

# Aylesbury Vale District Council - Five year housing land supply interim position statement, August 2016

## Purpose of this position statement

- 1.0 Paragraph 47-49 of the National Planning Policy Framework (NPPF) requires local planning authorities to identify and keep up-to-date a deliverable five year housing land supply against their housing requirements. Where the Council cannot demonstrate a 5 year housing land supply, there is a presumption in favour of sustainable development in line with the NPPF (para 14). Having an understanding of supply is also key to fulfilling the NPPF requirement to demonstrate the expected rate of housing delivery and how housing targets will be met (paragraph 47).
- 1.1 This position statement sets out the **interim** approach to meeting housing requirements in Aylesbury Vale pending the adoption of the new Local Plan (the Vale of Aylesbury Local Plan, VALP). This statement sets out how the current housing supply has been calculated, and an interim housing requirement target, to be used by the Council in order to apply the appropriate development plan policy tests and the tests set out in the NPPF when determining relevant planning applications in this **interim** period.
- 1.2 The five year housing land supply calculation is dynamic and changes as planning permissions are granted and as existing commitments are completed. Therefore it is important that any developer considering submitting a planning application should consider the latest position on the five year housing supply calculation from the Council. It is intended that the interim position statement is a living draft that will be regularly updated as the evidence emerges through the Local Plan preparation processes.
- 1.3 This is an update to the last position statement (January 2016) using the proposed Full Objectively Assessed Need (FOAN) identified in the Buckinghamshire Housing and Economic Development Needs Assessment (HEDNA) (January 2016) as the need requirement, instead of the previously used DCLG 2012 household projections or the Aylesbury Vale Housing and Economic Development Needs Assessment (HEDNA) (July 2015).

## Use of this interim position statement in the consideration of planning applications

- 2.1 The interim position statement is not adopted policy and so will not form part of the Development Plan. However it provides supporting evidence that will be a material consideration in determining planning applications and in the preparation of emerging plans (including neighbourhood plans).
- 2.2 In recognition that the housing requirement target identified in this position statement does not represent a tested full objectively assessed need for the purposes of the NPPF, in considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (as required by paragraph 14). The Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, without delay, unless material considerations indicate otherwise.

## Five Year Housing Land Supply Context

- 3.1 An interim housing requirement needs to be established in order to monitor the state of the Council's 5 year housing land supply. Paragraph 47 of the NPPF indicates that the requirement should be identified in a Local Plan.
- 3.2 The current development plan for Aylesbury Vale is Aylesbury Vale District Local Plan (AVDLP) adopted in 2004. The housing requirement in AVDLP was superseded by the South East Plan (SEP) which set a housing target for the district. SEP was used to calculate the housing land supply until it was revoked in March 2013. Following this, the former Vale of Aylesbury Plan (VAP) set out a new housing requirement using up-to-date evidence and objective assessment, which was then used to assess the five year housing supply.
- 3.3 The VAP inspector recommended withdrawal of the VAP Strategy, and the plan was subsequently withdrawn in February 2014. As such there is effectively no up-to-date development plan setting out a housing requirement for Aylesbury Vale, because the relevant strategic policies in AVDLP are no longer 'saved'. Therefore an interim position must be established pending further work on the new Local Plan (VALP).
- 3.4 Since the withdrawal of the VAP, the DCLG household projections formed the basis for the need requirement. Then subsequently the final draft Aylesbury Vale HEDNA was published and the FOAN figure within this was used as the most appropriate need requirement figure in the July 2015 interim position statement. This figure represented a locally generated housing need figure solely for the area of Aylesbury Vale based on demographic projections, economic forecasting, affordable housing and market signals. It did not accord with the NPPF's requirement for housing need to be based on Housing Market Areas.
- 3.5 Alongside the Aylesbury Vale HEDNA, the functional and 'best fit' Housing Market Areas (HMA) within which the district falls have been defined in cooperation with other authorities. This study<sup>1</sup> identifies that Aylesbury Vale, Chiltern and Wycombe districts comprise the 'best fit' for a Central Buckinghamshire HMA. The NPPF requires that any assessment of housing need should be based on a Housing Market Area (HMA). Following the results of the HMA study, the Buckinghamshire authorities jointly commissioned a Central Buckinghamshire HEDNA which has now been published in final draft form and assesses the housing need for the HMA. This work superseded the work done by the Aylesbury Vale HEDNA. Since then Chiltern District Council and South Bucks District Council took the decision to produce a joint Local Plan. It was concluded that the joint plan area relates best to the Buckinghamshire HMA and therefore the HEDNA was updated to include a needs assessment for South Bucks and published in January 2016 (the Buckinghamshire HEDNA). The housing requirement for Aylesbury Vale in this document has remained the same as in the Central Buckinghamshire HEDNA. This position statement is based on the FOAN figure in the Buckinghamshire HEDNA. The Buckinghamshire HEDNA is fully compliant with the NPPF and PPG, taking account of the latest demographic data and guidance, employment forecasting and market signals. The adjoining authorities and stakeholders have had the opportunity to comment on the study but it has not been tested through the examination process and as such can not be afforded full weight.
- 3.6 The Buckinghamshire HEDNA considers the HMA's own objectively assessed needs and gives a figure for each constituent authority, however further needs that Aylesbury Vale may be asked

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<sup>1</sup> <http://www.aylesburyvaldc.gov.uk/planning-policy/vale-of-aylesbury-local-plan/supporting-evidence/>

to accommodate could be identified through considering 'policy-on' factors for the Vale of Aylesbury Local Plan target. As part of the plan-making process there will be a need to consider:

- Potential unmet needs from authorities within the Housing Market Area; and
- Potential unmet needs from adjoining authorities not within the Housing Market Area.

3.7 As part of the Draft Plan consultation for VALP running July-September 2016 the draft housing requirement includes an estimation that Aylesbury Vale will need to provide 12,000 dwellings to provide for the unmet needs of other authorities. This is an estimation for the situation at the time of the draft plan being written, and further work needs to be done to finalise this figure. There is as yet no sufficiently tested and agreed evidence from adjoining or other relevant authorities in terms of the exact calculation of any unmet needs, that could be relied upon for the purposes of identifying the final 'policy-on' housing requirement. We are currently working closely with the relevant authorities to achieve this. The total unmet needs will not be known however until detailed capacity work has been undertaken and agreed, and this will feed into the VALP process as it emerges. The other HMA authorities are following similar or slightly delayed timetables to VALP and their capacity studies are now starting to be published. Aylesbury Vale District Council will be analysing these capacity studies in detail to ensure they are identifying the maximum appropriate capacity in those districts. The estimation of 12,000 dwellings does provide an indication of the scale of unmet need Aylesbury Vale may have to provide for. However, it cannot play a part in determining the five year supply without considering the potential supply identified in the Housing and Economic Land Availability Assessment (some of which are shown as potential housing allocations in the Draft VALP). Whilst proposed allocations have been identified, some settlements have more potential supply than the housing requirement for that settlement, and other settlements require additional sites to meet their housing requirement so the potential supply cannot be defined accurately.

3.8 Alongside the objectively assessed needs we also need to consider other issues such as the approach to growth distribution and infrastructure provision, with development options tested through Sustainability Appraisal, community and stakeholder engagement, deliverability and viability assessments to determine an overall Local Plan target. The Council is also challenging the levels of unmet need which it is being asked to accommodate.

3.9 For the purpose of the 5 year housing land supply, during this interim period of not having a new Local Plan in place, the housing requirement set out in the Buckinghamshire HEDNA represents the most up to date assessment of housing need which will be used to assess the current five year housing land supply.

#### Recent Appeal decisions

4.1 There have been several adjustments made in how the five year housing land supply is calculated based on the relevant appeal decisions<sup>2</sup>. Firstly in looking at past delivery rates, the

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<sup>2</sup> East of Little Horwood Road, Winslow (Feb 2015) (APP/J0405/A/14/2213924)

- Co-joined appeals, Aylesbury (Jan 2015) (A) APP/J0405/A/12/2181033, (B) APP/J0405/A/12/2189277, (C) APP/J0405/A/12/2189387, (D) APP/J0405/A/13/2197073
- Land at Mursley Road, Little Horwood (December 2014) APP/J0405/A/14/2221901 and APP/J0405/A/14/2221904
- Glebe Farm, Winslow (November 2014) APP/J0405/A/13/2205858
- Land South-West of Chilton Road, Chearsley (November 2014) APP/J0405/A/14/2222284 and Stoney Furlong, Chilton Road, Chearsley (November 2014) APP/J0405/A/14/2223105
- Land off Chapel Drive, Aston Clinton (October 2014) APP/J0405/A/13/2210864
- Land to the rear of Brook Farm, Stoke Hammond (June 2014) APP/J0405/A/2198840

majority of Inspectors concluded that Aylesbury Vale District has a record of persistent under-delivery, which means a 20% buffer should be added to the 5 year housing requirement. In assessing the supply, one of the Inspectors concluded the assessment would be more robust if a 10% discount was applied to all sites and specifically discounted one site (Aston Clinton MDA), therefore a discount being applied not just to those sites of under 5, as well as contacting individual landowners and developers for information on expected delivery rates. We have therefore adjusted our approach accordingly to take account of all these factors.

Calculating the interim housing requirement for the district using Buckinghamshire HEDNA (January 2016) figure

5.1 The Buckinghamshire HEDNA (January 2016) gives a requirement of 1,065 dwellings per annum (dpa) for the emerging VALP plan period (2013 to 2033). This includes a 3.7% vacancy rate to take into account vacant and second home vacancies.

**Table 1: Housing requirement for Aylesbury Vale 2013-2033 informed by Buckinghamshire HEDNA (January 2016)**

Total requirement for the district 2013-2033	Annual average requirement per year	Average over 5 year period
21,300 dwellings	1,065 dwellings	5,325 dwellings

Previous performance : Adding a 5% or 20% buffer to the requirements

6.1 The NPPF (para 47) requires an additional buffer of 5% to be added (moved forward from later in the plan period). Or, where there has been ‘a record of persistent under delivery of housing’, local planning authorities should increase the 5% buffer to 20%. “Persistent under delivery” is not defined in the NPPF. The following table shows since 2006 the annual requirement of homes for the district compared to what has been delivered.

**Table 2: Past housing delivery rates against AVDLP until 2011 and 2012-based DCLG Household Projections 2011/12 and 2012/13 and the Buckinghamshire HEDNA’s FOAN from 2013.**

Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Requirement (dwellings)	810	810	810	810	810	955	955	1,065	1,065	1,065
Completions (dwellings)	616	822	744	795	755	1,103	934	990	1,419	1,191
Shortfall against requirement	-194	+12	-66	-15	-55	+148	-21	-75	+354	+126
Cumulative backlog	-194	-182	-248	-263	-318	-170	-266	-341	+13	+139
Unimplemented permissions or allocations at end of each year (31 <sup>st</sup> March) <sup>3</sup>	-	8,463	7,865	7,805	7,371	9,200	8,245	8,408	8,051	8,796

<sup>3</sup> Not including a 10% discount to sites under 5 which had been applied in previous position statements

6.2 Between 2006 and 2011 the requirement is assessed against AVDLP as this was the adopted plan for the district during that time period. DCLG household projections were released in 2015 with a base date of 2012. As such for 2011/12 and 2012/13 the delivery rates have been measured against the 2012 household projections, since 2013 the FOAN identified in the Buckinghamshire HEDNA (January 2016) for the period 2013-2033 has been used.

6.3 It is not appropriate to measure past housing delivery rates against the SEP figures. SEP figures were not based on an assessment of local need as required by the Framework, rather they were based on regional reappportionment (i.e. moving growth around the region) to meet the needs of the wider south east, rather than just the needs of the HMA. Therefore, a shortfall against the SEP figures is not a shortfall against objectively assessed need for the purposes of the NPPF.

6.4 Table 2 illustrates there has been materially higher delivery in the past five of years with 1,103 dwellings delivered in 2011/2012, 934 in 2012/2013, 990 in 2013/2014, 1,419 in 2014/2015 and 1,191 in 2015/2016. There have been fluctuations in completion rates with several years since 2006 where the target has not been met and the majority of recent appeal decisions have suggested that past delivery rates should be considered over a longer timeframe to take into account economic cycles, as reflected in the Planning Practice Guidance. The timeframe most used as the longer period is 10 years. When considering past delivery over a longer period, inspectors have considered that a 20% buffer should be applied, rather than a 5% buffer as previously used, and this is being applied in this interim assessment.

6.5 Permissions have continued to be granted to ensure a supply of housing land so there has been a consistently high supply of sites in the district (exceeding 7,300 every year since 2007). The Inspector in the Aston Clinton appeal decision concluded that the District "has an exceptionally large number of outstanding planning permissions". However it is the expected delivery rate which is the key determinant of supply not the amount of permitted development.

#### Calculating projected supply from deliverable sites

7.1 The supply for Aylesbury Vale includes:

- sites with unimplemented planning permissions;
- sites that do not yet have planning permission but that have been approved in principle, subject to a S106 or planning obligation agreement;
- outstanding AVDLP allocations (without planning permission) and any made neighbourhood plan allocations.
- Sites that have been approved via notification to come forward under permitted development rights

A full list of sites is set out in appendix 1 (sites 5 and over) and appendix 2 (sites less than 5).

7.2 The supply used to calculate the housing land supply is realistic and supported by evidence, housing developers are regularly contacted to verify their latest projected build out rates, phasing and completions, last carried out in April/May 2016. All sites of 5 dwellings and above that are included in the supply have been individually assessed as being available, achievable and suitable. This along with past delivery rates is used to inform the housing land supply. This information is detailed for each site in appendix 1 of the calculation housing land supply document. A further 10% discount has been applied to help take into account the risk of unexpected delays.

7.3 For sites under 5 dwellings, which are all listed in appendix 2 of the calculation of housing land supply document, these are all counted in the supply but the 10% deduction also applies to these. Many of these are already under construction as noted in appendix 2.

7.4 There are also a number of sites which have planning permission but which are not considered deliverable, so these are not included in the supply for calculating the housing land supply.

#### Calculating projected supply from windfall sites

8.1 Supply will also come forward through windfall sites<sup>4</sup>. The NPPF allows for a windfall allowance in the five year supply if there is “compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply” (para 48). Any allowance must be realistic and should not include residential garden land. It is anticipated that additional small and large windfall sites will continue to come forward (as have done historically) and contribute towards meeting the additional housing requirement to be planned for in the future.

8.2 Based on the NPPF requirements, the Council has gathered evidence for windfall projections for sites of 9 or less which has been accepted by Inspectors<sup>5</sup>. This evidence has taken into account historic delivery rates and expected future trends and does not include residential gardens in accordance with the NPPF definition. Aylesbury Vale is a large rural district and therefore the majority of windfall sites are greenfield.

8.3 The National Planning Practice Guidance (NPPG) allows for sites that are identified in our Housing and Economic Land Availability Assessment (HELAA) to be included in the five year supply. However we have taken a cautious approach and, for the purpose of identifying windfall sites, only small sites have been included as this is considered the most robust approach for the District. Aylesbury Vale is a large rural district, with many deliverable sites identified in the HELAA for sites of 5 or more. The supply of these sites is not necessarily delivered consistently and therefore projecting forward a windfall allowance would not be robust for large sites (10 or more dwellings).

8.4 Windfall projections are based on the average dwelling completions for small sites (9 or less) over the last eight years (2008 – 2016) (the windfall allowance is based on completions, therefore a non-implementation allowance is not needed). There has been a consistent and reliable supply of windfall sites as follows :

**Table 3: Past windfall completion rates on sites less than 10**

Year	Completions on Small Windfall Sites (=< 9 Dwellings) Net (excluding residential gardens)
2008/09	138
2009/10	95
2010/11	65
2011/12	100
2012/13	96
2013/14	107
2014/15	120

<sup>4</sup> Defined in NPPF as sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

<sup>5</sup> APP/J0450/A/14/2213924 paragraph 166 and APP/J0405/A/13/2210864 paragraph 66

2015/16	123
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8.5 The average number of homes delivered on windfall sites over the last eight years (1st April 2008 – 31<sup>st</sup> March 2016) is 106 per annum.

8.6 The NPPF provides the opportunity to include an windfall allowance for sites within the later years of the supply. Therefore a windfall allowance is made for years 2019/20 to 2021/22.

8.7 This gives a total windfall allowance of 212 dwellings for the 5 year period 2016-2021, representing 3% of the expected supply, increasing the 5 year housing supply from 4.7 years to 4.9 years. The windfall allowance will be monitored annually.

## Aylesbury Vale District Council - Housing Land Supply Calculation

**Table 4: Summary of housing land supply position**

	Total number of dwellings (net of losses)
Deliverable sites with planning permission	7,264
Deliverable sites not yet with planning permission but approved subject to S106	424
Deliverable sites allocated in AVDLP or Neighbourhood Plans but not yet with planning permission or approved subject to S106	1,003
Permitted Development	176
<b>Total deliverable supply 2016-2033</b>	<b>8,867</b>

- 9.1 Out of this total supply, the number of dwellings expected to be delivered in the next two five year periods is:

**Table 5: Five year supply position**

	Total
Deliverable supply 2016-2021	6,177
Deliverable supply 2017-2022	5,531

- 9.2 It can be seen that 6,177 dwellings are deliverable within the 5 year period 2016-2021 (an average annual figure of 1,235 dwellings). When these figures are compared against the trajectory of housing delivery that has taken place within the district, they indicate that there is sufficient supply to deliver a slightly increased level of housing over the next 5 years, compared to earlier years (the average annual number of dwellings completed over 2011-2016 was 1,128).
- 9.3 Tables are set out below showing the calculations of housing land supply based on the FOAN identified in the Buckinghamshire HEDNA (January 2016). This is shown firstly for the period 2016 to 2021, and then for the period 2017 to 2022. In accordance with a recent appeal decision and the National Planning Policy Framework (paragraph 47) a buffer of 20% is added to the requirement.



**Table 7: Housing land supply for 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2021**

	<b>District</b>
Requirement	5,325
Pre-2016 oversupply*	405
Total 5 year requirement	4,920
<b>Total 5 year requirement plus additional buffer of 20%</b>	<b>5,904</b>
Total projected supply from deliverable sites	6,177
10% non implementation deduction	-618
Total projected supply from windfall sites	212
<b>Total projected supply</b>	<b>5,771</b>
<b>Projected supply as percentage of requirement</b>	<b>97.7%</b> <b>(4.9 years)</b>

\*This adjustment takes account of the number of actual housing completions in the period 2013 to 2016. This has been above the proposed FOAN.

**Table 8: Housing land supply for 1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2022**

	<b>District</b>
Requirement	5,325
Pre-2016 oversupply*	646
Total 5 year requirement	4,679
<b>Total 5 year requirement plus additional buffer of 20%</b>	<b>5,615</b>
Total projected supply from deliverable sites	5,531
10% non implementation deduction	-553
Total projected supply from windfall sites	318
<b>Total projected supply</b>	<b>5,296</b>
<b>Projected supply as percentage of requirement</b>	<b>94.3%</b> <b>(4.7 years)</b>

\*This adjustment takes account of the number of actual housing completions in the period 2013 to 2016 and the number of projected completions from 2016 to 2017. This has been above the proposed FOAN.

**Aylesbury Vale District Housing Trajectory for 2013-2033 - based on Buckinghamshire HEDNA's FOAN**  
**March 2016**

	2013/4	2014/5	2015/6	2016/7	2017/8	2018/9	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	TOTAL	
Past Completions - Unallocated Sites	478	663	673																		1814	
Past Completions - Allocated Sites	512	756	518																		1786	
Projected Supply - Existing Allocated Sites				397	346	282	391	557	450	250	110	100	97	0	0	0	0	0	0	0	0	2980
Projected Supply - Other Deliverable Sites				909	904	1255	710	426	210	193	160	160	160	160	160	160	160	160	0	0	0	5887
Windfall							106	106	106													318
Required supply*									400	400	600	600	700	800	800	800	800	815	900	900		8515
<b>Total Past Completions</b>	<b>990</b>	<b>1419</b>	<b>1191</b>																			
<b>Total Projected Completions</b>				<b>1306</b>	<b>1250</b>	<b>1537</b>	<b>1207</b>	<b>1089</b>	<b>1166</b>	<b>843</b>	<b>870</b>	<b>860</b>	<b>957</b>	<b>960</b>	<b>960</b>	<b>960</b>	<b>960</b>	<b>975</b>	<b>900</b>	<b>900</b>		<b>6389</b>
<b>Interim Target</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>1065</b>	<b>21300</b>
<b>Interim Target - Cumulative</b>	<b>1065</b>	<b>2130</b>	<b>3195</b>	<b>4260</b>	<b>5325</b>	<b>6390</b>	<b>7455</b>	<b>8520</b>	<b>9585</b>	<b>10650</b>	<b>11715</b>	<b>12780</b>	<b>13845</b>	<b>14910</b>	<b>15975</b>	<b>17040</b>	<b>18105</b>	<b>19170</b>	<b>20235</b>	<b>21300</b>		
<b>Cumulative Completions</b>	990	2409	3600	4906	6156	7693	8900	9989	11155	11998	12868	13728	14685	15645	16605	17565	18525	19500	20400	21300		
Number dwellings above or below cumulative target	-75	279	405	646	831	1303	1445	1469	1570	1348	1153	948	840	735	630	525	420	330	165	0		
Annual requirement taking account of past/projected completions	1065	1069	1050	1041	1025	1010	972	954	943	922	930	937	947	945	943	939	934	925	900	900		

\*Buckinghamshire HEDNA (January 2016)

Position as at end March 2016 - Prepared August 2016

**Aylesbury Vale District Housing Trajectory for 2013-2033 - based on Buckinghamshire HEDNA's FOAN**

	Past completions			Projected completions																	TOTAL	
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33		
<b>AVDLP and Neighbourhood Plan Allocated Sites</b>																						
<b>With permission</b>																						
Berryfields MDA, Aylesbury	321	450	288	275	250	150	125	125	125	125	110	100	97									1482
Berryfields House (Berryfields MDA), Aylesbury		112	90	33																		33
Verney Road, Winslow	10	25	40	26																		26
Land Adjacent To Furze Lane, Winslow					50	50	50	50	50													250
Bridge Street, Buckingham		23		2																		2
Circus Fields, Aylesbury		2	41	31																		31
Meadow Way/Moorlands, Wing						27	25															52
Land at Stewkley Road/Dormer Avenue, Wing				15	27	10																52
Market Hill, Buckingham				15	19	15																49
<b>Without permission</b>																						
Land below Field farm and next to High Acre Farm(G), Buckingham							50	125	125	100												400
Above Rumbolds Well and next to field farm(I), Buckingham							25	50	25													100
Land at Winslow Rugby Club, Winslow								25	25	25												75
Land off Station Road, Winslow								30	35													65
Land off Mentmore Road, Cheddington							15	20	15													50
Land adjacent to Field Farm, Tingewick Road(H), Buckingham							15	20	15													50
St Rumbolds Well(J), Buckingham							19	20														39
Former Pitstone Cement Works (part)							36															36
Land off Granborough Road, Winslow							17	18														35
Land off Barkham Close, Cheddington								15	20													35
Winslow Centre, Winslow								15	15													30
Land at corner of Wells and Bridge Streets (K), Buckingham							14	14														28
Land south of Little Horwood Road, Great Horwood						15																15
Land north of Little Horwood Road, Great Horwood								15														15
Land off Nash Road, Great Horwood						15																15
Land off Partridge Close, Cheddington								15														15

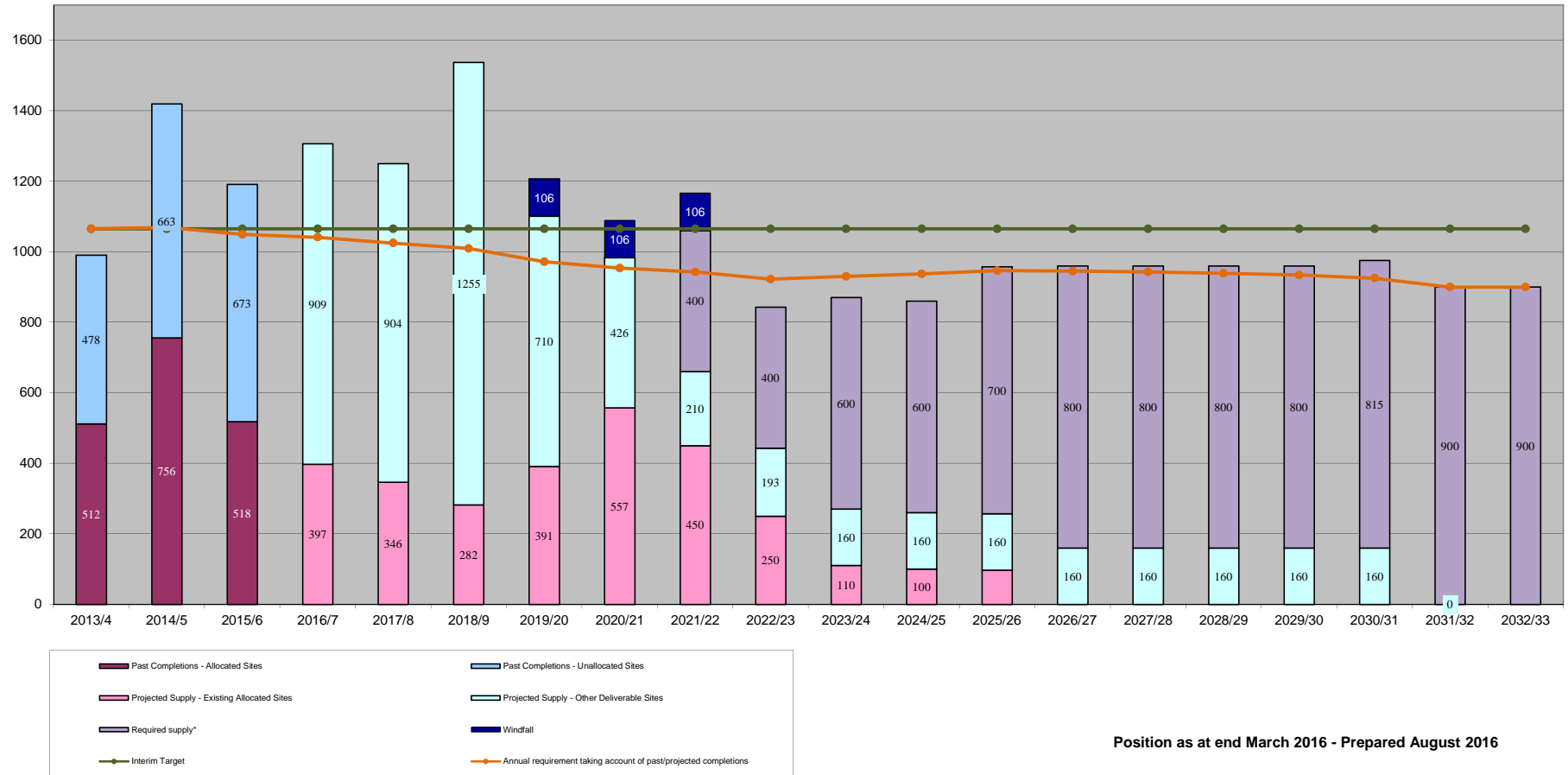


Land rear of Glebe Close and Rushendon Furlong, Pitstone						10	20	10												40
Land rear of Brook Farm, Leighton Road, Stoke Hammond					20	20														40
Kingfisher House, 61 Walton Street, Aylesbury								36												36
Southern Road, Aylesbury					7	30														37
Land off Cow Lane, Edlesborough							10	20												30
Stratford Close, Aston Clinton							15	15												30
Ringwood House, Walton Street, Aylesbury								30												30
Land off Brook Street, Aston Clinton						5	14	8												27
Mount Pleasant, Tamarisk Way, Weston Turville						5	14	8												27
Gatehouse (Sainsburys), Aylesbury							25													25
Bell Business Park, Brunel Road, Aylesbury								24												24
Land off Isis Close and Oat Close, Aylesbury						6	18													24
Former Steeplechase PH, Taylor Road, Aylesbury							22													22
Molly's Field, Addison Road, Steeple Claydon									22											22
8 Hale Road, Wendover						5	16													21
Former Factory Site, Northern Road, Aylesbury					3	17														17
Berryfields Cottage, Berryfields, Quarrendon									19											19
Kings Court, George Street, Aylesbury									19											19
County Farm, Wendover Road, Weston Turville									16											16
Lincoln Place, Rickfords Hill, Aylesbury									14											14
Former Paf Limited, Mill Lane, Westbury						14														14
Lloyd Berkeley Place, Pebble Lane, Aylesbury								13												13
Fmr Police Station, 50 Moreton Road, Buckingham									13											13
Bragenham Side, Stoke Hammond									13											13
Fmr Britannia PH, Buckingham Road, Aylesbury									13											13
Bishopstone Road, Stone									12											12
Land Adj 169 Aston Clinton Road, Weston Turville					6	6														12
Pembroke Court, 22-28 Cambridge Street, Aylesbury								12												12
Western House, 14 Rickfords Hill, Aylesbury									12											12
Wing House, 5 Britannia Street, Aylesbury									12											12
Land East of 14 & 27 New Street, Waddesdon									12											12
Land rear of 34 Oxford Road, Stone					4	7														11



112 High Street, Aylesbury						5															5
22 & 22A New Road And Land To Rear, Aston Clinton						5															5
<b>Total projections other deliverable sites &gt;=5dw</b>			422	771	766	1118	710	426	210	193	160	160	160	160	160	160	160	160	0	0	5474
<b>Sites less than 5 dwellings</b>																					
See separate housing land supply document for list of sites				138	138	137															413
<b>Total projections for other deliverable sites</b>				909	904	1255	710	426	210	193	160	160	160	160	160	160	160	160	0	0	5887
<b>Windfall Sites 2008 - 2016</b>							106	106	106												318
<b>Position as at end March 2016 - Prepared August 2016</b>																					

### Aylesbury Vale District Housing Trajectory for 2013-2033 - based on Central Buckinghamshire HEDNA's FOAN





**Appendix 1: List of sites contributing to the projected housing supply**

Our ref	Status as at 31/03/2015	Total number of dwellings	Estimated number of completions			Deliverability commentary			
			2015-2033 *	2015-2020 (five years)	2016-2021 (five years)	Available	Suitable	Achievable	
	<b>Sites with Planning Permission</b>								
001h0157	Berryfields Major Development Area (MDA) Aylesbury	AVDLP & Permission	3000	1482	925	775	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0375	Land East of Aylesbury, Broughton Crossing, Aylesbury	Permission	2450	2450	850	860	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
016h0143	Land to south of the A421 and east of A413, London Road, Buckingham	Permission	656	117	117	17	✓	✓	Under construction. Outline Permission for 700 but only 656 expected. Contact made for estimated completion rate from developers/agents.
001h0278	Gatehouse Quarter, Aylesbury	Permission	370	130	130	80	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
102h0029	South of Newton Leys, Stoke Hammond	Permission	347	211	211	151	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
125h0121	Land Adjacent To Furze Lane, Winslow	Permission	250	250	200	250	✓	✓	Contact made for estimated completion rate from developers/agents.
001h0157a	Berryfields House (Berryfields MDA), Aylesbury	AVDLP & Permission	235	33	33	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
058h0081	Haddenham Airfield, Thame Road, Haddenham	Permission	233	233	150	200	✓	✓	Assume completions start in 2018/19.
125h0079	Verney Road, Winslow	AVDLP & permission	205	26	26	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
120h0055	Land bounded by New Road & Aston Clinton Road, Weston Turville	Permission	135	135	135	135	✓	✓	Assume completions start in 2018/19.
016h0129a&b	Bridge Street, Buckingham	AVDLP & permission	103	2	2	0	✓	✓	Site nearing completion.
001h0363,363a	Off Gatehouse Way, Aylesbury	Permission	98	98	98	91	✓	✓	Under construction. Assume completions start in 2016/17.
026h0091	Land off Chapel Drive/Green End Street, Aston Clinton	Permission	95	95	95	95	✓	✓	Assume completions start in 2018/19.
026h0088	Land North of Brook Farm, Aston Clinton	Permission	91	91	91	91	✓	✓	Assume completions start in 2018/19.
016h0160	Tingewick Road, Buckingham	Permission	86	82	82	37	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
110h0048	Land off Main Street, Tingewick	Permission	85	85	85	35	✓	✓	Contact made for estimated completion rate from developers/agents.
016h0159	Land North of manor park Farm, Moreton Road, Buckingham	Permission	80	11	11	0	✓	✓	Contact made for estimated completion rate from developers/agents.
001h0403	Sainsburys, 13-19 Buckingham Street	Permission	76	76	76	76	✓	✓	Assume completions start in 2018/19.
001h0227	Circus Fields, Oakfield Road, Aylesbury	Permission	74	31	31	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0397	Former TRW Site Buckingham road, Aylesbury	Permission	73	12	12	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0403	Tindal Centre, Bierton Road, Aylesbury	Permission	60	60	60	60	✓	✓	Assume completions start in 2017/18.
001h0435	Fmr BCC Offices/Civic Centre Site, Aylesbury	Permission	58	58	58	58	✓	✓	Assume completions start in 2017/18.
001h0286	Hartwell Sidings, Oxford Road, Aylesbury	Permission	55	55	55	0	✓	✓	Under construction.
123h0066	Land at Stewkley Road/Dormer Avenue, Wing	Permission	52	52	52	37	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
123h0065	Meadow Way/Moorlands, Wing	WNP & Permission	52	52	52	52	✓	✓	Assume completions start in 2017/18.
016h0132	Market Hill, Buckingham	Permission	49	49	49	34	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.

026h0075	Land at Stablebridge Road, Aston Clinton	Permission	48	41	41	5	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
026h0089	Land off Chapel Drive, Aston Clinton	Permission	47	47	47	7	✓	✓	Under construction.
058h0076	Pegasus Way, Haddenham	Permission	45	45	45	35	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0488	Manor House Hospital, Bierton Road, Aylesbury	Permission	44	44	44	44	✓	✓	Assume completions start in 2018/19.
001h0227	Land East of Circus Fields, Stocklake, Aylesbury	Permission	42	42	42	37	✓	✓	Contact made for estimated completion rate from developers/agents.
091h0045	Land Rear Of Glebe Close and Rushendon Furlong Pitstone	Permission	40	40	40	40	✓	✓	Assume completions start in 2017/18.
102h0034	Land rear of Brook Farm, Leighton Road, Stoke Hammond	Permission	40	40	40	20	✓	✓	Under construction.
001h0476	Southern Road, Aylesbury	Permission	37	37	37	30	✓	✓	Contact made for estimated completion rate from developers/agents.
026h0093	Stratford Close, Aston Clinton	Permission	30	30	30	30	✓	✓	Assume completions start in 2018/19.
026h0087	Land off Brook Street, Aston Clinton	Permission	27	27	27	27	✓	✓	Assume completions start in 2017/18.
120h0051	Mount Pleasant, Tamarisk Way, Weston Turville	Permission	27	27	27	27	✓	✓	Assume completions start in 2017/18.
001h0477	Bell Business Park, Brunel Road, Aylesbury	Permission	24	24	24	24	✓	✓	Assume completions start in 2018/19.
103h0038	Land off Isis Close and Oat Close, Aylesbury	Permission	24	24	24	24	✓	✓	Contact made for estimated completion rate from developers/agents.
001h0429	Fmr Steeplechase PH, Taylor Road, Aylesbury	Permission	22	22	22	22	✓	✓	Under construction.
117h0092	8 Hale Road, Wendover	Permission	21	21	21	16	✓	✓	Under construction.
001h0448	Fmr Factory Site, Northern Road, Aylesbury	Permission	20	17	17	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0419	Berryfields Cottage, Berryfields, Quarrendon	Permission	19	19	19	19	✓	✓	Assume completions start in 2017/18.
120h0053	County Farm, Wendover Road, Weston Turville	Permission	16	16	16	16	✓	✓	Assume completions start in 2017/18.
001h0456	Lincoln Place, Rickfords Hill, Aylesbury	Permission	14	14	14	14	✓	✓	Assume completions start in 2018/19.
118h0016	Former Paf Limited, Mill Lane, Westbury	Permission	14	14	14	0	✓	✓	Under construction. Contact made for estimated completion rate from
001h0379	Lloyd Berkeley Place, Pebble Lane, Aylesbury	Permission	13	13	13	13	✓	✓	Assume completions start in 2017/18.
016h0170	Fmr Police Station, 50 Moreton Road, Buckingham	Permission	13	13	13	13	✓	✓	Assume completions start in 2017/18.
102h0036	Bragenham Side, Stoke Hammond	Permission	13	13	13	13	✓	✓	Contact made with developers/agents. Estimated completion date provided.
001h0467	Fmr Britannia PH, Buckingham Road, Aylesbury	Permission	13	13	13	13	✓	✓	Assume completions start in 2018/19.
104h0065	Bishopstone Road, Stone	Permission	12	12	12	12	✓	✓	Assume completions start in 2018/19.
120h0060	Land Adj 169 Aston Clinton Road, Weston Turville	Permission	12	12	12	6	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
114h0039	Land East of 14 & 27 New Street, Waddesdon	Permission	12	12	12	12	✓	✓	Contact made for estimated completion rate from developers/agents.
104h0063	Land Rear 34 Oxford Road, Stone	Permission	11	11	11	7	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0402	Garage site, Whaddon Chase, Aylesbury	Permission	11	11	11	11	✓	✓	Contact made with developers/agents. Estimated completion date provided.
114h0031	Land Rear of 23 Anstey Close, Waddesdon	Permission	11	11	11	0	✓	✓	Assume completions start in 2016/17.
102h0038	Stoke Hammond Garage, Stoke Hammond	Permission	10	10	10	10	✓	✓	Assume completions start in 2017/18.

036h0035	Stoney Furlong, Chilton Road, Chearsley	Permission	10	6	6	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
003h0002	Chelsea Road, Coldharbour, Aylesbury	Permission	10	10	10	5	✓	✓	Under construction.
125h124	23 Station Road, Winslow	Permission	10	10	10	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
084h0024	Land at Stratford Road, Nash	Permission	9	2	2	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
016h0116	The Saleroom, Moreton Road, Buckingham	Permission	8	7	7	0	✓	✓	Under construction.
026h0092	Woodgate House, Park View Aston Clinton	Permission	7	7	7	7	✓	✓	Assume completions start in 2018/19.
056h0034	Grendon Garage, Main Street, Grendon Underwood	Permission	7	7	7	7	✓	✓	Assume completions start in 2017/18.
118h0023	Land Off Mill Lane, Westbury	Permission	7	7	7	7	✓	✓	Assume completions start in 2017/18.
016h0167	Station Road, Buckingham	Permission	6	6	6	6	✓	✓	Assume completions start in 2017/18.
001h0401	Clocks and Chimes Court 2a Rickfords Hill, Aylesbury	Permission	6	6	6	6	✓	✓	Assume completions start in 2017/18.
085h0041	Dagnall House, Buckingham Road, Newton Longville	Permission	6	6	6	6	✓	✓	Assume completions start in 2018/19.
120h0058	Land East New Road, Weston Turville	Permission	6	6	6	6	✓	✓	Assume completions start in 2018/19.
001h0439	Heron House, Ground Floor, 49 Buckingham Street, Aylesbury	Permission	6	6	6	6	✓	✓	Under construction.
034h0029	The Surprise, Buckland Wharf, Buckland	Permission	6	6	6	6	✓	✓	Under construction.
118h0015 & 15a	Lormay House, Main Street, Westbury	Permission	5	1	1	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
016h0156	Fleece Yard, Market Hill, Buckingham	Permission	5	5	5	0	✓	✓	Under construction.
107h0025 & 25a	Hillcroft Industrial Estate, Stewkley Road, Soulbury	Permission	5	1	1	0	✓	✓	Under construction.
058h0055	40 Thame Road, Haddenham	Permission	5	4	4	0	✓	✓	Under construction.
102h0037	Land at Lodge Lane, Stoke Hammond	Permission	5	5	5	5	✓	✓	Assume completions start in 2018/19.
102h0031	Brook Farm leighton Road , Stoke Hammond	Permission	5	5	5	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
087h0037	25 Oxford Road, Oakley	Permission	5	5	5	5	✓	✓	Assume completions start in 2017/18.
001h0466	7-9 Market Square, Aylesbury	Permission	5	5	5	0	✓	✓	Assume completions start in 2016/17.
079h0038	Whales Lane, Marsh Gibbon	Permission	5	5	5	5	✓	✓	Assume completions start in 2018/19.
093h0012	Pound Lane Farm, Preston Bissett	Permission	5	5	5	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
058h0079	23 High Street, Haddenham	Permission	5	5	5	5	✓	✓	Assume completions start in 2017/18.
085h0038	Garage Site, Brookfield Road, Newton Longville	Permission	5	5	5	5	✓	✓	Assume completions start in 2017/18.
050h0051	Threeways, Leighton Road, Northall	Permission	5	5	5	5	✓	✓	Assume completions start in 2018/19.
026h0094	22 & 22A New Road And Land To Rear	Permission	5	5	5	5	✓	✓	Assume completions start in 2018/19.
	Sites < 5 dwellings (see appendix 2 below)			413	413	275			
	<b>Total - With Planning Permission</b>			<b>7264</b>	<b>4974</b>	<b>4053</b>			
	<b>Sites approved subject to S106** Agreement</b>								
114h0045	Allotments, Baker Street, Waddesdon	Application approved subject to S106	75	75	75	75	✓	✓	Assume completions start in 2018/19.
102h0040	Land To The East Of Fenny Road, Stoke Hammond	Application approved subject to S106	74	74	74	74	✓	✓	Assume completions start in 2018/19.
120h0061	Land East Of New Road, Weston Turville	Application approved subject to S106	64	64	64	64	✓	✓	Assume completions start in 2018/19.

100h0059	Land At North End Farm, North End Road, Steeple Claydon	Application approved subject to S106	60	60	60	60	✓	✓	Assume completions start in 2018/19.
050h0057	Land Off High Street, Edlesborough	Application approved subject to S106	57	57	57	57	✓	✓	Assume completions start in 2018/19.
050h0050	Cow Lane, Edlesborough	Application approved subject to S106	30	30	30	30	✓	✓	Assume completions start in 2017/18.
001h0414	Gatehouse (Sainsburys)	Application approved subject to S106	25	25	25	25	✓	✓	Assume completions start in 2018/19.
100h0053	Molly's Field, Addison Road, Steeple Claydon	Application approved subject to S106	22	22	22	22	✓	✓	Contact made for estimated completion rate from developers/agents.
048h0018	New Farm, 2 St Marys Road, East Claydon	Application approved subject to S106	6	6	6	6	✓	✓	Assume completions start in 2018/19.
001h0463	Elmhurst Youth Centre, 36 Fairfax Crescent, Aylesbury	Application approved subject to S106	6	6	6	6	✓	✓	Assume completions start in 2018/19.
001h0480	112 High Street, Aylesbury	Application approved subject to S106	5	5	5	5	✓	✓	Assume completions start in 2018/19.
<b>Total - Approved subject to S106</b>				<b>424</b>	<b>424</b>	<b>424</b>			
<b>Sites allocated in AVDLP or Neighbourhood Plans without permission</b>									
016h0175	Land below Field farm and next to High Acre Farm(G), Buckingham	Buckingham NP	400	400	175	300	✓	✓	Assume completions start in 2019/20.
016h0177	Above Rumbolds Well and next to field farm (I)	Buckingham NP	100	100	75	100	✓	✓	Assume completions start in 2019/20.
125h0126	Land at Winslow Rugby Club, Winslow	Winslow NP	75	75	25	50	✓	✓	Assume completions start in 2020/21.
125h0127	Land off Station Road, Winslow	Winslow NP	65	65	30	65	✓	✓	Assume completions start in 2020/21.
037h0026	Land off Mentmore Road	Cheddington NP	50	50	35	50	✓	✓	Assume completions start in 2019/20.
016h0174	Land adjacent to Field Farm, Tingewick Road(H)	Buckingham NP	50	50	35	50	✓	✓	Assume completions start in 2019/20.
016h0176	St Rumbolds Well(J), Buckingham	Buckingham NP	39	39	39	39	✓	✓	Assume completions start in 2019/20.
091h0022	Former Pitstone cement works and adjacent land (remainder of allocation)	AVDLP	36	36	36	36	✓	✓	Assume completions start in 2019/20.
125h0128	Land off Granborough Road, Winslow	Winslow NP	35	35	35	35	✓	✓	Assume completions start in 2020/21.
037h0028	Land off Barkham Close	Cheddington NP	35	35	15	35	✓	✓	Assume completions start in 2020/21.
125h0129	Winslow Centre, Winslow	Winslow NP	30	30	15	30	✓	✓	Assume completions start in 2020/21.
016h0173	Land at corner of Wells and Bridge Streets (K), Buckingham	Buckingham NP	28	28	28	28	✓	✓	Assume completions start in 2019/20.
055h0036	Land South of Little Horwood Road	Great Horwood NP	15	15	15	15	✓	✓	Assume completions start in 2018/19.
055h0037	Land North of Little Horwood Road	Great Horwood NP	15	15	15	15	✓	✓	Assume completions start in 2020/21.
055h0038	Land off Nash Road	Great Horwood NP	15	15	15	15	✓	✓	Assume completions start in 2018/19.
037h0027	Land off Partridge Close	Cheddington NP	15	15	15	15	✓	✓	Assume completions start in 2020/21.
<b>Total - Sites Allocated in AVDLP and Neighbourhood Plans</b>				<b>1003</b>	<b>603</b>	<b>878</b>			
<b>Permitted development</b>									
001h0411	Heron House, Floors 1-5, 49 Buckingham Street, Aylesbury	Prior approval application	55	55	55	55	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0461	Ringwood House, Walton Street, Aylesbury	Prior approval application	30	30	30	30	✓	✓	Assume completions start in 2018/19.
001h0453	Kingfisher House, 61 Walton Street, Aylesbury	Prior approval application	36	36	36	36	✓	✓	Assume completions start in 2018/19.
001h0440	Kings Court, George Street, Aylesbury	Prior approval application	19	19	19	19	✓	✓	Assume completions start in 2018/19.
001h0472	Western House, 14 Rickfords Hill, Aylesbury	Prior approval application	12	12	12	12	✓	✓	Assume completions start in 2018/19.

001h0451	Wing House, 5 Britannia Street	Prior approval application	12	12	12	12	✓	✓	Assume completions start in 2018/19.
001h0408	Pembroke Court, 22-28 Cambridge Street, Aylesbury	Prior approval application	12	12	12	12	✓	✓	Assume completions start in 2017/18.
<b>Total - Permitted development</b>				<b>176</b>	<b>176</b>	<b>176</b>			
<b>District - Total for all sites</b>				<b>8867</b>	<b>6177</b>	<b>5531</b>			

All dwelling figures are net of losses through demolition or conversion

\* This is not necessarily the same as the total number of dwellings on the site, as there may have been completions prior to 2013

\*\* S106: Section 106 or planning obligation agreement

\*\*\* Aylesbury Vale District Local Plan

**Appendix 2: Projected supply from sites less than 5 dwellings**

<b>Location</b>	<b>Parish</b>	<b>Status as at 31st March 2016</b>	<b>Net Commitments*</b>
Seven Gables Lodge, Buckingham Road	Addington	Permission; under construction	0
Fox Hollow Farm, Pilch Lane, Great Horwood	Adstock	Permission; under construction	1
Folly Inn PH Buckingham Road MK18 2HS	Adstock	Permission	1
Land adjacent to Adstock House, East Street	Adstock	Permission	1
The Coppice Akeley Wood Lodge Road	Akeley	Permission; under construction	0
The Milking Parlour, Pottery Farm, Chapel Lane	Akeley	Permission	1
Maple Tree Cottage, Chapel Lane	Akeley	Permission	1
Doone Cottage, Main Street	Ashendon	Permission; under construction	1
Manor farm Lower Pollicott	Ashendon	Permission	4
11 The Green	Aston Abbotts	Permission; under construction	1
Burston Hill Farm, Weeden Road	Aston Abbotts	Permission	1
Burston Hill Farm, Weedon Road	Aston Abbotts	Permission	1
Saddlers Farm, Cublington Road	Aston Abbotts	Permission	1
Stables Chivery	Aston Clinton	Permission; under construction	1
The Partridge Arms PH 50 Green End Street	Aston Clinton	Permission; under construction	1
Brook Farm, Brook Street	Aston Clinton	Permission	3
The Paddock House, 31 London Road, Aston Clinton	Aston Clinton	Permission	2
Aston Hill Place, Aston Hill, Chivery, HP22 5NQ	Aston Clinton	Permission	0
Land adjoining Overways, Aston Clinton	Aston Clinton	Permission	1
140 Weston Road	Aston Clinton	Permission	0
Longhorn Farm, Weston Road	Aston Clinton	Permission	1
The Bungalow, Green Park, Stablebridge Road	Aston Clinton	Permission	-1
22 & 22A New Road And Land To Rear	Aston Clinton	Permission	-2
125 Narbeth Drive	Aylesbury	Permission; under construction	1
5 Paterson Road	Aylesbury	Permission; under construction	1
Land off Castle Street	Aylesbury	Permission; under construction	2
Land Adjacent to 1 Wendover Way,	Aylesbury	Permission; under construction	1
9 Montague Road	Aylesbury	Permission; under construction	1
1 Sutherland Walk	Aylesbury	Permission; under construction	1
7 Wendover Road	Aylesbury	Permission; under construction	0
34 Wendover Road	Aylesbury	Permission; under construction	1
Aston Court, 1 Oxford Road	Aylesbury	Permission; under construction	3
11 Market Square	Aylesbury	Permission; under construction	1
62 Thrasher Road	Aylesbury	Permission; under construction	1
The Yard California	Aylesbury	Permission	4
10-14 Cambridge Street	Aylesbury	Permission	4
5-7 Market Street	Aylesbury	Permission	4
Heron House, 49 Buckingham Street	Aylesbury	Permission	4
Ardenham Lane House, Ardenham Lane	Aylesbury	Permission	3
Ardenham House Oxford Road	Aylesbury	Permission	3
Kingsbury House 2 George Street	Aylesbury	Permission	3
65 Fleet Street	Aylesbury	Permission	2
6-12 Mill Street	Aylesbury	Permission	2
31 Chantry Road	Aylesbury	Permission	1
15 Wigmore Road	Aylesbury	Permission	1
1-2 Castle Close	Aylesbury	Permission	2
14-18 Temple Street	Aylesbury	Permission	2
Aylesbury Vale Community Healthcare, N H S Trust, The Gatehouses, Tindal Centre, Bierton Road	Aylesbury	Permission	2
33 Prebendal Avenue	Aylesbury	Permission	1
80 Narbeth Drive	Aylesbury	Permission	1
10 Glaven Road	Aylesbury	Permission	1
2 Austen Place	Aylesbury	Permission	1
12 Gatehouse Road	Aylesbury	Permission	1
108 Aylesbury Road, Elmhurst,	Aylesbury	Permission	1
29 Russell Avenue, Aylesbury	Aylesbury	Permission	1
17 Abbotts Road	Aylesbury	Permission	1
19A Havelock Street	Aylesbury	Permission	1
84 Wendover Road	Aylesbury	Permission	1
Heron House 49 Buckingham Street	Aylesbury	Permission	1
Land At 1 Galsworthy Place	Aylesbury	Permission	1
29 Aiston Place	Aylesbury	Permission	1
Flat 1, Green End House, 10 Rickfords Hill, Aylesbury	Aylesbury	Permission	1
The Yard California	Aylesbury	Permission	1
7 Montague Road	Aylesbury	Permission	1
55 Camborne Avenue	Aylesbury	Permission	1
108 Broughton Avenue	Aylesbury	Permission	0
63A & 63B Friarage Road,	Aylesbury	Permission	-2
Berryfield Cottage, Berryfields, Quarrendon	Aylesbury	Permission	-1
70 Hastoe Park, Aylesbury	Aylesbury	Permission	-1
49 Russell Avenue, Aylesbury	Aylesbury	Permission	-1
Garage Court, Narbeth Drive	Aylesbury	Permission	4
Garage Site, Henry Road	Aylesbury	Permission	1

ASC Financial Soutions, Unit 9, Beachampton Business Park, Potash Farm, Nash Road, Beachampton	Beachampton	Permission	1
Dropshort Farm, Buckingham Road	Biddlesden	Permission	0
32 Grendon Way, Bierton	Bierton with Broughton	Permission; under construction	2
80 Aylesbury Road	Bierton with Broughton	Permission	2
72 Aylesbury Road	Bierton with Broughton	Permission	1
Unit B, The Firs, Aylesbury Road	Bierton with Broughton	Permission	1
Land Adj Grove Court, Rowsham Road	Bierton with Broughton	Permission	1
44 Temple Street	Brill	Permission; under construction	1
Hybanks North Hills	Brill	Permission	0
Land of Temple Street	Brill	Permission	1
Land Adjacent to Verdun, Western Avenue	Buckingham	Permission	4
Manor Beeches Avenue Road	Buckingham	Permission	3
24 West Street	Buckingham	Permission	3
Bryant Court, Moreton Road	Buckingham	Permission	3
1 Portfield Way,	Buckingham	Permission	1
10 Market Square	Buckingham	Permission	2
10 Market Square	Buckingham	Permission	1
Land Adjacent London Road	Buckingham	Permission	1
1 Portfield Way,	Buckingham	Permission	-1
Land At Fleece Yard, Market Hill	Buckingham	Permission; under construction	1
Canal Farm, Lower Buckland Road	Buckland	Permission; under construction	1
New Farm Bungalow Main Road	Buckland	Permission	0
New Farm Bungalow Main Road	Buckland	Permission	1
Land Adj 69 Buckland Road	Buckland	Permission	1
Round Spring, Dancers End Lane	Buckland	Permission	0
Bees Cottage, Main Road	Buckland	Permission	1
The Surprise, Buckland Wharf	Buckland	Permission	-1
13 Brackley Lane,	Charndon	Permission	1
River View, Church Lane	Chearsley	Permission; under construction	0
18c Chearsley Road, Long Crendon HP18 9AW	Chearsley	Permission	1
Land adjacent 5 Keepers Close,	Cheddington	Permission	1
The Old Swan PH, 58 High Street	Cheddington	Permission	1
12 Mentmore Road	Cheddington	Permission	1
Land Adjacent To Mentmore Cottage	Cheddington	Permission	1
32-34 Mentmore Road	Cheddington	Permission	1
Nick's Barn, Priory Courtyard, Main Road Through Chetwode Hamlet	Chetwode	Permission; under construction	1
The Clock Tower House,Chilton House,Thame Road	Chilton	Permission	3
13 Thame Road	Chilton	Permission	1
The annex at The Old Stables, Reads Lane	Cublington	Permission; under construction	1
New Dairy Farm, Stewkley Road	Cublington	Permission	2
Land adj Creslow Lodge, Reads Lane,	Cublington	Permission	1
Thomson Brook Stud, New Dairy Farm, Stewkley Road, LU7 0LS	Cublington	Permission	1
Land Off Bridle Track, Bridgeway	Cuddington	Permission	1
Wyichert Barn, Frog Lane	Cuddington	Permission	1
Chestnut Farm, Ford Road, Dinton	Dinton	Permission	2
Staddlestones, New Road,	Dinton	Permission	1
The Dairy, Chestnut Farm, Ford Road,	Dinton	Permission	1
Land at Wootton Grounds Farm, Lower Road,	Dinton	Permission	1
Bates Mooring, Lock 1, Puttonham Road,	Drayton Beauchamp	Permission; under construction	1
Bargate Farm The Highway	Drayton Parslow	Permission	1
Monkomb Farm, Winslow Road	East Claydon	Permission	1
Berwood Farm, Weir Lane, Botolph Claydon	East Claydon	Permission	1
Barn At Monkomb Farm, Winslow Road	East Claydon	Permission	1
Land at Buckingham Road,	Edgcott	Permission	1
Garage Site 524999G Chiltern Avenue, Edlesborough	Edlesborough	Permission	1
Land off Summerleys, Edlesborough	Edlesborough	Permission	1
26 High Street, Edlesborough	Edlesborough	Permission	0
Land At Avenue House, Moor End, Edlesborough	Edlesborough	Permission	1
Land Adjacent To 3 & 4 Leighton Road,Northall	Edlesborough	Permission	1
Threeways, Leighton Road, Northall	Edlesborough	Permission	-1
Yew Tree Malting Lane Dagnall	Edlesborough	Permission	1
Bassetts, Main Street	Gawcott	Permission	3
Twoways Cottage,11 Back Street	Gawcott	Permission	1
Primrose Hill Farm, Tingewick Road	Gawcott	Permission	1
Millford House, Hillesden Road	Gawcott	Permission	-2
Lower Green End Farm, 34 Green End	Granborough	Permission; under construction	0
Land at 4 Marston Road	Granborough	Permission	1
Ley Farm Winslow Road	Granborough	Permission	1
The Farm, 34 Green End	Granborough	Permission	1
West Lodge Mill Lane	Great Brickhill	Permission	0
Blossom Hill Farm, Partridge Hill, Great Brickhill	Great Brickhill	Permission	1
Land At 4 And 6, Heath Road	Great Brickhill	Permission	1
Newfoundland Fields, Ivy Lane,	Great Brickhill	Permission; under construction	1
Orchard Bungalow, Singleborough Lane,Singleborough	Great Horwood	Permission	0
Spring Cottage, Spring Lane	Great Horwood	Permission	1
The Grange	Great Horwood	Permission	1
2 Winslow Road	Great Horwood	Permission	1

Land at Saye and Sele Close, Main Street,	Grendon Underwood	Permission	2
116 Springhill Road, Grendon Underwood	Grendon Underwood	Permission	1
9 Park Road, Springhill,	Grendon Underwood	Permission	1
Land to Rear of Grove Farm, Main Street	Grendon Underwood	Permission	1
Little Grove, Main Street	Grendon Underwood	Permission	1
Plot 1, Three Horseshoes Close (Grange Farm, Main Street)	Grendon Underwood	Permission; under construction	1
Ebenezer Cottage, Bicester Road	Grendon Underwood	Permission	1
Ebenezer Cottage, Bicester Road, Kingswood	Grendon Underwood	Permission	1
42 And 42a Churchway	Haddenham	Permission; under construction	0
2 Church End,	Haddenham	Permission; under construction	0
Rear Of 21 Rosemary Lane	Haddenham	Permission; under construction	1
51 Thame Road	Haddenham	Permission; under construction	1
Scotsgrove Farm, Aylesbury Road,	Haddenham	Permission	1
Scotsgrove Mill, Mill Lane,	Haddenham	Permission	1
11 Pilots Place	Haddenham	Permission	1
Downsview, Lower Road	Haddenham	Permission	1
Ivor Newton & Sons, Aston Road	Haddenham	Permission	1
Halton Combined School, Upper Icknield Way	Halton	Permission	-1
Portway Field, Buckingham Road,	Hardwick	Permission; under construction	1
Old Chapel Lower Road	Hardwick	Permission; under construction	1
Millpeace, Buckingham Road,	Hardwick	Permission	1
Land Rear Of White Tara Cottage Buckingham Road	Hardwick	Permission	1
Borshaw Farm, Claydon Road	Hogshaw	Permission	1
Cane End Farm	Hulcott	Permission; under construction	1
17 Little Ickford	Ickford	Permission; under construction	0
Land Rear of 42 Worminghall Road, Ickford	Ickford	Permission	1
Church Farm House, 23 Church Road	Ickford	Permission	1
Buckmaster Farm, Horton, Slapton	Ivinghoe	Permission; under construction	1
36 High Street,	Ivinghoe	Permission; under construction	1
Land at the Old Tring Brewery, Tring Road	Ivinghoe	Permission; under construction	1
Land at Foxhill, Risborough Road	Kingsey	Permission	1
Rosamonds Bungalows, Kingswood Lane	Kingswood	Permission; under construction	2
The Exchange Towcester Road MK18 5AF	Lillingstone Dayrell	Permission	1
The Barn, Shire Hill Farm, Towcester Road	Lillingstone Lovell	Permission	1
Green Farm, The Green	Little Horwood	Permission; under construction	1
Land Adj. To Hillside, Winslow Road	Little Horwood	Permission	3
The Bungalow, 4 Wood End	Little Horwood	Permission	2
Land Adj Old Oaks, 18 Wood End	Little Horwood	Permission	1
Stear Hill Cottage Mursley Road	Little Horwood	Permission	1
Norbury Farm, Mursley Road	Little Horwood	Permission	1
The White House Bungalow Winslow Road	Little Horwood	Permission	1
Land Adj. To Hillside, Winslow Road	Little Horwood	Permission	-1
The Bungalow, 4 Wood End	Little Horwood	Permission	-1
Land Adj. To Hillside, Winslow Road	Little Horwood	Permission	2
Crendon House Westfield Road	Long Crendon	Permission	1
Dovecote House Jesses Lane	Long Crendon	Permission	1
Land adj. to Broad View Westfield Road HP18 9EG	Long Crendon	Permission	1
Bentley Drivers Club, 16 Chearsley Road,	Long Crendon	Permission	1
Land to rear of 1 and 1a The Square, Long Crendon	Long Crendon	Permission	1
Lopemead Farm, Thame Road	Long Crendon	Permission	1
57 High Street	Long Crendon	Permission	0
Land Adjacent To 5 Burns Close	Long Crendon	Permission	1
Broad View Westfield Road HP18 9EG	Long Crendon	Permission	0
61 High Street	Long Crendon	Permission	1
Land Adjacent To 48 Chearsley Road	Long Crendon	Permission	1
Coombe Cottage, 12 Chearsley Road, Long Crendon	Long Crendon	Permission	-1
The Nurseries Piddington Road	Ludgershall	Permission; under construction	0
Elmwood House, Wotton End	Ludgershall	Permission	1
St Anthonys, Tetchwick Farm Road	Ludgershall	Permission	1
Stable Yard opposite The leverets Blackthorn Road	Marsh Gibbon	Permission; under construction	1
Manor Farm, Station Road	Marsh Gibbon	Permission	1
Land to side 39 Millfield Avenue	Marsh Gibbon	Permission	1
Annex at 28 Scotts Close	Marsh Gibbon	Permission	1
The White Lion PH Startops End Lower Icknield Way	Marsworth	Permission; under construction	2
Mentmore Smithy, Stag Hill	Mentmore	Permission; under construction	1
Rowden Farm Barns, Rowden Farm Lane,	Mentmore	Permission; under construction	3
Land to the West of Rowden Farm, Rowden Farm Lane	Mentmore	Permission	3
Horses Helping People Sunrise Farm Rowden farm Lane LU7 0QD	Mentmore	Permission	1
Rowden Farm, Rowden Farm Lane, Mentmore	Mentmore	Permission	1
Blackmore Hill Calvert Road	Middle Claydon	Permission; under construction	1
Coldharbour Farm Stewkley Lane	Mursley	Permission; under construction	1
Land to rear 9 & 11 Main Street MK17 0RT	Mursley	Permission; under construction	2
31 Main Street	Mursley	Permission	1
Land to the rear of 12 Main Street	Mursley	Permission	1
Ashfields Land< Whaddon Road	Mursley	Permission	1



Brook Cottage, 8 Church Lane,	Mursley	Permission	1
The Barn, Os 7619, Whaddon Road	Mursley	Permission	1
Richmond Hill Farm , Stewkley Lane	Mursley	Permission	1
Barn , Wood End Farm, Wood End	Nash	Permission; under construction	1
The Barn at The Rectory, Stratford Road	Nash	Permission; under construction	1
Barn 2, The Pond Barn, Wood End Farm, Wood End	Nash	Permission	1
Garage site 676999G 12 Stratford Road	Nash	Permission	1
24 -28 Whaddon Road	Newton Longville	Permission; under construction	1
25 Bletchley Road	Newton Longville	Permission	2
Land To The Rear Of 20 Whaddon Road	Newton Longville	Permission	1
23 Westbrook End	Newton Longville	Permission	1
BSL Contract Lighting Ltd, The Old Forge, High Street	North Marston	Permission; under construction	1
Hillview Paddocks, Carters Lane	North Marston	Permission	1
Land Adjacent And To Rear Of 22 Worminghall Road,	Oakley	Permission; under construction	2
Royal Oak PH, 2 Worminghall Road	Oakley	Permission	2
New Farm Oxford Road	Oakley	Permission	1
Poplar Farm, Oxford Road	Oakley	Permission	1
Land at The Garden, Church Lane	Oving	Permission; under construction	3
Jesmond, Pulpit Lane	Oving	Permission	1
The Cave , Meadway	Oving	Permission	1
The Glade, Lower Way	Padbury	Permission; under construction	1
Kirtands Old End	Padbury	Permission; under construction	0
Garage Site Springfields	Padbury	Permission	2
Hedges Farm Thornborough Road	Padbury	Permission	1
Fair View, Lower Way	Padbury	Permission	1
Former Garages Rear Of Nos. 23-25, Old End	Padbury	Permission	1
Springfield House Orchard Way	Pitstone	Permission	0
19 & 20 Pitstone Green Cottages, The Green, Pitstone	Pitstone	Permission	-1
The Coach House, Erleigh Manor, Vicarage Road	Pitstone	Permission	1
Land West of 120 Vicarage Road	Pitstone	Permission	1
Land adjacent Manor Farm, Main Street	Poundon	Permission; under construction	3
Upper Farm, Main Street	Poundon	Permission; under construction	1
Home Farm Barn Stratton Audley Road	Poundon	Permission	0
Church Farm, North End	Preston Bissett	Permission	4
Plot 1, Land at Pound Lane Farm, Pound Lane, 133 Station Road	Preston Bissett	Permission	1
Land at 36 Upper Street	Quainton	Permission	1
Sawpit Yard, The Green,	Quainton	Permission	1
Station Road Farm Station Road HP22 4BW	Quainton	Permission	1
Oak Tree Farm, Doddershall	Quainton	Permission	1
Land Adj To 4 Station Road	Quainton	Permission	1
151 Station Road	Quainton	Permission	1
Swan And Castle PH, 52 Lower Street	Quainton	Permission	2
Buzzard Holt, Main Street	Radclive	Permission	1
Land Adj Vine Cottage, Crendon Road	Shabbington	Permission	3
Land Adjacent To Mellor House,Ickford Road	Shabbington	Permission	3
Upper Farm, Crendon Road	Shabbington	Permission	0
Barns To Rear Of Horton House Horton Road	Slapton	Permission; under construction	1
20 Horton Road	Slapton	Permission	4
The Chapel, Horton Road	Slapton	Permission	1
34 Church Road	Slapton	Permission	1
20 Horton Road	Slapton	Permission	-2
Hollingdon Grange Grove Farm Lane	Soulbury	Permission; under construction	-1
Home Farm Liscombe Park	Soulbury	Permission; under construction	1
Winscott Farm Stewkley Road	Soulbury	Permission	3
Land Adjacent To The Cottage, Church Lane	Soulbury	Permission	3
Barns At Upper Hollingdon Farmhouse Hollingdon Road	Soulbury	Permission	3
Garage Site 762999G, Mount Pleasant,	Soulbury	Permission	2
2-3 Stockgrove Park House, Stockgrove Park	Soulbury	Permission	1
Land rear of 4-8 Chapel Hill	Soulbury	Permission	1
Hollingdon Farm Grove Farm Lane Hollingdon	Soulbury	Permission	1
Little Oak Farm Leighton Road	Soulbury	Permission	1
Hollingdon Grange Grove Farm Lane	Soulbury	Permission	0
Land At Upper Hollingdon Farm Hollingdon Road	Soulbury	Permission	1
Winscott Farm Stewkley Road	Soulbury	Permission	0
Cloverhill House , Ivy Lane	Soulbury	Permission	0
26-28 Queen Catherine Road	Steeple Claydon	Permission; under construction	1
Land To Rear Of 23 Buckingham Road	Steeple Claydon	Permission	2
60 Vicarage Lane	Steeple Claydon	Permission	1
Land to side of 6 North End Road,	Steeple Claydon	Permission	1
9B Buckingham Road	Steeple Claydon	Permission	1
23 Buckingham Road	Steeple Claydon	Permission	1
18 Bletchley Road	Stewkley	Permission; under construction	1
Raywood House South Lane	Stewkley	Permission; under construction	0
18 Bletchley Road	Stewkley	Permission; under construction	0

Land at Bletchley Road	Stewkley	Permission	1
12 Ivy Lane	Stewkley	Permission	0
74 High Street South	Stewkley	Permission	0
Land Adj To 7 St Michaels Close	Stewkley	Permission	1
74 High Street South	Stewkley	Permission	1
Land At Steart Farm			
Stearts Farm Lane	Stewkley	Permission	1
14 Bletchley Road	Stewkley	Permission	1
Harmansfield, Wing Road	Stewkley	Permission	1
Stoke House Folly, Fenny Road	Stoke Hammond	Permission; under construction	1
Tumbleweed Hillersdon Chase	Stoke Hammond	Permission	1
Land At Lodge Lane	Stoke Hammond	Permission	2
Longacre, Risborough Road	Stoke Mandeville	Permission	0
81 Wendover Road	Stoke Mandeville	Permission	0
The Weald 77 Eythrope Road	Stone	Permission; under construction	1
Garage Site Moreton Lane	Stone	Permission	1
36 Oxford Road Stone HP17 8PB	Stone	Permission	0
Land At 12 Bittenham Close	Stone	Permission	1
1 Home Park Stowe School Stowe Park MK18 5DF	Stowe	Permission	-1
4 Bannerlands, Gorrell Road, Dadford	Stowe	Permission; under construction	2
26-28 Winslow Road	Swanbourne	Permission	1
Land adj to 18 Smithfield End Swanbourne	Swanbourne	Permission	1
Barn, Land Adj. Station Road	Swanbourne	Permission	1
Nearton End Farm, Nearton End	Swanbourne	Permission	4
Thornborough Manor, High Street	Thornborough	Permission; under construction	0
Coombs Farm, Padbury Road, Thornborough	Thornborough	Permission	4
Stonelands Farm, Padbury Road, Thornborough	Thornborough	Permission	0
Thornborough Grounds, Bletchley Road	Thornborough	Permission	1
Land At The Green			
The Green	Thornborough	Permission	0
Windmill Cottage, Mill Lane	Thornborough	Permission	0
Crossbridge Farm Barn Thornborough Road	Thornton	Permission; under construction	0
Manorgrove Church Lane	Tingewick	Permission; under construction	1
21-22 Stowe View	Tingewick	Permission	2
Cross Lane Corner Cottage, Main Street	Tingewick	Permission	1
Oaktree Stables , Preston Road	Tingewick	Permission	1
Tingewick Mill Farm			
Mill Lane	Tingewick	Permission	1
Land at Chapel Lane	Turweston	Permission; under construction	2
The Stores, Main Street, Twyford	Twyford	Permission	2
Land Adj Village Hall, Main Street	Twyford	Permission	2
Common Leys, Silk Street	Waddesdon	Permission; under construction	1
Upper Blackgrove Farm Berryfields	Waddesdon	Permission; under construction	1
Land Adj To 1 Frederick Street	Waddesdon	Permission; under construction	1
Middle Blackgrove Farm Berryfields	Waddesdon	Permission	0
Lower Denham Farm, Blackgrove Road	Waddesdon	Permission	-1
Littleton Manor Farm, Bicester Road	Waddesdon	Permission	2
77 High Street	Weedon	Permission	0
20 East End, Weedon	Weedon	Permission	0
5 The Lilies, High Street	Weedon	Permission	-1
Brook House, 2 Tring Road,	Wendover	Permission; under construction	1
6 Halton Lane	Wendover	Permission; under construction	2
Brook House, 2 Tring Road,	Wendover	Permission	1
Russell Farm Cobblers Hill	Wendover	Permission	1
144 Aylesbury Road,	Wendover	Permission	1
11 Manor Crescent	Wendover	Permission	1
Bacombe Beeches, Ellesborough Road	Wendover	Permission	0
56 Hale Road	Wendover	Permission	0
Beech Hut, Dunsmore Lane	Wendover	Permission	1
Rocketeer Bungalow, Rocky Lane	Wendover	Permission	1
Middle Distance, Boswells Farm, Hogtrough Lane	Wendover	Permission	0
Beech Hut, Dunsmore Lane	Wendover	Permission	-1
Rocketeer Bungalow, Rocky Lane	Wendover	Permission	-1
Appleacre, Hale Lane	Wendover	Permission	1
Appleacre, Hale Lane	Wendover	Permission	-1
land adj 2 Linnet Srive,	Westcott	Permission; under construction	1
The Woodland, Ashendon Road	Westcott	Permission	0
Walnut Cottage, 11 Brook End	Weston Turville	Permission	4
332 Wendover Road	Weston Turville	Permission	0
3 Bates Lane Weston Turville HP22 5SL	Weston Turville	Permission	1
The Vicarage, White Horse Lane	Whitchurch	Permission; under construction	2
Land Adj. North Marston Lane Holts Buildings	Whitchurch	Permission; under construction	1
Land between Old Quarry barn and 29 Bushmead Road, Whitchurch	Whitchurch	Permission	4
The Stable Block, The Firs, High Street	Whitchurch	Permission	4
Land adj Orchard Farm, Bushmead Road,	Whitchurch	Permission	1
Old Quarry Barn, Bushmead Road	Whitchurch	Permission	1
34 Oving Road	Whitchurch	Permission	2
Land adj 34 Oving Road,	Whitchurch	Permission	1

Orchard Barn, Bushmead Road	Whitchurch	Permission	1
34 Oving Road	Whitchurch	Permission	1
Former car park of The Sportsman PH, Littleworth	Wing	Permission; under construction	1
37 Prospect Place	Wing	Permission; under construction	1
Land off Littleworth,	Wing	Permission	1
Stamford, Stewkley Road	Wing	Permission	1
Burcott Lodge Farm, Soulbury Road	Wing	Permission	1
Land off Castle Street,	Wingrave	Permission; under construction	3
The Old Barn, Upper Wingbury Farm, Leighton Road	Wingrave	Permission; under construction	1
Land Adjacent To 16 Leighton Road	Wingrave	Permission	1
44 Nup End Lane HP22 4PX	Wingrave	Permission	1
23 Station Road, Winslow	Winslow	Permission; under construction	0
The Courtyard, 27 High Street	Winslow	Permission	2
Land to the rear of White Lodge Sheep Street	Winslow	Permission	1
Auction Room, Bell Walk,	Winslow	Permission	1
White Lodge, Sheep Street, MK18 3HL	Winslow	Permission	1
Land At 42 Highfield Road	Winslow	Permission	1
69 Verney Road	Winslow	Permission	0
Foxhole Farm, Little Horwood Road	Winslow	Permission	1
Land Adj To Oakley Road	Worminghall	Permission	1
Land at Tittershall Wood Kingswood Lane	Wotton Underwood	Permission; under construction	1
<b>Total net commitments on sites less than 5 dwellings</b>			<b>413</b>

\* The number of dwellings with planning permission, that have not yet been built, minus any losses through demolition or conversion

The projected completions from commitments on sites less than 5 dwellings are assumed to be equally spread over the three years from April 2016 to March 2019, so the projected supply from sites less than 5 dwellings is as follows:

	2016/17	2017/18	2018/19
<b>Whole District</b>	<b>138</b>	<b>138</b>	<b>137</b>