

North East Aylesbury Vale MAY 2019 Update

Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Housing				Economic Development	
						Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
GRB002	Land at Eaton Leys, west of the A4146, south of Watling Street and east of the River Ouzel	Great Brickhill	67.5	<p>Unsuitable - Development of the site would have a harmful landscape and visual impact on qualities and key characteristics of this Area of Attractive Landscape and also the settlement pattern on this side of Bletchley.</p> <p>2019 Update Milton Keynes Council has now granted planning permission for 600 houses, local centre & primary school on part of the site within MK to the north. Subsequent work on Reserved Matters has refined the housing figure to around 500 across the site – all within MK.</p> <p>The generally low lying gently sloping site made up of large enclosed fields in pastoral and arable uses will have the introduction of a new housing site on the northern boundary.</p> <p>This represents a change to the original HELAA assessment in regard to the relationship to built development to the north. However, within Aylesbury Vale Eaton Leys continues to make a</p>							

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				significant contribution to the immediate foreground to the Brickhills AAL. The site remains within the AAL designation in VALP. No change from 2017 assessment							
GRB003	Land south of A4146 & west of Galley Lane	Great Brickhill	41.6	Unsuitable - site is highly exposed and remote from settlement. The site is in an Area of Attractive Landscape and there are views eastwards to more elevated land. 2019 Update a small triangle of land ownership extends over the A4146 and could be incorporated into the overall area of GBR002 of Eaton Leys - rounds site off but unclear how many (if any) houses could result - very unlikely that the triangle of land split by A4146 could be developed independent of Eaton Leys. No Change from 2017 assessment	No	No				No	
GRB004	Lavente Gate off eastern side of A4146 Bletchley	Great Brickhill	6.6	Unsuitable - The site is in an Area of Attractive Landscape but the site is only partly screened without significant slopes. Development would be likely to have a harmful landscape and visual impact. 2019	No	No				No	

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Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
				Update most of the site relates to an extension/continuation of the Levante Gate proposals in MK (500 houses refused late 2018) but a sliver of land ownership extends over the A4146 and could be incorporated into the overall area of GBR002 of Eaton Leys - rounds site off but unclear how many (if any) houses could result - very unlikely sliver of land split by A4146 could be developed independent of Eaton Leys. No Change from 2017 assessment							
MUR001	Land at Lower Salden Farm	Mursley	22.6	Unsuitable - The site is exposed to views and separated from surrounding settlements. The site is known to support European Protected Species and designations / habitats of significance are located within or immediately adjacent to the site. South of site near the railway is ecologically sensitive. It is also a rolling landscape from the northwest-southeast and there are prominent expansive views from the main road. 2019 Update – No	No	No				No	

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				Change							
MUR002	Land at Lower Salden Farm	Mursley	19.96	Unsuitable - In terms of the relationship to Newton Longville, the site is highly exposed with important views, part in sensitive landscape and very visually separate to the existing settlement of Newton Longville. 2019 Update – No Change	No	No				No	
MUR003	Garden Land at Main Street	Mursley	0.69	Shown on the Mursley table							
MUR004	Greenhouses off Main Street	Mursley	0.42	Shown on the Mursley table							
MUR005	Land East of Whaddon Road	Mursley	2.8	Shown on the Mursley table							
NLV001	Site west of Far Bletchley, at the south western edge of Milton Keynes. Boundary A421 & A4034, disused railway and Whaddon Road. Adjoins residential of	Newton Longville	143.90	Suitable – Site could provide for housing and employment and other economic development uses. The site is adjacent Bletchley's housing areas and well connected by the strategic road network. Need to achieve a satisfactory landscape/visual impact and the Council retains a concern on the need to keep	Yes	Yes	1,885	300	1,585	Yes	1,515

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	west Bletchley.			land south of the railway line (different HELAA sites) open to avoid coalescence with Newton Longville village. 2019 Update - Allocation in VALP - planning application 15/00314/AOP - 1,885 houses resolution to approve awaiting conclusion of S106 Agreement.							
NLV009	National Grid Site – land to the north of Newton Longville	Newton Longville	23.46	Shown on the Newton Longville table							
NLV011	Land to the north of Stoke Road and west of Milton Keynes, Stoke Road, Newton Longville, Bucks	Newton Longville	28.3	Shown on the Newton Longville table							
NLV013	Land to the north of Stoke Road and west of Milton Keynes (to the northeast of Stoke Road Junction), Stoke Rod, Newton Longville, Bucks	Newton Longville	32.2	Unsuitable - The site is in a rolling exposed landscape northwest to southeast. Development in this location would be harmful to the built character of the area and not relate to adjacent settlements and be likely to have a harmful landscape and visual impact. 2019 Update – No Change	No	No				No	

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Reference	Site Address	Parish	Site Area (ha)	Site assessment	Achievability	Suitable	Capacity	1-5 Years	6-15 Years	Suitable	Capacity (sqm)
NLV019	Land between Manor Farm and railway line, Whaddon Road	Newton Longville	15	Shown on the Newton Longville table							
NLV020	Land At Weasel's Lodge, surrounding Farm Land	Newton Longville, Mursley and Whaddon	76.5	<p>Unsuitable - The site is exposed to views and separated from surrounding settlements. Site contains an employment site that is located in a small part of the site within Flood Zone 3. As the functional floodplain (Zone 3b) is not defined outside of Aylesbury town, a cautionary approach is applied to not consider the site appropriate for further employment development.</p> <p>2019 Update Part of original SW MK SEP Potential for change as NLV001 Salden Chase on eastern side of Whaddon Road now allocated in VALP and application for 1,885 houses (15/00314/AOP) awaiting completion of S106 Agreement On the current VALP Housing Trajectory delivery of housing is expected to commence 2021/22 through to 2029/30 – towards the later end of the Plan period.</p>	No	No				No	

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				<p>Once much of NLV001 is built out this may change assessment of separation from surrounding settlements once development complete. Salden Chase Masterplan would seem to allow for integration between sites.</p> <p>As of now the extension site relates to the larger, wider open countryside landscape west of Whaddon Road with views towards Mursley – water tower clearly visible on horizon. No change from 2017 assessment.</p>							
NLV023	Dagnall House and adjoining land	Newton Longville	1.3	Suitable - The site has planning permission for 6 homes with Dagnall House being retained. 2019 Update 15/02101/AOP No Change	Yes	Yes	6	6		No	
NLV027	Land r/o 39-51 Drayton Road	Newton Longville	0.39	Shown on the Newton Longville table							
NLV028	Kysons, Land East of Newton Longville	Newton Longville	1.5	Shown on the Newton Longville table							
NLV029	Land east of Bletchley Road,	Newton	17.9	Shown on the Newton Longville table							

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	Bletchley	Longville									
NLV030	Land r/o 58 Westbrook End	Newton Longville	1.13	Shown on the Newton Longville table							
SHM010	Land west of Newton Leys	Stoke Hammond	6.62	Unsuitable - Development in this location would be harmful to the built character of the area and not relate to adjacent settlements and be likely to have a harmful landscape and visual impact. 2019 Update No Change	No	No				No	
SHM011	Land to the south of A4146 and west of Stoke Road, South of Milton Keynes	Stoke Hammond	5.95	Unsuitable - the site is separated from Bletchley by a dual carriageway. There is an absence of any other built development on the west side of Fenny Road in this location well beyond the village of Stoke Hammond. Development would be likely to have an adverse landscape and visual impact. The site does not have immediate access to the primary road network. 2019 Update No Change	No	No				No	
SHM012	Land To The South Of Newton Leys Off Drayton Road And	Stoke Hammond	14.2	Suitable - site has permission for 350 dwellings. Site is currently under construction and has another 211	Yes	Yes	175	175		No	

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	Stoke Road			dwellings to be complete as at 31.03.2016 2019 Update 175 remaining as at 31 03 2018							
SHM016	Land at Rectory Farm, Newton Road Parcel 3	Stoke Hammond	13.2	Unsuitable - site is detached from existing settlements, in a prominent and exposed landscape with land falling towards the south. 2019 Update No Change	No	No				No	
SHM017	Land at Rectory Farm, Newton Road Parcel 1	Stoke Hammond	19.7	Unsuitable - site is detached from existing settlements, in a prominent and exposed landscape with land falling towards the south and has a Gas pipeline through the site towards the A4146. 2019 Update No Change	No	No				No	
SHM018	Land at Rectory Farm, Newton Road Parcel 2	Stoke Hammond	21.4	Unsuitable - site is detached from existing settlements, in a prominent and exposed landscape with land falling towards the south and has a Gas pipeline through the site towards site SHM017. 2019 Update No Change	No	No				No	
SHM020	Land at Willowbridge Yard, Stoke Road	Stoke Hammond	0.33	Unsuitable – the site is very similar in location to site SHM011 assessed in HELAA v3 which was unsuitable. The site is	No	No				No	

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				1.8km to Stoke Hammond and 1.5km to Bletchley, separated by a dual carriageway. The site has had permission for development associated with the permission of the marina to the east. 2019 Update No Change							
WHA001	<i>'Shenley Park'</i> Shenley Road	Whaddon	90.1ha	Part Suitable – (55ha of all but a large landscape buffer to avoid coalescence with Whaddon village) at around 35dph) for housing in the longer term (years 6-15) once the adjacent Tattenhoe Park site in Milton Keynes is substantially built out (is due to complete around 2025). The site is highly sensitive in landscape/visual impact terms so the, scale layout and form of development will be very important. There would also need to be biodiversity surveys of potential Badger setts. In light of constraints and likely mitigation and green infrastructure, sustainable drainage and landscaping, the eventual development potential from a suitable site area could be lower than 2000 dwellings. This would need to be refined at the	Yes	Yes	2000	100	1,900	No	

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				detailed development planning stage. 2019 Update Kingsmead South to the immediate east of the site in MK is progressing at pace. MK housing trajectory notes that Kingsmead South will develop out by 2021/22 & Tatternoe Park, controlled by Homes England (phase 1 complete and developers linked with next phases) will build out by 2028/29 (this could be accelerated as Homes England under increasing pressure to deliver houses). No Change from 2017 assessment								
Total												