

Aylesbury Vale District Council - Five year housing land supply position statement, May 2015

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 preparation 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 position statement deals with a number of factors which have emerged since the last position (October 2014) statement was published, including the publication of the 2012 DCLG household projections, new monitoring information on completions and commitments for the 2014/15 year and new information on the expected rates of delivery.

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 interim housing requirement target identified in this position statement does not represent 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).

Options for identifying housing requirement

4.1 Until an NPPF compliant objectively-assessed housing need is tested through the process of the new Local Plan for the district¹, this leaves a number of options. The following were considered but found not to be appropriate:

- 1) Roll forward the target from AVDLP - The housing targets in AVDLP were for the period to 2011 and are therefore out of date for the purposes of paragraph 14 of the NPPF so are no longer considered appropriate to use in calculating the housing land supply;
- 2) Use the targets from the former VAP- The VAP housing targets are no longer relevant as they were found unsound and subsequently the Plan has now been withdrawn;
- 3) Use the targets from SEP – The SEP targets are not appropriate as they have been revoked; the housing evidence behind it is out of date; and the principles of regional redistribution to determine housing targets are not based on objective assessment of need.

4.2 Two further options have been considered:

- 4) Using the latest government (DCLG) household projections (2012-based data published February 2015) as a proxy indicator of the likely housing need requirement; and
- 5) Using emerging housing need figures from the 'Initial review of Housing Needs' report published 31 October 2014 showing work undertaken so far for the Aylesbury Vale Housing and Economic Development Needs Assessment² (HEDNA).

Emerging findings from Housing and Economic Development Needs Assessment

5.1 Work is underway to prepare the Aylesbury Vale HEDNA which will identify the full objectively assessed needs (FOAN) for the district, considering locally-generated housing need based on demographic projections, economic forecasting, affordable housing and market signals. This is due to be published late June/early July 2015, at which point this position statement will be updated to reflect the FOAN figure as the requirement against which the 5 year housing land supply is assessed.

5.2 Alongside the HEDNA the Housing Market Area (HMA) within which the district falls has been defined in cooperation with other authorities. This study³ identifies that Aylesbury Vale, Chiltern and Wycombe districts comprise the best fit for a Central Buckinghamshire HMA. Following the results of the HMA study, a Central Buckinghamshire HEDNA is now underway which will assess the housing need for each component district as well as the HMA as a whole. This work will complement the work done by the Aylesbury Vale HEDNA.

5.3 The initial findings from the Aylesbury Vale HEDNA have been presented at a four forums to members, parish and town councils, local planning authorities and stakeholders, held in October 2014 and identified in the 'Initial review of Housing Needs' report published 31 October 2014. These emerging findings have been arrived at following guidance in the NPPG and indicate the following:

- a) Trend-based household and population projections (including household formation rates) indicate a need of 975 – 1030 dwellings per annum (dpa);
- b) Affordable housing need has been identified as being 477 dpa (net) which is likely to be met through a combination of new affordable housing provision and private rental lettings (supplemented by Local Housing Allowance). An uplift to address levels of concealed

¹ Timescales for preparing a new Local Plan are set out in the Local Development Scheme <http://www.aylesburyvaledc.gov.uk/planning-policy/publications-list/local-development-scheme/>

² Previously known as a Strategic Housing Market Assessment

³ <http://www.aylesburyvaledc.gov.uk/planning-policy/vale-of-aylesbury-local-plan/supporting-evidence/>

- households is factored into the projections above. This does not lead to a need to increase the housing requirement;
- c) Market signals such as changes in home ownership, affordability ratios, median house prices and overcrowding have also been taken into account, and feed into the demographic modelling; and
 - c) Baseline economic forecasting – 924 dpa needed to support Oxford Economics forecast (spring 2013) and 1025 dpa needed to support Cambridge Econometrics forecast (summer 2014).
- 5.4 Drawing the evidence together, the initial findings from the Aylesbury Vale HEDNA indicates a district need for between 1000 - 1030 dwellings per annum between 2013-33.
- 5.5 The provisional findings are currently being reviewed now that the 2012-based Household Projections have been released and to take account of local economic drivers i.e. things that we know will happen in the economy in the future but were not present in the past, and therefore are not part of the baseline economic forecasts. Further demographic information relating to local migration will also need to be taken into account.
- 5.6 The Aylesbury Vale HEDNA considers the district's own objectively assessed needs, however further needs may be identified through considering 'policy-on' factors for the 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.
- 5.7 There is as yet no sufficiently tested and agreed evidence from adjoining or other relevant authorities in terms of any unmet needs, that could be relied upon for the purposes of identifying the total housing requirement. We are currently working with the relevant authorities. The total unmet needs will not be known until detailed capacity work has been undertaken and agreed, and will feed into the VALP process as it emerges.
- 5.8 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 Plan target.
- 5.9 The fact that these initial Aylesbury Vale HEDNA figures have emerged, which (subject to the caveats set out above) go some way beyond the DCLG projections in the process towards identifying the district's full, objectively assessed housing need, has meant that the Council has had to reach a conclusion about which figures are used to calculate the five year housing land supply: either continue with the DCLG household projections, or use a figure from the provisional HEDNA findings as the 'requirement' against which 5 year housing land supply is measured. Due to the provisional nature of the HEDNA figures, the fact that they align so closely with the DCLG household projections, and the guidance on the use of DCLG projections (below), it is not considered appropriate to use them in preference to the DCLG projections at this stage. The emerging HEDNA figures identify a similar requirement to the DCLG household projections, which should therefore attract more weight when calculating the five year housing land supply in the interim period until the FOAN is identified in the emerging Aylesbury Vale HEDNA..

DCLG Household Projections

- 6.1 The Planning Practice Guidance sets out household projections represent the most appropriate starting point and the most reliable figures in the absence of more detailed local data. However it is recognised that the household projections are only a starting point, and should not be considered as representing a full objective assessment of need for market and affordable housing in accordance with the NPPF. The household projections used to inform this interim position does not infer any decision by the Council about housing provision in any future local plan.
- 6.2 The 2012 Household Projections were published by DCLG on 27th February 2015. The household projections are trend-based and indicate the number of additional households that would form if

recent demographic trends continue⁴. The figures in these projections are based on the 2012-based Sub-National Population Projections (SNPP)⁵, published by the Office for National Statistics (May 2014). The SNPP include births and deaths (natural change), net migration (internal, international and cross border), and trends in household formation revealed by successive censuses.

6.3 They replace the 2011-based interim Household Projections released in April 2013 and fully take into account information from the 2011 Census. The last full update of the household projections were the 2008 based projections released in November 2010. The 2012 based projections vary slightly for Aylesbury Vale compared to the 2011 based interim projections. The interim 2011 based DCLG household projections only covered a ten year period between 2011-2021 which gave the projection for Aylesbury Vale of 9,880, or 988 dwellings on average a year. The 2012 based DCLG household projections cover a much wider period including the emerging VALP plan period of 2013-2033. For this period it gave the projection of 18,404 dwellings, which is 920 dwellings on average a year.

6.4 The figures used to calculate the 5 year housing supply in this interim position statement have taken account of this latest update.

Recent Appeal decisions using DCLG Household Projections

7.1 The interim approach of using DCLG household projections has been tested through the appeals⁶ process and the decisions have identified this is the most suitable approach in the current situation. The decisions agree that assessing the supply against the household projections is useful but are clear that these can only be given limited weight as it is not the FOAN as required by the NPPF. A number of the appeals considered in detail evidence about what the FOAN should be and various factors that would affect it. They all concluded that the DCLG household projections remain the most appropriate figure currently, that the evidence presented did not suggest they should be amended radically and that the further detail should be debated in the context of a local plan rather than an appeal situation.

7.2 However there have been several adjustments made in how the five year housing land supply is calculated based on the recent appeal decisions. Firstly in looking at past delivery rates, the 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.

Calculating the interim housing requirement for the district using DCLG figures

8.1 Using the 2012-based DCLG Household Projections for the emerging VALP plan period, 2013 to 2033 gives a requirement of 18,404 dwellings. Previous position statements have used a 3%

⁴ <https://www.gov.uk/government/collections/household-projections>

⁵ <http://www.ons.gov.uk/ons/rel/snpp/sub-national-population-projections/Interim-2011-based/index.html>

⁶

- 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/14/2198840

vacancy rate, however the emerging HEDNA now considers a 3.8% vacancy rate to take into account vacant and second home vacancies. As such a 3.8% vacancy rate has been applied to give a requirement of 955 average dwellings a year for the next twenty years.

Table 1: Housing requirement for Aylesbury Vale 2013-2033 informed by the 2012-based DCLG Household Projections

Total requirement for the district 2013-2033	Annual average requirement per year	Average over 5 year period
19,103 dwellings	955 dwellings	4,776 dwellings

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

8.2 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 2001 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 onwards

Year	2001/ 02	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15
Requirement (dwellings)	810	810	810	810	810	810	810	810	810	810	955	955	955	955
Completions (dwellings)	516	499	934	667	643	616	822	744	795	755	1,103	934	990	1,419
Shortfall against requirement	-294	-311	+124	-143	-167	-194	+12	-66	-15	-55	+148	-21	+35	+464
Cumulative backlog	-294	-605	-481	-624	-791	-985	-973	1,039	1,054	1,109	-961	-982	-947	-483
Unimplemented permissions at end of each year (31 st March) ⁷	-	-	-	-	-	-	8,463	7,865	7,805	7,371	9,200	8,245	8,408	8,051

8.3 Between 2001 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 since 2011/12 the delivery rates have been measured against the 2012 household projections.

8.4 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.

⁷ Not including a 10% discount to sites under 5 which had been applied in previous position statements

- 8.5 Table 2 illustrates whilst there has been materially higher delivery in the past couple of years with 1,103 dwellings delivered in 2011/2012, 934 in 2012/2013, 990 in 2013/2014, and 1,419 in 2014/2015. There have been fluctuations in completion rates with several years where the target has not been met. However 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. When considering past delivery since 2001, the inspectors have considered that a 20% buffer should be applied, rather than a 5% buffer as previously used.
- 8.6 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".

Calculating projected supply from deliverable sites

- 8.7 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 adopted 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).

- 8.8 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. 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.
- 8.9 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 10% is deducted to account for non-delivery. Many of these are already under construction as noted in appendix 2.
- 8.10 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

- 9.1 Supply will also come forward through windfall sites⁸. 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.
- 9.2 Based on the NPPF requirements, the Council has put together compelling evidence for windfall projections for sites of 9 or less which has been accepted by Inspectors⁹. 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 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.

⁹ APP/J0450/A/14/2213924 paragraph 166 and APP/J0405/A/13/2210864 paragraph 66

- 9.3 The National Planning Practice Guidance (NPPG) allows for large sites of 10 or more 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 10 or more. However due to policy constraints, not all of these sites could be delivered against the current Local Plan policies. As such the supply of these sites is not consistent and therefore projecting forward a windfall allowance would not be robust for large sites (10 or more dwellings).
- 9.4 Windfall projections are based on the average dwelling completions for small sites (9 or less) over the last seven years (2008 – 2015) (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

- 9.5 The average number of homes delivered on windfall sites over the last seven years (1st April 2008 – 31st March 2015) is 103 per annum.
- 9.6 The NPPF provides the opportunity to include an windfall allowance for sites within the later years of the supply (years 6 – 13). However, housing markets are subject to change and the Council believes that it cannot, with any degree of certainty, project the windfall allowance forward to the latter years of the supply, therefore a windfall allowance is only made for years 2018/19 to 2020/21.
- 9.7 This gives a total windfall allowance of 206 dwellings for the 5 year period 2014-2019, increasing the 5 year housing supply from 5.1 years to 5.3 years. The windfall allowance will be monitored annually.

Monitoring of five year housing land supply

- 10.1 In the **interim** until a spatial strategy is established through the new Local Plan, then monitoring of the five year supply will be on a district-wide basis. There will be no sub-division within the district until a distribution strategy has been established to reflect a revised housing requirement and when we know more about the geographical areas we might need to accommodate unmet need from.

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	7,221
Deliverable sites not yet with planning permission but approved subject to S106	394
Deliverable sites allocated in AVDLP or Neighbourhood Plans but not yet with planning permission or approved subject to S106	338
Permitted Development	98
Total deliverable supply 2015-2033	8,051

10.1 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 2015-2020	5,761
Deliverable supply 2016-2021	4,965

11.2 It can be seen that 5,761 dwellings are deliverable within the 5 year period 2015-2020 (an average annual figure of 1,152 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 increased level of housing over the next 5 years, compared to earlier years (the average annual number of dwellings completed over 2010-2015 was 1,042).

11.3 A target of 19,103 dwellings in the District for the 2013-2033 period is based on the 2012 DCLG household projections, published in February 2015, and includes in addition to this an allowance for a 3.8% vacancy rate (in line with Census data for vacant and second homes).

Table 6: Summary of 2012 DCLG household projection requirements

	Total requirement 2013-2033	Annual average requirement	Average over 5 year period
District Total	19,103	955	4,776

11.4 Tables are set out below showing the calculations of housing land supply based on these DCLG figures. This is shown firstly for the period 2015 to 2020, and then for the period 2016 to 2021. 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 1st April 2015 to 31st March 2020

	District
Requirement	4,776
Pre-2015 oversupply*	499
Total 5 year requirement	4,277
Total 5 year requirement plus additional buffer of 20%	5,132
Total projected supply from deliverable sites	5,761
10% non implementation deduction	-576
Total projected supply from windfall sites	206
Total projected supply	5,391
Projected supply as percentage of requirement	105.1% (5.3 years)

*This adjustment takes account of the number of actual housing completions in the period 2013 to 2015. This has exceeded the 2012 DCLG projections requirement.

Table 8: Housing land supply for 1st April 2016 to 31st March 2021

	District
Requirement	4,776
Pre-2016 oversupply*	862
Total 5 year requirement	3,914
Total 5 year requirement plus additional buffer of 20%	4,697
Total projected supply from deliverable sites	4,965
10% non implementation deduction	-497
Total projected supply from windfall sites	309
Total projected supply	4,777
Projected supply as percentage of requirement	101.7% (5.1 years)

*This adjustment takes account of the number of actual housing completions in the period 2013 to 2015 and the number of projected completions from 2015 to 2016. This has exceeded the DCLG projections requirement.

Aylesbury Vale District Housing Trajectory for 2013-2033 - based on 2012 interim CLG projections

March 2015

	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																				1141
Past Completions - Allocated Sites	512	756																				1268
Projected Supply - Existing Allocated Sites			565	461	520	425	320	352	143	25	0	0	0	0	0	0	0	0	0	0	0	2643
Projected Supply - Other Deliverable Sites			753	968	1087	477	185	170	160	160	160	160	160	160	160	160	160	160	160	0	0	3640
Windfall						103	103	103														309
Required supply*							101	230	400	400	400	400	800	800	800	800	800	800	800	800	800	331
Total Past Completions	990	1419																				
Total Projected Completions			1318	1429	1607	1005	709	855	703	585	560	560	960	960	960	960	960	960	960	800	800	6923
Interim Target	955	955	955	955	955	955	955	955	955	955	955	955	955	955	955	955	955	955	955	955	955	19100
Interim Target - Cumulative	955	1910	2865	3820	4775	5730	6685	7640	8595	9550	10505	11460	12415	13370	14325	15280	16235	17190	18145	19100		
Cumulative Completions	990	2409	3727	5156	6763	7768	8477	9332	10035	10620	11180	11740	12700	13660	14620	15580	16540	17500	18300	19100		
Number dwellings above or below cumulative target	35	499	862	1336	1988	2038	1792	1692	1440	1070	675	280	285	290	295	300	305	310	155	0		
Annual requirement taking account of past/projected completions	955	953	878	809	734	649	596	559	514	477	446	417	387	337	286	236	185	135	84	42		

* 2012-based interim CLG projections

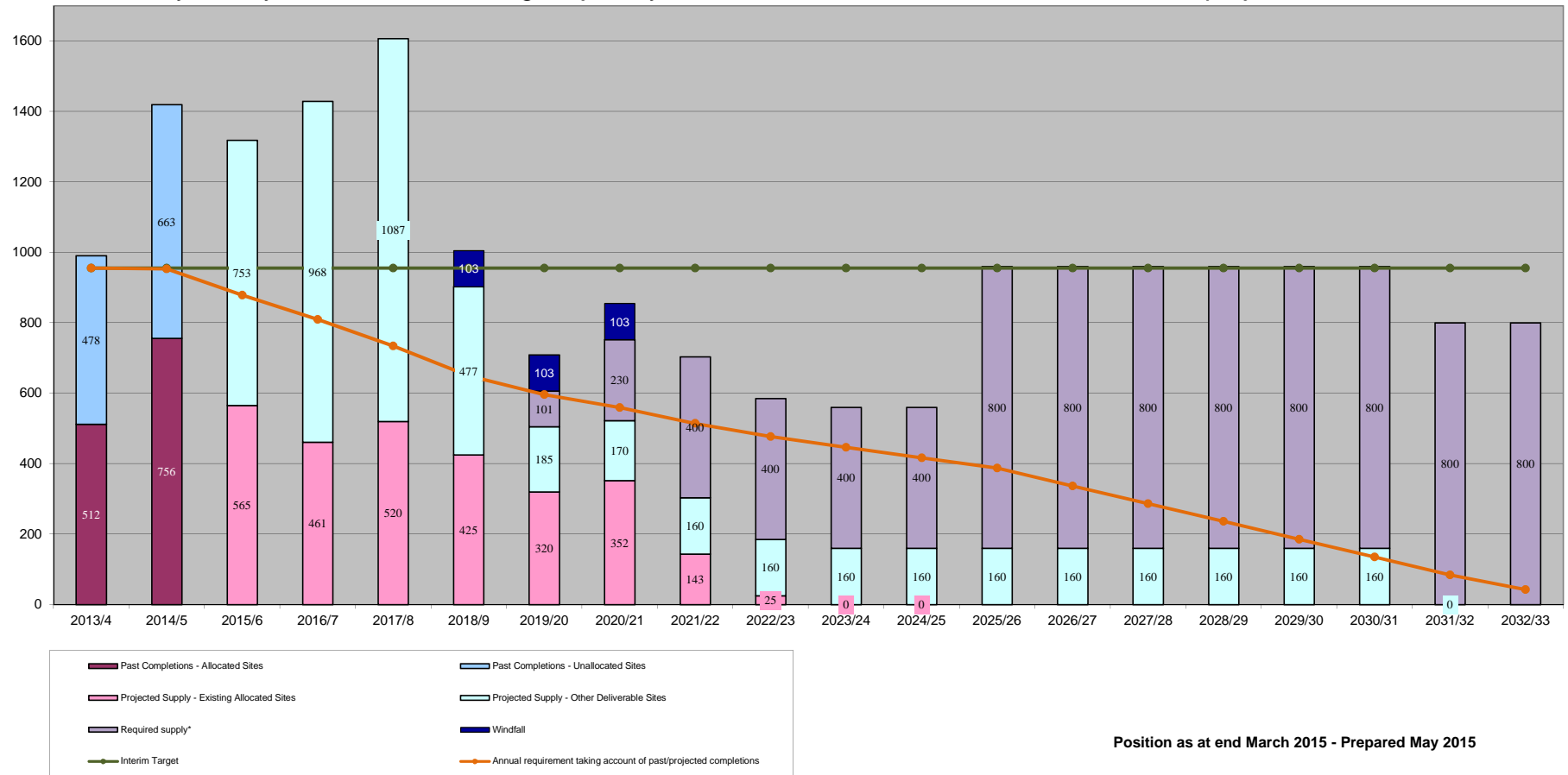
Position as at end March 2015 - Prepared May 2015

Aylesbury Vale District Housing Trajectory for 2013-2033 - based on 2012 interim CLG projections

	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	
AVDLP and Neighbourhood Plan Allocated Sites																						
With permission																						
Berryfields MDA, Aylesbury	321	450	325	325	325	325	270	200														1770
Berryfields House (Berryfields MDA), Aylesbury		112	62	56	5																	123
Weedon Hill MDA (Buckingham Park), Aylesbury	92	58	47																			47
Verney Road, Winslow	10	25	30	29	20																	79
Land Adjacent To Furze Lane, Winslow					50	50	50	50	50													250
Former Pitstone Cement Works (part)	9		3																			3
Bridge Street, Buckingham		23	2																			2
Former Bearbrook House, Oxford Road, Aylesbury		49	26																			26
Circus Fields, Aylesbury		2	50	22																		72
Meadow Way/Moorlands, Wing					27	25																52
Market Hill, Buckingham			20	29																		49
Without permission																						0
Land at Winslow Rugby Club, Winslow									25	25	25											75
Land off Station Road, Winslow								30	35													65
Land at Stewkley Road/Dormer Avenue, Wing					27	25																52
Former Pitstone Cement Works (part)					36																	36
Land off Granborough Road, Winslow									17	18												35
Winslow Centre, Winslow									15	15												30
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
Total projections allocated sites			565	461	520	425	320	352	143	25	0	0	0	0	0	0	0	0	0	0	0	2811

Other deliverable sites (>=5dw)																						
Aylesbury East, Broughton Crossing				170	170	170	170	170	160	160	160	160	160	160	160							2450
Land to south of the A421 and east of A413, London Road, Buckingham	172	180	140	120	39																	299
Gatehouse Quarter, Aylesbury	17	8	50	100	59																	209
Land to south of Newton Leys, Stoke Hammonc	29	53	50	60	80	78																268
Land bounded by New Road and Aston Clinton Road, Weston Turville				35	50	50																135
Off Gatehouse Way, Aylesbury			50	25	23																	98
Tingewick Road, Buckingham		1	40	45																		85
Land off Main Street, Tingewick					30	40	15															85
Land North of Manor Park Farm, Moreton Road, Buckingham			37	38	5																	80
Sainsburys 13-19 Buckingham Street					49	27																76
Former TRW Site, Buckingham Road, Aylesbury		21	30	22																		52
Tindal Centre, Bierton Road, Aylesbury					30	30																60
Hartwell Sidings, Oxford Road, Aylesbury			25	30																		55
Haddenham & Thame Parkway Station, Thame Road, Haddenham	31	39	1																			1
Former BCC Offices/Civic Centre, Aylesbury					30	28																58
4 Great Western Street, Aylesbury		49	1																			1
Land at Stablebridge Road, Aston Clinton			12	36																		48
Land off Chapel Drive, Aston Clinton					23	24																47
Heron House, 49 Buckingham Street, Aylesbury			55																			55
Land rear of Brook Farm, Leighton Road, Stoke Hammond				10	20	10																40
Land rear of Glebe Close and Rushendon Furlong, Pitstone					20	20																40
Pegasus Way, Haddenham					36																	36
Land off Cow Lane, Edlesborough					30																	30
Land off Brook Street, Aston Clinton					27																	27
Mount Pleasant, Tamarisk Way, Weston Turville				15	12																	27
Gatehouse (Sainsburys)					25																	25
Land off Isis Close and Oat Close, Aylesbury				6	18																	24

Aylesbury Vale District Housing Trajectory for 2013-2033 - based on 2012 interim CLG projections



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
	Sites with Planning Permission								
001h0157	Berryfields Major Development Area (MDA) Aylesbury	AVDLP & Permission	3000	1770	1570	1445	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0375	Land East of Aylesbury, Broughton Crossing, Aylesbury	Permission	2450	2450	680	850	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
020h0001a etc	Weedon Hill MDA (Buckingham Park), Aylesbury	AVDLP & Permission	1037	47	47	0	✓	✓	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	679	299	299	159	✓	✓	Under construction. Outline Permission for 700 but only 679 expected. Contact made for estimated completion rate from developers/agents.
001h0278	Gatehouse Quarter, Aylesbury	Permission	370	209	209	159	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
102h0029	South of Newton Leys, Stoke Hammond	Permission	350	268	268	218	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
125h0123	Land Adjacent To Furze Lane, Winslow	Permission	250	250	150	200	✓	✓	Contact made for estimated completion rate from developers/agents.
001h0157a	Berryfields House (Berryfields MDA), Aylesbury	AVDLP & Permission	235	123	123	61	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
125h0079	Verney Road, Winslow	AVDLP & permission	218	79	79	49	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
091h0022a&b	Former Pitstone cement works	AVDLP & permission	164	3	3	0	✓	✓	Site nearing completion.
016h0129a&b	Bridge Street, Buckingham	AVDLP & permission	103	2	2	0	✓	✓	Site nearing completion.
001h0363,363a	Off Gatehouse Way, Aylesbury	Permission	98	98	98	48	✓	✓	Under construction. Assume completions start in 2015/16.
016h0160	Tingewick Road, Buckingham	Permission	86	85	85	45	✓	✓	Under construction.
110h0048	Land off Main Street, Tingewick	Permission	85	85	85	85	✓	✓	Assume completions start in 2017/18.
016h0159	Land North of manor park Farm, Moreton Road, Buckingham	Permission	80	80	80	43	✓	✓	Contact made for estimated completion rate from developers/agents.
001h0382	Former Bearbrook House, Oxford Road	AVDLP & Permission	75	26	26	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0227	Circus Fields, Oakfield Road, Aylesbury	Permission	74	72	72	22	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0397	Former TRW Site Buckingham road, Aylesbury	Permission	73	52	52	22	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
058h0057	Haddenham & Thame Parkway Station, Thame Road, Haddenham	Permission	71	1	1	0	✓	✓	Site nearing completion.
001h0435	Frmr 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	30	✓	✓	Under construction.
	Meadow Way/Moorlands, Wing	WNP & Permission	52	52	52	52	✓	✓	Assume completions start in 2017/18.
001h0384	4 Great Western Street, Aylesbury	Permission	50	1	1	0	✓	✓	Site nearing completion.
016h0132	Market Hill, Buckingham	Permission	49	49	49	29	✓	✓	Contact made for estimated completion rate from developers/agents.
026h0075	Land at Stablebridge Road, Aston Clinton	Permission	48	48	48	36	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
026h0089	Land off Chapel Drive, Aston Clinton	Permission	47	47	47	47	✓	✓	Assume completions start in 2017/18.
102h0034	Land rear of Brook Farm, Leighton Road, Stoke Hammond	Permission	40	40	40	40	✓	✓	Assume completions start in 2016/17.

058h0076	Pegasus Way, Haddenham	Permission	36	36	36	36	✓	✓	Contact made for estimated completion rate from developers/agents.
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 2016/17.
103h0038	Land off Isis Close and Oat Close, Aylesbury	Permission	24	24	24	24	✓	✓	Contact made for estimated completion rate from developers/agents.
001h0429	Frmr Steeplechase PH, Taylor Road, Aylesbury	Permission	22	22	22	22	✓	✓	Assume completions start in 2016/17.
117h0092	8 Hale Road, Wendover	Permission	21	21	21	21	✓	✓	Assume completions start in 2016/17.
001h0448	Frmr Factory Site, Northern Road, Aylesbury	Permission	20	20	20	20	✓	✓	Assume completions start in 2017/18.
001h0419	Berryfields Cottage, Berryfields, Quarrendon	Permission	19	19	19	19	✓	✓	Assume completions start in 2015/16.
120h0053	County Farm, Wendover Road, Weston Turville	Permission	16	16	16	16	✓	✓	Assume completions start in 2016/17.
124h0027, 27a, 27b	Manor Lodge, Winslow Road, Wingrave	Permission	16	1	1	0	✓	✓	Site nearing completion.
085h0036	Cobb Hall Road, Newton Longville	Permission	15	15	15	15	✓	✓	Contact made for estimated completion rate from developers/agents.
118h0016	Former Paf Limited, Mill Lane, Westbury	Permission	14	14	14	14	✓	✓	Assume completions start in 2016/17.
001h0430	The Friary, Rickfords Hill, Aylesbury	Permission	14	14	14	14	✓	✓	Assume completions start in 2017/18.
001h0379	Lloyd Berkeley Place, Pebble Lane, Aylesbury	Permission	13	13	13	13	✓	✓	Assume completions start in 2016/17.
080h0013	Marsworth Yard, Church Lane, Marsworth	Permission	13	13	13	0	✓	✓	Contact made for estimated completion rate from developers/agents.
100h0050	The Depot West Street, Steeple Claydon	Permission	13	9	9	0	✓	✓	Contact made for estimated completion rate from developers/agents.
102h0035	Stoke House, Fenny Road, Stoke Hammond	Permission	12	12	12	12	✓	✓	Assume completions start in 2017/18.
104h0063	Land Rear 34 Oxford Road, Stone	Permission	11	11	11	11	✓	✓	Assume completions start in 2017/18.
001h0402	Garage site, Whaddon Chase, Aylesbury	Permission	11	11	11	8	✓	✓	Contact made with developers/agents. Estimated completion date provided.
114h0031	Land Rear of 23 Anstey Close, Waddesdon	Permission	11	11	11	11	✓	✓	Assume completions start in 2016/17.
036h0035	Stoney Furlong, Chilton Road, Chearsley	Permission	10	10	10	10	✓	✓	Contact made with developers/agents. Estimated completion date provided.
003h0002	Chelsea Road, Coldharbour, Aylesbury	Permission	10	10	10	10	✓	✓	Assume completions start in 2016/17.
125h124	23 Station Road, Winslow	Permission	10	10	10	10	✓	✓	Assume completions start in 2017/18.
117h0091	Garage Site, Barlow Road, Wendover	Permission	10	10	10	0	✓	✓	Under construction.
084h0024	Land at Stratford Road, Nash	Permission	9	9	9	0	✓	✓	Contact made for estimated completion rate from developers/agents.
114h0039	Land East of 14 & 27 New Street, Waddesdon	Permission	8	8	8	8	✓	✓	Contact made for estimated completion rate from developers/agents.
001h0167	Friarage Court, Rickfords Hill, Aylesbury	Permission	8	8	8	0	✓	✓	Assume completions start in 2016/17.
016h0116	The Saleroom, Moreton Road, Buckingham	Permission	8	7	7	0	✓	✓	Under construction.
056h0034	Grendon Garage, Main Street, Grendon Underwood	Permission	7	7	7	7	✓	✓	Assume completions start in 2016/17.
054h0034	Three Locks Golf Club, Great Brickhill	Permission	6	6	6	0	✓	✓	Under construction.
122h0023	The Firs, High Street, Whitchurch	Permission	6	6	6	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0420	Jansel Square, Brentwood Way, Aylesbury	Permission	6	6	6	6	✓	✓	Assume completions start in 2016/17.
016h0167	Station Road, Buckingham	Permission	6	6	6	6	✓	✓	Assume completions start in 2017/18.
050h0046	Manor Farm, Pebblemoor, Edlesborough	Permission	6	6	6	6	✓	✓	Contact made for estimated completion rate from developers/agents.
001h0401	Clocks and Chimes Court 2a Rickfords Hill, Aylesbury	Permission	6	6	6	6	✓	✓	Assume completions start in 2016/17.

114h0041	Littleton Manor Farm, Bicester Road, Waddesdon	Permission	6	6	6	6	✓	✓	Assume completions start in 2017/18.
001h0439	Heron House, Ground Floor, 49 Buckingham Street, Aylesbury	Permission	6	6	6	0	✓	✓	Under construction.
118h0015 & 15a	Lormay House, Main Street, Westbury	Permission	5	5	5	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
123h0058	73 Leighton Road, Wing	Permission	5	1	1	0	✓	✓	Site nearing completion.
016h0156	Fleece Yard, Market Hill, Buckingham	Permission	5	5	5	0	✓	✓	Under construction.
107h0025 & 25a	Hillcroft Industrial Estate, Stewkley Road, Soulbury	Permission	5	2	2	0	✓	✓	Under construction.
094h0032a & 32b	Grange Farm, Shipton Lee, Quainton	Permission	5	4	4	0	✓	✓	Under construction.
058h0055	40 Thame Road, Haddenham	Permission	5	4	4	0	✓	✓	Under construction.
116h0016	Weedon Hill Farm, Weedon	Permission	5	5	5	5	✓	✓	Assume completions start in 2016/17.
102h0031	Brook Farm leighton Road , Stoke Hammond	Permission	5	5	5	5	✓	✓	Assume completions start in 2016/17.
087h0037	25 Oxford Road, Oakley	Permission	5	5	5	5	✓	✓	Assume completions start in 2017/18.
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.
003h0003	46 Wedgewood Street, Coldharbour	Permission	5	5	5	5	✓	✓	Assume completions start in 2017/18.
088h0024	4 Acres, Bowling Alley, Oving	Permission	5	5	5	3	✓	✓	Under construction.
	Sites < 5 dwellings (see appendix 2 below)			353	353	235			
	Total - With Planning Permission			7221	5151	4351			
	Sites approved subject to S106** Agreement								
120h0055	Land Bounded By New Road And Aston Clinton Road, Weston Turville	Application approved subject to S106	135	135	135	135	✓	✓	Assume completions start in 2016/17.
001h0413	Sainsburys 13-19 Buckingham Street	Application approved subject to S106	76	76	76	76	✓	✓	Assume completions start in 2017/18.
001h0403	Tindal Centre, Bierton Road, Aylesbury	Application approved subject to S106	60	60	60	60	✓	✓	Contact made for estimated completion rate from developers/agents.
091h0045	Land Rear Of Glebe Close and Rushendon Furlong Pitstone	Application approved subject to S106	40	40	40	40	✓	✓	Assume completions start in 2017/18.
050h0050	Land off 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 2017/18.
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.
120h0058	Land East of New Road, Weston Turville	Application approved subject to S106	6	6	6	6	✓	✓	Assume completions start in 2017/18.
	Total - Approved subject to S106			394	394	394			
	Sites allocated in AVDLP or Neighbourhood Plans without permission								
125h0126	Land at Winslow Rugby Club, Winslow	Winslow NP	75	75	0	25	✓	✓	Assume completions start in 2020/21.
125h0127	Land off Station Road, Winslow	Winslow NP	65	65	0	30	✓	✓	Assume completions start in 2020/21.
123h0066	Land at Stewkley Road/Dormer Avenue, Wing	Wing NP	52	52	52	52	✓	✓	Assume completions start in 2017/18.
091h0022	Former Pitstone cement works and adjacent land (remainder of allocation)	AVDLP	36	36	36	36	✓	✓	Assume completions start in 2016/17.
125h0128	Land off Granborough Road, Winslow	Winslow NP	35	35	0	17	✓	✓	Assume completions start in 2020/21.
125h0129	Winslow Centre, Winslow	Winslow NP	30	30	0	15	✓	✓	Assume completions start in 2020/21.
055h0036	Land South of Little Horwood Road	GHNP	15	15	15	15	✓	✓	Assume completions start in 2017/18.

055h0037	Land North of Little Horwood Road	GNHP	15	15	0	15	✓	✓	Assume completions start in 2020/21.
055h0038	Land off Nash Road	GHNP	15	15	15	15	✓	✓	Assume completions start in 2017/18.
Total - Sites Allocated in AVDLP and Neighbourhood Plans				338	118	220			
Permitted development									
001h0411	Heron House, Floors 1-5, 49 Buckingham Street, Aylesbury	Prior approval application	55	55	55	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0423	Midland House, 42 Buckingham Street, Aylesbury	Prior approval application	18	18	18	0	✓	✓	Assume completions start in 2015/16.
001h0440	Kings Court, George Street, Aylesbury	Prior approval application	13	13	13	0	✓	✓	Assume completions start in 2015/16.
001h0408	Pembroke Court, 22-28 Cambridge Street, Aylesbury	Prior approval application	12	12	12	0	✓	✓	Assume completions start in 2015/16.
Total - Permitted development				98	98	0			
District - Total for all sites				8051	5761	4965			

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

Location	Parish	Status as at 31st March 2015	Net Commitments*
Seven Gables Lodge, Buckingham Road	Addington	Permission	0
Orchard Bungalow, The Gardens	Adstock	Permission	0
Folly Inn PH Buckingham Road MK18 2HS	Adstock	Permission	1
Land adjacent to Adstock House, East Street	Adstock	Permission	1
Fox Hollow Farm, Pilch Lane, Great Horwood	Adstock	Permission; under construction	1
The Coppice Akeley Wood Lodge Road	Akeley	Permission; under construction	0
Manor farm Lower Pollicott	Ashendon	Permission	4
11 The Green	Aston Abbotts	Permission	1
Burston Hill Farm, Weeden Road	Aston Abbotts	Permission	1
The Partridge Arms PH 50 Green End Street	Aston Clinton	Permission	1
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 Paddock House, 31 London Road, Aston Clinton	Aston Clinton	Permission	2
The Bulls Head PH, 52 Aylesbury Road	Aston Clinton	Permission	1
Masons Meadow, Aylesbury Road,	Aston Clinton	Permission; under construction	1
Stables Chivery	Aston Clinton	Permission; under construction	1
Berryfield Cottage, Berryfields, Quarrendon	Aylesbury	Permission	-1
70 Hastoe Park, Aylesbury	Aylesbury	Permission	-1
49 Russell Avenue, Aylesbury	Aylesbury	Permission	-1
43 Cottesloe Road	Aylesbury	Permission	-1
63A & 63B Friarage Road,	Aylesbury	Permission	-2
10 Glaven Road	Aylesbury	Permission	1
13 Bicester Road	Aylesbury	Permission	1
31 Chantry Road	Aylesbury	Permission	1
2 Austen Place	Aylesbury	Permission	1
12 Gatehouse Road	Aylesbury	Permission	1
108 Aylesbury Road, Elmhurst,	Aylesbury	Permission	1
2 Church Street HP20 2QS	Aylesbury	Permission	1
2 Church Street,	Aylesbury	Permission	1
29 Russell Avenue, Aylesbury	Aylesbury	Permission	1
11 Market Square	Aylesbury	Permission	1
7 Wendover Road	Aylesbury	Permission	0
Garages Adj 8 Eastern Street	Aylesbury	Permission	2
Ardenham House Oxford Road	Aylesbury	Permission	2
75 Park Street	Aylesbury	Permission	1
The Yard California	Aylesbury	Permission	2
6-12 Mill Street	Aylesbury	Permission	2
15 Wigmore Road	Aylesbury	Permission	1
Rycote House, 6 Temple Square	Aylesbury	Permission	2
14-18 Temple Street	Aylesbury	Permission	2
Kingsbury House 2 George Street	Aylesbury	Permission	3
65 Fleet Street	Aylesbury	Permission	2
Aston Court, 1 Oxford Road	Aylesbury	Permission	3
The Yard California	AYLESBURY	Permission	4
Land rear of 151-155 Wendover Road	Aylesbury	Permission	4
10-14 Cambridge Street	Aylesbury	Permission	4
5-7 Market Street	Aylesbury	Permission	4
1-2 Castle Close	Aylesbury	Permission	2
125 Narbeth Drive	Aylesbury	Permission; under construction	1
5 Paterson Road	Aylesbury	Permission; under construction	1
Land Adjacent to 1 Wendover Way,	Aylesbury	Permission; under construction	1
9 Montague Road	Aylesbury	Permission; under construction	1
Land adjacent to 20 Mill street	Aylesbury	Permission; under construction	1
1 Sutherland Walk	Aylesbury	Permission; under construction	1
10 Tring Road	Aylesbury	Permission; under construction	1
21 Havelock Street	Aylesbury	Permission; under construction	1
Land off Castle Street	Aylesbury	Permission; under construction	2
Former Pumping Station, Buckingham Road	Aylesbury	Permission; under construction	3
Land adjacent 63 Paterson Road	Aylesbury	Permission; under construction	4
Plots 237-240, Gatehouse Quarter, off Bicester Road,	Aylesbury	Permission; under construction	4
Hall Farm, Thornton Road,	Beachampton	Permission	1
ASC Financial Solutions, Unit 9, Beachampton Business Park, Potash Farm, Nash Road, Beachampton	Beachampton	Permission	1
80 Aylesbury Road	Bierton with Broughton	Permission	2
Badrick Farm, 94 Aylesbury Road,	Bierton with Broughton	Permission; under construction	3
32 Grendon Way, Bierton	Bierton with Broughton	Permission; under construction	3
Hybanks North Hills	Brill	Permission	0
44 Temple Street	Brill	Permission	1
Land of Temple Street	Brill	Permission	1
1 Portfield Way,	Buckingham	Permission	-1
Garden House, Castle Street	Buckingham	Permission	-1
25-26 West Street,	Buckingham	Permission	-1
Avenue Lodge Stratford Road	Buckingham	Permission	1
11 Church Street	Buckingham	Permission	1
10 Market Square	Buckingham	Permission	1

1 Portfield Way,	Buckingham	Permission	1
Manor Beeches Avenue Road	Buckingham	Permission	3
24 West Street	Buckingham	Permission	3
Land Adjacent to Verdun, Western Avenue	Buckingham	Permission	4
Bryant Court, Moreton Road	Buckingham	Permission	3
Land adjacent to no.1 Burleigh Piece	Buckingham	Permission; under construction	1
3 The Villas, Stratford Road	Buckingham	Permission; under construction	1
Land Adj 69 Buckland Road	Buckland	Permission	1
New Farm Bungalow Main Road	Buckland	Permission	0
New Farm Bungalow Main Road	Buckland	Permission	1
Canal Farm, Lower Buckland Road	Buckland	Permission; under construction	1
18c Chearsley Road, Long Crendon HP18 9AW	Chearsley	Permission	1
River View, Church Lane	Chearsley	Permission	0
Land adjacent 5 Keepers Close,	Cheddington	Permission	1
Manthorne Farm Chetwode, Grange Road	Chetwode	Permission	3
Nick's Barn, Priory Courtyard, Main Road Through Chetwode Hamlet	Chetwode	Permission; under construction	1
The annex at The Old Stables, Reads Lane	Cublington	Permission	1
land adj Creslow Lodge, Reads Lane,	Cublington	Permission	1
Thomson Brook Stud, New Dairy Farm, Stewkley Road, LU7 0LS	Cublington	Permission	1
New Dairy Farm, Stewkley Road	Cublington	Permission; under construction	0
The Platt, Holly Tree Lane,	Cuddington	Permission	0
6 Hillside Cottages, Dadbrook	Cuddington	Permission; under construction	1
Lythe Orchard, Oxford Road,	DINTON	Permission	-1
Wootton Farmhouse High Street	Dinton	Permission	1
Staddlestones, New Road,	Dinton	Permission	1
The Dairy, Chestnut Farm, Ford Road,	Dinton	Permission	1
Chestnut Farm, Ford Road, Dinton	Dinton	Permission	1
Lythe Orchard, Oxford Road,	Dinton	Permission; under construction	1
Land at Burgess Lane	Dinton	Permission; under construction	1
Bates Mooring, Lock 1, Puttenham Road,	Drayton Beauchamp	Permission	1
Bargate Farm The Highway	Drayton Parslow	Permission	1
59/61 Main Road	Drayton Parslow	Permission; under construction	-1
Monkomb Farm, Winslow Road	East Claydon	Permission	1
7 Orchard Way Botolph Claydon	East Claydon	Permission; under construction	1
Land at Buckingham Road,	Edgcott	Permission	1
Threeways, Leighton Road, Northall	EDLESBOROUGH	Permission	-1
Garage Site 524999G Chiltern Avenue	Edlesborough	Permission	1
Land off Summerleys	Edlesborough	Permission	1
The Bell PH & Restaurant Church End	Edlesborough	Permission	2
Milford House, Hillesden Road	Gawcott	Permission	-2
The Cuckoos Nest Back Street	Gawcott	Permission	1
Primrose Hill Farm, Tingewick Road	Gawcott	Permission	1
Bassetts, Main Street	Gawcott	Permission	3
Land at 4 Marston Road	Granborough	Permission	1
Ley Farm Winslow Road	Granborough	Permission	1
Lower Green End Farm, 34 Green End	Granborough	Permission; under construction	0
West Lodge Mill Lane	Great Brickhill	Permission	0
16 Stoke Lane,	Great Brickhill	Permission	0
33 Rotten Row	Great Brickhill	Permission	0
Broomhill House, Stoke Lane	Great Brickhill	Permission	1
Blossom Hill Farm, Partridge Hill, Great Brickhill	Great Brickhill	Permission	1
Land at 51 Greenway	Great Horwood	Permission	1
2 Spring Lane	Great Horwood	Permission	1
Roddimore Farm, Winslow Road,	Great Horwood	Permission; under construction	0
9 Park Road, Springhill,	Grendon Underwood	Permission	1
Land to Rear of Grove Farm, Main Street	Grendon Underwood	Permission	1
land at Saye and Sele Close, Main Street,	Grendon Underwood	Permission	2
116 Springhill Road, Grendon Underwood	Grendon Underwood	Permission	1
Pear Tree Farm, Main Street	Grendon Underwood	Permission; under construction	2
23 High Street Haddenham	HADDENHAM	Permission	-1
23 & 23A Churchway,	Haddenham	Permission	0
51 Thame Road	Haddenham	Permission	1
Grace House 38 Churchway	Haddenham	Permission	-3
2 Gibson Lane	Haddenham	Permission	1
20 Churchway	Haddenham	Permission	1
Scotsgrove Farm, Aylesbury Road,	Haddenham	Permission	1
Scotsgrove Mill, Mill Lane,	Haddenham	Permission	1
42 And 42a Churchway	Haddenham	Permission	0
2 Church End,	Haddenham	Permission	2
Land at 1 White Hart Lane & 7 Wyre Close	Haddenham	Permission	1
2 Church End,	Haddenham	Permission; under construction	0
23A Churchway	Haddenham	Permission; under construction	1
9 Roberts Road,	Haddenham	Permission; under construction	1
Go Ballistic, Mill Lane,	Haddenham	Permission; under construction	1
Millpeace, Buckingham Road,	Hardwick	Permission	1
Old Chapel Lower Road	Hardwick	Permission	1
Portway Field, Buckingham Road,	Hardwick	Permission; under construction	1
Westfields Farm, Hillesden Road, Gawcott	Hillesden	Permission; under construction	3
Cane End Farm	Hulcott	Permission	1

17 Little Ickford	Ickford	Permission	0
LandRear of 42 Worminghall Road, Ickford	Ickford	Permission	1
The Grange Barns, Church Road	Ickford	Permission; under construction	1
36 High Street,	Ivinghoe	Permission	1
Land at the Old Tring Brewery, Tring Road	Ivinghoe	Permission	1
Great Seabrook Farm, Seabrook Farm Lane,	Ivinghoe	Permission	1
Unit 2 Grove Farm, Ivinghoe Aston,	Ivinghoe	Permission	3
Buckmaster Farm, Horton, Slapton	Ivinghoe	Permission; under construction	1
Ivy Cottage Great Gap	Ivinghoe	Permission; under construction	0
Former Ivinghoe & Pitstone Methodist Church, 35 High Street,	Ivinghoe	Permission; under construction	3
Land at Foxhill, Risborough Road	Kingsey	Permission	1
Land Adj. Greenfield Lodge, Hadenham Road	Kingsey	Permission	1
Barn at Lillingstone House Tile House Road	Lillingstone Dayrell	Permission	1
The Exchange Towcester Road MK18 5AF	Lillingstone Dayrell	Permission	1
Brooklands, Church Lane,	Lillingstone Lovell	Permission	0
Stear Hill Cottage Mursley Road	Little Horwood	Permission	1
Norbury Farm, Mursley Road	Little Horwood	Permission	1
Green Farm, The Green	Little Horwood	Permission	1
Land adj 20a Mursley Road Lt Horwood	Little Horwood	Permission	2
Coombe Cottage, 12 Chearsley Road, Long Crendon	Long Crendon	Permission	-1
Crendon House Westfield Road	Long Crendon	Permission	1
land at 30 hilltop	Long Crendon	Permission	1
Dovecote House Jesses Lane	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
Bakers Green Frogmore Lane	Long Crendon	Permission; under construction	0
17-19 Bicester Road	Long Crendon	Permission; under construction	1
The Nurseries piddington Road	Ludgershall	Permission	0
Nixon Equine Veterinary Practice, Towchester Road	Maids Moreton	Permission	1
Manor Farm, Station Road	Marsh Gibbon	Permission	1
Stable Yard opposite The leverets Blackthorn Road	Marsh Gibbon	Permission	1
Land to side 39 Millfield Avenue	Marsh Gibbon	Permission	1
Annex at 28 Scotts Close	Marsh Gibbon	Permission	1
Land to the rear of Greyhound lane tompkins Lane	Marsh Gibbon	Permission	2
The White Lion PH Startops End Lower Icknield Way	Marsworth	Permission; under construction	2
Mentmore Smithy, Stag Hill	Mentmore	Permission	1
Horses Helping People Sunrise Farm Rowden farm Lane LU7 0QD	Mentmore	Permission	1
Rowden Farm, Rowden Farm Lane, Mentmore	Mentmore	Permission	1
Rowden Farm Barns, Rowden Farm Lane,	Mentmore	Permission	3
Hare And Hounds Ph, Ledburn, Mentmore	Mentmore	Permission	3
Land to the West of Rowden Farm, Rowden Farm Lane	Mentmore	Permission	3
Blackmore Hill Calvert Road	Middle Claydon	Permission; under construction	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
Brook Cottage, 8 Church Lane	Mursley	Permission	2
Cow Pasture Farm, Drayton Road	Mursley	Permission	2
31 Main Street	Mursley	Permission	1
Coldharbour Farm Stewkley Lane	Mursley	Permission; under construction	1
Land to rear 9 & 11 Main Street MK17 0RT	Mursley	Permission; under construction	2
The Barn at The Rectory, Stratford Road	Nash	Permission	1
Barn Adj 55 High Street	Nash	Permission	1
Barn , Wood End Farm, Wood End	Nash	Permission	1
Barn 2, Wood End Farm, Wood End	NASH	Permission	1
Garage site 676999G 12 Stratford Road	Nash	Permission	1
6 High Street	Nash	Permission; under construction	1
24 -28 Whaddon Road	Newton Longville	Permission; under construction	1
BSL Contract Lighting Ltd, The Old Forge, High Street	North Marston	Permission	1
Land Adjacent And To Rear Of 22 Worminghall Road,	Oakley	Permission; under construction	2
'The Kennels', Marston Hill	Oving	Permission	0
Glynne House, Marston Hill	Oving	Permission; under construction	0
Land at The Garden, Church Lane	Oving	Permission; under construction	3
'The Kennels', Marston Hill	OVING	Permission; under construction	2
Kirtands Old End	Padbury	Permission	0
4 Arnolds Close	Padbury	Permission	1
Hedges Farm Thornborough Road	Padbury	Permission	1
Garage Site Springfields	Padbury	Permission	2
The Glade, Lower Way	Padbury	Permission; under construction	1
Sunny Hill Farm, Old End	Padbury	Permission; under construction	1
Springfield House Orchard Way	Pitstone	Permission	0
19 & 20 Pitstone Green Cottages, The Green, Pitstone	Pitstone	Permission	-1
The Coach House, Erlegh Manor, Vicarage Road	Pitstone	Permission	1
Land at 16 Queen Street	Pitstone	Permission; under construction	2
Home Farm Barn Stratton Audley Road	Poundon	Permission	0
Land adjacent Manor Farm, Main Street	Poundon	Permission	3
Upper Farm, Main Street	Poundon	Permission; under construction	1
Plot 1, Land at Pound Lane Farm, Pound Lane,	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, Diddershall	Quainton	Permission	1
Land at 4 Station Road	Quainton	Permission; under construction	1
Dur Lin, 6 Main Street	Radclive	Permission; under construction	1
Upper Farm, Crendon Road	Shabbington	Permission	0
Den Farm, Wood Green	Shalstone	Permission	1
34 Church Road	Slapton	Permission	1
Garages at 20 Horton Road	Slapton	Permission	1
Chiltern Cottage, 45-47 Church Road,	Slapton	Permission	1
The Chapel, Horton Road	Slapton	Permission	1
Barns To Rear Of Horton House Horton Road	Slapton	Permission; under construction	1
Church Farm Stud, Grove	Slapton	Permission; under construction	1
Hollingdon Grange Grove Farm Lane	Soulbury	Permission	0
Butlers Cottage Liscombe House Liscombe Park	Soulbury	Permission	0
Hollingdon Grange Grove Farm Lane	Soulbury	Permission	-1
Home farm Liscombe Park	Soulbury	Permission	1
Land rear of 4-8 Chapel Hill	Soulbury	Permission	1
Bragenmham Manor, Bragenham Lane	SOULBURY	Permission	1
Hollingdon Farm Grove Farm Lane Hollingdon	Soulbury	Permission	1
Little Oak Farm Leighton Road	Soulbury	Permission	1
Garage Site 762999G, Mount Pleasant,	Soulbury	Permission	2
2-3 Stockgrove Park House, Stockgrove Park	Soulbury	Permission	1
Winscott Farm Stewkley Road	Soulbury	Permission	3
Winscott Farm Stewkley Road	Soulbury	Permission	0
land to side of 6 North End Road,	Steeple Claydon	Permission	1
26-28 Queen Catherine Road	Steeple Claydon	Permission	1
9B Buckingham Road	Steeple Claydon	Permission	1
Land between 4 & 6 Chestnut Leys	Steeple Claydon	Permission; under construction	1
19A Victory Road,	Steeple Claydon	Permission; under construction	1
Land To Rear Of The Coal Shed, 3 Old Coal Yard	Stewkley	Permission	1
The Barn, Stewkley Farm, Soulbury Road	Stewkley	Permission	1
12 Ivy Lane	Stewkley	Permission	0
Land at Bletchley Road	Stewkley	Permission	1
Raywood House South Lane	Stewkley	Permission; under construction	0
Southend Farm 31 Dunton Road	Stewkley	Permission; under construction	1
18 Bletchley Road	Stewkley	Permission; under construction	1
18 Bletchley Road	Stewkley	Permission; under construction	0
Brook Farm Leighton Road	Stoke Hammond	Permission	-1
Stoke Lodge, lodge Lane.	Stoke Hammond	Permission	-1
Stoke House Folly, Fenny Road	Stoke Hammond	Permission; under construction	1
Longacre, Risborough Road	Stoke Mandeville	Permission	0
2 Risborough Road, Stoke Mandeville	Stoke Mandeville	Permission	1
Christmas Barn, Marsh Lane	Stoke Mandeville	Permission	1
22 Belle Vue	Stone	Permission	0
Garage Site Moreton Lane	Stone	Permission	1
36 Oxford Road Stone HP17 8PB	Stone	Permission	0
The Weald 77 Eythrope Road	Stone	Permission; under construction	1
Land adj. to 42 Bishopstone Road,	Stone	Permission; under construction	1
1 Home Park Stowe School Stowe Park MK18 5DF	Stowe	Permission	-1
3 Home Park Stowe School Stowe Park MK18 5DF	Stowe	Permission	-1
Garden Cottage, Stowe School, Stowe Park	Stowe	Permission	-1
Trewatha Dadford Road	Stowe	Permission	1
Land adj to 18 Smithfield End Swanbourne	Swanbourne	Permission	1
26-28 Winslow Road	Swanbourne	Permission	1
Thornborough Manor, High Street	Thornborough	Permission	0
Stonelands Farm, Padbury Road, Thornborough	Thornborough	Permission	0
Coombs Farm, Padbury Road, Thornborough	Thornborough	Permission	4
High Green, Nash Road	Thornborough	Permission; under construction	1
Crossbridge Farm Barn Thornborough Road	Thornton	Permission; under construction	0
The Willows, Barton Hartshorn Road	Tingewick	Permission	0
Tingewick Mil farm Mill lane	Tingewick	Permission	1
Manorgrove Church Lane	Tingewick	Permission	1
21-22 Stowe View	Tingewick	Permission	2
Tingewick Pottery, Upper Street,	Tingewick	Permission; under construction	0
Wood Cottage Barton Road	Tingewick	Permission; under construction	1
Turweston Hill Farm, Brackely Road	Turweston	Permission	1
Land at Chapel Lane	Turweston	Permission; under construction	2
The Stores, Main Street, Twyford	Twyford	Permission	1
Lower Denham Farm, Blackgrove Road	Waddesdon	Permission	-1
Middle Blackgrove Farm Berryfields	Waddesdon	Permission	0
27 Bakers Street	Waddesdon	Permission	0
Common Leys, Silk Street	Waddesdon	Permission; under construction	1
Upper Blackgrove Farm Berryfields	Waddesdon	Permission; under construction	1
Weedon Hill Farm Buckingham Road	Weedon	Permission	0
77 High Street	Weedon	Permission	0
20 East End, Weedon	Weedon	Permission	0
Russell Farm Cobblers Hill	Wendover	Permission	1
144 Aylesbury Road,	Wendover	Permission	1
11 Manor Crescent	Wendover	Permission	1
Cobblers, Cobblers Hill,	Wendover	Permission	0

Barcombe Beeches, Ellesborough Road	Wendover	Permission	0
66 Dobbins Lane	Wendover	Permission; under construction	0
New House Dutchlands Farm London Road	Wendover	Permission; under construction	1
Land at junction of Wood Lane and Portal Road	Wendover	Permission; under construction	1
Brook House, 2 Tring Road,	Wendover	Permission; under construction	2
The Old Post Office, Main Street	Westbury	Permission	1
The Woodland, Ashendon Road	Westcott	Permission	0
land adj 2 Linnet Drive,	Westcott	Permission	1
224a Wendover Road,	Weston Turville	Permission	-1
332 Wendover Road	Weston Turville	Permission	0
3 Bates Lane Weston Turville HP22 5SL	Weston Turville	Permission	1
Walnut Cottage, 11 Brook End	Weston Turville	Permission	4
224a Wendover Road	Weston Turville	Permission; under construction	1
Land adjacent to 45 Marrowway	Weston Turville	Permission; under construction	1
2 Church Lane	Whaddon	Permission; under construction	-1
land adj 34 Oving Road,	Whitchurch	Permission	1
Land Adj. North Marston Lane	Whitchurch	Permission	1
land adj Orchard Farm, Bushmead Road,	Whitchurch	Permission	2
Old Quarry Barn, Bushmead Road	Whitchurch	Permission	1
The Firs, High Street	Whitchurch	Permission	4
Land between Old Quarry barn and 29 Bushmead Road, Whitchurch	Whitchurch	Permission	4
The Vicarage, White Horse Lane	Whitchurch	Permission; under construction	2
37 Prospect Place	Wing	Permission	1
Land off Littleworth,	Wing	Permission	1
Stamford, Stewkley Road	Wing	Permission	1
Former car park of The Sportsman PH, Littleworth	Wing	Permission	1
The Paddock, Littleworth	Wing	Permission; under construction	2
Wayside 45 Leighton Road	Wingrave	Permission	0
Land Adjacent To 16 Leighton Road	Wingrave	Permission	1
44 Nup End Lane HP22 4PX	Wingrave	Permission	1
land at Castle Street Farm, Castle Street,	Wingrave	Permission; under construction	1
Land off Castle Street,	Wingrave	Permission; under construction	3
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
23 Station Road, Winslow	Winslow	Permission	0
100-102 High Street	Winslow	Permission	2
Land rear of 7 St Laurence Road	Winslow	Permission; under construction	1
42A The Avenue	Worminghall	Permission	0
The Cottage 65 Clifden Road	Worminghall	Permission	1
Land at Tittershall Wood Kingswood Lane	Wotton Underwood	Permission; under construction	1

Total net commitments on sites less than 5 dwellings			353
---	--	--	------------

* 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 2015 to March 2018, so the projected supply from sites less than 5 dwellings is as follows:

	2015/16	2016/17	2017/18
Whole District	118	118	117