into Central Bedfordshire to enable development of adjacent land within both local authority areas to occur in as comprehensive and cohesive a manner as possible. This would also ensure suitable access can be achieved and required infrastructure can be planned and provided at scale so as to manage the impact of development on existing settlements and the highways network.
11042	Land at Park Farm, Lower End Road, Wavendon	Daneborough & Walton	Wavendon	No Current Planning Status	150	Suitable	Developable	Suitable - but only as part of a wider Strategic Scale allocation which incorporates neighbouring land, including the former Golf Course site.	Available - site was submitted via the CFS with landowner permission.	Achievable - the site would need to be delivered as part of a wider strategic scale extension to Milton Keynes incorporating neighbouring land parcels which have also been submitted. Whilst significant infrastructure provision would be required, the Viability Study outlines this typology of growth as being viable. It is expected that growth in this area may not be achievable until currently planned growth to the south and south-east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	Site is designated as open countryside	No direct vehicle access can be taken onto Lower End Road and the site will need two full forms of vehicle access therefore, it would have to be delivered alongside the neighbouring golf course land with an access to be provided by an extension of Knightley Gate. The site contains a number of individual and group TPOs and a number of listed buildings are located on adjacent land at Park Farm and Wavendon House, which also includes a Registered Park and Garden - any proposed development would need to respect the setting of the listed buildings and the park and garden.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site would also need to come forward as part of a wider strategic scale allocation, incorporating adjacent land parcels which have been submitted, to enable access and infrastructure provision to be planned and delivered strategically and not in a piecemeal manner. Infrastructure delivery will also need to consider and respond to the impacts from ongoing development and existing allocation within the wider area. Any development will need to be led by an approach which protects the setting of listed buildings and the Registered Park and Garden.
11043	Land south of Lower End Road, Wavendon	Daneborough & Walton	Wavendon	No Current Planning Status	54	Suitable	Deliverable	Suitable - but only as part of a wider Strategic Scale allocation which incorporates neighbouring land, including the former Golf Course site.	Available - site was submitted via the CFS with landowner permission	Due to access reasons the site cannot be delivered on its own and would need to gain access from a wider strategic allocation which incorporated the neighbouring golf course land however, to avoid issues of coalescence with both Wavendon and Cross End this site may not be suitable to form part of a wider strategic allocation - if it is not then it would not be achievable. If the site were achievable as part of a wider allocation, it is expected that growth in this area may not be achievable until currently planned growth to the south and south-east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	Site is designated as open countryside.	Access cannot be taken off of Lower End Road therefore without forming part of a wider strategic allocation incorporating neighbouring land which has been submitted, this site is not suitable. The site has a high pressure gas pipeline running diagonally through the middle of the site which, with a required buffer, would impact the layout of the site and the capacity of the site, as well as potentially impacting upon the ability to deliver a development that is sympathetic to a number of listed buildings close to the site at Cross End. Coalescence between Wavendon, Cross End and any new strategic allocation in this area would also need to be considered when determining if the site could form part of a strategic allocation.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site would need to be brought forward as part of a wider strategic scale allocation incorporating neighbouring land to ensure suitable access can be achieved and required infrastructure can be planned and provided at scale.
11047	Land at Broughton Grounds Farm	Olney	Moulsoe	No Current Planning Status	200	Suitable	Developable	Suitable - but only as part of a wider Strategic Scale allocation which incorporates neighbouring land	Available - site was submitted via the CFS with landowner permission	Achievable - site would be required to come forward as part of a wider Strategic Scale allocation which incorporates neighbouring land so as to be suitable. A greenfield strategic scale extension in this location would be viable albeit a significant amount of infrastructure provision would be required and any development would require the joint working of a number of different landowners.	Site is designated as open countryside	The site has a risk of flooding from surface water relating to a flow path along the western boundary, this would need to be taken into consideration in any development proposals. Access off Broughton Grounds Lane is not acceptable (apart from emergency vehicles and NMUs), but an access using the reserve corridor from MK East would be acceptable. Sites with more than 100 dwellings require two full points of access and the developer will need to provide an access across Broughton Grounds Lane without providing direct motor vehicle access to it - this would require the site to come forward alongside neighbouring land parcels which have been submitted.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. Further consideration needs to be given to the impacts upon landscape and the Special Landscape Area to determine if the site is suitable for development. Site could only come forward as part of a wider allocation incorporating other neighbouring land.
110623	Land either side of Newport Road and Cranfield Road Moulsoe, Milton Keynes	Olney	Moulsoe	No Current Planning Status	11000	Suitable	Developable	Suitable - suitable area of site slightly reduced due to ancient woodland.	Available - site was submitted via the CFS with landowner permission	Achievable - site represents a significant greenfield strategic extension to Milton Keynes, which would likely need to be delivered alongside neighbouring land parcels which have been submitted, to ensure suitable access and infrastructure delivery. Whilst significant infrastructure provision would be required to serve the site and connect it with the existing urban area of Milton Keynes, this is achievable, particularly by utilising links into the existing Milton Keynes east development site which immediately abuts this land. The Viability Study also outlines this typology of growth as being viable. Due to the sites scale and its location with regards the existing settlement boundary of Milton Keynes it would not be able to be completely delivered within the plan period however, with key infrastructure delivery underway in Milton Keynes East, which would provide acceptable links to this site, it is anticipated that a significant number of dwellings can be delivered by 2050.	The site is designated as open countryside	The north west part of the site can be accessed via junctions off the MK East perimeter ring road to create a loop in this part of the site. There does not currently appear to be a suitable route for access to serve the southern parts of the site however this could be achieved through the site forming part of a wider allocation including land to the south, which has also been submitted. Any access in the far east parts of the site will need to involve Bedfordshire Highways. Protecting the setting of the rural village of Moulsoe and the listed buildings contained within will need to be a key consideration in the design of any proposed allocation, likewise retention of the ancient woodland at Moulsoe Old Wood, which is also a Biological Notification Site. There are some minor surface water flow paths which appear to run across the site, particularly within the southern part of the site which would need consideration.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. Further consideration needs to be given to the impacts upon landscape and the Special Landscape Area to determine if the site is suitable for development. Site could only come forward as part of a wider allocation incorporating other neighbouring land.
110629	Land at Calverton	Stony Stratford	Calverton	No Current Planning Status	62	Suitable	Developable	Suitable - suitable site area reduced approx. 30% due to ALC Grade 2 land on site.	Available - site was submitted via CFS with landowner permission	Achievable - site is a greenfield site which would form an extension to Stony Stratford and the urban settlement boundary of Milton Keynes, it is therefore likely to be achievable.	Site is designated as open countryside	Apart for ALC Grade 2 land, a pipeline runs across the northern part of the site which could further reduce the suitable area of the site and perhaps restrict pedestrian connectivity into Stony Stratford. There are surface water flood risk flow paths that cross the site, the impact of which would require further consideration, the whole site is covered by a minerals primary focus area which would need to be reviewed and the site falls within the Calverton Clay Plateau Special Landscape Area designation which could reduce the suitability of the site. The impact of potentially increasing the coalescence between the urban area of MK and Calverton would need to be considered.	A positive allocation of the site would be required through the new Local Plan or via a Neighbourhood Plan to overcome the existing open countryside designation. The impact of surface water on site and the impact of development on the Special Landscape Area would need to be considered and may be insurmountable.
11199	Land south of Station Rd, Bow Brickhill	Daneborough & Walton	Bow Brickhill	No Current Planning Status	80	Suitable	Deliverable and Developable	Suitable - but only with neighbouring land parcels which have been submitted, as part of a wider strategic allocation site.	Available - site was submitted via the CFS with landowner permission	Achievable - the site would only be suitable as a wider strategic extension to Milton Keynes - this type of growth is outlined as being viable within the Viability Study and given there have been no major infrastructure constraints outlined in the delivery of an allocation in this location, it is deemed achievable.	Site is designated as open countryside and falls within the proposed Brickhills Special Landscape Area	From a highways perspective, the site should form part of a wider strategic allocation incorporating surrounding land parcels, so as vehicular access and NMU provision can be provided at a strategic scale and access to the site from the southern approach on Brickhill Street. The site is located within the proposed Brickhills Special Landscape Area and so any development would impact upon this landscape, if development were to come forward as part of a wider site allocation an appropriate buffer to the Greensands Ridge would need to be provided to mitigate impacts. A high pressure pipeline runs through the middle of the site from south to north which could, with the required buffer, significantly reduce the capacity of this site.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. Further consideration needs to be given to the impacts upon landscape and the Special Landscape Area to determine if the site is suitable for development. Site could only come forward as part of a wider allocation incorporating other neighbouring land.
111934	Levante Gate Extension	Daneborough & Walton	Little Brickhill	No Current Planning Status	650	Suitable	Deliverable and Developable	Suitable - but only as part of a strategic site incorporating the adjacent land to the west which has also been submitted.	Available - site was submitted via the CFS with landowner permission.	Achievable - site would be a strategic scale greenfield extension to Milton Keynes which is a typology of site that the Viability Study outlines as being viable.	Site is designated as Open Countryside and falls within the proposed Brickhills Special Landscape Area.	The site could only be delivered alongside adjacent land to the west forming a larger strategic extension to Milton Keynes. A small part of the site falls within a Minerals Primary Focus Area and has some minimal surface water flooding which would need consideration in design. Access does not represent an issue but, the site, alongside the adjacent land to the west, would need to provide substantial suitable connections for walking and cycling to Eaton Leys and Blitchley. The site is close to the Little Brickhill Conservation Area, so design and layout would need to consider mitigating any impact.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. Further consideration would be required as to the impact upon the Special Landscape Area within which the site sits and as to whether this constrains the suitability of the site. Any proposed development should also consider potential impact upon the Bow Brickhill Conservation Area and would need to ensure to avoid coalescence with Bow Brickhill.

Undeliverable and Undevelopable Sites													
110001	Middle Ground, Calverton (Formerly known as Windmill Field East)	Stony Stratford	Calverton	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - 45% of the site (eastern half) is ALC Grade 3a land. With the main access point being required to be taken off an extended Ridgeway, the site could not be accessed without development the BNV land on site. Furthermore, the land required to deliver access from Ridgeway is not under the ownership of the landowner and does not form part of the submitted site. A second form of access and emergency access also do not seem to be available.	Available - site was submitted via CFS with landowner permission	Achievable - site is a greenfield site which would form an extension to Stony Stratford and the urban settlement boundary of Milton Keynes, it is therefore likely to be achievable, if constraints could be overcome and site be deemed suitable.	Site is designated as open countryside	Apart for ALC Grade 3a land and access issues, a pipeline runs across the centre of the entire site (east to west) which could further reduce any developable area of the site. The western half of the site has significant amounts of surface water flood risk flow paths and areas of pooling, the impact of which would require further consideration and the site falls within the Calverton Clay Plateau Special Landscape Area designation which could reduce the suitability of the site. The impact of potentially increasing the coalescence between the urban area of MK and Calverton would also need to be considered, as well as the impact on any heritage assets associated with Calverton.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. A positive allocation of the site would be required through the new Local Plan or via a Neighbourhood Plan to overcome the existing open countryside designation. The impact of surface water on site and the impact of development on the Special Landscape Area would need to be considered and suitable access would need to be achieved, all of which may be insurmountable.
110002	Land at Lower Weald (South of All Saints Church), Calverton	Stony Stratford	Calverton	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - the site has no suitable access point for scale of development proposed. Whilst it could form part of a wider growth area extending the existing WEA, there would still be no suitable access due to the site abutting the linear park areas of the WEA and due to other neighbouring parcels of land which would be required for suitable access, not having been submitted for consideration.	Available - site was submitted via the CFS with landowner permission	Site would be a greenfield site either located in a rural area or as part of wider expansion area to would likely be achievable.	Site is designated as open countryside	Aside from access, the site is also with the Calverton Clay Plateau Special Landscape Area designation and the need to avoid coalescence between the urban area of MK and Calverton would likely impact the site as well. The site is also immediately abutting the Calverton conservation area and is close proximity to numerous listed buildings - large scale development would therefore likely have an impact on designated heritage assets. Also potential for site to contain high quality grassland and a priority habitat which would need detailed surveying.	A positive allocation of the site would be required through the new Local Plan or via a Neighbourhood Plan to overcome the existing open countryside designation. Impact on heritage assets would need to be considered and may be insurmountable - access issues do not appear to be able to be overcome.
110070	Galeon Wharf	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Balance Score	Not Deliverable	Unsuitable - site has a negative balance score	Unavailable - site is privately owned and has not been submitted via the CFS.	Unachievable - site is both unsuitable and unavailable	Site is designated as linear park, sits within a wildlife corridor and is located within the proposed Ouse Valley Special Landscape Area.	Site is located immediately adjacent to a scheduled ancient monument and the canal. Whilst the site is a brownfield site with existing uses ongoing, previous applications have struggled to obtain detailed permission due to impact upon the heritage assets.	Site would need to be re-designated away from Linear Park and any development proposal would need to demonstrate that it can be achieved without creating significant harm on designated heritage assets.
110075	Land adjacent to Wolverton Mill	Wolverton	Wolverton and Greenleys	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable at Stage 2 Assessment - large majority of site clipped due to being a Linear Park designation. Remainder of site after clip would not be suitable for development due to remaining site area and potential impact on Linear Park. Further constraints will also impact the site.	Available - Site submitted through CFS with letter of authority from landowner	Not Achievable as site is unsuitable	Linear Park designation	13% of the site is within Flood Zone 2 or 3 and up to 22% of the site will be at risk from fluvial flooding when climate change modelling is taken into account. The site is also in a Minerals Primary Focus Area, over 50% of the site is at risk of surface water flooding in the 1000-year event and over 25% of the site at risk in the 100-year event.	Some physical constraints may be overcome through reducing developable area of site and on-site or pre-development mitigation however Linear Park designation cannot be overcome without a policy change.
110088	Calverton Road	Stony Stratford	Stony Stratford	No Current Planning Status	0	Unsuitable - Balance Score	Not Deliverable	Unsuitable at Stage 2 Assessment - Site is entirely covered by Linear Park designation and is designated in the Stony Stratford Neighbourhood Plan as Local Green Space.	Unsure - site has not been submitted through the CFS, but here has been previous applications for residential development submitted (and refused) on the site	Not Achievable as site is unsuitable	Linear Park and Local Green Space designations, Minerals Primary Focus Area, Wildlife Corridor and Biodiversity Opportunity Areas.	Site falls within the Calverton Clay Plateau Special Landscape Area designation. Circa 28% of the site falls within Flood Zones 2 or 3 and further of the site falls within area at risk of flooding with climate change modelling applied. 25% of the site is at risk of surface water flooding, 20% falls within a Biodiversity Opportunity Area, 100% falls within a Minerals Primary Focus Area and 95% falls within a wildlife corridor designation.	Main constraints cannot be overcome
110111	Recycling Centre, Newport Road	Wolverton	New Bradwell	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is almost entirely covered by Linear Park designation.	Unknown - site is owned by MKCC and was identified through a site search process, but it is not clear if the site would be made available for development.	Unachievable - site is unsuitable and has numerous constraints.	Site is designated as Linear Park and as Open Countryside. Other constraints, as listed, present as well.	The site is located within the proposed Ouse Valley Special Landscape Area which may prevent or restrict development. Presence of a landfill site and the neighbouring recycling centre, as well as the canal and fall of the site, likely to impact suitability.	Main Linear Park constraint cannot be overcome and site would require a positive allocation to overcome open countryside designation - other constraints unlikely to be overcome as well.
110114	Linford Lakes	Newport Pagnell North & Hanslope	Haversham-cum-Little Linford	No Current Planning Status	0	Unsuitable - Clip Exclusion & Balance Score	Not Deliverable	Unsuitable - the entire site is designated as Linear park and is considered to be of high ecological and landscape value as supported at two recently rejected appeals for residential use on the site.	Available - the site has been submitted through the CFS with landowner approval.	Unachievable - the site has numerous constraints to development which it is considered however, other policy constraints, as listed, apply.	Main policy constraints are the sites designation as both Linear park and open countryside however, other policy constraints, as listed, apply.	Numerous physical and policy constraints, as listed, apply to this site and the site is located within the proposed Ouse Valley Special Landscape Area which may also prevent or restrict development.	As per recent appeal decisions it is felt that many of the constraints to the site can be overcome.
110132	Portfields Rise	Newport Pagnell North & Hanslope	Haversham-cum-Little Linford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - Large majority of the site is designated as Linear park and almost 40% of the site (that which is adjacent to the sites only access point) is ALC Grade 2. The site also has a negative balance score and highway access and capacity issues have been raised on previous applications for development of the site and are likely to be a constraint.	Available - site was submitted through the CFS with landowner permission.	The site is a greenfield site and would likely be viable however, constraints to the site have made it unsuitable and impact of highways and landscape constraints (including the Linear Park designation) may make the site unachievable.	Site is designated as linear park, open countryside and a wildlife corridor. Site also falls within an area likely to be designated as a special landscape area.	Agricultural landscape designation and highways concerns are likely to be the key physical constraints to the site, although others, as listed, are present. The site is also located within the proposed Ouse Valley Special Landscape Area which may prevent or restrict development.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation. Removal of the sites Linear Park designation would also be required. The special landscape area designation and potential highways constraints would need to be considered and may be insurmountable or very restrictive for development.
110152	Land west of Woburn Sands Road, Bow Brickhill	Daneborough & Walton	Bow Brickhill	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is entirely Grade 3a agricultural land and also provides a buffer between Bow Brickhill and the existing South east Milton Keynes allocation to avoid coalescence.	Available - site was submitted via the CFS with landowner permission	Site would form either a greenfield extension to the rural village of Bow Brickhill or an addition to the existing South east Milton Keynes allocation both of which would be deemed as viable sites for residential development as per the Viability Study - development would therefore be achievable if the site were suitable.	Site is designated as open countryside	Entirety of site is Grade 3a agricultural land, the site also abuts the Brickhills proposed Special Landscape Area so impact on landscape and heritage would need consideration. The site is currently acts as a buffer between Bow Brickhill and the South East Milton Keynes allocation site and therefore any development within the site would likely increase the potential for coalescence.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation. It would need to be demonstrated that development of the site would not lead to coalescence between Bow Brickhill and the South East Milton Keynes site allocation which may prove unachievable.

11038	Land south of Woburn Sands Road, Bow Brickhill	Danesborough & Walton	Bow Brickhill	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - impact upon the greensands ridge from a landscape and ecological value perspective and impact upon coalescence with Bow Brickhill. The site would however be more suitable as a biodiversity offset site to increase existing habitat.	Available - site was submitted via the CFS with landowner permission	Unachievable - the site would represent a greenfield extension to an existing strategic allocation which is a typology of growth the viability study has outlined would be viable however it is considered unsuitable for development.	Site is designated as open countryside and falls within the proposed Brickhills Special Landscape Area.	From a highways perspective, the site would only be acceptable as an extension to the existing South East Milton Keynes allocated site. The site falls partially within a Biodiversity Opportunity Area and any development of the site would put more pressure on the Greensand Ridge and its biodiversity. Development of the site would also have a negative impact upon the Brickhills Special Landscape Area with the site not being of a scale where any form of meaningful buffer could be provided. Any development on this site would also increase the potential for coalescence between Bow Brickhill and the existing site allocation, negatively impacting upon the setting of Bow Brickhill and likely reducing the suitable area of the site and its capacity.	A positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation however, it is likely that the constraints relating to landscape, ecology and the impact upon bow Brickhill will be insurmountable.
11059	Land rear of Hunters Farm Shop	Danesborough & Walton	Little Brickhill	No Current Planning Status	0	Suitable	Not Deliverable	Suitable	Unavailable for residential development as the site has been promoted for commercial uses.	Site would be achievable as part of a wider strategic expansion area, but it has been promoted for commercial uses so residential uses are not achievable.	Site is designated as open countryside and falls within the proposed Brickhills Special Landscape Area.	Highways have outlined that access to this site should only come from land to the south of the site as part of a wider strategic scale extension to Milton Keynes. The site is within a minerals primary focus area.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation and further consideration is required as to the potential impact any development may have on the Special Landscape Area.
110627	Land Adjacent to Wavendon Wood, Milton Keynes	Danesborough & Walton	Woburn Sands	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - impact upon the greensands ridge from a landscape and ecological value perspective and impact upon coalescence with Woburn Sands. The site would however be more suitable as a biodiversity offset site to increase existing habitat.	Available - site was submitted via the CFS with landowner permission	Unachievable - the site would represent a greenfield extension to an existing strategic allocation which is a typology of growth the viability study has outlined would be viable however it is considered unsuitable for development.	Site is designated as open countryside and falls within the proposed Brickhills Special Landscape Area.	From a highways perspective, the site would only be acceptable as an extension to the existing South East Milton Keynes allocated site. 75% of the site falls within a Biodiversity Opportunity Area and the southern boundary of the site is immediately adjacent to a priority habitat; any development of the site would therefore put more pressure on the Greensand Ridge and its biodiversity. There is also an area of ancient woodland on the site which would need to be retained and would cut off part of the site, reducing the area of the site. Development of the site would also have a negative impact upon the Brickhills Special Landscape Area with the site not being of a scale where any form of meaningful buffer could be provided. Any development on this site would also increase the potential for coalescence between Woburn Sands and the existing site allocation, negatively impacting upon the setting of Woburn Sands and likely reducing the suitable area of the site and its capacity.	A positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation however, it is likely that the constraints relating to landscape, ecology and the impact upon Woburn Sands will be insurmountable.
110628	Land Adjacent to Browns Wood, Milton Keynes	Danesborough & Walton	Bow Brickhill	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - impact upon the greensands ridge from a landscape and ecological value perspective. The site would however be more suitable as a biodiversity offset site to increase existing habitat.	Available - site was submitted via the CFS with landowner permission.	Unachievable - the site would represent a greenfield extension to an existing strategic allocation which is a typology of growth the viability study has outlined would be viable however it is considered unsuitable for development.	Site is designated as open countryside and falls within the proposed Brickhills Special Landscape Area.	From a highways perspective, the site would only be acceptable as an extension to the existing South East Milton Keynes allocated site, although it shares very minimal boundary with the existing allocated site, so it is uncertain how it would connect. Over 50% of the site falls partially within a Biodiversity Opportunity Area and is immediately adjacent on the eastern and southern boundaries to priority habitats. Any development of the site would therefore put more pressure on the Greensand Ridge and its biodiversity. Development of the site would also have a negative impact upon the Brickhills Special Landscape Area with the site not being of a scale where any form of meaningful buffer could be provided.	A positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation however, it is likely that the constraints relating to landscape, ecology and the ability of the site to link in with the existing South east Milton Keynes site, will be insurmountable.
111920	Land at Dropshot Farm	Bletchley East	Bletchley and Fenny Stratford	No Current Planning Status	0	Unsuitable - Balance Score	Not Deliverable	Unsuitable - Over 80% of the site is either Grade 2 or Grade 3a Agricultural Land and 50% of the site is a Scheduled Ancient Monument. The site also has a negative balance score.	Available - Site was submitted via the CFS with landowner permission	Unachievable - the site is unsuitable and the constraints are likely to be insurmountable.	Site is designated as open countryside	Main constraints relate to the Scheduled Ancient Monument and agricultural land classification of the site, however other constraints also impact the site, as listed. Issues with regards to access would also likely impact the suitability of the site.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation. Even if this is achievable, other constraints including the impact on a Scheduled Ancient Monument are likely to be insurmountable.
111924	Linford Lakes	Newport Pagnell North & Hanslope	Haversham-cum-Little Linford	No Current Planning Status	0	Unsuitable - Balance Score	Not Deliverable	Unsuitable - the entire site is designated as Linear park and is considered to be of high ecological and landscape value as supported at two recently rejected appeals for residential use on the site. The site also has a negative score balance due to constraints.	Available - the site has been submitted through the CFS with landowner approval.	Unachievable - the site has numerous constraints to development which it is considered cannot be overcome.	Main policy constraints are the sites designation as both Linear park and open countryside however, other policy constraints, as listed, apply.	Numerous physical and policy constraints, as listed, apply to this site and the site is located within the proposed Ouse Valley Special Landscape Area which may also prevent or restrict development.	As per recent appeal decisions it is not felt that many of the constraints to the site can be overcome.

Appendix 6 - Potential Standalone Settlements													
Site ID	Site Name	Ward	Parish	Site Status	Capacity	Suitability Assessment Outcome	Deliverability Conclusion	Suitability Commentary	Availability Commentary	Achievability Commentary	Policy Constraints Commentary	Constraints Summary Commentary	Overcoming Constraints Commentary
Undeliverable and Undevelopable Sites													
11093	North Milton Keynes	Newport Pagnell North & Hanslope	Haversham-cum-Little Linford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - suitable site area is significantly reduced by constraints and, whilst the remaining suitable area could deliver a substantial number of dwellings it is focused on the northern area of the site which would be disconnected from the settlement boundary of Milton Keynes. Furthermore, even if the suitable area of the site were to be delivered as a standalone settlement, it is currently unclear as to how it would be accessed as existing road networks do not have the capacity for a development of this scale and there do not appear to be any currently viable solutions to delivering the strategic scale access infrastructure to the site that would be required.	Available - site was submitted via CFS with landowner consent.	Whilst greenfield extensions to Milton Keynes or standalone settlements would in principle be viable and achievable, this site currently appears to be unachievable due to the access constraints outlined and the significant costs that would be associated with delivering strategic infrastructure required to achieve suitable access to the site. Even as part of a larger scale allocation taking in neighbouring land, there does not currently appear to be a viable and deliverable solution to accessing the site.	Site is designated as open countryside and a small proportion of the south eastern part of the site is designated as Linear park. 25% of the site falls within a minerals primary focus area and a significant proportion of the site is within the Ouse Valley proposed Special Landscape Area.	Site has significant constraints which reduce the developable area of the site including over 45% of the site being Grade 2 Agricultural Land and areas of south of the southern part of the site being within Flood Zones 2 and 3. Suitable access to the site does not appear achievable as current highway network does not have capacity and there does not appear to be a viable and deliverable solution. Consideration of constraints posed by the Special Landscape area would also be required and may further reduce the suitable area of the site. Any development would also need to protect the existing settlements within and around the site area to ensure coalescence is avoided. There are also over 60 known archaeological sites and find spots within the site boundary and the site has the potential to impact upon two Scheduled Ancient Monuments. Over 80% of the site is within a Biodiversity Opportunity Area, so any development would likely have a negative impact upon wildlife and biodiversity.	A suitable solution to accessing the site which is achievable both physically and from a financial delivery perspective would be required to allow for any development of this scale within this area. A positive allocation of the site either in a Local Plan or Neighbourhood Plan would be required to overcome the open countryside designation. Numerous physical constraints would however still exist which limit the suitable area of the site.
11097	Park Farm, Tathall End, Milton Keynes	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - suitable site area is significantly reduced by constraints and, whilst the remaining suitable area could deliver a substantial number of dwellings it is focused on small parcels to the northern area of the site which are remote from any settlement boundary and would be too disjointed to form a standalone settlement on their own. Furthermore, there are no suitable highway connections which would serve this site and, even if the site were to be delivered as a standalone settlement or strategic extension to MK alongside other neighbouring land which has been submitted, it is currently unclear as to how it would be accessed as existing road networks do not have the capacity for a development of this scale and there do not appear to be any currently viable solutions to delivering the strategic scale access infrastructure to the site that would be required.	Available - site was submitted via CFS with landowner consent.	Whilst greenfield extensions to Milton Keynes or standalone settlements would in principle be viable and achievable, this site currently appears to be unachievable due to the access constraints outlined and the significant costs that would be associated with delivering strategic infrastructure required to achieve suitable access to the site, particularly as the site would only be suitable as part of a larger scale allocation taking in neighbouring land for which there does not currently appear to be a viable and deliverable solution to accessing the site.	Site is designated as open countryside and borders the Ouse Valley proposed Special Landscape Area.	Site has significant constraints which reduce the developable area of the site including over 55% of the site being Grade 2 Agricultural Land, small areas of the southern part of the site within Flood Zones 2 and 3 and small areas of priority habitat. Suitable access to the site does not appear achievable as current highway network does not have capacity and there does not appear to be a viable and deliverable solution. The site would also be required to contain a suitable buffer around the Hanslope Park facility and the impact on listed buildings contained within the Hanslope Park site would also need consideration. The site also has the potential to impact upon Scheduled Ancient Monuments and will likely contain a number of archaeological sites and find spots. Over 70% of the site is within a Biodiversity Opportunity Area, so any development would likely have a negative impact upon wildlife and biodiversity.	The site would have to come forward as part of a much wider strategic scale extension to MK or standalone settlement as its isolated nature means it is unsuitable to be developed on its own. A suitable solution to accessing the site as part of a wider strategic scale development which is achievable both physically and from a financial delivery perspective would also be required to allow for any development of this scale within this area. A positive allocation of the site either in a Local Plan or Neighbourhood Plan would be required to overcome the open countryside designation. Numerous physical constraints would however still exist which limit the suitable area of the site.
11027	Dairy Farm	Newport Pagnell North & Hanslope	Gayhurst	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - suitable site area is reduced by constraints and, whilst the remaining suitable area could deliver a substantial number of dwellings it is disconnected from any settlement boundary and would represent standalone, isolated development in the open countryside. Furthermore, there is no suitable highway connection to serve the site. The site alone is not of a scale to deliver a standalone new settlement and, if it were to come forward as part of a wider strategic scale extension to MK or standalone settlement alongside other neighbouring land which has been submitted, it is currently unclear as to how it would be accessed as existing road networks do not have the capacity for a development of a strategic scale and there do not appear to be any currently viable solutions to delivering the strategic scale access infrastructure to the site that would be required.	Available - site was submitted via CFS with landowner consent.	Whilst greenfield extensions to Milton Keynes or standalone settlements would in principle be viable and achievable, this site on its own would be unachievable as it is unsuitable and has no available access. Even as part of a larger scale allocation taking in neighbouring land, there does not currently appear to be a viable and deliverable solution to accessing the wider site.	Site is designated as open countryside, approximately 11.5% of the site falls within a minerals primary focus area and the whole site is within the Ouse Valley proposed Special Landscape Area.	Site has constraints which reduce the developable area of the site including 11% of the site being Grade 2 Agricultural Land and 7.5% being ancient woodland. Suitable access to the site does not appear achievable as current highway network does not have capacity and there does not appear to be a viable and deliverable solution, even when the site is considered as part of a wider growth area with neighbouring land. Consideration of constraints posed by the Special Landscape area would also be required and may further restrict development. Over 80% of the site is within a Biodiversity Opportunity Area and 66% within a wildlife corridor, so any development would likely have a negative impact upon wildlife and biodiversity. There are also numerous Grade I, II and III listed buildings at nearby Gayhurst and Tyngtham which could be impacted by any proposed development of the site.	The site would have to come forward as part of a much wider strategic scale site or standalone settlement as its isolated nature means it is unsuitable to be developed on its own. For this a positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation. A suitable solution to accessing this site as part of a wider strategic scale growth area, which is achievable both physically and from a financial delivery perspective would be required to allow for any development of this scale within this area. Numerous physical constraints would however still exist which would likely limit the suitable area of the site.
11191	Hardmead Garden Village	Olney	Hardmead	No Current Planning Status	0	Suitable	Not Deliverable	Suitable - site forms part of a larger submission with land immediately to the south which is required to make the site suitable. The site has been submitted as a new standalone settlement and is potentially of a scale to take forward for further consideration.	Available - site was submitted via the CFS with landowner permission.	Unachievable - at this stage proposals for this site are not progressed enough to determine the site achievable within the plan period. The full potential extent of available land to form a new settlement has not been formalised, with potential for it to be larger than currently submitted and, no detailed work has been undertaken to understand the likely capacity of the site, the required infrastructure provision, how it would relate to Milton Keynes or, how it would be delivered. Whilst there is potential that a new standalone settlement in this location could be achievable, further work is required to reach that stage.	Site is designated as open countryside	Site is not attached to any settlement boundary however, with the land immediately to the south it has been submitted as a new standalone settlement as opposed to an extension site. A new settlement would require a significant amount of new infrastructure to ensure it is self-sufficient and whilst the wider site is connected to the strategic highways network via the A422, it is highly likely significant upgrades to this road and the surrounding network would be required. Interaction of the site with the villages of Hardmead and Abwood would need consideration as part of any master planning.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation however, before this can be achieved further work is required to evidence the achievability of a new standalone settlement in this location.
11192	Hardmead Garden Village	Olney	Hardmead	No Current Planning Status	0	Suitable	Not Deliverable	Suitable - site forms part of a larger submission with land immediately to the north. The site has been submitted as a new standalone settlement and is potentially of a scale to take forward for further consideration.	Available - site was submitted via the CFS with landowner permission	Unachievable - at this stage proposals for this site are not progressed enough to determine the site achievable within the plan period. The full potential extent of available land to form a new settlement has not been formalised, with potential for it to be larger than currently submitted and, no detailed work has been undertaken to understand the likely capacity of the site, the required infrastructure provision, how it would relate to Milton Keynes or, how it would be delivered. Whilst there is potential that a new standalone settlement in this location could be achievable, further work is required to reach that stage.	Site is designated as open countryside	Site is not attached to any settlement boundary however, with the land immediately to the north it has been submitted as a new standalone settlement as opposed to an extension site. A new settlement would require a significant amount of new infrastructure to ensure it is self-sufficient and whilst the wider site is connected to the strategic highways network via the A422, it is highly likely significant upgrades to this road and the surrounding network would be required. Interaction of the site with the villages of Hardmead and Abwood would need consideration as part of any master planning. With the site there are very minor areas of Flood Zone 2, ancient woodland, a scheduled ancient monument and a few listed buildings which would need to be incorporated and protected through any site master planning.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation however, before this can be achieved further work is required to evidence the achievability of a new standalone settlement in this location.

Appendix 7 - Potential sites within the Rural Area																
Site ID	Site Name	Ward	Parish	Site Status	Capacity	Suitability Assessment Outcome	Deliverability Conclusion	Suitability Commentary	Availability Commentary	Achievability Commentary	Policy Constraints Commentary	Constraints Summary Commentary	Overcoming Constraints Commentary			
Deliverable and Developable Sites																
11003	LAND NORTH OF CALVERTON LANE, UPPER WEALD, CALVERTON, MILTON KEYNES	Stony Stratford	Calverton	No Current Planning Status	5	Suitable	Developable	Suitable - but only if the site were to come forward as part of a wider extension to the existing WEA, as Highways have outlined that the Calverton Road is not suitable to provide an access point therefore the site is not suitable to provide a small extension to Upper Weald.	Available - site was submitted through CFS with landowner agreement	Site would need to be delivered as part of a wider extension to the existing Western Expansion Area. The achievability of this will be dependant upon the impact of development on a Special Landscape Area and the ability to avoid coalescence between the urban area of MK and Upper Weald. Whilst a greenfield site as part of a wider expansion area would be achievable this part of the site may be required for a buffer around Upper Weald	Site is designated as open countryside and is within an area which has been recommended for designation as the Calverton Clay Plateau Special Landscape Area.	Some minor surface water flood risk on the northern boundary of the site, potential special landscape area designation and potential access issues.	A positive allocation of the site would be required through the new Local Plan or via a Neighbourhood Plan to overcome the existing open countryside designation. A review of the potential landscape impact would be required dependant and this may be insurmountable.			
110089	Land off Station Road, Castlethorpe	Newport Pagnell North & Hanslope	Castlethorpe	No Current Planning Status	37	Suitable	Deliverable	Suitable - however suitable area of site has been reduced by 35% due to presence of Grade 2 Agricultural Land	Available - site was submitted via CFS with landowner consent	Achievable - site is a greenfield site which would abut the rural village of Castlethorpe. It is considered that development would be viable, as demonstrated by other similar developments in recent years.	Site is designated as open countryside and also falls within a Minerals Secondary Focus Area which would need consideration if the site were to come forward for development.	35% of the site is ALC Grade 2 land and therefore not suitable for development. The site is a former landfill site, so this would need to be reviewed to ensure the site could be developed. The site is a considerable distance from the village centre and there is also uncertainty in relation to the wider sustainability of the location for development in terms of transport and access to facilities and services.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Castlethorpe Neighbourhood Plan to overcome the existing open countryside designation; this would need to consider the wider suitability of the site and its location for residential development. Minerals and landfill matters would need resolving too.			
110094	Land west of Hanslope Road, Castlethorpe	Newport Pagnell North & Hanslope	Castlethorpe	No Current Planning Status	90	Suitable	Deliverable	Suitable	Available - site was submitted via the CFS with landowner permission.	Achievable - site is a greenfield site which abuts the rural village of Castlethorpe - development would be viable as per recent similar developments within Castlethorpe.	Site is designated as open countryside.	There is uncertainty in relation to the wider sustainability of this location for development in terms of transport and access to facilities - significant development around Castlethorpe would also likely put pressure on the local highway infrastructure including walking, cycling and local facilities which are not suitable to accommodate a high level of growth. Heritage would also need to be a main consideration if the site were to come forward, the site is immediately adjacent to the Castlethorpe Conservation area, is in close proximity to a number of listed buildings and has the potential to impact upon two scheduled ancient monuments, as well as being the site of an early iron-age find spot.	A positive allocation of the site would be required through the new Local Plan or via a Neighbourhood Plan to overcome the existing open countryside designation. The site would require assessment due to archaeological and heritage considerations and would likely need a heritage led approach to any development that did come forward.			
110096	Land north of Lodge Farm Court, Castlethorpe	Newport Pagnell North & Hanslope	Castlethorpe	No Current Planning Status	60	Suitable	Deliverable	Suitable	Available - site was submitted via the CFS with landowner permission.	Achievable - site is a greenfield site which abuts the rural village of Castlethorpe - development would be viable as per recent similar developments within Castlethorpe.	Site is designated as open countryside.	There is uncertainty in relation to the wider sustainability of this location for development in terms of transport and access to facilities - significant development around Castlethorpe would also likely put pressure on the local highway infrastructure including walking, cycling and local facilities which are not suitable to accommodate a high level of growth. Heritage would also need to be a main consideration if the site were to come forward, the site close to the Castlethorpe Conservation area, is in close proximity to a number of listed buildings and has the potential to impact upon two scheduled ancient monuments, as well as being close to a site of an early iron-age find spot.	A positive allocation of the site would be required through the new Local Plan or via a Neighbourhood Plan to overcome the existing open countryside designation. The site would require assessment due to archaeological and heritage considerations and would likely need a heritage led approach to any development that did come forward.			
110135	Wood Corner	Olney	Lathbury	No Current Planning Status	6	Suitable	Deliverable	Suitable - however the suitable area of the site is significantly reduced due to constraints	Available - site was submitted via the CFS with landowner approval	Whilst the site is a brownfield site (former petrol station) the owner has outlined that remediation works have already been undertaken. The site is abutting the town of Newport Pagnell where other recent redevelopment of brownfield sites has proven viable however, with constraints restricting the suitable area of this site and therefore achievable capacity the achievability of the site could be questioned.	Site is designated as open countryside and falls within a Minerals Primary Focus Area and search area.	Over 50% of the site is within Flood Zones 2 and/or 3 which restricts the suitable area of the site. The site is also within a Biodiversity Opportunity Area and the southern 20% of the site is also within a Wildlife corridor. The site also abuts the Newport Pagnell Conservation Area and is adjacent to a Grade II listed building, so any development would need to consider the impact upon this approach to the these heritage assets. As per recently refused planning applications for a nursing care home on the site, there are access issues, particularly with regards to pedestrian connectivity into Newport Pagnell which would also reduce the capacity of the site - limited development of the site would however be acceptable.	Site is heavily constrained and impacts relating to access, connectivity, flood risk, heritage and ecology would need to lead the development proposal for the site, but some limited development could be physically achievable. A positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation.			
110510	Land South of Watling Street	Danesborough & Walton	Little Brickhill	No Current Planning Status	25	Suitable	Deliverable	Suitable	Available	Achievable - the site would form a greenfield extension to the rural settlement of Little Brickhill which would be viable assuming all constraints could be overcome.	Land is designated as open countryside and falls within the proposed Brickhill Special Landscape Area, the site also immediately abuts the Little Brickhill Conservation Area.	The site is somewhat isolated from the village of Little Brickhill with poor access to facilities and services and no suitable NMI infrastructure raising uncertainty with regards to the wider sustainability of this location for residential development. The site also falls within a Biodiversity Opportunity Area.	A positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation; this would need to consider the wider suitability of the site and its location for residential development. Further consideration would be required as the impact upon the Special Landscape Area within which the site sits and any proposed development would need to be led by considerations of the impacts upon the Bow Brickhill Conservation Area, both of which may limit the suitability of the site.			
110530	Land east of Vandyke Close	Danesborough & Walton	Woburn Sands	No Current Planning Status	60	Suitable	Developable	Suitable - but only as part of a wider Strategic Scale allocation which incorporates neighbouring land.	Available - site was submitted via the CFS with landowner permission.	Achievable - site would be required to come forward as part of a wider Strategic Scale allocation which incorporates neighbouring land so as to be suitable. A greenfield strategic scale extension in this location would be viable albeit a significant amount of infrastructure provision would be required and any development would require the joint working of a number of different landowners to ensure any development is not piecemeal. It is expected that growth in this area may not be achievable until currently planned growth to the south and south-east of Milton Keynes is substantially completed and their full effects on infrastructure is understood.	Site is designated as open countryside	Vandyke Close already serves 61 dwellings is unacceptable for additional dwellings. A high proportion of the eastern boundary of the site is at risk of surface water flooding so this would need to be considered in any design for the site, likewise a wildlife corridor associated with the railway line runs along the southern boundary of the site. As part of a strategic extension allocation, coalescence with Woburn Sands would need to be considered and this site may have to form part of a buffer should this approach be utilised.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. The site could only be brought forward as part of a wider strategic scale allocation incorporating neighbouring land to ensure suitable access can be achieved and required infrastructure can be planned and provided at scale. Any development would need to consider the constraints outlined and would need to manage the matter of coalescence with Woburn Sands.			
110550	Land to the SE of High Street	Olney	North Crawley	No Current Planning Status	30	Suitable	Deliverable	Suitable - however there are concerns around sustainability of the sites location as North Crawley lacks the facilities to support a development of the size proposed.	Available - site has been submitted through the CFS with landowner consent.	Achievable - site is a greenfield site adjacent to a rural settlement. The Viability Study outlines that these types of growth would be viable.	The site is designated as open countryside	Main constraint relates to the wider sustainability of North Crawley as a location for growth given its lack of services and facilities and accessibility to Milton Keynes. The site also immediately abuts the North Crawley Conservation Area and is in close proximity to a number of listed buildings including St Firms Church. Any development of this site would need to be led by an approach which ensures harm to any designated heritage assets is minimised or, if not possible, the site is ruled unsuitable.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation. This would have to consider the suitability of North Crawley for this level of growth. Heritage assets need addressing and impact could deem site unsuitable.			
110552	Land at Moat Farm, North Crawley	Olney	North Crawley	No Current Planning Status	230	Suitable	Deliverable	Suitable - consideration needs to be given to the sustainability of the site in respect of its location.	Available - site has been submitted through the CFS with landowner consent.	If constraints could be overcome, the site is a greenfield site which would abut the rural settlement of North Crawley and would likely be viable and achievable.	The site is 100% open countryside designation.	Consideration needs to be given to neighbouring heritage assets and the impact of development on them, including North Crawley conservation area and a number of nearby listed buildings. There is also uncertainty in relation to the sustainability of the location for development in terms of transport and access to facilities. Highways, pedestrian and cycle access would be required from Chicheley Road.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation; this would need to consider the wider suitability of the site and its location for residential development.			
110553	Land North of Orchard Way	Olney	North Crawley	No Current Planning Status	30	Suitable	Deliverable	Site is suitable however local village lacks required facilities to make the site sustainable for number of proposed dwellings.	Available - site has been submitted through the CFS with landowner consent.	The site is achievable but proposals will have to consider how development can improve the sustainability of the location.	Site is designated as open countryside	Site is subject to some surface water flood risk, which would need further consideration and potential mitigation through design. Main constraint relates to the wider sustainability of North Crawley as a location of growth given the lack of suitable facilities and services within the village.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation - this would need to consider the wider suitability of North Crawley as a sustainable location for growth.			
110557	Land to the west of Northampton Road, Lavendon	Olney	Lavendon	No Current Planning Status	20	Suitable	Deliverable	Suitable - barring consideration of constraints	Available - site was submitted via CFS with landowner permission	If constraints could be overcome, the site is a greenfield site which would abut the rural settlement of Lavendon and would likely be viable and achievable as per other recent developments within the village.	Site is currently designated as open countryside and is also located within the proposed Ouse Valley Special Landscape Area which may prevent or restrict development.	New Road is not suitable for access to the site, which would prejudice the A428 and any proposed development would need to be considered in light of this. The site is also located within the proposed Ouse Valley Special Landscape Area which may prevent or restrict development. The impact on neighbouring heritage assets, including the Lavendon Conservation Area and listed buildings within, would also need to be considered. There is also uncertainty in relation to the sustainability of the location for development in terms of transport and access to facilities.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Lavendon Neighbourhood Plan to overcome the existing open countryside designation; this would need to consider the wider suitability of the site and its location for residential development. Potential impacts on highways, landscape, heritage assets and ability to access the site would need to be considered and may render the site unsuitable or restrict capacity.			
110566	Land to the north of Ouse Dale School (West of Aspreys), Olney	Olney	Olney	No Current Planning Status	250	Suitable	Developable	Suitable - albeit concerns as outlined below with regards wider highways capacity issues.	Available - site submitted via CFS with landowner permission	Site is a greenfield site which would extend the settlement boundary of Olney adjacent to a recent development which has been built out and sold quickly, suggesting the site would be achievable. Concerns with regards potential constraints relating to highways capacity regarding traffic on the Weston Road and the junction with the A509 as well as Aspreys and generally around Olney, could however make the site unachievable without delivery of a bypass. This site alone would not be able to fund the scale of strategic infrastructure necessary for a bypass. Larger scale strategic growth around Olney, incorporating this site, may make this possible, but it is unlikely given the scale of funding required.	Site is designated as open countryside	Concern raised by Highways over junction and network capacity within Olney would need further consideration alongside understanding the capacity of Olney to take further growth without the provision of a highways bypass around the Town. Impact on views from proposed Ouse Valley Special Landscape Area may need consideration.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Olney Neighbourhood Plan to overcome the existing open countryside designation. Highways capacity issues would need to be considered and resolved - site is likely to be difficult to develop without a bypass.			
110570	Land corner of Aspreys and Weston Road, Olney	Olney	Olney	No Current Planning Status	250	Suitable	Developable	Suitable - albeit concerns as outlined below with regards wider highways capacity issues.	Available - site submitted via CFS with landowner permission	Site is a greenfield site which would extend the settlement boundary of Olney however, it is located some way from nearest local facilities. Concerns with regards potential constraints relating to highways capacity regarding traffic on the Weston Road and the junction with the A509 as well as Aspreys and generally around Olney, could however make the site unachievable without delivery of a bypass. This site alone would not be able to fund the scale of strategic infrastructure necessary for a bypass. Larger scale strategic growth around Olney, incorporating this site, may make this possible, but it is unlikely given the scale of funding required.	Site is designated as open countryside	Concern raised by Highways over junction and network capacity within Olney would need further consideration alongside understanding the capacity of Olney to take further growth without the provision of a highways bypass around the Town. Site is located within the proposed Ouse Valley Special Landscape Area designation which will need further consideration and may have further impacts upon the suitability of the site. Part of the site also falls within a minerals search area which would need to be considered if site were taken forward for allocation. Although not ruling the whole site unsuitable, the potential impact of flood risk on site would also need to be taken into account.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Olney Neighbourhood Plan to overcome the existing open countryside designation. Highways capacity issues would need to be considered and resolved - site is likely to be difficult to develop without a bypass. Impacts upon special landscape area will also need to be considered and potentially mitigated if possible.			
110571	Land at Weston Road, Olney	Olney	Olney	No Current Planning Status	270	Suitable	Developable	Suitable - suitable site area reduced due to presence of Flood Zones 2 and 3 and risk of surface water flooding. Concerns as outlined below with regards wider highways capacity issues) need to be considered. As the site is disconnected from the settlement boundary of Olney it would only be able to come forward alongside development of the adjacent field (submitted under site ref. 110570).	Available - site was submitted via the CFS with landowner permission	Site is a greenfield site which would extend the settlement boundary of Olney however, it is located some way from nearest local facilities and is disconnected from the Town. Concerns with regards potential constraints relating to highways capacity regarding traffic on the Weston Road and the junction with the A509 as well as Aspreys and generally around Olney, could however make the site unachievable without delivery of a bypass. This site alone would not be able to fund the scale of strategic infrastructure necessary for a bypass. Larger scale strategic growth around Olney, incorporating this site, would also be unlikely to make this possible given the scale of funding required.	Site is designated as open countryside	Concern raised by Highways over junction and network capacity within Olney would need further consideration alongside understanding the capacity of Olney to take further growth without the provision of a highways bypass around the Town. Site is located within the proposed Ouse Valley Special Landscape Area designation which will need further consideration and may have further impacts upon the suitability of the site. Part of the site also falls within a minerals search area which would need to be considered if site were taken forward for allocation. Although not ruling the whole site unsuitable, the potential impact of flood risk on site would also need to be taken into account.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Olney Neighbourhood Plan to overcome the existing open countryside designation. Highways capacity issues would need to be considered and resolved - site is likely to be difficult to develop without a bypass. Impacts upon special landscape area will also need to be considered and potentially mitigated if possible. Lack of easy connection with Olney and distance from existing facilities will also need addressing on site.			
110572	Acorn (MK) Nurseries, Newton Road, Emberton	Olney	Emberton	No Current Planning Status	41	Suitable	Deliverable	Site is suitable, however highways infrastructure nearby requires attention, additional local footways, and signalled crossing is required to enable the development to provide minimum safe access.	Available - site has been submitted through the CFS with landowner consent.	Site is achievable, however a proposed development would be required to improve local pedestrian and cycle infrastructure, as well as contribute to the improvement of the quality of the A509.	The site has 100% open countryside designation and falls within the Ouse Valley Special Character area.	50% of the site falls within a Minerals Secondary Focus Area as per Plan MK and over 7% of the site is a minerals search area. Additionally, some minor surface water flood risk on the eastern boundary of the site.	To deliver this site, a positive allocation of the site would be required through the new plan local plan or an updated version of the local neighbourhood plan to overcome the existing open countryside designation. Consideration of the impact on the special landscape area will be required and could deem the site unsuitable. Then effort to improve and create local vehicular and pedestrian highways infrastructure is required to ensure the site is suitable.			
110580	Land south of Crofts End, Sherington	Olney	Sherington	No Current Planning Status	25	Suitable	Deliverable	The site is suitable, however due to the location of the site, and a lack of facilities in the neighbouring village, a smaller development is a more sustainable option	Available - site has been submitted through the CFS with landowner consent.	This site is achievable if a smaller development is proposed and constraints are overcome.	The site has open countryside designation and falls within the Ouse Valley Special Landscape area.	There is a scheduled ancient monument located within the northern eastern portion of the site which has been removed from the suitable area of the site. This may also have an impact on how suitable the rest of the site is and would need to be further investigated if the site were to be brought forward.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation, this would need to consider the wider sustainability of Sherington as a location for further growth. Further assessment of impact upon designated heritage assets would need to be undertaken.			
110581	Land West of the High Street, Sherington	Olney	Sherington	No Current Planning Status	60	Suitable	Deliverable	Suitable	Available - site has been submitted through the CFS with landowner consent.	Achievable - site is greenfield site which would abut the settlement boundary of the rural village of Sherington. The immediately neighbouring site has been recently developed and this site has developers onboard.	The site is designated as open countryside and additionally, the site falls within the Ouse Valley Special Landscape area.	The site would extend the settlement boundary of Sherington into the open countryside in an unusual manner compared with the rest of the village which may have a significant impact upon the Special Landscape Area and how Sherington is viewed within it - which may restrict development or indeed prevent it entirely. The site is also in close proximity to Sherington Conservation Area and numerous listed buildings - the impact of developing the site must therefore be considered with regards to potential harm to heritage assets. There is also uncertainty in relation to the sustainability of the location for development in terms of transport and access to facilities which may deem larger scale growth unsustainable and therefore this site unsuitable.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation - this would need to consider the wider suitability of the site and its location for residential development, taking account of highways, facilities and services, impact on heritage assets and impact on a special landscape area - these may render the site unsuitable for development.			

110582	High Street, Sherington	Olney	Sherington	No Current Planning Status	10	Suitable	Deliverable	The site is suitable, however due to the location of the site, a lack of facilities in the village and, the need to respect the setting of the village, the conservation area and a number of listed buildings a smaller development is a more sustainable option.	Available - site has been submitted through the CFS with landowner consent.	The site is a greenfield site which would about the development boundary of the rural village of Sherington, in which recent developments have proven viable	The site is designated as open countryside and falls within the Ouse Valley Special Landscape Area. The site also falls entirely within the Sherington Conservation Area and within an Article 4 Direction designated area.	There is uncertainty with regards the wider sustainability of the site for development with access to facilities and services within Sherington. The impact of developing this site may also lead to unacceptable harm to a number of heritage assets including the Sherington Conservation Area and a large number of nearby listed buildings, including the Grade 1 listed St. Laurence Church, which could render the site entirely unsuitable or considerably reduce the suitable capacity of the site.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation; this would need to consider the wider suitability of the site and its location for residential development, as well as the other constraints outlined, particularly with regards heritage impacts and impact on the special landscape area designation. If the site were to come forward it would need to be via a heritage-led approach to development which protects the rural transition to the village which would likely constrain the developable area of the site.
110589	Hartwell Road	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	80	Suitable	Deliverable and Developable	Suitable - however improvement to local walking and cycling highways infrastructure are required.	Available - site has been submitted through the CFS with landowner consent.	Achievable - site is a greenfield site located adjacent to the settlement boundary of Long Street and Hanslope - recent developments within the area demonstrate viability. Improvements to local walking and cycling highways infrastructure are however required.	The site is designated as open countryside.	Potential for access off Hartwell Road. The site will require pedestrian and cycle improvements on Hartwell Road. Road improvements also required to area around Devils Dip (within MKCC ownership). Concerns regarding wider sustainability of growth in Hanslope; if multiple sites come forward the local highway infrastructure including walking, cycling and local facilities are not suitable to accommodate this level of development. General sustainability is therefore a potential issue in Hanslope.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation, this would need to consider the wider sustainability of Hanslope for growth. Improvements to local walking and cycling highways infrastructure is required in this area for development to come forward.
110593	Newport Road, Hanslope	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	220	Suitable	Developable	Suitable	Available - site has been submitted through the CFS with landowner consent.	Achievable - the site is a greenfield site which abuts the rural settlement of Hanslope. Recent developments within Hanslope evidence the viability of development in this location. Development of this site would however require upgrades to highways, pedestrian and cycle links, as outlined.	The site is 100% open countryside designation.	Site will need suitable pedestrian and cycle facilities along Newport and Park Roads. Road improvements also required to area around Devils Dip (within MKCC ownership). Concerns regarding wider sustainability of Hanslope to accommodate high levels of growth particularly with regards to the local highway infrastructure including walking, cycling and local facilities which are currently not suitable to accommodate higher level of development. General sustainability is therefore an issue in Hanslope.	Improvements to local walking and cycling highways infrastructure is required in this area for development to come forward. Furthermore, a positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation, this would need to consider the wider sustainability of Hanslope to accommodate further growth.
110595	Land off Castlethorpe Road, Hanslope	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	257	Suitable	Deliverable and Developable	Suitable	Available - site has been submitted through the CFS with landowner consent.	The site is achievable, as demonstrated by recent developments within Hanslope however, improvements to highways infrastructure is required and there is a wider concern with regards the sustainability of Hanslope as a location for future development of scale.	The site is designated as open countryside	Pedestrian and cycle access on site would be required. Road improvements also required to area around Devils Dip (within MKCC ownership). Concerns regarding wider sustainability of Hanslope for significant growth - if multiple sites were to come forward the local highway infrastructure including walking, cycling and local facilities would not be suitable to accommodate this level of development. The site also has some potential surface water flood risk which would need to be reviewed and considered.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation, this would need to consider the wider sustainability of Hanslope as a location for growth. Improvements to local walking and cycling highways infrastructure is required in this area for development to come forward.
110599	Land at Cuckoo Hill Farm, Hanslope	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	50	Suitable	Deliverable	The site is suitable, however due to the need for improvement to local walking and cycling highways infrastructure, and general sustainability of the site location, a significantly smaller scale development is advised to come forward on this site.	Available - site has been submitted through the CFS with landowner consent.	The site is achievable, recent developments on neighbouring land demonstrate viability. Improvements to highways infrastructure are however required, also sustainability of future development could be limited by other sites coming forward in this area.	The site is designated as open countryside	Concerns raised that highways access and capacity would not be sufficient for full site to come forward as scale. Pedestrian and cycle access on site would be required. Road improvements also required to area around Devils Dip (within MKCC ownership). Concerns regarding wider sustainability of Hanslope for significant growth - if multiple sites were to come forward the local highway infrastructure including walking, cycling and local facilities would not be suitable to accommodate this level of development.	Improvements to local walking and cycling highways infrastructure is required in this area for development to come forward. Furthermore, a positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation, this would need to consider the wider sustainability of Hanslope for further growth.
110600	Land to the west of McKay Drive, Hanslope	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	50	Suitable	Deliverable	The site is suitable, however a significantly smaller scale development is all that can be accommodated due to highways constraints.	Available - site has been submitted through the CFS with landowner consent.	The site is achievable, as demonstrated by recent developments within Hanslope however, improvements to highways infrastructure is required and there is a wider concern with regards the sustainability of Hanslope as a location for future development of scale.	The site is designated as open countryside	While a limited development off McKay Drive and Harvington Crescent may be acceptable, the site is large and would be served off these roads. Road improvements are required to area around Devils Dip (within MKCC ownership). Concerns regarding wider sustainability of Hanslope for significant growth - if multiple sites were to come forward the local highway infrastructure including walking, cycling and local facilities would not be suitable to accommodate this level of development.	Improvements to local walking and cycling highways infrastructure is required in this area for development to come forward. Furthermore, a positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation, this will need to consider the wider sustainability of Hanslope to accommodate further growth.
110601	Land off Newport Road, Hanslope	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	140	Suitable	Deliverable	Suitable - but only with neighbouring land which abuts the settlement boundary of Hanslope coming forward as well (this land has been submitted through the CFS). This site would not be suitable on its own.	Available - site has been submitted through the CFS with landowner consent.	The site is achievable, as demonstrated by recent developments within Hanslope however, improvements to highways infrastructure is required and there is a wider concern with regards the sustainability of Hanslope as a location for future development of scale.	The site is designated as open countryside.	Some concerns raised over traffic through Tathall End, which would need further consideration. Road improvements also required to area around Devils Dip (within MKCC ownership). Concerns regarding wider sustainability of Hanslope for significant growth - if multiple sites were to come forward the local highway infrastructure including walking, cycling and local facilities would not be suitable to accommodate this level of development.	Improvements to local walking and cycling highways infrastructure is required in this area for development to come forward. Furthermore, a positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation, this would need to consider the wider sustainability of Hanslope as a location for growth. Site would also have to come forward with neighbouring land so as not to be stand-alone development within the open countryside.
110602	Land off Eastfield Drive, Hanslope	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	212	Suitable	Deliverable	Suitable	Available - site has been submitted through the CFS with landowner consent.	The site is achievable, as demonstrated by recent developments within Hanslope however, improvements to highways infrastructure is required and there is a wider concern with regards the sustainability of Hanslope as a location for future development of scale.	The site is designated as open countryside	Depending on layout may require footway improvements on Eastfield Drive. Concerns regarding wider sustainability of Hanslope for significant growth - if multiple sites were to come forward the local highway infrastructure including walking, cycling and local facilities would not be suitable to accommodate this level of development. The site also has some potential surface water flood risk which would need to be reviewed and considered.	Local highway improvements are required to make the site a more sustainable option for development. Furthermore, a positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation, this would need to consider the wider sustainability of Hanslope as a location for growth.
110605	Land to North of Model Farm, west of Long Street	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	40	Suitable	Deliverable	Site is suitable.	Available - site has been submitted through the CFS with landowner consent.	Site is suitable, however sustainability of development is questionable due to isolated location of the site.	The site is designated as open countryside	The site has open countryside designation. The site has some risk of surface water flooding which appears to be associated with one or two flow paths across the site, which would need further consideration. Concerns regarding the wider sustainability of Long Street as a location for growth given it is a relatively isolated location.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation, this would need to consider the wider sustainability of Hanslope as a location for growth.
110630	Coney Grey, West	Olney	Sherington	No Current Planning Status	12	Suitable	Deliverable	The site is suitable, however due to the location of the site, a lack of facilities in the village and, the need to respect the setting of the village, the conservation area and a number of listed buildings a smaller development is a more sustainable option.	Available - site has been submitted through the CFS with landowner consent.	The site is a greenfield site which would about the development boundary of the rural village of Sherington, in which recent developments have proven viable	The site is designated as open countryside and falls within the Ouse Valley special landscape area and within an Article 4 Direction designated area.	There is uncertainty with regards the wider sustainability of the site for development with access to facilities and services within Sherington. The impact of developing this site may also lead to unacceptable harm to a number of heritage assets including the Sherington Conservation Area and a large number of nearby listed buildings, including the Grade 1 listed St. Laurence Church, which could render the site entirely unsuitable or considerably reduce the suitable capacity of the site. Potential highways issues, as there are no suitable pedestrian or cycle connections to the site and access would be in 60mph section of road, whilst visibility to the north may be an issue due to bend.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Olney Neighbourhood Plan to overcome the existing open countryside designation; this would need to consider the wider suitability of the site and its location for residential development, as well as the other constraints outlined, particularly with regards heritage impacts and impact on the special landscape area designation. If the site were to come forward it would need to be via a heritage-led approach to development which protects the rural transition to the village which would likely constrain the developable area of the site.
111514	Land rear of 65 Newport Road Hanslope	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	57	Suitable	Deliverable	Suitable - but only with neighbouring land to the west coming forward as well.	Available - site has been submitted through the CFS with landowner consent.	The site is achievable, as demonstrated by recent developments within Hanslope however, improvements to highways infrastructure is required and there is a wider concern with regards the sustainability of Hanslope as a location for future development of scale. The site does not share a boundary with the settlement of Hanslope, so could only be achievable with neighbouring land coming forward.	The site is designated as open countryside.	Pedestrian and cycle access on site would be required. Road improvements also required to area around Devils Dip (within MKCC ownership). Concerns regarding wider sustainability of Hanslope for significant growth - if multiple sites were to come forward the local highway infrastructure including walking, cycling and local facilities would not be suitable to accommodate this level of development. The site is also isolated from Hanslope so would be reliant on neighbouring land (which has been submitted) to come forward as well - without this land, access to this site may not be achievable either.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation, this would need to consider the wider sustainability of Hanslope as a location for growth.
111921	Land North West of Olney (residual part of Site E in the Olney Neighbourhood Plan)	Olney	Olney	No Current Planning Status	200	Suitable	Deliverable	Suitable	Available - site was submitted via CFS with landowner permission	Site is a greenfield site which would extend the settlement boundary of Olney and relates to a recent development which has been built out and sold quickly, suggesting the site would be achievable. Concerns with regards potential constraints relating to highways capacity around Olney could however make the site unachievable if a bypass is required, as the site alone would not be able to fund the scale of strategic infrastructure necessary. Larger scale strategic growth around Olney, incorporating this site, may make this possible, but it is unlikely given the scale of funding required.	Site is designated as open countryside	Concern raised by highways over the capacity of Yardley Road to enable further growth which would need further consideration alongside understanding the capacity of Olney to take further growth without the provision of a highways bypass around the Town. Impact on views from proposed Ouse Valley Special Landscape Area may need consideration.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Olney Neighbourhood Plan to overcome the existing open countryside designation. Potential highways capacity issues would need to be considered and resolved where required.
111929	Land at Holes Folly Farm, Hanslope	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	50	Suitable	Developable	Suitable - a proportion of the site is however at risk of surface water flooding and, consideration will be required as to how this impacts the suitability of the site, potential for site to be ruled out through a sequential test approach.	Available - site has been submitted through the CFS with landowner consent.	Achievable - if constraints could be overcome, the site is a greenfield site which would about the rural settlement of Hanslope and would likely be viable and achievable as per other recent developments at Hanslope.	The site is designated as open countryside.	The main constraints relate to potential risk of surface water flood risk on a proportion of the site. General sustainability of Hanslope as a location for high levels of growth may also prove a constraint particularly with regards to highways capacity and ability to access services and facilities.	The surface water flood risk to the site would need to be more widely considered and mitigated, if possible, the site may however be deemed unsuitable following further assessment of surface water flood risk. A positive allocation of the site would also be required through the new Local Plan or an updated version of the Hanslope Neighbourhood Plan to overcome the existing open countryside designation.
111932	Land east of Castlethorpe Road, Hanslope	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	100	Suitable	Developable	Suitable - however unlikely to be full extent of site given constraints - some small amount of development may be suitable.	Available - site has been submitted through the CFS with landowner consent.	The site is achievable, as demonstrated by recent developments within Hanslope however, improvements to highways infrastructure is required and there is a wider concern with regards the sustainability of Hanslope as a location for future development of scale.	Site is designated as open countryside.	There are two minor incidents of surface water flood risk across the western boundary of the site which needs consideration in site design. Site is immediately adjacent to the Hanslope Conservation Area and is close proximity to a number of listed buildings including St James Church. Development of a significant amount of this site could therefore negatively impact upon designated heritage assets. The currently proposed access point is also not sufficient to enable growth of any significant scale on this site. Pedestrian and cycle access to the site would be required. Road improvements also required to area around Devils Dip (within MKCC ownership). Concerns regarding wider sustainability of Hanslope for significant growth - if multiple sites or a large scale individual site were to come forward the local highway infrastructure including walking, cycling and local facilities would not be suitable to accommodate this level of development. The site also has existing TPOs and hedgerows.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation, this would need to consider the wider sustainability of Hanslope as a location for growth. The entire site could not be developed.

Undevelopable and Undevelopable Sites													
110004	Land at Middle Weald Farm, Calverton	Stony Stratford	Calverton	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - the site has no suitable access point for scale of development proposed. Whilst it could form part of a wider growth area extending the existing WEA, there would still be no suitable access due to the site abutting the linear park areas of the WEA and due to other neighbouring parcels of land not having been submitted for consideration.	Available - site was submitted via the CFS with landowner permission	Site would be a greenfield site either located in a rural area or as part of wider expansion area to would likely be achievable.	Site is designated as open countryside	Aside from access, the site is also with the Calverton Clay Plateau Special Landscape Area designation and the need to avoid coalescence between the urban area of MK and the Wealds would likely impact the site as well.	A positive allocation of the site would be required through the new Local Plan or via a Neighbourhood Plan to overcome the existing open countryside designation. Impact on special landscape area and coalescence of urban area of MK and the Wealds would need to be considered and by insurmountable - access issues do not appear to be able to be overcome.
110006	Kestrel View Stables, Middle Weald, Calverton	Stony Stratford	Calverton	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - the site has no suitable access point for scale of development proposed and would represent a standalone development in the open countryside. Whilst it could form part of a wider growth area extending the existing WEA, there would still be no suitable access due to the site abutting the linear park areas of the WEA and due to other neighbouring parcels of land not having been submitted for consideration.	Available - site was submitted via the CFS with landowner permission	Site would be a greenfield site either located in a rural area or as part of wider expansion area to would likely be achievable.	Site is designated as open countryside	Aside from access, the site is also with the Calverton Clay Plateau Special Landscape Area designation and the need to avoid coalescence between the urban area of MK and the Wealds would likely impact the site as well.	A positive allocation of the site would be required through the new Local Plan or via a Neighbourhood Plan to overcome the existing open countryside designation. Impact on special landscape area and coalescence of urban area of MK and the Wealds would need to be considered and by insurmountable - access issues do not appear to be able to be overcome.
110090	Gobbyct ^{ms} Field, Castlethorpe	Newport Pagnell North & Hanslope	Castlethorpe	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable at Stage 2 Assessment - site is almost entirely covered by Agricultural Land Classification Grade 2.	Available - site has been submitted through the CFS with landowner consent.	Not Achievable as site is unsuitable however, site would likely be viable if constraints were overcome.	Site is currently designated as open countryside and therefore not suitable for development.	A Scheduled Ancient Monument is located on the northern boundary of the site which could impact upon the suitability and capacity of the site. The site is also covered by a Minerals Secondary Focus Area and partially covered by a landfill buffer and minerals search area, all of which would require consideration. Consideration would also need to be given to access and the impact from the adjacent railway line. Impact on highways access and capacity would also need consideration as would access to facilities and services in this location.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or an updated version of the Castlethorpe Neighbourhood Plan to overcome the existing open countryside designation.
110091	Land off Prospect Place, Castlethorpe	Newport Pagnell North & Hanslope	Castlethorpe	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable at Stage 2 Assessment - site is almost entirely covered by Agricultural Land Classification Grade 2. Only land outside of classification is the access route.	Available - site has been submitted through the CFS with landowner consent.	Not Achievable as site is unsuitable however, site would likely be viable if constraints were overcome.	Site is currently designated as open countryside and therefore not suitable for development.	Site has quite significant canopy cover on approx. 40% of the site, which also form part of a group TPO - also potential for protected species to be present. The site is also 100% covered by a minerals secondary focus area and partially covered by a landfill buffer and biodiversity opportunity area, all of which would require consideration. Impact on highways access (which could be constrained without development of neighbouring land) and capacity would also need consideration as would access to facilities and services in this location.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or an updated version of the Castlethorpe Neighbourhood Plan to overcome the existing open countryside designation. Other physical constraints outlined would also impact as to whether this is possible.
110095	Land at Bullington Road	Newport Pagnell North & Hanslope	Castlethorpe	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable at Stage 2 Assessment - site is approx. 50% covered by Agricultural Land Classification Grade 2. Remainder of the site would be inaccessible due to location of Grade 2 land within site boundary.	Available - site has been submitted through the CFS with landowner consent.	Not Achievable as site is unsuitable however, site would likely be viable if constraints were overcome.	Site is currently designated as open countryside and therefore not suitable for development.	Remainder of site which is not Agricultural Land Classification Grade 2, is Grade 3 with the possibility of being Grade 3a. 20% of the site is also at risk from surface water flooding, which would need consideration if bringing highways access and capacity would also need consideration as would access to facilities and services in this location.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or an updated version of the Castlethorpe Neighbourhood Plan to overcome the existing open countryside designation.

110103	Haversham Manor Farm	Newport Pagnell North & Hanslope	Haversham-cum-Little Linford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - 90% of the site is Grade 2 agricultural land and the remaining land outside of this would be too small to deliver 5+ homes and so would fall outside of the scope of the LAA. Site is also disconnected from any settlement boundary. Any development on the site would also have an impact on a number of listed buildings including the Grade I listed St Marys Church.	Available - site was submitted via the CFS with landowner permission.	Site is a greenfield site abutting Old Haversham so residential development would likely be viable however, constraints on site make it unachievable.	Site is designated as open countryside	The site is disconnected from any settlement boundary and therefore is considered a standalone development within the open countryside. Over 90% of the site is Grade 2 agricultural land and the whole site falls within a biodiversity opportunity area. There is a scheduled ancient monument and a number of listed buildings located in close proximity of the site including the Grade I listed St Marys Church for which any development on this site would have a significant impact upon which is likely to be unacceptable. The site and neighbouring land are also archaeological notification sites so there is likely to be archaeological interest. The site also falls within the proposed Ouse Valley Special Landscape Area which would need consideration and would likely impact upon the suitability of the site. There is also concern in relation to the wider sustainability of the location for development in terms of transport and access to facilities.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation. This would need to consider the wider suitability of the site and its location for residential development. Given the sites location, disconnected from a settlement boundary, this is however unlikely to be achieved and, even if possible, other constraints, particularly relating to heritage and landscape are likely to be insurmountable.
110104	Land north and East of Haversham	Newport Pagnell North & Hanslope	Haversham-cum-Little Linford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable at Stage 2 Assessment - over 65% of the site (and almost all of that which abuts Haversham settlement boundary) is covered by Agricultural Land Classification Grade 2. Significant proportions of the remainder of the site fall within Flood Zones 2 and 3. The remaining land would not be accessible and does not form part of the site proposed for development by the landowner.	Available - site has been submitted through the CFS with landowner consent.	Not Achievable as site is unsuitable however, site could be viable if constraints were overcome.	Site is currently designated as open countryside and therefore not suitable for development. Circa 40% of the site is also within a Minerals Primary Focus area and the full site falls within a Biodiversity Opportunity Area.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or an updated version of the Haversham Neighbourhood Plan to overcome the existing open countryside designation. All other physical constraints, particularly in relation to landscape impact would then also need more detailed consideration.	
110109	Land East of New Haversham	Newport Pagnell North & Hanslope	Haversham-cum-Little Linford	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - large majority of site is ALC Grade 2, Flood Zone 2 or 3 and/or Linear Park designation, remaining area of site which does not fall within these, does not form a complete site area which would be suitable for development. Other constraints are also present on site.	Available - Site was submitted through the CFS process with landowner approval	Unachievable - whilst the site is a greenfield site associated with a rural settlement and therefore likely to be viable, it is not deemed suitable for development and the ability to deliver necessary scale of infrastructure to make the site suitable may lead to it being unachievable.	The site is designated as open countryside and therefore not suitable for development. Part of the site is also designated as Linear Park.	Aside from ALC constraints and Flood Risk constraints, the site is also located within the proposed Ouse Valley Special Landscape Area which may prevent or restrict development impact upon nearby scheduled ancient monument may need consideration. Uncertainty around sustainability of location in terms of transport and access to facilities. Ability of the highways network to provide access to the site and to cope with additional capacity from new development would need to be reviewed and tested, particularly given the lack of strategic connections to the urban area of Milton Keynes in this part of the Borough. The site is also adjacent to a number of listed buildings - impact on these would need to be considered.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a special landscape area would also need consideration. If the site is suitable after this, then a positive allocation of the site would be required through the new Local Plan or an updated version of the Haversham-cum-Little Linford Neighbourhood Plan to overcome the existing open countryside designation. Some constraints (Flood Risk and Linear Park) cannot be overcome and will reduce any developable area.
110121	Land west of Willen Road, Newport Pagnell	Newport Pagnell South	Newport Pagnell	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - majority of site clipped due to being ALC Grade 2 and 3a land and also approx 35% of site covered by Flood Zone 2, which could impact access and ability to deliver site. Remainder of site after clip would not be in a form which could deliver housing.	Unknown - site has not been submitted by the landowner, but Newport Pagnell Town Council have submitted the site for consideration as an opportunity for Biodiversity offsetting.	Unachievable - the site is not deemed suitable for residential development and does not appear to be available for this purpose either - consideration for other uses perhaps better suited.	Site is designated as open countryside	Main constraints are agricultural land classification and flood risk - other constraints are however present, as listed.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or an updated version of the Newport Pagnell Neighbourhood Plan to overcome the existing open countryside designation. Flood Risk constraint may not be able to be overcome.
110129	Kickles Farm Lakes Lane Newport Pagnell	Newport Pagnell North & Hanslope	Newport Pagnell	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - over 50% of the site is covered by Agricultural Land Classification Grade 2. The remainder of the land that is not under this designation would be inaccessible and detached from the existing settlement boundary of Newport Pagnell due to the ALC Grade 2 land. Also concerns over access and capacity of Lakes Lane for this scale of development.	Available - the site has been submitted through the CFS with landowner approval.	Unachievable - aside from unsuitability of the site, Lakes Lane is unlikely to be a suitable access route for the scale of development proposed and the site is cut off due to the main access route being covered by Flood Zones 2 and 3.	Site is designated as open countryside	Main constraints relate to Agricultural Land, flood risk and suitable access to the site. Other constraints such as designation as a Minerals Primary Focus Area and a Biodiversity Opportunity Area would need consideration and the site is also located within the proposed Ouse Valley Special Landscape Area which may prevent or restrict development. Highways access and capacity also likely to be a major constraint.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or an updated version of the Newport Pagnell Neighbourhood Plan to overcome the existing open countryside designation. The access and flood risk related constraints may not be able to be overcome and landscape designations would need consideration.
110130	Land off Lakes Lane, Newport Pagnell	Newport Pagnell North & Hanslope	Newport Pagnell	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - over 60% of the site is covered by Agricultural Land Classification Grade 2. The remainder of the land that is not under this designation would be inaccessible and detached from the existing settlement boundary of Newport Pagnell due to the ALC Grade 2 land. Also concerns over access and capacity of Lakes Lane for this scale of development.	Available - the site has been submitted through the CFS with landowner approval, but would not be available until post 2040, due to existing solar farm use.	Unachievable - aside from unsuitability of the site, Lakes Lane is unlikely to be a suitable access route for the scale of development proposed and the site is cut off due to the main access route being covered by Flood Zones 2 and 3.	Site is designated as open countryside	Main constraints relate to Agricultural Land, flood risk and suitable access to the site. Other constraints such as designation as a Minerals Primary Focus Area and a Biodiversity Opportunity Area would need consideration and the site is also located within the proposed Ouse Valley Special Landscape Area which may prevent or restrict development. Highways access and capacity also likely to be a major constraint.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or an updated version of the Newport Pagnell Neighbourhood Plan to overcome the existing open countryside designation. The access and flood risk related constraints may not be able to be overcome and landscape designations would need consideration.
110131	Land at Portfield Farm, west of Lakes Lane, Poets Estate, Newport Pagnell, Milton Keynes MK16 8TH	Newport Pagnell North & Hanslope	Newport Pagnell	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - large proportion of site clipped due to being ALC Grade 2 land and remainder of site after clip scores a 0 balance score due to amongst other constraints, forming part of a Wildlife corridor and minerals primary focus area and being entirely densely covered entirely by trees. Highways access and capacity is also a concern. Other uses such as biodiversity offsetting may be suitable.	Available - site was submitted through the CFS with landowner permission. Site has also been suggested for biodiversity offsetting by Newport Pagnell Town Council.	Site is a greenfield site on the edge of Newport Pagnell and as such would likely be viable however, given the constraints to the site it is considered unachievable.	Site is designated as open countryside, falls within a wildlife corridor and is likely to be designated within a special landscape area.	Agricultural land classification, potential highways concerns and surface water flood risk on western part of the site provide main constraints, but others, as listed, are present. The site is also located within the proposed Ouse Valley Special Landscape Area which may prevent or restrict development.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or an updated version of the Newport Pagnell Neighbourhood Plan to overcome the existing open countryside designation. The special landscape area designation and potential highways constraints would need to be considered and may be insurmountable or very restrictive for development.
110136	Land off Church Lane, Lathbury	Olney	Lathbury	No Current Planning Status	0	Unsuitable - Clip Exclusion	Not Deliverable	Unsuitable - Site is entirely ALC Grade 2 land and is unconnected to a settlement boundary.	Available - site was submitted through the CFS with landowner permission	Whilst the site may be viable to be developed for residential purposes, it is considered unachievable due to the unsuitable nature of the site and its location for residential development.	Site is within the open countryside and is located within an area proposed for designation as a special landscape area.	Aside from the agricultural land classification, Lathbury does not have a settlement boundary and as such the proposed site has a degree of separation from any settlement boundary and has poor connectivity with and access to services and facilities, suggesting the location is not sustainable for the proposed level of growth. The site is also in a minerals Search Area and a minerals primary focus area, would likely have issues with regards to highways access and capacity and would likely have to be considered with regards impact on heritage assets with a number of Grade 1 and 2 listed buildings closely located to the site.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation - given the sites lack of border with an existing settlement boundary this is likely to be difficult. Consideration would also need to be given to the potential for Minerals, the impact on heritage assets and, as the site is also located within the proposed Ouse Valley Special Landscape Area this may prevent or restrict development.
110137	Biverview, Newport Pagnell	Olney	Sherrington	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - the site is unrelated to any existing settlement boundary and even with growth to the east of the A509, the site would still be cut-off.	Available - site was submitted via the CFS with landowner permission	The site is a greenfield site within the rural area with fairly close proximity to Milton Keynes - it would likely be a viable development if constraints were to be overcome.	Site is designated as open countryside	Whilst access to the site directly via the A509 is not desirable, there are potentially viable solutions to enable vehicular access to the site however, there are currently no suitable MMU connections and unless this can be resolved with direct, high quality connections the site is unachievable - given the sites location and lack of connection with any existing settlement boundary or proposed area of growth, it is difficult to see how this can be achieved. 17% of the site is unsuitable due to Grade 2a and 3 agricultural land and the whole site falls within the proposed Ouse Valley Special Landscape Area so development would impact landscape. Main constraint relates to lack of connectivity and unrelated nature of the site to any settlement, it would therefore represent standalone development in the open countryside but not of a scale that would form a standalone settlement.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation however for this to happen the outlined constraints would need to be overcome. In particular it would need to be demonstrated that the site could viably form part of a wider expansion area into which it is fully connected and integrated.
110140	North of Willen Road Sports Ground, Newport Pagnell	Newport Pagnell South	Newport Pagnell	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - Large majority of site clipped due to various flood risk related constraints with over 80% of the site in Flood Zone 2 and over 60%, including the main access point, in Flood Zone 3. The remainder of the site after clip would be inaccessible without developing in Flood Zones and not in a suitable location to deliver housing, the entire site is also designated as Linear Park in the Newport Pagnell Neighbourhood Plan.	Available - site was submitted via the CFS with landowner permission. Note - the site was also submitted as a potential Biodiversity Opportunity Area by Newport Pagnell Town Council.	Whilst the site would likely be in a viable location given its links to Newport Pagnell, it is deemed unachievable due to its constraints ruling it unsuitable.	The site is designated as both open countryside and Linear Park.	Main physical constraints relate to the risk of flooding on site from various sources alongside the policy constraints outlined.	Flood risk constraints cannot be overcome and site would need to be redesignated as a Linear Park, a positive allocation of the site would also be required through the new Local Plan or an updated version of the Newport Pagnell Neighbourhood Plan to overcome the existing open countryside designation, these constraints are deemed insurmountable.
110156	Rectory Farm	Daneborough & Walton	Bow Brickhill	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - over 85% of the site is Grade 3a Agricultural Land and the remainder outside of this designation is not of a size or form which would be suitable for development.	Available - Site was submitted via the CFS with landowner permission.	Site is a greenfield site abutting the village of Bow Brickhill for which previous applications for residential development have been submitted and refused. It is therefore likely to be achievable if constraints were able to be overcome and it were suitable.	Site is designated as open countryside.	Aside from the Agricultural Land Classification of the site, there is an element of surface water flood risk on the site which appears to be linked to a surface water flow path.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation. Impact of potential surface water flood risk would also need to be considered.
110157	Land east of Bow Brickhill	Daneborough & Walton	Bow Brickhill	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - predominantly due to ecological and landscape constraints	Available - site was submitted via the CFS with landowner permission	Site would represent a greenfield extension to the rural settlement of Bow Brickhill and so would likely be viable, but remains unachievable due to recognised constraints.	Site is designated as open countryside and is located within the proposed Brickhills Special Landscape Area.	The site abuts the Greensand Ridge and woodland and falls within the Brickhills Special Landscape Area, there are onsite ponds and flushes from the slope, it falls within a Biodiversity Opportunity Area and would have an impact upon protected species including, amongst others, bats and newts (site is a CEN red line). The site is therefore highly unsuitable for development as it would have visual, noise, light, pet, human and hydrological impacts upon the ecology and landscape associated with the site. Development of the site would also have negative landscape impacts upon a special landscape area. There is also a concern with regards traffic through Bow Brickhill which would need consideration in terms of measures that might mitigate traffic impact if the site were to be developed. Development of the site may also increase the potential for coalescence between Bow Brickhill and the existing South East Milton Keynes allocation.	A positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation. However, physical constraints outlined may well be insurmountable.
110153	Land North of Woburn Farm, Little Brickhill	Daneborough & Walton	Little Brickhill	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - development of site would have significant harm on designated heritage assets.	Unavailable - site was submitted via CFS with landowner permission	Unachievable - site is deemed unsuitable	Site is designated as open countryside, falls within the Little Brickhill Conservation Area and within the proposed Brickhills Special Landscape Area.	The site falls within the Little Brickhill Conservation Area and is designated as its own character area providing an important greenspace between the A5 and Watling Street, important views into the village and back to Milton Keynes and provides for the setting of a number of listed buildings on Watling Street. The site as a whole therefore provides a significant positive contribution to the Conservation Area and the setting of listed buildings and its development would cause serious harm to these designated heritage assets. The site also contains a number of group and individual TPOs, is located within a Biodiversity Opportunity Area and a minerals search area. Any development would likely also impact upon the special landscape area and the Greensands Ridge	The site would need a positive allocation of the site in the Local Plan to overcome the current open countryside designation however, the heritage constraints associated with the site are deemed to be insurmountable.
110157	Land at Deethe Farm	Daneborough & Walton	Woburn Sands	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is covered by Agricultural Land Classification Grade 3a.	Available - site was submitted via the CFS with landowner permission	The site is a greenfield site which would abut the rural settlement of Woburn Sands and would be viable either on its own as a small, village extension site or as part of a wider strategic growth area - if constraints could be overcome the site would be achievable.	Site is designated as open countryside	Agricultural land classification is the main constraint, but consideration of the access and capacity ability of Cranford Road to serve the site would need considering if the site were to come forward on its own.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation. Access would need consideration depending on the scale of growth being proposed.
110159	Land at Cranfield Road	Daneborough & Walton	Wavendon	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is covered by Agricultural Land Classification Grade 3a.	Available - site was submitted via the CFS with landowner permission	The site is a greenfield site which would abut the rural settlement of Woburn Sands and would be viable either on its own as a small, village extension site or as part of a wider strategic growth area - if constraints could be overcome the site would be achievable.	Site is designated as open countryside	Agricultural land classification is the main constraint, but consideration of the access and capacity ability of Cranford Road to serve the site would need considering if the site were to come forward on its own.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation. Access would need consideration depending on the scale of growth being proposed.
110154	Land at the corner of Lower End Road and Cranfield Road, Wavendon	Daneborough & Walton	Wavendon	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - no suitable access	Available - site was submitted via the CFS with landowner permission	Unachievable - there is no suitable access to the site	Site is designated as open countryside	Accesses off Lower End Road or Cranfield Road are not acceptable and as such there is no suitable means of accessing the site for development. Whilst the site does have a small border with the existing settlement boundary of Milton Keynes the site is not of a scale to form a strategic extension and is not adjacent to any other parcels of land which have been submitted and could form a strategic extension jointly.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation, a suitable access point does not seem to be something that can be achieved.
110157	Land at Lower End Road, Wavendon	Daneborough & Walton	Wavendon	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	unsuitable - there is no acceptable vehicular access to the site	Available - site was submitted via the CFS with landowner permission.	Unachievable - the site does not have suitable access	The site is designated as open countryside	Access to the site off Lower End Road is not acceptable as Lower End Road is already deemed to be at capacity and there is not a safe and convenient access point onto Lower End Road from this site. The site is also not accessible by public transport and has poor connectivity across Lower End Road into the Milton Keynes Settlement boundary. Site is adjacent to a heritage site which would require consideration. Whilst the site is adjacent to the settlement boundary of Milton Keynes, development of it would not be of a scale to be considered strategic and it is not adjacent to any other submitted parcels of land which could form this scale of development.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. A suitable and achievable access solution would also need to be found.
110548	Land at Wharley Farm, Cranfield	Olney	North Crawley	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - the site is predominantly related to growth of Wharley End which is outside of the Milton Keynes Borough boundary. The site does not border a settlement boundary within Milton Keynes and whilst it does have a small boundary with neighbouring land parcels which do border the Milton Keynes settlement boundary and have been submitted, the site does not relate particularly well them to form part of a wider strategic site.	Available - site was submitted via the CFS with landowner permission.	Unachievable - due to the site being some distance from the Milton Keynes Settlement boundary, even if it did form part of a wider strategic scale allocation, this land would not be achievable within the plan period. Furthermore, the site is related to Wharley End and would be reliant on land in Central Bedfordshire being allocated to be achievable.	Site is designated as open countryside	Sites are in unsustainable locations with no suitable pedestrian and cycle access. Existing Folly Lane and Shire Lane are unsuitable for additional development due to inadequate width and alignment. The site would therefore need to be part of a wider strategic site which addressed these issues at scale - this cannot be achieved in the plan period within the Milton Keynes Borough boundary.	Constraints cannot be overcome via growth within the Milton Keynes Borough boundary in the current plan period, this site is therefore reliant on forming part of a strategic extension to Wharley End within central Bedfordshire.

110549	Land East of Folly Lane	Olney	North Crawley	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Site unsuitable due to unsustainable, isolated location and no suitable site access.	Available - site has been submitted through the CFS with landowner consent.	Site is unachievable because site is unsuitable.	The site is 54% Grade 3 Agricultural Land and is also exposed to one minor incident of flood risk. Furthermore the site borders churchyards, cemeteries and burial grounds.	The site is 99% open countryside designation.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation.
110551	Land East of Folly Lane	Olney	North Crawley	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - The width of folly lane makes site unsuitable for further development.	Available - site has been submitted through the CFS with landowner consent.	Unachievable - Highways constraint cannot be overcome therefore site is unachievable.	The site has open countryside designation.	Lack of footways and current width of Folly Lane mean it is unsuitable for further development. The site also borders a conservation area and numerous listed buildings. There is also uncertainty in relation to the sustainability of the location for development in terms of transport and access to facilities.	Improvements to local walking and cycling highways infrastructure is required generally in this area for development to come forward. Furthermore, a positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation. It is likely that the access issues for this site are however currently insurmountable.
110556	Land at Castle Rd, Lavendon	Olney	Lavendon	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Site deemed unsuitable due to physical constraints of Castle road. Castle road also lacks footways.	Site available - submitted through the CFS with landowner consent.	The site is unachievable due to physical constraints on the site.	The site has an open countryside designation.	From a highways perspective Castle Road is unsuitable for any further development. The northern and central portions of the site are located in a surface water flood risk zone therefore this will need to be considered if development was to be pursued. The site also falls within Ouse Valley Special Landscape Area designation, which will require further consideration and may further limit the suitability of the site. There is also uncertainty in relation to the sustainability of the location for development in terms of transport and access to facilities.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Lavendon Neighbourhood Plan to overcome the existing open countryside designation and the impacts on the special landscape area designation would need to be considered. This would need to consider the wider suitability of the site and its location for residential development. Access constraints are deemed insurmountable.
110558	Land off Olney Road, Lavendon	Olney	Lavendon	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated as Grade 2 Agricultural Land	Available - site has been submitted through the CFS with landowner consent.	Not Achievable as site is unsuitable however, site would likely be viable if constraints were overcome.	The site is designated as open countryside	The site is 100% Grade 2 Agricultural Land and is the eastern boundary within Flood Zone 2 and in places 3. There is also uncertainty in relation to the sustainability of the location for development in terms of transport and access to facilities. The site is also located within the proposed Ouse Valley Special Landscape Area which may prevent or restrict development.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or an updated version of the Lavendon Neighbourhood Plan to overcome the existing open countryside designation. Consideration of the Special Landscape Area designation will also be required.
110559	Land to the east of Olney Road, Lavendon	Olney	Lavendon	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is designated as Grade 2 Agricultural Land	Available - site has been submitted through the CFS with landowner consent.	Unachievable as site is unsuitable however, site would likely be viable if constraints were overcome.	The site is designated as open countryside and falls within the proposed Ouse Valley Special Landscape Area which may prevent or restrict development.	The site is Grade 2 Agricultural Land and is the eastern boundary within Flood Zone 2 and in places 3. There is also uncertainty in relation to the sustainability of the location for development in terms of transport and access to facilities. The site is also located within the proposed Ouse Valley Special Landscape Area which may prevent or restrict development.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or an updated version of the Lavendon Neighbourhood Plan to overcome the existing open countryside designation. Consideration of the Special Landscape Area designation will also be required.
110562	Land north of Olney	Olney	Olney	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - land to south of Warrington Road is entirely unsuitable due to presence of a SAM. Land to the north of Warrington Road is detached from the existing settlement boundary of Olney and to the site would have no connection with the Town. Furthermore, over 70% of this part of the site is deemed unsuitable due to being ALC Grade 2 land. The remaining land outside of this designation, whilst suitable and large enough to deliver housing would be completely detached from the settlement boundary of Olney and would represent standalone development in the open countryside - the site has therefore been deemed unsuitable. There are also concerns, as outlined below with regards wider highways capacity in and around Olney.	Available - site was submitted via CFS with landowner permission	If the site were suitable, it would be a greenfield site which would form part of Olney which is likely to be achievable, despite the site being quite detached from the existing residential areas of Olney. Concerns with regards potential constraints relating to highways capacity around Olney, would likely make the site unachievable without delivery of a bypass, even if it were deemed suitable. This site alone would not be able to fund the scale of strategic infrastructure necessary for a bypass. Larger scale strategic growth around Olney, incorporating this site, would also be unlikely to make this possible given the scale of funding required.	Presence of significant amounts of ALC Grade 2 land on site, presence of a SAM and concerns with regards junction and network capacity within and around Olney as well as need to understand the capacity of Olney to take further growth without the provision of a highways bypass around the town. Site is partly located within and partly adjacent to the proposed Ouse Valley Special Landscape Area designation, which would need to be considered and could further impact upon suitability of the site.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or an updated version of the Olney Neighbourhood Plan to overcome the existing open countryside designation. Highways capacity issues would need to be considered and resolved - site is likely to be difficult to develop without a bypass. Consideration of Ouse Valley Special Landscape Area would also be required.	
110568	Land at Hyde Farm, Olney	Olney	Olney	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - Over 70% of the site is deemed unsuitable due to being ALC Grade 2 land. The remaining land outside of this designation, whilst suitable and large enough to deliver housing would not be in a form which naturally links with the existing settlement boundary of Olney - the site has therefore been deemed unsuitable. There are also concerns, as outlined below with regards wider highways capacity in and around Olney.	Available - site was submitted via CFS with landowner permission	Site is a greenfield site which would form part of Olney however, it is located some way from nearest local facilities. Concerns with regards potential constraints relating to highways capacity around Olney, could make the site unachievable without delivery of a bypass, even if it were deemed suitable. This site alone would not be able to fund the scale of strategic infrastructure necessary for a bypass. Larger scale strategic growth around Olney, incorporating this site, would also be unlikely to make this possible given the scale of funding required.	Presence of significant amounts of ALC Grade 2 land on site and concerns with regards junction and network capacity within and around Olney as well as need to understand the capacity of Olney to take further growth without the provision of a highways bypass around the town. Site is located close to the proposed Ouse Valley Special Landscape Area designation.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or an updated version of the Olney Neighbourhood Plan to overcome the existing open countryside designation. Highways capacity issues would need to be considered and resolved - site is likely to be difficult to develop without a bypass.	
110573	Land to the West of Home Farm, Emberton	Olney	Emberton	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - West Lane is already at capacity for the number of dwellings it can serve and is not a suitable access point for further development.	Available - site has been submitted through the CFS with landowner consent.	Unachievable - the site does not have an achievable, suitable access point.	The site is designated as open countryside and falls within the Ouse Valley Special Landscape Area.	West Lane does not have the capacity to enable access for further development in this area and there are also concerns with footway width and carriageway width on sections of West Lane. The site is immediately adjacent to Emberton Conservation Area and a number of listed buildings - development would likely have an impact on these designated heritage assets.	A positive allocation of the site would be required through the new Local Plan or an updated version of the local Neighbourhood Plan to overcome the existing open countryside designation however Highways constraints are likely insurmountable.
110574	Land to the East of Home Farm, Emberton	Olney	Emberton	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - West lane is unsuitable for further development	Available - site has been submitted through the CFS with landowner consent.	Unachievable - The site is deemed unsuitable due to an inability to access the site.	The site is designated as open countryside and 95% also falls within the Emberton Conservation Area.	West Lane is unsuitable to serve further development due to its restricted width, it also already exceeds the recommended number of properties served without a second emergency access. Development of the site will also have an impact on heritage assets including the conservation area and numerous nearby listed buildings. There is also uncertainty in relation to the sustainability of the location for development in terms of transport and access to facilities.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Castlethorpe Neighbourhood Plan to overcome the existing open countryside designation; this would need to consider the wider suitability of the site and its location for residential development. However, highways and access constraints appear to be insurmountable.
110575	Land at Prospect Place, Emberton	Olney	Emberton	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is not associated with a settlement boundary and is deemed an unsuitable location for residential development.	Available - site has been submitted through the CFS with landowner consent.	Unachievable - the isolated location of the site means it is not the most sustainable option for development.	The site is designated as open countryside and does not share a boundary with any existing settlement and is remote from any settlement. The site also falls within the proposed Ouse Valley Special Landscape Area.	The main constraint is the sites location which is not felt to be a sustainable location for development given its lack of accessibility and connectivity to services and facilities - it would represent standalone in the open countryside, the site is also located on the wrong side of the A509 to access Redway links and there are concerns of turning and stopping movements on classified road.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation. However, this is unlikely to be achievable given the sites unsustainable location.
110576	Land and buildings at Home Farm	Olney	Chicheley	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is not associated with a settlement boundary and is deemed an unsuitable location for residential development.	Available - site was submitted via the CFS with landowner permission	Unachievable - whilst the site is a brownfield site in a location in which residential development would be viable it is not considered to be in a location which is sustainable for further residential growth.	Site is designated as open countryside	Chicheley does not have a Settlement Boundary and as such does not form part of the settlement hierarchy, currently the development of this site would therefore represent development within the open countryside. Whilst it would be the redevelopment of a brownfield site, the village of Chicheley lacks suitable services and facilities and has no pedestrian or cycling connections to existing settlements - the sites location is therefore not felt to be a sustainable location for growth. The site is immediately adjacent to a couple of listed buildings and is also in quite close proximity to a number of listed buildings associated with Chicheley House. Any development proposals would need to consider the potential impact on these heritage assets, which make impact the suitability of the site entry.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation; this would need to consider the wider suitability and sustainability of the site and its location for residential development, a constraint which is likely to be insurmountable.
110577	Land east of Bedford Road, Sherington	Olney	Sherington	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - due to limited highways and local footway access options.	Available - site has been submitted through the CFS with landowner consent.	Whilst the site is a greenfield site which would abut the development boundary of the rural village of Sherington, in which recent developments have proven viable, it is unlikely that the access constraints could be overcome and therefore the site is deemed unachievable.	The site is designated as open countryside and falls within the Ouse Valley Special Landscape Area.	Highways have outlined that there are no suitable highway connections available between the village of Sherington and the site and limited footway access. Whilst it may be possible to access the site from the A509, it would remain disconnected from the settlement and is therefore unsuitable. There would also be uncertainty with regards the wider sustainability of the site for development in terms of access to facilities and services. Consideration would also need to be given to potential impact upon heritage assets associated with Sherington including the conservation area, listed buildings and a scheduled ancient monument immediately adjacent to the site. The site is also located within the proposed Ouse Valley Special Landscape Area which may prevent or restrict development.	It would appear that access constraints cannot be overcome however, if they could, then a positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation; this would need to consider the wider suitability of the site and its location for residential development, as well as the other constraints outlined.
110578	Land north of Perry Lane and east of School Lane, Sherington	Olney	Sherington	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - due to limited highways and local footway access options.	Available - site has been submitted through the CFS with landowner consent.	Whilst the site is a greenfield site which would abut the development boundary of the rural village of Sherington, in which recent developments have proven viable, it is unlikely that the access constraints could be overcome and therefore the site is deemed unachievable.	The site is designated as open countryside and falls within the Ouse Valley Special Landscape Area.	Highways have outlined that there are no suitable highway connections available between the village of Sherington and the site and limited footway access. Whilst it may be possible to access the site from the A509, it would remain disconnected from the settlement and is therefore unsuitable. There would also be uncertainty with regards the wider sustainability of the site for development in terms of access to facilities and services. Consideration would also need to be given to potential impact upon heritage assets associated with Sherington including the conservation area, listed buildings and a scheduled ancient monument immediately adjacent to the site. The site is also located within the proposed Ouse Valley Special Landscape Area which may prevent or restrict development.	It would appear that access constraints cannot be overcome however, if they could, then a positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation; this would need to consider the wider suitability of the site and its location for residential development, as well as the other constraints outlined.
110579	Land East of High Street, Sherington	Olney	Sherington	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - any development of the site would have a significant impact upon the Conservation Area of Sherington and on the Grade 1 listed building - St Lauds Church.	Available - site has been submitted through the CFS with landowner consent.	The site is a greenfield site which would abut the development boundary of the rural village of Sherington, in which recent developments have proven viable however, the impacts on heritage assets are likely to be insurmountable which would render the site unachievable.	The site is designated as open countryside and falls within the Ouse Valley Special Landscape Area. The site also falls entirely within the Sherington Conservation Area and within an Article 1 Direction designated area.	The site is located within the conservation area and the conservation area review recognises three important views across this site between the High Street and St Lauds Church. The undeveloped nature of this site is therefore core to these views. The impact of developing this site would therefore lead to unacceptable harm to a number of heritage assets including the Sherington Conservation Area and the Grade 1 listed St Lauds Church. There is uncertainty with regards the wider sustainability of the site for development with regards access to facilities and services within Sherington.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation; this would need to consider the wider suitability of the site and its location for residential development, as well as the other constraints outlined. The impact upon heritage assets is however deemed insurmountable.
110583	The Old Brickyard, Stoke Goldington	Newport Pagnell North & Hanslope	Stoke Goldington	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is significantly constrained by Flood Zones 2 and 3 as well as it being Grade 2 Agricultural Land in its entirety.	Available - Site was submitted via CFS with landowner permission	Unachievable - Fluvial Flood risk constraints are deemed insurmountable	Site is designated as open countryside, is located within the Ouse Valley Special Landscape Area proposed designated and abuts the Stoke Goldington Conservation Area.	The main constraint to development is the presence of significant areas of Flood Zones 2 and 3 on site, whilst some of the site has been previously developed, residential development would be of a much higher risk and therefore not suitable. The whole site is also agricultural land Grade 2, a significant proportion is within a minerals search area and the site has the potential to impact on heritage assets including the conservation area of Stoke Goldington and numerous listed buildings. The sites location within the proposed Ouse Valley Special Landscape Area may also prevent or restrict development and there is also uncertainty in relation to the sustainability of the location for development in terms of transport and access to facilities.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation - this would need to consider the wider suitability of the site and its location for residential development. However, even if this could be achieved the Flood Risk present on site would likely be insurmountable with regards to being able to develop any meaningful amount of the site for residential purposes.
110584	Land to the East of Newport Road (B226)	Newport Pagnell North & Hanslope	Stoke Goldington	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - Site is almost entirely Grade 2 Agricultural Land	Available - Site was submitted via the CFS with landowner permission	Site is a greenfield site which abuts the settlement boundary of the rural village of Stoke Goldington - it would likely be viable if constraints could be overcome and the site were deemed to be sustainable location.	Site is designated as open countryside and also falls within the proposed Ouse Valley Special Landscape Area designation.	Site is Agricultural Grade 2 land and there is also uncertainty in relation to the wider sustainability of the site for development in terms of transport and access to facilities, given its rural location. The site is also located within the proposed Ouse Valley Special Landscape Area which may prevent or restrict development.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation - this would need to consider the wider suitability of the site and its location for residential development taking account of the impact on landscape and also wider sustainability.
110585	Manor Farm Yard, Flitgrave	Olney	Tyringham and Flitgrave	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is not associated with a settlement boundary and is deemed an unsuitable location for residential development.	Available - site was submitted via the CFS with landowner permission	Unachievable - whilst the site is a brownfield site in a location in which some small scale residential development would likely be viable it is not considered to be in a location which is sustainable for further residential growth.	Site is designated as open countryside and is located within the proposed Ouse Valley Special Landscape Area.	Flitgrave does not have a Settlement Boundary and as such does not form part of the settlement hierarchy, currently the development of this site would therefore represent development within the open countryside. Whilst it would be the redevelopment of a brownfield site, the village of Flitgrave lacks suitable services and facilities and has no pedestrian or cycling connections to existing settlements - the sites location is therefore not felt to be a sustainable location for growth. 23% of the site is Grade 2 agricultural land and there is a surface water flow path which also runs along the northern boundary of the site, both will likely reduce the suitable area of the site. The site also sits within a Biodiversity Opportunity Area and there are two listed buildings in close proximity.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation; this would need to consider the wider suitability and sustainability of the site and its location for residential development, a constraint which is likely to be insurmountable. Even if this were to be overcome, other constraints, as outlined, would need to be considered and lead the design of any development on site.
110586	Land R/O Globe PH	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	The site is unsuitable as access point provided conflicts with junction opposite and is too close to access for recent housing.	Available - site has been submitted through the CFS with landowner consent.	Achievable - if constraints could be overcome, the site is a greenfield site which would abut the rural settlement of Hanslope and Long Street and would likely be viable and achievable, as per other recent developments in Hanslope.	The site has open countryside designation.	Access would conflict with junction opposite and is too close to access for recent housing development or unacceptable. There is also uncertainty in relation to the wider sustainability of the location for development in terms of transport and access to facilities.	If access constraints to the site can be overcome, via combined access (outside the site boundary) with recent housing development to the south, the site may be deemed suitable. If this is achievable then a positive allocation of the site would also be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation; this would need to consider the wider suitability of the site and its location for residential development.
110587	Land at Model Farm	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - access alignment is not suitable for the proposed development.	Available - site has been submitted through the CFS with landowner consent.	Site is unachievable because site is unsuitable due to access concerns - potential that a lower number of dwellings may be achievable.	Site is designated as open countryside	Aside from access issues, there is also uncertainty in relation to the wider sustainability of the location for development in terms of transport and access to facilities. There is also an adjacent listed building which impact upon would need to be considered.	If access issues could be resolved, then a positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation.

11088	Model Farm and Land to the South	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - the site is in an unsustainable and isolated location away from services and facilities	Available - site has been submitted through the CFS with landowner consent.	Site is unachievable because site is unsuitable.	The site is designated as open countryside	Long Street as a settlement does not have the capacity for a proposed development of this scale or in this location to be sustainable, there is a lack of accessible facilities and services.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation; this would need to consider the wider suitability of the site and its location for residential development.
11090	Land West of Tathall End, Hanslope, Milton Keynes	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is deemed to be in an unsustainable location, in the open countryside and 100% of site is also exposed to surface water flood risk.	Available - site has been submitted through the CFS with landowner consent.	Site is unachievable because site is unsuitable.	Site is designated as open countryside	Entire site is at risk from surface water flooding and the site would represent development within the open countryside disconnected from a settlement boundary, it is therefore considered an unsustainable location for growth.	A positive allocation of the site would be required through the new Local Plan or Neighbourhood Plan to overcome the existing open countryside designation, this would need to consider the wider suitability of the site and its location for residential development. The surface water flood risk associated with the site is however likely to be insurmountable and would deem the site unsuitable.
11091	Land Adjacent to Hanslope Park	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	The site is unsuitable as 96% of the site has priority habitat designation and 40% of the site is Grade 2 Agricultural Land.	Available - site has been submitted through the CFS with landowner consent.	The site is unachievable as it is unsuitable.	The site is designated as open countryside.	The large majority of the site is priority habitat whilst the southern 40% of the site is also Grade 2 Agricultural Land. The site would also be required to contain a suitable buffer around the Hanslope Park facility and the impact on listed buildings contained within the Hanslope Park site would also need consideration; likewise the scheduled ancient monument contained within the site itself. The site is also disconnected from any settlement boundary so would represent isolated development in the open countryside and would not be suitable on its own.	The site would have to come forward as part of a much wider strategic scale site or standalone settlement as its isolated nature means it is unsuitable to be developed on its own. For this a positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation. The Priority Habitat designation is however insurmountable even if the above were achievable.
11094	Park Road	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is isolated from the village of Hanslope as it does not share a boundary with the settlement and other land which would make this achievable has not been submitted.	Available - site has been submitted through the CFS with landowner consent.	Unachievable - The site would be a viable location for growth however it could not be considered suitable unless neighbouring land which links the site to the Hanslope Settlement boundary were put forward - which it has not been.	The site is designated as open countryside	The site is isolated from the Settlement Boundary of Hanslope and would therefore be standalone development in the open countryside with a lack of connections to the settlement. The site also has some surface water flood risk which would need consideration and may rule out some of the site. Concerns also raised with regards to the wider sustainability of Hanslope to accommodate larger quantities of growth in terms of highways capacity and access to facilities and services.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation, this would need to consider the wider sustainability of Hanslope to accommodate growth. This site would also need neighbouring land to come forward so as to present an site which links with the settlement boundary of Hanslope.
11096	Land off Castlethorpe Road, Hanslope	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is isolated from the village of Hanslope as it does not share a boundary with the settlement and other land which would make this achievable has not been submitted.	Available - site has been submitted through the CFS with landowner consent.	Unachievable - The site would be a viable location for growth however it could not be considered suitable unless neighbouring land which links the site to the Hanslope Settlement boundary were put forward - which it has not been.	The site is designated as open countryside	The site is isolated from the Settlement Boundary of Hanslope and would therefore be standalone development in the open countryside with a lack of connections to the settlement. Concerns also raised with regards to the wider sustainability of Hanslope to accommodate larger quantities of growth in terms of highways capacity and access to facilities and services.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Neighbourhood Plan to overcome the existing open countryside designation, this would need to consider the wider sustainability of Hanslope to accommodate growth. This site would also need neighbouring land to come forward so as to present a site which links with the settlement boundary of Hanslope.
110603	Long Street Road	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Site unsuitable due to lack of suitable access point for potential scale of development.	Available - site has been submitted through the CFS with landowner consent.	Site not achievable as site is unsuitable.	The site is designated as open countryside	The site has no suitable access point to enable development. Concerns regarding wider sustainability of Hanslope for significant growth - if multiple sites were to come forward the local highway infrastructure including walking, cycling and local facilities would not be suitable to accommodate this level of development.	A positive allocation of the site would be required through the new Local Plan or an updated version of the Lavendon Neighbourhood Plan to overcome the existing open countryside designation, which considered the wider sustainability of Hanslope as a location for growth. A suitable access point for the site would need to be achieved which appears to be insurmountable.
11101	Land to the south of Wolverton Road, Castlethorpe	Newport Pagnell North & Hanslope	Castlethorpe	No Current Planning Status	0	Unsuitable - CIP Exclusion	Not Deliverable	Unsuitable - site is entirely Grade 2 Agricultural land	Available - site has been submitted via the CFS with landowner permission.	Achievable - if constraints could be overcome, the site is a greenfield site which would abut the rural settlement of Castlethorpe and would likely be viable and achievable, as other sites of a similar nature in Castlethorpe have been in recent years.	Site is designated as open countryside	Aside from the Agricultural Land Classification of the site, approximately 30% of the site, on the eastern boundary is at risk of surface flooding, any potential impact on heritage assets associated with Castlethorpe would need to be considered and an assessment of the impact on access and highways capacity would need to be undertaken to see if the site can be delivered. There is also uncertainty in relation to the sustainability of the location for development in terms of transport and access to facilities.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or an updated version of the Castlethorpe Neighbourhood Plan to overcome the existing open countryside designation; this would need to consider the wider suitability of the site and its location for residential development.
11103	Wood Farm	Olvey	Emberton	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is isolated and has no boundary with an existing settlement.	Available - site has been submitted through the CFS with landowner consent.	Unachievable - the site is unsuitable due to its unsustainable location.	The site is 100% open countryside designation and the northern part falls within the Ouse Valley Special Landscape Character area.	This site does not share a boundary with and, is totally remote from, any existing settlement - its development would therefore represent isolated, standalone development within the open countryside which is not deemed sustainable from an accessibility perspective. The site has no other land around it which has been submitted with which it could form a standalone settlement or an extension to an existing settlement, not is it of scale which could achieve this on its own.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation. However the site due to its isolated location is not deemed sustainable for development.
11104	Land off Rectory Orchard, Lavendon	Olvey	Lavendon	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - site is Grade 2 Agricultural Land	Available - site has been submitted through the CFS with landowner consent.	Not Achievable as site is unsuitable.	The site is designated as open countryside	The site is 100% Grade 2 Agricultural Land and is also exposed to both fluvial and surface water flood risk, it is also located within the proposed Ouse Valley Special Landscape Area which may prevent or restrict development. The site is also home to a range of notable species. Uncertainty around sustainability of location in terms of transport and access to facilities. Unlikely that any of the potential access points to the site would be suitable or have the capacity.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or an updated version of the Lavendon Neighbourhood Plan to overcome the existing open countryside designation. Consideration would also need to be given to the Special Landscape Area designation, which may not be able to be overcome, likewise highways access and capacities issues may be insurmountable.
11107	Land rear of 32 Station Road, Bow Brickhill	Daneborough & Walton	Bow Brickhill	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site area is significantly reduced due to Grade 2 agricultural land and development of remainder would reduce buffer between Bow Brickhill and the existing South East Milton Keynes allocation.	Available - site was submitted via the CFS with landowner permission.	Given the sites location adjacent to the settlement boundary of the rural village of Bow Brickhill development would be viable if constraints were to be overcome.	Site is designated as open countryside.	Over 50% of the site is Grade 2 agricultural land and the site immediately abuts the proposed Brighthills Special Landscape Area. Development of the site would also extend the settlement boundary of Bow Brickhill towards the existing South East Milton Keynes Strategic Allocation site increasing the potential for coalescence. The proposed access point may also be insufficient for the scale of development proposed. There is also uncertainty in relation to the sustainability of the location for development in terms of transport and access to facilities.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation. Further constraints, as outlined would then need to be overcome if proven to not be a matter for concern.
11115	Newport Pagnell Lathbury Development North	Olvey	Lathbury	No Current Planning Status	0	Unsuitable - Failed 1500m2 area test	Not Deliverable	Unsuitable - Site is entirely ALC Grade 2 land and is unconnected to a settlement boundary.	Available - site was submitted through the CFS with landowner permission.	Whilst the site may be viable to be developed for residential purposes, it is considered unachievable due to the unsuitable nature of the site and its location for residential development.	Site is within the open countryside and is located within an area proposed for designation as a special landscape area.	Aside from the agricultural land classification, Lathbury does not have a settlement boundary and as such the proposed site has a degree of separation from any settlement boundary and has poor connectivity with and access to services and facilities, suggesting the location is not sustainable for the proposed level of growth. The site is also in a Minerals Search Area and a minerals primary focus area, would likely have issues with regards to highways access and capacity and, would likely have to have some consideration for the impact on heritage assets and heritage sites with a number of Grade 1 and 2 listed buildings closely located to the site in Lathbury.	A detailed assessment of Agricultural Land Classification would be required to demonstrate the site is not Best and Most Versatile Land. If this is achievable then a positive allocation of the site would be required through the new Local Plan or a Neighbourhood Plan to overcome the existing open countryside designation - given the sites lack of border with an existing settlement boundary this is likely to be difficult. Consideration would also need to be given to the potential for Minerals, the impact on heritage assets and, as the site is also located within the proposed Ouse Valley Special Landscape Area this may prevent or restrict development.
11122	Land at Lincoln Lodge Farm, Castlethorpe	Newport Pagnell North & Hanslope	Castlethorpe	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is not connected to any settlement boundary, cannot be suitably accessed and is not of a scale to be deemed a standalone settlement; it is an unsustainable location for growth.	Available - site was submitted via the CFS with landowner permission.	Unachievable - site is unsuitable and development in this location is not sustainable.	Site is designated as open countryside	Site would be standalone development within the open countryside as it does not share a boundary with and, is remote from, any existing settlements. The site is also not of a scale to be considered a standalone settlement. The site currently has no suitable highways or NMI access and the existing local road network is not suitable for the scale of development proposed. There also appears to be no suitable option for achieving access. 30% of the site is within Flood Zones 2 and 3 associated with the River Tove and there is a risk of surface water flooding across the centre of the site. The site is also in a minerals secondary focus area and a biodiversity opportunity area, both associated with the River.	Site is not a sustainable or suitable location for development and constraints outlined would be insurmountable.
11123	Land at Lodge Farm, Castlethorpe	Newport Pagnell North & Hanslope	Castlethorpe	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - Constraints limit the area of the site which could be developed and even as part of a wider development allocation, the site does not have a suitable access solution.	Available - site was submitted via the CFS with landowner permission.	Unachievable - the site is predominantly deemed to be unsuitable for development but, even if it were to form part of a wider site allocation incorporating other neighbouring land parcels, a suitable means of accessing the site and connecting it with Milton Keynes is not available.	Site is designated as open countryside.	The site could not come forward on its own as it has no connectivity with any existing settlement and is not of a scale to be considered a standalone settlement. The site could form part of a wider strategic scale allocation incorporating neighbouring land to the north and east, which have been submitted, but currently this option does not have a suitable and achievable access option. 50% of this site is ruled out as Grade 2 agricultural land and a further 16% is within Flood Zones 2 or 3. The land remaining is not connected and forms a series of small unrelated parcels which would not be suitable for development. The whole site is also within a biodiversity opportunity area.	Site would need to achieve a positive allocation in a Local Plan to overcome its open countryside designation however, the onsite constraints, location and lack of achievable access are insurmountable.
11125	Land at Littlewood Farm, Tathall End, Hanslope	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is not connected to any settlement boundary, cannot be suitably accessed and is not of a scale to be deemed a standalone settlement; it is an unsustainable location for growth.	Available - site was submitted via the CFS with landowner permission.	Unachievable - site is unsuitable and development in this location is not sustainable.	Site is designated as open countryside	Site would be standalone development within the open countryside as it does not share a boundary with and, is remote from, any existing settlements. The site is also not of a scale to be considered a standalone settlement. The site currently has no suitable highways or NMI access and the existing local road network is not suitable for the scale of development proposed. There also appears to be no suitable option for achieving access. The whole site is also within a biodiversity opportunity area.	Site is not a sustainable or suitable location for development and constraints outlined would be insurmountable.
11130	Land lying some distance to the west of Fairfield Farm, Calverton, Milton Keynes	Stony Stratford	Calverton	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is not connected to any settlement boundary, cannot be suitably accessed and is not of a scale to be deemed a standalone settlement; it is an unsustainable location for growth.	Available - site was submitted via the CFS with landowner permission.	Unachievable - site is unsuitable and development in this location is not sustainable.	Site is designated as open countryside and is located within the proposed Calverton Plateau Special Landscape Area.	Site would be standalone development within the open countryside as it does not share a boundary with and, is remote from, any existing settlements. The site is also not of a scale to be considered a standalone settlement. The site currently has no suitable highways or NMI access and the existing local road network is not suitable for the scale of development proposed. There also appears to be no suitable option for achieving access. The northern half of the site is within a minerals primary focus area and a biodiversity opportunity area, as well as having some risk from surface water flooding - these would all need further consideration and may impact the developable area of the site alongside the impact on the special landscape area.	Site is not a sustainable or suitable location for development and constraints outlined would be insurmountable.
11139	Land on the north-east side of Wood Farm, Tathall End, Hanslope, Milton Keynes (MK15 7NE)	Newport Pagnell North & Hanslope	Hanslope	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is not connected to any settlement boundary, cannot be suitably accessed and is not of a scale to be deemed a standalone settlement and is not connected with any other land which can feasibly form a larger strategic scale allocation.	Available - site was submitted via the CFS with landowner permission.	Unachievable - site is unsuitable and development in this location is not sustainable.	Site is designated as open countryside	Site would be standalone development within the open countryside as it does not share a boundary with and, is remote from, any existing settlements. The site is also not of a scale to be considered a standalone settlement and is not connected with any other sites which have been submitted with which it could form a larger site which would be considered suitable. The site currently has no suitable highways or NMI access and the existing local road network is not suitable for the scale of development proposed. There also appears to be no suitable option for achieving access. There is surface water flood risk to elements of the site associated with the watercourse running through the centre and the land to the east of the M1 is within a biodiversity opportunity area.	Site is not a sustainable or suitable location for development and constraints outlined would be insurmountable.
11140	Land at Saddlegate Cottage	Stony Stratford	Calverton	No Current Planning Status	0	Unsuitable - Officer Review	Not Deliverable	Unsuitable - site is not associated with a settlement boundary and is deemed an unsustainable location for residential development.	Available - site was submitted via the CFS with landowner permission.	Unachievable - whilst the site is partially a brownfield site in a location in which residential development would be viable it is not considered to be in a location which is sustainable for further residential growth.	Site is designated as open countryside and falls within the proposed Calverton Plateau Special Landscape Area.	Middle Weald does not have a Settlement Boundary and as such does not form part of the settlement hierarchy, currently the development of this site would therefore represent development within the open countryside. Whilst it would be the redevelopment of a part brownfield site, Middle Weald lacks suitable services and facilities and has no pedestrian or cycling connections to existing settlements - the sites location is therefore not felt to be a sustainable location for growth. The site is also located within the Calverton Conservation Area, so any development would need to be sympathetic to this; larger scale development is therefore unlikely to be acceptable. The impact on the special landscape area would also need consideration in this vein.	A positive allocation of the site would be required through the new Local Plan to overcome the existing open countryside designation; this would need to consider the wider suitability and sustainability of the site and its location for residential development, a constraint which is likely to be insurmountable.

Appendix 8 - Other small and Brownfield sites (Windfall Allowance)

Sites within the Urban Area completed during Plan:MK period				
Settlement	Scheme	Planning Ref	No. Units	Completion Date
Bletchley	25-27 Aylesbury Street	15/01872/FUL	14	Mar-18
Bletchley	7-7A Aylesbury Street	16/01348/FUL	14	Mar-18
Coffee Hall	Land at Church	14/02425/FUL	11	Sep-18
Stony Stratford	St Giles Home	15/00670/FUL	52	Dec-18
Bletchley	18A ST GEORGES ROAD	16/03118/MKCOD3	10	Jun-19
Walnut Tree	128 Lichfield Down	18/01280/FUL	50	Mar-21
New Bradwell	82-84 Newport Rd	17/00483/FUL	34	Sep-21
Broughton	Worelle Avenue	17/02415/FUL	20	Jun-22
Conniburrow	Coltsfoot Place	17/02748/FULR3	18	Jun-22

Total	223	Total annual average	31dpa
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Sites within the Rural Area completed during Plan:MK period				
Settlement	Scheme	Planning Ref	No. Units	Completion Date
Woburn Sands	Greens Hotel	13/01117/FUL	35	Dec-17
Newport Pagnell	2 Westbury Lane	16/02904/FUL	10	Sep-18
Wavendon	Land off Walton rd	18/01306/REM	17	Dec-20
Woburn Sands	Asplands House	19/01121/REM	13	Dec-21
olney	osier way phase 1	16/00533/REM	24	Mar-22
Wavendon	Frosts Garden centre phase	20/02682/FUL	12	Mar-23

Total	111	Total annual average	15dpa
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Central Milton Keynes Land Availability Assessment Analysis

Introduction

Montagu Evans has undertaken an assessment of the potential development capacity of land in Milton Keynes City Centre. Most city centres have developed over a long period of time and the availability of land is relatively limited for housing and economic development uses over the plan period. The purpose of such assessments is not to determine whether a site should be allocated for development. It is for the development plan itself to determine which of those sites are most suitable to meet those requirements.

Milton Keynes City Centre still has sites which have not been developed and, given it was planned to be a car-borne place, also has many surface level car parks that might provide the opportunity for new development in the future if a modal shift in travel patterns takes place supported by a change of policy, parking standards and also better availability of public transport.

The city is at an early stage of that process and the number of people living in the city centre is still relatively low, with most people living outside the Central Milton Keynes (CMK) grid. The approach has been that development has focused on commercial development including offices and retail. Some of that stock is now relatively outdated as it originates from the first stages of development of the then New Town. This means that there are opportunities to recycle some of this previously developed land.

A strategic approach has therefore been adopted to land availability which analyses previous patterns of development and also best practice from other places. Various scenarios have been tested to build up a potential matrix. By the nature of a matrix, a change in assumptions will lead to different outputs. Therefore, this is a tool which is adaptable and can also be updated to reflect actual changes in Central Milton Keynes.

The first part of this note considers the opportunity for accommodating new homes. The second considers offices.

THE CAPACITY TO SUPPORT NEW HOMES

The first matrix identifies the plots in the Central Milton Keynes grid. We have looked at the evidence base the City Council has provided in terms of permissions and allocations as well as the Bidwells Office Space Study. Using this information, we have sought to analyse individual sites and grid blocks. What has become clear is that in CMK, the planning for and delivery of new homes is at its early stages compared with many cities. This is now being reflected in opportunistic planning applications.

Current patterns

The analysis has allowed us to differentiate the clear difference in densities between the CMK grid blocks and those around Campbell Park. In our view this is a key principle when looking at the potential delivery of new homes and also at what appropriate densities.

Within Central Milton Keynes the picture is different. There are a variety of different densities. We have also considered the experiences of the GLA and the London Boroughs where there has been a move away from applying density targets (the matrix) in previous versions of the London Plan. A useful statement was issued by the GLA in May 2019, which we think is relevant to Milton Keynes:

'The current London Plan states that the matrix should not be applied mechanistically, and it is a misconception that the current Plan provides clear guidance on suitable densities. It is a rudimentary

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tool and the density ranges are very wide. Fifteen years of evidence indicates that the density matrix has provided a poor benchmark or indicator of appropriate densities. Over that period, only 35 per cent of development has been within the density matrix range, whereas 50 per cent of development has exceeded the matrix range for its location and 25 per cent has been double the top end of the range. Considering London's housing need, optimising the density of all new development is a strategic matter for London. My draft London Plan explicitly recognises that the appropriate density of a site is an output 2 of a process of assessment, rather than an input. The appropriate density of a site should be arrived at through a design-led approach, taking account of the site context and infrastructure capacity. Paragraph 122 of the NPPF (2019) requires planning policies and planning decisions to support development that makes efficient use of land, taking into account a range of contextual factors. My draft London Plan is consistent with this requirement.'

This is unsurprising given that the highest range was only 215-405 units/ha in Table 3.2 of the then Plan. It is consistent with our experience that with the benefit of tools available to applicants such as sunlight/daylight and overshadowing analysis, appropriate densities to allow the delivery of high-quality homes could be higher. With the London Plan a further factor was the (unfulfilled) desire to have a far more varied mix, including 4 and indeed 5 bed homes. This has simply not been delivered.

As an authority, Milton Keynes City Council has an almost uniquely different position in that there is a substantial supply of this type of family accommodation on CMK's doorstep; a luxury which is not afforded to London Zone 2 boroughs or other longer established cities.

The approach we have adopted is to consider:

- The evidence of recent permissions and allocations (last 5 years);
- PDR (prior approval) conversions excluding those which have been built out;
- The C&W masterplanning; and
- The need for open space.

The spreadsheets are attached. They:

1. are based on number of units, so we do not have an estimate of what this means in terms of population numbers. We would assume almost mostly studios, 1 and 2 beds in CMK.
2. are split into 3 parts:
 - a. Campbell Park (A-E1 & A-E4);
 - b. Main part of CMK (F-H1, G-H3 & F-H4); and
 - c. Total

The methodology is to start with understanding existing numbers and densities. This is based on:

1. Analysis of existing permissions and allocations
2. Analysis of loss of offices to residential via PD and applications for new build.

Residential densities

This means that we have information which can guide us on what densities are happening at the moment. This is not necessarily a steer for the future, but it gives us an evidence-based baseline. This is summarised on **Residential Spreadsheet 1 – Permissions Evidence**. Average dwelling per hectare (dph) for the whole of CMK (319), for Campbell Park (134) and without Campbell Park (360) are calculated. This spreadsheet also shows the percentage growth calculations used later in **Residential Spreadsheet 5 – Outputs – Growth Scenario**.

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In the CMK grid, excluding the Campbell Park grids, the 360 dph average can be broken down further into 'inner' and 'outer' dph groupings. The spread between Inner and Outer CMK (384 vs 341 dph) is relatively narrow. We have also shown this marked red and blue. (**Residential Spreadsheet 4 – Zones of Density**).

The first point of discussion is whether this represents a 'reasonable' dph. There has been various research produced regarding the appropriate density of development for residential, much of which is conflicting. One point which is agreed is that the density of residential developments which have been approved by local planning authorities has increased since the 2000s when 150 homes per hectare was considered dense.

The objective is to create successful places. This has led to an increased focus on the streets and spaces which frame new buildings, including greater analysis of sunlight/daylight and overshadowing which has led to a greater understanding of separation distances between buildings. For well-connected sites there are many successful examples of schemes with densities of 350 dph which will generally have more than 1000 habitable rooms per ha. Higher densities can be delivered successfully above this figure, but this requires careful design.

It is only possible to speculate as to the reasons for this narrow spread, but it is often the case that sales values limit the ability to build at higher densities. With the need for more cores, often reduced efficiencies and higher build costs combined with the recent more onerous requirement of the 2022 Building Safety Act, this means that it simply may be uneconomic to build at higher densities at the moment in Milton Keynes. A consideration then is there may be planning permissions for tall buildings, but these may not be built out because they are simply unviable. This is a pattern that has been seen in emerging parts of London, Birmingham and Manchester in particular.

It should be noted that there are already permissions for new residential schemes at higher dph in the outer central part of CMK that we are using for this analysis.

C&W Assumptions about proportions of grids used for residential compared with other uses

We have applied C&W's assumption about the % use breakdown by grid (resi:other) This assumption has a significant impact on the residential capacity in terms of number of units in **Residential Spreadsheets 4, 5, 6 & 7**.

If MKCC decides from a policy perspective to consolidate offices in a narrower geographical area, then without increasing densities there may be an opportunity to accommodate more housing delivery. This would be consistent with **Offices Spreadsheet 7&8** which shows that in grids A&B there is more than sufficient land to support Milton Keynes' future demands for office space.

The analysis thus provides a basis for looking at the headroom capacity in each block (where full data is available which is not always the case) by subtracting commitments from the block capacity.

Residential Spreadsheet 1: Permissions Evidence

This is our analysis of current residential allocations and planning permissions. This estimates a total of **3876** units in the pipeline (Col H)

Residential Spreadsheet 2: PD Conversions Evidence

This is our analysis of PDR conversions from offices giving an additional pipeline figure of **553** units.

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Residential Spreadsheet 3: Outputs Flat Figure

Uniform dph of 134 across Campbell Park and 360 dph across the rest of the CMK grid. This has been produced as it illustrates that the range of current densities brings down the 'average' (the CMK dph excluding Campbell Park has increased from 285 dph excluding older consents). This gives a capacity of **15,241** units.

Residential Spreadsheet 4: Outputs Flat Figure excluding A&B

This is a variation on Residential Spreadsheet 3 with Residential being excluded from Grids A and B to reflect the potential desire to consolidate office uses in the future. This reduces the residential capacity to **12,326** units.

Residential Spreadsheet 5: Outputs – Zones of Density

We have produced a variation of Spreadsheet 3 based upon slightly more varied dph 'groupings'. The spread is between 384 dph along the inner spine of plots (B2-E2 & B3-E3) and 341 dph on the outer plots. The dph spread could be wider but probably reflects viability constraints at present. Capacity decreases from **15,421** units to **13,995** as a result.

Residential Spreadsheet 6: Outputs – Zones of Density excluding A&B

This is a variation on Residential Spreadsheet 5 with Residential being excluded from Grids A and B. This reduces the residential capacity to **10,921** units.

Residential Spreadsheet 7: Outputs – Growth Scenario

We have given consideration to possible growth scenarios. Initially we tested a 20% increase to @461 dph on the 'spine' (a 20% increase over the previous sheet for Inner CMK) but with the Outer dph remaining the same. However, we have revised this to a 10% increase to 425 dph. Capacity increases from **13,995** to **14,710** units.

Residential Spreadsheet 8: Growth Scenario Offices

This is a variation on Residential Spreadsheet 6 with Residential being excluded from Grids A and B. This reduces the residential capacity dramatically to **11,500** units.

Summary

The LAA residential analysis shows that there is a significant opportunity to accommodate new homes in Central Milton Keynes. We have tested various scenarios, and our conclusion is that even without relying on residential densities of 425 dph in the Central spine, Central Milton Keynes can accommodate between **10,900** and **14,000** new homes (the former being tested on the basis of very limited residential developments in grids A and B).

A higher dph of 425 in the Central spine does not dramatically increase housing delivery (**11,500** and **14,700** respectively)

THE CAPACITY TO SUPPORT OFFICES

The approach we have adopted is to consider the following in order to project the potential capacity of employment/office floorspace over the plan period:

- The existing office stock (Bidwells 2023 study);
- The evidence of recent office stock / planning permissions;

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- The Corstorphine & Wright masterplanning assumptions; and
- The current spatial trend of new office development being located at grids A & B within CMK.

Firstly, we have conducted an 'evidence' review of the existing and recent office stock, to calculate appropriate evidence-based density figures (in floorspace per hectare). Given that the office stock is growing slowly and there is a legacy of buildings of very different ages and layouts, we have broken up our analysis to reflect different buildings.

Offices Spreadsheet 1: Evidence - Existing Office Stock

This is our summary of the existing office stock across CMK on a grid-by-grid basis - using the data provided in the Bidwells LLP Office Space Study - Central Milton Keynes (April 2023, updated June 2023). This has produced an overall existing density figure across CMK of **4,600 sqm per ha** and total existing office floorspace of **277,143 sqm**. This figure is low but is not surprising. It is influenced by the older stock of linear blocks which are not being delivered now, often with fewer storeys. This figure has been provided for information purposes, rather than as a steer for future analysis.

Offices Spreadsheet 2: Evidence - Recent Office Stock

This is our summary of the recent office stock across CMK – these findings are based upon a review of the planning applications / permissions. A review of these more recent office schemes has produced far greater density figures, as follows:

- Average of Unity Place (Santander HQ) and 100 Avebury Boulevard = **20,700 sqm per ha**
- Average of all recent office stock = **16,250 sqm per ha**

Following this review, we have tested a number of scenarios to produce figures for potential office capacity within CMK over the plan period, utilising the C&W grid ratio assumptions (as previously used as part of the Residential LAA).

Offices Spreadsheet 3: Output - Existing Office Density

This is our application of the existing office density figure multiplied by the potentially available land for employment/office use over the plan period (using C&W assumptions, as with the Residential LAA). This has produced a potential office capacity over the plan period of **143,800 sqm** floorspace, resulting in a decrease from the existing figure of approximately **133,300 sqm** (existing minus projected). Again, this is for information purposes to produce a benchmark and points to the relatively inefficient use of land for offices previously and also the opportunity to improve the efficient use of that land when those older offices are redeveloped at a higher density.

Offices Spreadsheet 4: Output - Existing Office Density (Plots A & B only)

In line with current locational trends of new office development in CMK and to test differing scenarios, we have conducted the same calculations as above whilst limiting any new office development to grids A & B only to test how office capacity would be affected if offices were only to come forward at grids A & B. This has produced a reduced potential office capacity figure over the plan period of **104,250 sqm** floorspace, resulting in a decrease from the existing figure of approximately **172,800 sqm**. Once again this is for information purposes only.

Offices Spreadsheet 5: Output – Most Recent Office Stock Density

This is our application of the 'Average of Unity Place (Santander HQ) and 100 Avebury Boulevard' density multiplied by the potentially available land for employment/office use over the plan period.

Appendix 9

The use of the more recent office density figure across the whole of Central Milton Keynes has produced a far greater capacity figure of **646,000 sqm**. This is clearly unsupportable in terms of office demand but illustrates the physical capacity of Central Milton Keynes to support more modern office typologies at higher densities.

Offices Spreadsheet 6: Output – Average Recent Office Stock Density

This is our application of the 'Average of all recent office stock' density multiplied by the potentially available land for employment/office use over the plan period. This has produced a capacity figure of **508,000 sqm**.

Offices Spreadsheet 7: Output – Average Recent Office Stock Density (Plots A & B only)

As above (see spreadsheet 4), in line with current locational trends of new office development in CMK, we have conducted the same calculations whilst limiting any new office development to grids A & B only to test how office capacity would be affected if offices were only to come forward at grids A & B. This has produced a potential office capacity figure over the plan period of **355,250 sqm** floorspace. This would be consistent with an approach to consolidate offices in a smaller part of the city centre while still increasing the supply of floorspace.

Offices Spreadsheet 8: Output – Average Recent Office Stock Density (Plots A & B only) No residential

As above (see spreadsheet 7), but with no allowance in terms of site area for residential in A&B (100% offices). This is for information purposes only and increases offices capacity dramatically to **492,400 sqm** from 355,250 sqm. This is to show the sensitivity of the assumptions to change.

Summary

The LAA analysis shows that there is a significant opportunity to accommodate more offices in Central Milton Keynes, whilst also accommodating a significant growth in its resident population. This is because the low density of earlier office development has begun to be replaced by significantly more efficient use of land with larger buildings and more efficient floorplates. Our analysis highlights that there is still an opportunity to grow the city's office floorspace over the plan period, especially in Blocks A & B.

We would also caution against showing unrealistically high potential office floorspace capacity when the evidence suggests that there is only a gradual increase in office floorspace in the city centre and much of that may be replacing older stock which is functionally obsolete. This will only be accelerated by the EPC requirements which are likely to make much of the older stock unfundable.

Montagu Evans LLP

5 March 2024

Land Availability Assessment - Base Scenario
Table 1: Planning Permissions

Uniform approach	Zonal Approach	DPH Growth Scenario (Inner CMK / Spine only)
Average Dwellings per Hectare (DPH) = 319	Average Outer CMK DPH = 341	10% Increase = 422
Average DPH (excluding Campbell Park) = 360	Average Inner CMK DPH = 384	20% Increase = 461
Average Campbell Park DPH = 134	Average Campbell Park DPH = 134	30% Increase = 499

Site		Outputs															
Grid ref.	Address	Land Owner / Applicant	Current Uses(s)	Occupier (if any)	Planning Permission Reference	Permitted / Sought Floorspace / No. Units	Planning Permission Status	Applicant Site Area (ha)	Allocation Site Area (ha)	Site Allocation?	Density	Residential Capacity		Higher Education Fspace (sq m)	Retail, Leisure & Assoc. Fspace (sq m)	Civic Fspace (sq m)	Other Fspace (sq m)
												Units	Floorspace (sq. m)				
A1																	
A2	Station House 500 Elder Gate Central Milton Keynes Milton Keynes MK9 1BB				22/01115/FUL	64											
A3																	
A4																	
B1	Bowback House 299 Sibury Boulevard Central Milton Keynes Milton Keynes MK9 1NG HS51 - Site B1.1				20/00185/FUL	306		0.59		HS51	519	24 (2017 SHLAA)					
B2	HS95 - 152 Sibury Boulevard Al Tempus 249 Midsummer Boulevard Central Milton Keynes Milton Keynes MK9 1EA	Sibury Boulevard Ltd	Residential		17/03359/FUL	14	Approved 06 July 2018	0.09		HS95	156	14					
B3					21/00445/PNNDAC	40	Approved April 2021										
B4																	
C1																	
C2	Sibury Court Sibury Boulevard Central Milton Keynes Milton Keynes MK9 2AF				21/03439/PNNDAC	48											
C3	HS11 - 353 Aubrey Place Avebury Boulevard Central Milton Keynes HS12 - C3.3	Palmer Capital In Conjunction With Packaged Living	Undeveloped		18/02822/OUT	294	Application permitted 31 July 2018	0.54	0.45	HS11 HS12	544 113 (2017 SHLAA)	135 (2017 SHLAA)		234 sq.m of Commercial space 44 unit Aparthotel			
C4	HS92 - Towergate House, 352 Avebury Boulevard	Meg Trading Two LTD	Office/Residential		17/01248/PNBTIC3 and 17/03280/FUL	14	Application permitted 04 July 2018	0.1079		HS92	130	32 (2017 SHLAA)					
D1	HS16 - R/O Westminster House	UV Milton Keynes Developments Limited	Offices		22/00138/FUL	237	Application permitted 31 October 2023	0.7588		HS16	312	63 (2017 SHLAA)					
D2	HS14 - R/O Central Library								0.39	HS14	98	20 (2017 SHLAA)					
D3	HS18 - D3.4	GHL (Milton Keynes) Ltd			23/02265/FUL	487	Live	1	1	HS18	487	250 (2017 SHLAA)					
D4	HS15 - R/O Saxon Court HS13 - Wyevale Garden Centre	MK Gateway Limited Abbeygate Developments Ltd.	Undeveloped Former Garden Centre		21/02246/FULEIS 18/01591/FUL	288 328	Approved on 8 September 2022 - lapses on 8 September 2025. Various NMA's submitted Approved on 2 July 2019 - various conditions discharged	1.07 0.69	0.34	HS15 HS13	289 475	85					
E1																	
E2																	although this has since been reduced through
E3	HS19 - Food Centre	Hermes CMK General Partner Ltd			19/02804/OUT	904	Approved on 25 June 2020 - implemented	2.59	2.38	HS19	349	298 (2017 SHLAA)					
E4																	
F1	HS5 - Campbell Park Northside (Comprised of F1.2, F1.3, F1.4?) F1.2 - Campbell Park F1.3 - Campbell Park F1.4 - Campbell Park									HS5							
F2																	
F3																	
F4	HS6 - F4.4									HS6							
G1	HS5 - Campbell Park Northside (comprised of G1.1, G1.2, G1.3?) G1.1 Campbell Park G1.2 Campbell Park G1.3 Campbell Park G1.4N Campbell Park									HS5							
G2																	
G3	HS10 - Land North of Glebe Roundabout, Overgate									HS10							



G4	HS7 - G4.1 - Campbell Park							1.41	HS7	141 (2017 SHLAA)					
	HS8 - G4.2 - Campbell Park							2.02	HS8	202 (2017 SHLAA)					
	HS9 - G4.3 - Campbell Park							1.66	HS9	166 (2017 SHLAA)					
	HS45 - Campbell Park								HS45						
H1	Campbell Park H1.1							2.32	HS5						
	Campbell Park North Side Phase 1	Milton Keynes Council	Undeveloped land	23/01730/FUL	450	Undetermined	2.53	HS5		178			730.5		
H2															
H3	HS45 - Campbell Park (Canalside H3/H4)														
					04/00568/OUT; 17/00850/REM; 21/02457/FUL	402	Implemented	4.5	HS45		89		2559		
H4	HS45 - Campbell Park														
					04/00568/OUT; 17/00850/REM; 21/02457/FUL										
					Total units (planning permissions) =		3876								
					Total units (PD conversion) =		553								
					Total units in pipeline =		4429								

Land Availability Assessment - Base Scenario
Table 2: PD Conversions

Note: This table shows Office to Resi conversions that are not yet started or under construction

Site					
Grid ref.	Address	Planning Permission Reference	Permitted Floorspace / No. Units	Planning Permission Status	Office Space Lost
					Fspace (sq m)
A1					
A2	Station House 500 Elder Gate Central Milton Keynes Milton Keynes	19/01432/PANB1C	200	Granted in July 2019	71902.9216
A3					
A4					
B1	Technology House 151 Silbury Boulevard Central Milton Keynes Milton Keynes MK9 1LH	21/01388/PANB1C	25	Approved in June 2021	9978.14496
B2	At Tempus 249 Midsummer Boulevard Central Milton Keynes Milton Keynes MK9 1EA	21/00378/PANB1C	58	Approved in April 2021	48997.3202
B3					
B4					
C1	Gloucester House 399 Silbury Boulevard Central Milton Keynes Milton Keynes	21/00814/PANB1C	36	Approved in May 2021	13594.8189
C2	Silbury Court Silbury Boulevard Central Milton Keynes Milton Keynes MK9 2AF	21/01033/PANB1C	32	Approved in May 2021	19310.4553
	Silbury Court Silbury Boulevard Central Milton Keynes Milton Keynes MK9 2AF	21/01035/PANB1C	28	Approved May 2021	16770.1724
	Silbury Court Silbury Boulevard Central Milton Keynes Milton Keynes MK9 2AF	21/01036/PANB1C	36	Approved May 2021	23002.4766
	Silbury Court Silbury Boulevard Central Milton Keynes Milton Keynes MK9 2AF	21/01037/PANB1C	56	Approved May 2021	31764.2996
	Silbury Court Silbury Boulevard Central Milton Keynes Milton Keynes MK9 2AF	21/01034/PANB1C	24	Approved May 2021	12453.8444
	450 Northgate House 450 - 500 Silbury Boulevard Central Milton Keynes Milton Keynes MK9 2AD	21/01421/PANB1C	42	Approved June 2021	15683.0175
C3					
C4					
D1					
D2					
D3					
D4					
E1	Part of Ground Floor and First Floor 897 Silbury Boulevard Central Milton Keynes Milton Keynes MK9 3XJ	20/02129/PANB1C	16		5801.74771
E2					
E3					
E4					
F1					

F2					
F3					
F4					
G1					
G2					
G3					
G4					
H1					
H2					
H3					
H4					

Total units =

553

Average office floorspace / resi unit ratio =
486.9063638

Land Availability Assessment - Base Scenario
 Table 3: Uniform DPH Across CMK exc Campbell Park

Site							
Grid Reference	Site Area (Ha)	% Site for Residential	Residential Site Area	Site Allocation	Density	Residential Capacity	
						Units	Floorspace (sq. m)
				Central Milton Keynes	360		
				Campbell Park	134		
A1	4.08	0.2	0.816		360	294	
A2							
A3							
A4	6.38	0.2	1.276		360	460	
B1	7.97	0.4	3.188		360	1,148	
B2	7.85	0.3	2.355		360	848	
B3	0.82	0	0				
B4	3.2	0.3	0.96		360	346	
C1		0.2	0				
C2	4.21	0.7	2.947		360	1,061	
C3	5.45	0.8	4.36		360	1,570	
C4	5.61	1	5.61		360	2,020	
D1							
D2							
D3	7.54	0.8	6.032		360	2,172	
D4	7.84	0.8	6.272		360	2,259	
E1	8.41	1	8.41		360	3,029	
E2		0.2	0				
E3	3.96	0.2	0.792		360	285	
E4							
F1	5.99	1	5.99		360	2,157	
F2							
F3							
F4	0.6	1	0.6		134	80	
G1	8.71	1	8.71		134	1,167	
G2							
G3							
G4	7.11	1	7.11		134	953	
H1							
H2							
H3							
H4							
Total							19,850
Total minus units in pipeline							15,421



Land Availability Assessment - Base Scenario

Table 4: Uniform DPH Across CMK exc Campbell Park With No Residential In A&B

Site				Site Allocation	Density	Residential Capacity	
Grid Reference	Site Area (Ha)	% Site for Residential	Residential Site Area			Units	Floorspace (sq. m)
				Central Milton Keynes	360		
				Campbell Park	134		
A1	4.08	0	0		360	-	
A2							
A3							
A4	6.38	0	0		360	-	
B1	7.97	0	0		360	-	
B2	7.85	0	0		360	-	
B3	0.82	0	0		360	-	
B4	3.2	0	0		360	-	
C1		0.2	0				
C2	4.21	0.7	2.947		360	1,061	
C3	5.45	0.8	4.36		360	1,570	
C4	5.61	1	5.61		360	2,020	
D1							
D2							
D3	7.54	0.8	6.032		360	2,172	
D4	7.84	0.8	6.272		360	2,259	
E1	8.41	1	8.41		360	3,029	
E2		0.2	0				
E3	3.96	0.2	0.792		360	285	
E4							
F1	5.99	1	5.99		360	2,157	
F2							
F3							
F4	0.6	1	0.6		134	80	
G1	8.71	1	8.71		134	1,167	
G2							
G3							
G4	7.11	1	7.11		134	953	
H1							
H2							
H3							
H4							
					Total		16,755
					Total minus units in pipeline		12,326



Land Availability Assessment - Zones of Density Scenario
 Table 5: Different DPH Inner & Outer Zones

Site							
Grid Reference	Site Area (Ha)	% Site for Residential	Residential Site Area	Site Allocation	Density	Residential Capacity	
						Units	Floorspace (sq. m)
				Outer CMK	341		
				Inner CMK (spine)	384		
				Campbell Park	134		
A1	4.08	0.2	0.816		341	278	
A2							
A3							
A4	6.38	0.2	1.276		341	435	
B1	7.97	0.4	3.188		341	1,087	
B2	7.85	0.3	2.355		384	904	
B3	0.82	0	0				
B4	3.2	0.3	0.96		384	369	
B4		0.2	0				
C1		0.2	0				
C2	4.21	0.7	2.947		384	1,132	
C3	5.45	0.8	4.36		384	1,674	
C4	5.61	1	5.61		341	1,913	
D1							
D2							
D3	7.54	0.8	6.032		384	2,316	
D4	7.84	0.8	6.272		341	2,139	
E1	8.41	1	8.41		341	2,868	
E2		0.2	0				
E3	3.96	0.2	0.792		384	304	
E4							
F1	5.99	1	5.99		134	803	
F2							
F3							
F4	0.6	1	0.6		134	80	
G1	8.71	1	8.71		134	1,167	
G1							
G3							
G4	7.11	1	7.11		134	953	
H1							
H2							
H3							
H4							
Total						18,424	
Total minus units in pipeline						13,995	

CMK Zones of Density
■ Outer CMK
■ Inner CMK (spine)
■ Campbell Park



Land Availability Assessment - Zones of Density Scenario

Table 6: Different DPH Inner & Outer Zones With No Residential in A&B

Site							
Grid Reference	Site Area (Ha)	% Site for Residential	Residential Site Area	Site Allocation	Density	Residential Capacity	
						Units	Floorspace (sq. m)
				Outer CMK	341		
				Inner CMK (spine)	384		
				Campbell Park	134		
A1	4.08				341	-	
A2							
A3							
A4	6.38				341	-	
B1	7.97				341	-	
B2	7.85				384	-	
B3	0.82				384	-	
	3.2						
B4							
C1		0.2	0				
C2	4.21	0.7	2.947		384	1,132	
C3	5.45	0.8	4.36		384	1,674	
C4	5.61	1	5.61		341	1,913	
D1							
D2							
D3	7.54	0.8	6.032		384	2,316	
D4	7.84	0.8	6.272		341	2,139	
E1	8.41	1	8.41		341	2,868	
E2		0.2	0				
E3	3.96	0.2	0.792		384	304	
E4							
F1	5.99	1	5.99		134	803	
F2							
F3							
F4	0.6	1	0.6		134	80	
G1	8.71	1	8.71		134	1,167	
G2							
G3							
G4	7.11	1	7.11		134	953	
H1							
H2							
H3							
H4							
					Total		15,350
					Total minus units in pipeline		10,921

CMK Zones of Density
■ Outer CMK
■ Inner CMK (spine)
■ Campbell Park



Land Availability Assessment - Growth Scenario
 Table 7: 10% Additional DPH In Inner Zone

Site							
Grid Reference	Site Area (Ha)	% Site for Residential	Residential Site Area	Site Allocation	Density	Residential Capacity	
						Units	Floorspace (sq. m)
Outer CMK					341		
Inner CMK (spine) (10% increase scenario)					425		
Campbell Park					134		
A1	4.08	0.2	0.816		341	278	
A2							
A3							
A4	6.38	0.2	1.276		341	435	
B1	7.97	0.4	3.188		341	1,087	
B2	7.85	0.3	2.355		425	1,001	
B3	0.82	0	0				
	3.2	0.3	0.96		425	408	
B4		0.2	0				
C1		0.2	0				
C2	4.21	0.7	2.947		425	1,252	
C3	5.45	0.8	4.36		425	1,853	
C4	5.61	1	5.61		341	1,913	
D1							
D2							
D3	7.54	0.8	6.032		425	2,564	
D4	7.84	0.8	6.272		341	2,139	
E1	8.41	1	8.41		341	2,868	
E2		0.2	0				
E3	3.96	0.2	0.792		425	337	
E4							
F1	5.99	1	5.99		134	803	
F2							
F3							
F4	0.6	1	0.6		134	80	
G1	8.71	1	8.71		134	1,167	
G2							
G3							
G4	7.11	1	7.11		134	953	
H1							
H2							
H3							
H4							
						Total minus units in pipeline	19,139
						Total minus units in pipeline	14,710

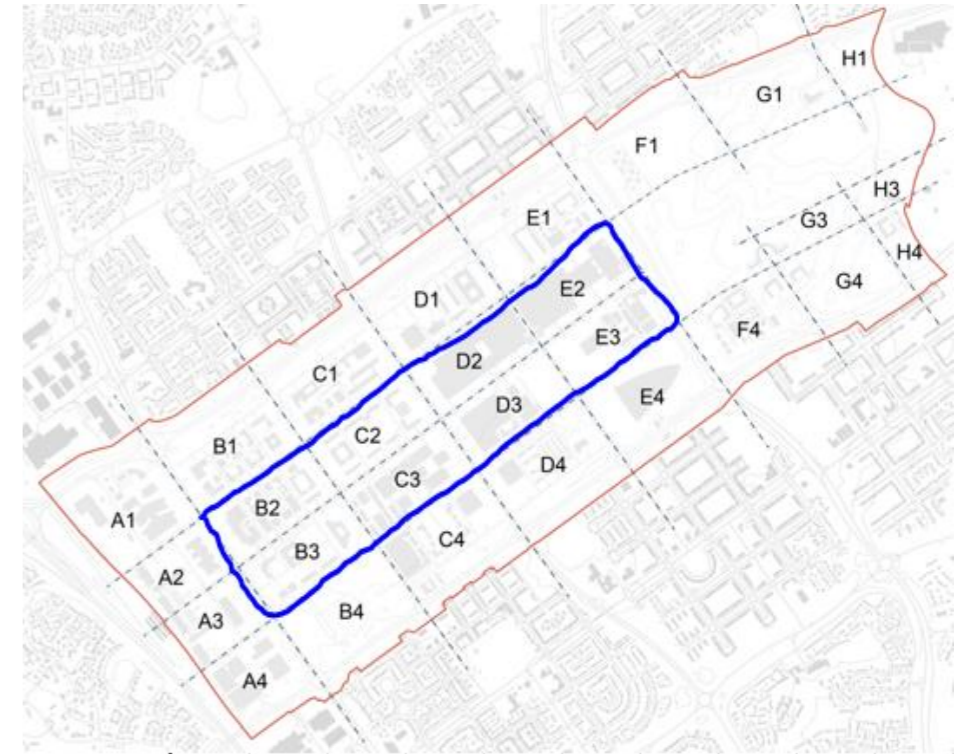
CMK Spine of Higher Density (Growth Scenario)



Land Availability Assessment - Growth Scenario
 Table 8: 10% Additional DPH In Inner Zone

Site							
Grid Reference	Site Area (Ha)	% Site for Residential	Residential Site Area	Site Allocation	Density	Residential Capacity	
						Units	Floorspace (sq. m)
				Outer CMK	341		
				Inner CMK (spine) (10% increase scenario)	425		
				Campbell Park	134		
A1	4.08				341	-	
A2							
A3							
A4	6.38				341	-	
B1	7.97				341	-	
B2	7.85				425	-	
B3	0.82				425	-	
	3.2						
B4							
C1		0.2	0				
C2	4.21	0.7	2.947		425	1,252	
C3	5.45	0.8	4.36		425	1,853	
C4	5.61	1	5.61		341	1,913	
D1							
D2							
D3	7.54	0.8	6.032		425	2,564	
D4	7.84	0.8	6.272		341	2,139	
E1	8.41	1	8.41		341	2,868	
E2		0.2	0				
E3	3.96	0.2	0.792		425	337	
E4							
F1	5.99	1	5.99		134	803	
F2							
F3							
F4	0.6	1	0.6		134	80	
G1	8.71	1	8.71		134	1,167	
G2							
G3							
G4	7.11	1	7.11		134	953	
H1							
H2							
H3							
H4							
						Total minus units in pipeline	15,929
						Total minus units in pipeline	11,500

CMK Spine of Higher Density (Growth Scenario)



Land Availability Assessment - Office/Employment Framework (Existing Office Stock)

Version 5: [05 March 2024]

NB: Existing office floorspace data sourced from Bidwells LLP Office Space Study - Central Milton Keynes (April 2023, updated June 2023)

Average Existing Density (sqm per ha)
4599.66



Site		Outputs		
Grid ref.	Address	Land Owner	Current Uses(s)	Workspace/Offices Fspace (sq m)
A1	The Quadrant, Elder Gate, MK9 1EN	Network Rail	Vacant Office	35,303
A2	Phoenix House, Elder Gate, MK9 1BE	Essex County Council	Office	6077
A3	Elder House, 548 Elder Gate, MK9 1LR	Bellborough Ltd	Office	5909
A4	100 Avebury Boulevard, Grafton Gate, MK9 1FH	AW James		12213
B1	Technology House, 151 Silbury Boulevard, MK9 1LH	Juul Investments Limited	Office	1,814
	Moorgate House, 201 Silbury Boulevard, MK9 1LZ	Stanton Investments	Office	1,786
	249 Bilbury Boulevard, MK9 1NA	Horta Properties Limited	Office	2,138
	Altius House, Exchange Square, 21 North 4th, MK9 1NE	Schroders Capital	Office	2,911
	II Exchange Square, 21 North 4th, MK9 1HL	Schroders Capital	Office	1,043
	Matrix House, 2 North 4th Street, MK9 1NJ	Marchmont Farm Limited	Office	3004
B2	Silbiury House, 300 Silbury Boulevard, MK9 1DP	RO Group	Office	2317
	Pinder House, 249 Upper 3rd Street, MK9 1DS	Pinders	Office	1,685
	Santander House, 201 Grafton Gate, MK9 1AN	Santander	Office	24,157
	252 Upper 3rd Street, MK9 1DZ	WD40	Office	2067
	Solstice House, 251 - 299 Midsummer Boulevard, MK9 1EA	Kamber International Ltd c/o Trotter and Harris LLP	Office	2892
	Witan Studios, 280-344 Witan Gate, MK9 1EJ		Office	5844
B3	Witan Gate House, Midsummer Boulevard, MK9 1SH	USS	Office	13139
	Pinnacle MK, Midsummer Boulevard, MK9 1BP	Aberdeen Asset Management	Office	19243
	Grafton Mews, Midsummer Boulevard, MK9 1FB	Aberdeen Asset Management	Office	1847
	401, Grafton Gate, MK9 1AQ	Picton (UK) Listed Real Estate	Office	4819
	Victoria House, Avebury Boulevard, MK9 1AU	Laidlaw Estates	Office	3444
	The Hub, Avebury Boulevard, MK9 2HP	Highclare Properties	Office	4636
	The Avebury, 201-249 Avebury Boulevard, MK9 1AX	Mayfair Capital	Office	3046
B4				
C1	Gloucester House, 399 Silbury Boulevard, MK9 2AH	Euro Property Investments	Office	2190
	Norfolk House, Silbury Boulevard, MK9 2AH	Commercial Estates Group	Office	5814
	Ashton House, Silbury Boulevard, MK9 2AH	Commercial Estates Group	Office	8268
C2	Northgate House, 450 - 500 Silbury Boulevard, MK9 2AD	Dacre Property Holdings	Office	3809
	Silbury Court, 352 - 420 Silbury Boulevard, MK9 2LY	Shaviram Group	Office	7297
	Sovereign Court, Witan Gate, MK9 2HP	VCRE Three Milton Ltd	Office	2137
	Regency Court, Upper 5th Street, MK9 1HL	Libyan Arab Foreign Investment Company	Office	2137
	Genesis House, 301-349 Midsummer Boulevard, MK9 2HP	Balmoral Land	Office	4431
	Acorn House, 351-399 Midsummer Boulevard, MK9 3HP	MK Community Foundation	Office	3296
C3	Margret Powell House, 410 Midsummer Boulevard, MK9 3BN	MK Community Foundation	Office	3345
	Southgate House, 449 Midsummer Boulevard, MK9 3BN	Dacre Property Holdings	Office	3869
	Exchange House, Midsummer Boulevard, MK9 2EA	Laidlaw Estates	Office	12137
	CBX II, Midsummer Boulevard, MK9 2EA	A&A Properties	Office	11083
	Midsummer Court, Midsummer Boulevard, MK9 2UB	A&A Properties	Office	3902
	489-499 Avebury Boulevard, MK9 2NW	Home Retail Group (UK) Limited	Office	12624
C4	Fortuna House, South 5th Street, MK9 2PQ	Frank Giodano (Private Investor)	Office	687
	Luminous House, 300 South Row, MK9 2FR	Stenigot UK Limited	Office	1044
D1	Civic Office, 1 Saxon Gate East, MK9 3EJ	MKC	Office	11613
D2				
D3	551 Avebury Boulevard, MK9 3DR	Hermes	Office	1462
	599 Avebury Boulevard, MK9 3DB	Hermes	Office	1672
D4	Saxon Court (MK Gateway), Avebury Boulevard, MK9 3HS	Socius Limited	Office	9197
E1	50 North 13th Street, MK9 3BP	DLA	Office	768
	John Ormond House, 899 Silbury Boulevard, MK9 3XL	Personal Group	Office	2114
	Henshaw House, 851 Silbury Boulevard, MK9 3JZ	The Guinness Partnership	Office	913
E2				
F3				

EXISTING OFFICE STOCK BY GRID

Grid	Floorspace per Grid (sq. ft.)	Grid Site Area (ha)	Density (sqm per ha)
A1	35,303	4.08	8652.70
A2	6077		
A3	5909		
A4	12213	6.38	1914.26
B1	12,696	7.97	1592.97
B2	38962	7.85	4963.31
B3	50174	4.02	12481.09
B4	0		
C1	16272		
C2	30321	4.21	7202.14
C3	39746	5.45	7292.84
C4	1731	5.61	308.56
D1	11613		
D2	0		
D3	3134	7.54	415.65
D4	9197	7.84	1173.09
E1	3795		
E2	0		
E3	0	3.96	0.00
E4	0		
F1	0		
F2	0		
F3	0		
F4	0		
G1	0		
G2	0		
G3	0		
G4	0		
H1	0		
H2	0		
H3	0		
H4	0		



E0				
E4				
F1				
F3				
F4				
G1				
G3				
G4				
H1				
H2				
H3				
H4				

Land Availability Assessment - Office/Employment Framework (Recent Office Stock)

Average Recent Office Density (sqm per ha)	Unity Place (Santander) & 100 Avebury Boulevard Density (sqm per ha)
16,251	20,668

NB: Overview of recent office space within CMK



Site		Outputs						
Grid ref.	Address	Land Owner / Occupier	Current Uses(s)	Planning Permission Reference	Permitted / Actual Floorspace	Planning Permission Status	Application Site Area (ha)	Density (sqm per ha)
A1	The Quadrant, Elder Gate, MK9 1EN	Network Rail	Vacant Office	09/01941/FUL	37790	Approved on 18 June 2010	4.06	9,308
A2	Unity Place (Santander) 200 Grafton Gate, Milton Keynes MK9 1UP	Santander	Office	19/00841/FUL	51227	Approved on 6 December 2019	2.5	20,491
A3								
A4	100 Avebury Boulevard, Grafton Gate, MK9 1FH	AW James	Office	16/03068/FUL	14175	Approved on 14 August 2017	0.68	20,846
B1								
B2								
B3	Pinnacle MK, Midsummer Boulevard, MK9 1BP	Aberdeen Asset Management	Office	06/01665/FUL	19243	Approved on 13 February 2007	1.34	14,360
B4								
C1								
C2								
C3								
C4								
D1								
D2								
D3								
D4								
E1								
E2								
E3								
E4								
F1								
F2								
F3								
F4								
G1								
G2								
G3								
G4								
H1								
H2								
H3								
H4								



EMPLOYMENT DENSITY (SQ. M PER HA)
4599.66

Total Existing Employment Floorspace (sq. m)	277143.00
Potential Employment Capacity (sq. m)	143794.62

NB: For baseline information purposes only

Site						
Grid Reference	Site Area (Ha)	% Site for Employment over Plan Period	Employment Site Area (ha)	Density (sq. m per ha) (Bidwells figures)	Potential Employment Capacity (sq. m) (Bidwells figures)	Potential Employment Capacity with Employment / Resi Ratios (sq. m) (Bidwells figures)
A1	4.08	0.8	3.264	4599.66	18766.62	15013.29
A2					0.00	0.00
A3					0.00	0.00
A4	6.38	0.8	5.104	4599.66	29345.84	23476.67
B1	7.97	0.6	4.782	4599.66	36659.30	21995.58
B2	7.85	0.7	5.495	4599.66	36107.34	25275.14
B3	4.02	1	4.02	4599.66	18490.64	18490.64
B4					0.00	0.00
C1					0.00	0.00
C2	4.21	0.3	1.263	4599.66	19364.57	5809.37
C3	5.45	0.2	1.09	4599.66	25068.15	5013.63
C4	5.61	0	0	4599.66	25804.10	0.00
D1					0.00	0.00
D2					0.00	0.00
D3	7.54	0.2	1.508	4599.66	34681.45	6936.29
D4	7.84	0.2	1.568	4599.66	36061.35	7212.27
E1	8.41	0	0	4599.66	38683.15	0.00
E2					0.00	0.00
E3	3.96	0.8	3.168	4599.66	18214.66	14571.73
E4					0.00	0.00
F1					0.00	0.00
F2					0.00	0.00
F3					0.00	0.00
F4					0.00	0.00
G1					0.00	0.00
G1					0.00	0.00
G3					0.00	0.00
G4					0.00	0.00
H1					0.00	0.00
H2					0.00	0.00
H3					0.00	0.00
H4					0.00	0.00

EMPLOYMENT DENSITY (SQ. M PER HA)
4599.66

Total Existing Employment Floorspace (sq. m)	277143.00
Potential Employment Capacity (sq. m)	104251.33

NB: For baseline information purposes only

Site						
Grid Reference	Site Area (Ha)	% Site for Employment over Plan Period	Employment Site Area (ha)	Density (sq. m per ha) (Bidwells figures)	Potential Employment Capacity (sq. m) (Bidwells figures)	Potential Employment Capacity with Employment / Resi Ratios (sq. m) (Bidwells figures)
A1	4.08	0.8	3.264	4599.66	18766.62	15013.29
A2					0.00	0.00
A3					0.00	0.00
A4	6.38	0.8	5.104	4599.66	29345.84	23476.67
B1	7.97	0.6	4.782	4599.66	36659.30	21995.58
B2	7.85	0.7	5.495	4599.66	36107.34	25275.14
B3	4.02	1	4.02	4599.66	18490.64	18490.64
B4					0.00	0.00
C1					0.00	0.00
C2	4.21	0	0	4599.66	19364.57	0.00
C3	5.45	0	0	4599.66	25068.15	0.00
C4	5.61	0	0	4599.66	25804.10	0.00
D1					0.00	0.00
D2					0.00	0.00
D3	7.54	0	0	4599.66	34681.45	0.00
D4	7.84	0	0	4599.66	36061.35	0.00
E1	8.41	0	0	4599.66	38683.15	0.00
E2					0.00	0.00
E3	3.96	0	0	4599.66	18214.66	0.00
E4					0.00	0.00
F1					0.00	0.00
F2					0.00	0.00
F3					0.00	0.00
F4					0.00	0.00
G1					0.00	0.00
G1					0.00	0.00
G3					0.00	0.00
G4					0.00	0.00
H1					0.00	0.00
H2					0.00	0.00
H3					0.00	0.00
H4					0.00	0.00

EMPLOYMENT DENSITY (SQ. M PER HA)
20668.19

Total Existing Employment Floorspace (sq. m)	277143.00
Potential Employment Capacity (sq. m)	646129.08

NB: Average of the most recent office stock (Unity Place (Santander) & 100 Avebury Boulevard)

Site						
Grid Reference	Site Area (Ha)	% Site for Employment over Plan Period	Employment Site Area (ha)	Density (sq. m per ha)	Potential Employment Capacity (sq. m)	Potential Employment Capacity with Employment / Resi Ratios (sq. m)
A1	4.08	0.8	3.264	20668.19	84326.23	67460.99
A2					0.00	0.00
A3					0.00	0.00
A4	6.38	0.8	5.104	20668.19	131863.08	105490.46
B1	7.97	0.6	4.782	20668.19	164725.51	98835.30
B2	7.85	0.7	5.495	20668.19	162245.32	113571.73
B3	4.02	1	4.02	20668.19	83086.14	83086.14
B4					0.00	0.00
C1					0.00	0.00
C2	4.21	0.3	1.263	20668.19	87013.10	26103.93
C3	5.45	0.2	1.09	20668.19	112641.66	22528.33
C4	5.61	0	0	20668.19	115948.57	0.00
D1					0.00	0.00
D2					0.00	0.00
D3	7.54	0.2	1.508	20668.19	155838.18	31167.64
D4	7.84	0.2	1.568	20668.19	162038.64	32407.73
E1	8.41	0	0		173819.51	0.00
E2					0.00	0.00
E3	3.96	0.8	3.168		81846.05	65476.84
E4					0.00	0.00
F1					0.00	0.00
F2					0.00	0.00
F3					0.00	0.00
F4					0.00	0.00
G1					0.00	0.00
G1					0.00	0.00
G3					0.00	0.00
G4					0.00	0.00
H1					0.00	0.00
H2					0.00	0.00
H3					0.00	0.00
H4					0.00	0.00

EMPLOYMENT DENSITY (SQ. M PER HA)
16251.18

Total Existing Employment Floorspace (sq. m)	277143.00
Potential Employment Capacity (sq. m)	508044.37

NB: Average of all recent office stock across CMK

Site						
Grid Reference	Site Area (Ha)	% Site for Employment over Plan Period	Employment Site Area (ha)	Density (sq. m per ha)	Potential Employment Capacity (sq. m)	Potential Employment Capacity with Employment / Resi Ratios (sq. m)
A1	4.08	0.8	3.264	16251.18	66304.81	53043.85
A2					0.00	0.00
A3					0.00	0.00
A4	6.38	0.8	5.104	16251.18	103682.52	82946.02
B1	7.97	0.6	4.782	16251.18	129521.90	77713.14
B2	7.85	0.7	5.495	16251.18	127571.76	89300.23
B3	4.02	1	4.02	16251.18	65329.74	65329.74
B4					0.00	0.00
C1					0.00	0.00
C2	4.21	0.3	1.263	16251.18	68417.47	20525.24
C3	5.45	0.2	1.09	16251.18	88568.93	17713.79
C4	5.61	0	0	16251.18	91169.12	0.00
D1					0.00	0.00
D2					0.00	0.00
D3	7.54	0.2	1.508	16251.18	122533.89	24506.78
D4	7.84	0.2	1.568	16251.18	127409.25	25481.85
E1	8.41	0	0		136672.42	0.00
E2					0.00	0.00
E3	3.96	0.8	3.168		64354.67	51483.74
E4					0.00	0.00
F1					0.00	0.00
F2					0.00	0.00
F3					0.00	0.00
F4					0.00	0.00
G1					0.00	0.00
G1					0.00	0.00
G3					0.00	0.00
G4					0.00	0.00
H1					0.00	0.00
H2					0.00	0.00

H3					0.00	0.00
H4					0.00	0.00

EMPLOYMENT DENSITY (SQ. M PER HA)
16251.18

Total Existing Employment Floorspace (sq. m)	277143.00
Potential Employment Capacity (sq. m)	355267.03

NB: Assuming future office development is consolidated to grids A & B (in line with current market locational trends within CMK)

Site						
Grid Reference	Site Area (Ha)	% Site for Employment over Plan Period	Employment Site Area (ha)	Density (sq. m per ha)	Potential Employment Capacity (sq. m)	Potential Employment Capacity with Employment / Resi Ratios (sq. m)
A1	4.08	0.8	3.264	16251.18	66304.81	53043.85
A2					0.00	0.00
A3					0.00	0.00
A4	6.38	0.8	5.104	16251.18	103682.52	82946.02
B1	7.97	0.6	4.782	16251.18	129521.90	77713.14
B2	7.85	0.7	5.495	16251.18	127571.76	89300.23
B3	4.02	0.8	3.216	16251.18	65329.74	52263.79
B4					0.00	0.00
C1					0.00	0.00
C2	4.21	0	0	16251.18	68417.47	0.00
C3	5.45	0	0	16251.18	88568.93	0.00
C4	5.61	0	0	16251.18	91169.12	0.00
D1					0.00	0.00
D2					0.00	0.00
D3	7.54	0	0	16251.18	122533.89	0.00
D4	7.84	0	0	16251.18	127409.25	0.00
E1	8.41	0	0		136672.42	0.00
E2					0.00	0.00
E3	3.96	0	0		64354.67	0.00
E4					0.00	0.00
F1					0.00	0.00
F2					0.00	0.00
F3					0.00	0.00
F4					0.00	0.00
G1					0.00	0.00
G1					0.00	0.00
G3					0.00	0.00
G4					0.00	0.00
H1					0.00	0.00
H2					0.00	0.00

H3					0.00	0.00
H4					0.00	0.00

EMPLOYMENT DENSITY (SQ. M PER HA)
16251.18

Total Existing Employment Floorspace (sq. m)	277143.00
Potential Employment Capacity (sq. m)	492410.74

NB: Assuming future office development is consolidated to grids A & B (in line with current market locational trends within CMK) and that these grids will house purely employment uses

Site						
Grid Reference	Site Area (Ha)	% Site for Employment over Plan Period	Employment Site Area (ha)	Density (sq. m per ha)	Potential Employment Capacity (sq. m)	Capacity with Employment / Resi Ratios (sq. m)
A1	4.08	1	4.08	16251.18	66304.81	66304.81
A2					0.00	0.00
A3					0.00	0.00
A4	6.38	1	6.38	16251.18	103682.52	103682.52
B1	7.97	1	7.97	16251.18	129521.90	129521.90
B2	7.85	1	7.85	16251.18	127571.76	127571.76
B3	4.02	1	4.02	16251.18	65329.74	65329.74
B4					0.00	0.00
C1					0.00	0.00
C2	4.21	0	0	16251.18	68417.47	0.00
C3	5.45	0	0	16251.18	88568.93	0.00
C4	5.61	0	0	16251.18	91169.12	0.00
D1					0.00	0.00
D2					0.00	0.00
D3	7.54	0	0	16251.18	122533.89	0.00
D4	7.84	0	0	16251.18	127409.25	0.00
E1	8.41	0	0		136672.42	0.00
E2					0.00	0.00
E3	3.96	0	0		64354.67	0.00
E4					0.00	0.00
F1					0.00	0.00
F2					0.00	0.00
F3					0.00	0.00
F4					0.00	0.00
G1					0.00	0.00
G1					0.00	0.00
G3					0.00	0.00
G4					0.00	0.00
H1					0.00	0.00
H2					0.00	0.00
H3					0.00	0.00
H4					0.00	0.00

