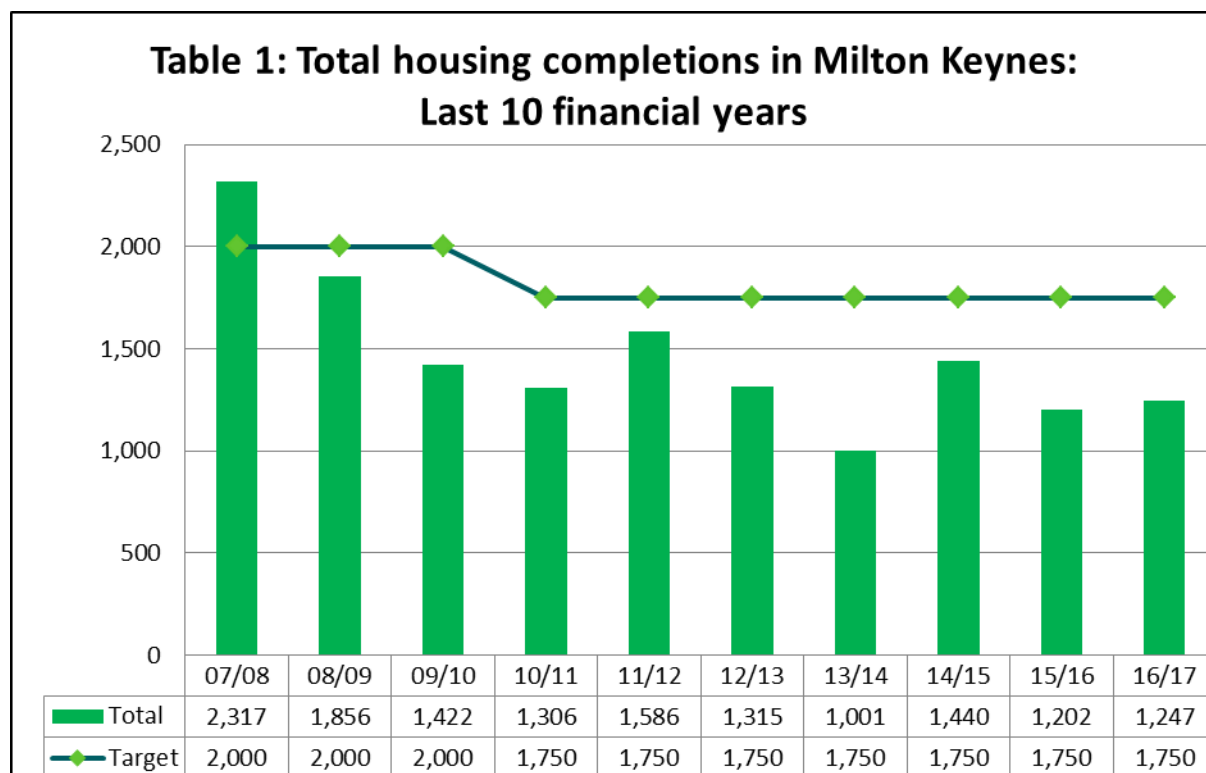


## Delivery of Homes in Milton Keynes - Evidence and Analysis of Site Delivery

### Housing Delivery

As outlined in Table 1, Milton Keynes has not delivered its annual housing target in any one year since 2007/08. Since the beginning of the Core Strategy period (2010/11), there has been a persistent record of under delivery resulting in a current shortfall of some 3,185 dwellings.



During the period 2010/11 to date, housing delivery within the urban area of Milton Keynes has heavily relied upon a number of large, strategic growth areas.

As Table 2 shows (highlighted), 59% of delivery over this period has been from just 6 large sites; the Western Expansion Area (Fairfields and Whitehouse aggregated together), Eastern Expansion Area (Brooklands and Broughton aggregated together), Northern Expansion Area (Redhouse Park), Oakridge Park, Oakgrove and Newton Leys. The first 4 of these are urban expansion sites, the last two being greenfield urban sites.

Other greenfield urban grid squares yielded the majority of the remaining capacity (21%), which typifies the development of the New Town, on land controlled by the former Development Corporation and its successors.

A further 15% of new homes have been developed in the urban centres on Bletchley and Wolverton.

Only 5% of homes therefore have come from other much smaller or infill sites in the urban area.

Another key statistic of note is that only about 3% of new homes have been delivered in the city centre area (Campbell Park and Central Milton Keynes combined). This is a key location where sites were formerly owned by the Development Corporation and successor bodies, and now Milton Keynes Development Partnership (MKDP).

The Council's current housing trajectory, as outlined in its annual Five Year Housing Land Supply Report (2017), continues to show a reliance on these key strategic growth sites. Of the 16,699 homes across the Borough which currently have planning permission, 65% are on the three strategic growth sites of the Western and Eastern Expansion Areas and the Strategic Land Allocation. If the completion of the large urban sites of Oakgrove, Kingsmead, Tattenhoe Park and Newton Leys were also included, this would take the figure up to 79% - the same profile of site typologies that has been relied upon (and has under delivered against target) in the last 7 years.

**Table 2: Housing Completions by Grid Square/Settlement 2010-2017**

<b>GRID SQUARE/SETTLEMENTS</b>	<b>DWELLING STOCK 1 APRIL 2010</b>	<b>DWELLING STOCK 1 APRIL 2017</b>	<b>GROWTH IN DWELLING STOCK 2010-2017</b>
Ashland	198	366	168
Bancroft/Bancroft Park	546	545	-1
Beanhill	824	829	5
Blakelands	387	399	12
Bletchley	15787	16501	714
Blue Bridge	277	277	0
Bolbeck Park	390	390	0
Bradville	1664	1666	2
Bradwell	1218	1218	0
Bradwell Abbey	2	2	0
Bradwell Common	1250	1250	0
Brooklands (EEA)	0	1005	1005
Broughton & Atterbury (EEA)	1755	2670	915
Browns Wood	587	587	0
Caldecotte	594	594	0
Campbell Park	373	538	165
Central Milton Keynes	1861	1936	75
Coffee Hall	931	932	1
Conniburrow	1321	1321	0
Crownhill	1057	1057	0
Downhead Park	641	641	0
Downs Barn	963	963	0
Eaglestone	1053	1053	0
Emerson Valley	2072	2102	30
Fairfields (WEA)	0	279	279
Fishermead	1674	1681	7
Fullers Slade	607	613	6

<b>GRID SQUARE/SETTLEMENTS</b>	<b>DWELLING STOCK 1 APRIL 2010</b>	<b>DWELLING STOCK 1 APRIL 2017</b>	<b>GROWTH IN DWELLING STOCK 2010-2017</b>
Furzton	2386	2387	1
Galley Hill	413	413	0
Giffard Park	814	816	2
Glebe Farm	0	0	0
Grange Farm	649	653	4
Great Holm	1220	1227	7
Great Linford	1541	1555	14
Greenleys	847	847	0
Heelands	1439	1439	0
Hodge Lea	523	523	0
Kents Hill	1041	1081	40
Kiln Farm	1	1	0
Kingsmead	462	499	37
Leadenhall	427	427	0
Loughton	1224	1228	4
Loughton Lodge	36	36	0
Medbourne	407	407	0
Milton Keynes Village/Middleton	1024	1155	131
Monkston	1437	1438	1
Monkston Park	624	631	7
Neath Hill	766	767	1
Netherfield	1228	1230	2
New Bradwell	1341	1376	35
Newton Leys	0	989	989
Oakgrove	0	600	600
Oakhill	249	249	0
Oakridge Park	82	577	495
Old Farm Park	814	814	0
Oldbrook	2163	2164	1
Oxley Park	830	1286	456
Peartree Bridge	420	422	2
Pennyland	407	407	0
Redhouse Park (NEA)	84	543	459
Shenley Brook End	1222	1259	37
Shenley Church End	1489	1496	7
Shenley Lodge	1318	1323	5
Shenley Wood	0	300	300
Simpson	317	319	2
Springfield	962	962	0
Stacey Bushes	646	612	-34
Stantonbury/Stantonbury Fields	1465	1467	2
Stony Stratford	2362	2447	85
Tattenhoe	1453	1481	28

<b>GRID SQUARE/SETTLEMENTS</b>	<b>DWELLING STOCK 1 APRIL 2010</b>	<b>DWELLING STOCK 1 APRIL 2017</b>	<b>GROWTH IN DWELLING STOCK 2010-2017</b>
Tattenhoe Park	0	128	128
Tinkers Bridge	411	414	3
Two Mile Ash	1819	1822	3
Walnut Tree	1746	1746	0
Walton	0	174	174
Walton Park	258	258	0
Wavendon Gate	956	956	0
Westcroft	1006	1063	57
Whitehouse (WEA)	0	145	145
Willen	608	615	7
Willen Park	597	740	143
Wolverton	3172	3712	540
Wolverton Mill	142	155	13
Woolstone	354	359	5
Woughton Park	74	74	0
Woughton-on-the-Green	242	244	2
<b>TOTAL STOCK</b>	<b>85550</b>	<b>93873</b>	<b>8323</b>

Table 3 outlines the summary details of the largest residential development sites in Milton Keynes in the last few years in terms of the housebuilders who have been active in delivering homes over the lifetime of each development. The 'number of homes delivered' columns reflect all those dwellings which have either been constructed, are under construction, or have Reserved Matters (REM) permission.

**Table 3: Housebuilders on the Highest Yielding Sites**

<b>Housebuilder</b>	<b>No. of homes delivered</b>
Abbey	251
Avant	670
BDW Trading	2,793
Bellway	230
Bovis	489
Cala Homes	111
Crest Nicholson	1,105
Newcrest Homes	8
Paul Newman Homes	74
Persimmon Homes	348
Places for People	542
Taylor Wimpey	1,829
<b>Total</b>	<b>8,450</b>

As Table 3 highlights, whilst the 8,450 dwellings being delivered across these sites have been/ are being constructed by 12 different housebuilders, three of these (BDW Trading, Crest Nicholson and Taylor Wimpey), have alone delivered/ are delivering over two thirds (67%) of the homes.

Furthermore, as the below breakdown of seven of the sites outlines, BDW Trading and Taylor Wimpey have also been involved across more than one of the sites, with BDW currently the only housebuilder active on Area 11 (Fairfield) in the Western Expansion Area and having built out the large majority of Brooklands in the Eastern Expansion Area.

### **Breakdown of Housing Delivery**

*Western Expansion Area (6,550 homes in total)*

*Whitehouse/Area 10 Lead Landowner: Gallaghers and Milton Keynes Council*

Whitehouse/ Area 10 has outline permission for up to 4,330 homes. Those homes which have REM permission are split between the following housebuilders (some of these are already complete or under construction):

<b>House Builder</b>	<b>No. of Homes</b>
Abbey	251
Bellway	230
Bovis	489
Cala Homes	111
Taylor Wimpey	135
<b>Total</b>	<b>1,216</b>

Currently 28% of the homes within the outline permission for Area 10 have been granted REM. These are split between 5 housebuilders.

*Fairfield/ Area 11 Lead Landowner: Gallaghers*

Fairfield/ Area 11 has outline permission for 2,220 homes. Those homes which have REM permission are split between the following housebuilders (some of these are already complete or under construction):

<b>House Builder</b>	<b>No. of Homes</b>
BDW Trading	1,103
<b>Total</b>	<b>1,103</b>

Currently 50% of the homes within the outline permission for Area 11 have been granted REM. These are all being developed out by one housebuilder.

**Summary:** Over the whole WEA, 35% of the homes within the outline permission also have REM permission. These are being built out by 6 house builders with BDW trading alone being responsible for 48% of these.

*Brooklands - Eastern Expansion Area  
Lead Landowner: Places for People*

Brooklands has outline permission for 2,501 homes. Those dwellings which have REM permission are split between the following housebuilders (some of these are already complete or under construction):

<b>House Builder</b>	<b>No. of Homes</b>
BDW Trading	1,690
Paul Newman Homes	74
Places for People	542
<b>Total</b>	<b>2,306</b>

**Summary:** Over the whole Brooklands area, 92% of the homes within the outline permission also have REM permission. These have been/are being built out by only 3 housebuilders (including the lead landowner), with BDW trading alone being responsible for 73% of these.

#### *Newton Leys*

*Lead Landowner: Taylor Wimpey*

Newton Leys was granted outline permission for 1,650 dwellings following an application by O & H Properties. This application has now been extended by Taylor Wimpey and to-date REM permission has been granted for 1,580 homes, with Taylor Wimpey being responsible for all of these.

#### *Redhouse Park/ Northern Expansion Area*

The Northern Expansion Area has now been completed and has provided a total of 670 homes. These were built out by what are now Avant Homes and, Country and Metropolitan Homes, which are a subsidiary of Avant Homes.

#### *Oakgrove*

*Lead Landowner: English Partnerships/ Homes & Communities Agency*

All parcels of the Oakgrove development, which received outline permission for 1,105 dwellings, now have REM permission and the development is expected to be completed by 2019/20. The development has been entirely built out by Crest Nicholson.

#### *Oakridge Park*

The development of Oakridge Park has now been completed and provided a total of 470 homes. The construction of those homes was split between the following housebuilders:

<b>House Builder</b>	<b>No. of Homes</b>
Newcrest Estates	8
Persimmon Homes	348
Taylor Wimpey	114
<b>Total</b>	<b>470</b>

#### Analysis

MK has a large number of planning consents granted – currently 16,035 homes have planning permission<sup>1</sup>. However as demonstrated above the market in Milton Keynes

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<sup>1</sup> 5,655 Full permissions and 10,380 outline

is dominated by a few key landowners and a handful of large house builders on a small amount of large sites.

This has contributed to 'under delivery' due to;

- Fewer market players constrain supply;
- Larger sites have a greater lead in time to provide strategic scale infrastructure (e.g. utilities, roads, schools, etc.).
- Large sites have more onerous 'pre-delivery' planning requirements;

Most major housebuilders work on a rough model of one unit being completed a week. So with a handful of major players developing on a few 'outlets' this constrains annual supply.

The 'development pipeline' illustrated at the end of this Annex shows the lengthy lead in time to the two largest sites that have delivered the most amount of homes in the last few years; the WEA (Area 10 – Whitehouse, and Area 11 – Fairfield), Brooklands in the EEA, and Oakgrove. From this it can be seen that from the start of the Local Plan process through to completion is a development pipeline of between 20 and 30 years. It can also be seen that the grant of outline planning consent is some time into the pipeline.

The data on pre-commencement conditions indicates that this has not been a particularly straightforward, sequential or meaningful part of the process, with some conditions being approved after homes have been started on site. This has already been acknowledged by the Planning Service who have more recently rationalised and standardised planning conditions.

Two other sites are included in the pipeline data to show a couple of urban brownfield sites as a comparison. These have shorter pipelines but the 300 home scheme still has a significant pipeline (12 years), as opposed to the 56 home scheme (3 years).

The majority of development in Milton Keynes is on 'greenfield' sites, even in the urban area, and this is related to its New Town heritage. Due to this and other strategically planned, city-scale infrastructure (drainage, transport, open spaces), there are fewer physical constraints to site development than in other traditional urban areas. However negotiating on schemes to meet policy requirements have led to delays during the planning process.

Notably meeting local parking requirements, which are above national standards, has proved to be contentious, particularly on city centre sites. Meeting these standards physically reduces the capacity of sites to accommodate homes and can impact on the viability of proposals. Experience suggests that this is a particularly challenging issue for developments in Milton Keynes, and has in the past been a 'deal breaker'.

Anecdotal evidence from applicants and agents suggests that the process of agreeing developer contributions to affordable housing and infrastructure through legal agreements (Section 106 agreements) has delayed delivery. The Council has little performance data currently to verify this however the Planning and Legal Service have recently completed a review of the process to make it more efficient.

The implementation of new processes will be accompanied by Key Performance Indicators to manage and monitor this part of the planning process going forward.

A review of the Council's policies underlying the negotiation process is also due to be completed in the next few months. This will update the levels of contributions sought for different types of infrastructure. However one of the current issues is the relative weighting to be applied to affordable housing requirements v's infrastructure contributions. This causes delay and uncertainty in the process, particularly when a proposal is considered at Committee.



**Housing Delivery Data**

1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026

