

Aylesbury Vale District Housing Land Supply Position as at end March 2009 – prepared May 2009

Introduction

This document sets out the housing land supply position in Aylesbury Vale District as at the end of March 2009. Lists of sites included in the housing land supply are given in Appendices 1, 2 and 3. Two sets of calculations are provided: firstly for the five years April 2009 to March 2014, and secondly for the five years April 2010 to March 2015.

Housing requirement

The housing requirement for Aylesbury Vale is set out in the South East Plan (May 2009) (SEP). The figures are as follows:

	2006-2011	2011-2016
Aylesbury	3,800	4,400
Rest of District	1,100	1,100
Total	4,900 (980 per annum)	5,500 (1,100 per annum)

Note – Regional policy (South East Plan policies H1, MKAV 1, 2 and 3) sets an annual average figure for the above. The phasing shown in the above table is taken from the South East Plan Panel report (para 23.41 onwards and 23.127 onwards) and will be revisited in line with the Growth Investment and Infrastructure policy approach as outlined in Policy CS14 of the Core Strategy.

Housing land supply for 1st April 2009 to 31st March 2014

SEP requirement	5,260
Pre-2009 deficit*	758
Total 5 year requirement	6,018
Projected supply from existing allocated sites (see Appendix 1)	3,223
Projected supply from other deliverable sites ≥ 5 dwellings (see Appendix 2)	1,034
Projected supply from sites less than 5 dwellings (see Appendix 3)	335
Total projected supply	4,592
Projected supply as percentage of requirement	76.3% (3.8 years)

*In the period 2006 to 2009 the number of housing completions in Aylesbury Vale has not met the SEP requirement for that period, and therefore an additional 758 dwellings are needed to make up the deficit.

Housing land supply for 1st April 2010 to 31st March 2015

SEP requirement	5,380
Pre-2010 deficit (projected)	1,134
Total 5 year requirement	6,514
Projected supply from existing allocated sites (see Appendix 1)	3,553
Projected supply from other deliverable sites ≥ 5 dwellings (see Appendix 2)	895
Projected supply from sites less than 5 dwellings (see Appendix 3)	223
Total projected supply	4,671
Projected supply as percentage of requirement	71.7% (3.6 years)

Note – The LDF Core Strategy is expected to be adopted in April 2010. The allocation of the Aylesbury Growth Arc in this document will significantly improve the housing land supply position.

Commentary

Our current housing land supply position is being strongly influenced by the current downturn in the housing market:

- Overall the housing land supply has decreased slightly from 3.9 years supply (as at 30th September 2008) to 3.8 years. This is less than five years, essentially due to the “accounting rules”.
- To be counted in the housing land supply, sites must be available, suitable, and achievable (meaning that there is a reasonable prospect that housing will be delivered on the site within five years).
- In the current housing market, the number of dwellings meeting the last of the three deliverability criteria (achievable within five years) has reduced. Although this means that we have less than 5 years supply, the vast majority of the housing is still expected to be delivered, albeit over a longer time period.
- Very little has changed in terms of the number of sites with planning permission, their availability if there were developer and market interest, or the absence of any infrastructure “showstoppers” for these schemes. Indeed since the last review a number of schemes have progressed further through the planning process.
- Developers are delaying starts and/or slowing build-out rates and in consequence some of the housing we hitherto expected to be completed within the next 5 years will come forward later.
- The overall supply of deliverable sites (not including potential LDF allocations) represents some 7,800 dwellings (around 6,800 of which have planning permission), which is way in excess of the total requirement for the next five years. However, these sites will not all be built out over the next five years.
- The LDF Proposed Submission Core Strategy was approved by the Council in May 2009. This document allocates sites for a total of 14,640 dwellings in the Aylesbury Growth Arc and North East Aylesbury Vale.
- Aylesbury Vale, with its high levels of growth delivered through urban extensions, has more large sites that will build out over more than 5 years compared with many other areas where small and medium sized sites are the norm. Hence a slow-down in building activity on these sites disproportionately impacts on the 5-year housing land supply position.

Appendix 1: Projected supply from existing allocated sites (allocated in Aylesbury Vale District Local Plan)

	Status as at 31/03/2009	Estimated number of completions			Deliverability commentary		
		2009-2026*	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
Sites in Aylesbury							
Berryfields Major Development Area (MDA)	Permission	3000	590	890	✓	✓	Ongoing discussions with developers/agents. Completion rates estimated based on information provided.
Berryfields MDA increase	Application approved subject to S106†	235	100	150	✓	✓	Ongoing discussions with developers/agents. Completion rates estimated based on information provided.
Weedon Hill MDA	Permission	522	441	399	✓	✓	Under construction. Ongoing discussions with developers/agents. Completion rates estimated based on information provided.
Weedon Hill MDA increase	Application approved subject to S106	185	100	125	✓	✓	Ongoing discussions with developers/agents. Completion rate estimated based on information provided.
Aston Clinton Road MDA	Application approved subject to S106	150	100	150	✓	✓	Existing scheme unlikely to be taken forward, but site still considered suitable for residential development; no constraints; assumed to commence 2012.
Circus Fields	No permission	100	100	100	✓	✓	Site to be marketed; assumed to commence 2011.

* This is not necessarily the total number of dwellings on the site, as there may have been completions prior to 2009.

† S106: Section 106 or planning obligation agreement

	Status as at 31/03/2009	Estimated number of completions			Deliverability commentary		
		2009-2026*	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
Stoke Mandeville Hospital (north part only)	Permission	118	118	73	✓	✓	Under construction. Contact made with developers/agents. Completion rates based on information provided.
Stoke Mandeville Hospital (south part & some land outside allocation)	Permission	322	185	150	✓	✓	Under construction. Contact made with developers/agents. Completion rates based on information provided.
Walton Street (Viridian Square)	Permssion	88	88	64	✓	✓	Under construction. Contact made with developers/agents. Completion rates estimated based on information provided.
Bearbrook House, Oxford Road (part of site)	Permission	28	28	0	✓	✓	Scheme nearing completion.
Bearbrook House, Oxford Road (balance of allocation)	Permission	75	75	75	✓	✓	Ongoing discussions with HCA. Assumed to commence 2011.
TA Centre, Oxford Road	Permission	94	94	94	✓	✓	Ongoing discussions with HCA. Assumed to commence 2010.
Exchange Street (Waterside)	No permission	150	150	150	✓	✓	Site to be marketed; assumed to commence 2011.
Coldharbour (Fairford Leys)‡	Permission	1	1	0	✓	✓	Scheme nearing completion.

‡ Allocated in Aylesbury Local Plan

	Status as at 31/03/2009	Estimated number of completions			Deliverability commentary		
		2009-2026*	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
Sites in Rest of District							
Princess Mary's Hospital, Wendover	Permission	400	350	350	✓	✓	Under construction. Contact made with developers/agents. Completion rates based on information provided.
Verney Road, Winslow	Permission	220	190	220	✓	✓	Ongoing discussions with developers/agents. Completion rate based on information provided.
Pitstone Cement Works	Permission (part of site); no permission (remainder of site)	200	200	200	✓	✓	Ongoing discussions with developers/agents. Completion rate based on information provided.
Moreton Road, Buckingham	Permission	200	150	200	✓	✓	Ongoing discussions with developers/agents. Completion rate based on information provided.
Bridge Street, Buckingham	Permission	103	103	103	✓	✓	Site commenced. Contact made with developers/agents. Completion rate estimated based on information provided.
Market Hill, Buckingham	No permission	60	60	60	✓	✓	Pre-application discussions continuing; site considered suitable for residential development; assumed to commence 2011.
Total (whole District)		6251	3223	3553			

Appendix 2: Projected supply from other deliverable sites for 5 or more dwellings

	Status as at 31/03/2009	Estimated number of completions			Deliverability commentary		
		2009-2026 [§]	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
Sites in Aylesbury							
Schwarzkopf, Penn Road (Grand Central)	Permission	111	111	111	✓	✓	Site commenced. Contact made with developers/agents. Assumed to recommence 2011.
Gatehouse Quarter	Permission	370	162	202	✓	✓	Contact made with developers/agents. Completion rate estimated based on information provided.
New Lodge, Griffin Lane (Griffin Place)	Permission	18	18	0	✓	✓	Scheme nearing completion.
Hartwell Sidings, Oxford Road	Permission	75	75	75	✓	✓	Contact made with developers/agents. Assumed to commence 2011.
J Sainsbury Plc, 13-19 Buckingham Street	Permission	40	40	40	✓	✓	Contact made with developers/agents. Assumed to commence 2011.
Dayla, High Street	Permission	39	39	39	✓	✓	Contact made with developers/agents. Site to be marketed. Assumed to commence in 2012.
Mandeville School, Ellen Road	Application approved subject to S106	34	34	34	✓	✓	Site to be marketed. Assumed to commence in 2011.

[§] This is not necessarily the total number of dwellings on the site, as there may have been completions prior to 2009.

	Status as at 31/03/2009	Estimated number of completions			Deliverability commentary		
		2009-2026[§]	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
Big Hand Mo's, Oxford Road	Permission	24	24	24	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
Site of Former 42 to 44, Mill Street	Permission	23	23	23	✓	✓	Contact made with developers/agents. Assumed to commence 2012.
Leonard West Home, Walton Road	Permission	19	19	19	✓	✓	Contact made with developers/agents; estimated completion date provided.
Croft House, Croft Road	Permission	16	16	0	✓	✓	Contact made with developers/agents; estimated completion date provided.
Prebendal House, Parsons Fee	Permission	15	15	0	✓	✓	Construction commenced. Contact made with developers/agents; estimated completion date provided.
Osier House, Osier Way, Park Street	Permission	14	14	14	✓	✓	Contact made with developers/agents; estimated completion date provided.
53 Bicester Road	Permission	9	9	9	✓	✓	Scheme has commenced. Assumed to recommence in 2011.
Land to Rear of 14-24 Ruskin Way	Permission	8	8	0	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
Wigmore Court, Wigmore Road	Permission	7	7	0	✓	✓	Contact made with developers/agents; estimated completion date provided.
1-3 Bicester Road	Permission	7	7	0	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.

	Status as at 31/03/2009	Estimated number of completions			Deliverability commentary		
		2009-2026 [§]	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
65 Priory Crescent	Permission	6	6	0	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
Sites in Rest of District							
Tingewick Road, Buckingham	Permission	93	93	93	✓	✓	Contact made with developers/agents. Completion rates estimated based on information provided.
Spicer Hallfield, Banks Road, Haddenham	Application approved subject to S106	48	48	48	✓	✓	Contact made with developers/agents; estimated completion date provided.
DT industries, Buckingham Road, Gawcott	Permission	5	5	0	✓	✓	Scheme nearing completion
Thame Road, Haddenham	Permission	31	31	16	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
Cobb Hall Road, Newton Longville	Permission	15	15	15	✓	✓	Contact made with developers/agents. Site to be marketed. Assumed to commence 2011.
Manor Lodge, Winslow Road, Wingrave	Permission	15	15	15	✓	✓	Contact made with developers/agents. Assumed to commence 2011.
Sandhill Road, East Claydon	Permission	13	13	13	✓	✓	Contact made with developers/agents; estimated completion date provided.

	Status as at 31/03/2009	Estimated number of completions			Deliverability commentary		
		2009-2026 ^s	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
Rowden Farm, Rowden Farm Lane, Mentmore	Permission	13	13	13	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
Land off Windmill Street, Brill	Application approved subject to S106	13	13	13	✓	✓	Contact made with developers/agents; estimated completion date provided.
Land between 62 and 96 Station Road, Quainton	Permission	12	12	12	✓	✓	Contact made with developers/agents; estimated completion date provided.
Land off Elmwood Close, Oakley	Permission	11	11	0	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
Rear of 23 Anstey Close, Waddesdon	Permission	11	11	11	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
South of Glebe Farm Cottages, Quainton Road, Waddesdon	Permission	10	10	0	✓	✓	Contact made with developers/agents; estimated completion date provided.
Bright Lights, 3 West Street, Buckingham	Permission	10	10	0	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
Cattle Market, Winslow	Permission	9	9	2	✓	✓	Contact made with developers/agents; estimated completion date provided.
Hornage Farm, Bicester Road, Chilton	Permission	9	9	0	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.

	Status as at 31/03/2009	Estimated number of completions			Deliverability commentary		
		2009-2026 ^s	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
Leyland Farm, Gawcott	Permission	7	7	0	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
North of Tythe Cottage, Station Rd, Marsh Gibbon	Permission	8	8	8	✓	✓	Contact made with developers/agents; estimated completion date provided.
Westbury Manor Farm, Moat Lane, Marsh Gibbon	Application approved subject to S106	4	4	0	✓	✓	Contact made with developers/agents; estimated completion date provided.
Dagnall Farm, Main Road North, Dagnall	Permission	7	7	0	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
Land adjacent 5 Townsend, Haddenham	Application approved subject to S106	6	6	6	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
Stearthill House, Whaddon Road, Mursley	Permission	6	6	6	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
The Firs, High Street, Whitchurch	Permission	6	6	6	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
32-34 Bourton Road, Buckingham	Permission	6	6	0	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
The Old Vicarage, Vicarage Road, Winslow	Permission	6	6	6	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.

	Status as at 31/03/2009	Estimated number of completions			Deliverability commentary		
		2009-2026 [§]	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
Old Manor Farm, Reads Lane, Cublington	Permission	6	6	6	✓	✓	Contact made with developers/agents; estimated completion date provided.
70 London Road, Aston Clinton	Permission	6	6	6	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
22 and 24 Bicester Road, Long Crendon	Permission	5	5	0	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
The Forge, 8 Marsworth Road, Pitstone	Permission	5	5	5	✓	✓	Contact made with developers/agents; estimated completion date provided.
Grange Farm, Main Street, Grendon Underwood	Permission	1	1	0	✓	✓	Contact made with developers/agents; estimated completion date provided.
The Lodge, Main Road, Drayton Parslow	Permission	5	5	5	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
The Swan, Leighton Road, Northall	Permission	5	5	0	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
Total (whole District)		1242	1034	895			

Appendix 3: Projected supply from sites for less than 5 dwellings

Location	ParishName	Status as at 31 st March 2009	Net Commitments**
29 Russell Avenue	Aylesbury	Permission; under construction	1
Land to the rear of 26 Verney Walk	Aylesbury	Permission; under construction	2
Land at rear of 237 Bicester Road	Aylesbury	Permission	1
Graphic Arts, 12 Kingsbury	Aylesbury	Permission	2
12 Brompton Crescent	Aylesbury	Permission	2
47 Paterson Road	Aylesbury	Permission	1
1-3 O'Grady Way	Aylesbury	Permission	2
24 Carrington Road	Aylesbury	Permission	1
62 Thrasher Road	Aylesbury	Permission	1
100 Weedon Road	Aylesbury	Permission	1
Land off Castle Street	Aylesbury	Permission	2
38-40 Whaddon Chase	Aylesbury	Permission	2
Land adjacent 63 Paterson Road	Aylesbury	Permission	4
Matozzas, 67 Friage Road	Aylesbury	Permission	3
30 Chiltern Street	Aylesbury	Permission	1
116 Bierton Road	Aylesbury	Permission	1
15-17 Havelock Street	Aylesbury	Permission; under construction	1
1A Turnfurlong	Aylesbury	Permission	-1
Land to the rear of 231-237 Bicester Road	Aylesbury	Permission	3

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

Location	ParishName	Status as at 31st March 2009	Net Commitments**
115 Priory Crescent	Aylesbury	Permission; under construction	1
137 - 139 Cambridge Street	Aylesbury	Permission	2
Land at 1 Claydon Close	Aylesbury	Permission	2
3 Stoke Road	Aylesbury	Permission	1
191a Cambridge Street	Aylesbury	Permission	1
Treehouse, 183 Cambridge Street	Aylesbury	Permission	-1
land adjacent to 14 Mowbray Road,	Aylesbury	Permission	1
28 Westmorland Avenue	Aylesbury	Permission; under construction	1
Garages Adj 8 Eastern Street	Aylesbury	Permission	2
Land adjacent to No 4 Old Stoke Road	Aylesbury	Permission	2
93-95 Weedon Road	Aylesbury	Permission; under construction	0
9 Holland Road	Aylesbury	Permission	1
1 Sutherland Walk	Aylesbury	Permission	1
14-18 Temple Street,	Aylesbury	Permission; under construction	4
254 Tring Road	Aylesbury	Permission; under construction	0
1 Granville Street	Aylesbury	Permission	1
5 Paterson Road	Aylesbury	Permission	1
17 Russell Avenue	Aylesbury	Permission	0
Prebend House, Hunter Street	Buckingham	Permission	-1
3 The Chewar	Buckingham	Permission	1
25-26 West Street	Buckingham	Permission	4

Location	ParishName	Status as at 31st March 2009	Net Commitments**
M P Anthistle and Co, 31 High Street	Buckingham	Permission; under construction	-1
Park Manor Farm, Moreton Road	Buckingham	Permission	1
51 and 51a Well Street	Buckingham	Permission	1
Land adjacent 19 Squirrels Way	Buckingham	Permission	1
Fleece Yard, Market Hill, Buckingham	Buckingham	Permission	1
Arthurs Radio, 24 West Street	Buckingham	Permission	2
19 Castle Street	Buckingham	Permission	3
Land Adj 11 Meadway	Buckingham	Permission	1
Verdun, Western Avenue	Buckingham	Permission	3
Land to Rear Of 23 Church Street	Buckingham	Permission	1
7 High Street	Buckingham	Permission	-1
Bridge Farm, Verney Road	Addington	Permission; under construction	1
The Coach House (formerly Tythe Barn House), Addington Estate Roads	Addington	Permission; under construction	1
Little Adstock, Main Street	Adstock	Permission	0
Dairy Cottages, Lane To Adstock Fields Farm	Adstock	Permission	-1
Akeley Village Hall, Lillingstone Road	Akeley	Permission	1
Orchard House, Main Street	Ashendon	Permission; under construction	1
Hill Farm, Wotton Road	Ashendon	Permission; under construction	1
Old School, Cublington Road	Aston Abbots	Permission; under construction	1
67 The Green	Aston Abbots	Permission	1
Church Farm House, Cublington Road	Aston Abbots	Permission	1

Location	ParishName	Status as at 31st March 2009	Net Commitments**
adj The Minshulls, 21 London Road	Aston Clinton	Permission	1
Long Meadow Farm Barn, Aston Hill, Chivery	Aston Clinton	Permission; under construction	1
The Bulls Head PH, 52 Aylesbury Road	Aston Clinton	Permission; under construction	2
21 Upper Icknield Way	Aston Clinton	Permission; under construction	0
27 Upper Icknield Way	Aston Clinton	Permission	0
Land at Rectory Farm, Stablebridge Road	Aston Clinton	Permission; under construction	1
101 London Road	Aston Clinton	Permission	1
77B Weston Road,	Aston Clinton	Permission	0
14 London Road	Aston Clinton	Permission	1
108 London Road	Aston Clinton	Permission	0
The Manor, Manor Farm Road	Barton Hartshorn	Permission	-1
80 Aylesbury Road	Bierton with Broughton	Permission	2
34 and 36 Rowsham Road	Bierton with Broughton	Permission; under construction	1
160 Aylesbury Road	Bierton with Broughton	Permission	1
Barnett House, Barnett Way	Bierton with Broughton	Permission; under construction	2
67 Great Lane	Bierton with Broughton	Permission; under construction	0
Latchmeads, Panshill	Boarstall	Permission; under construction	0
Panshill Wood Fishery, Panshill Wood	Boarstall	Permission; under construction	1

Location	ParishName	Status as at 31st March 2009	Net Commitments**
Hillside Farm, Oakley Road	Brill	Permission; under construction	0
8-10 High Street	Brill	Permission	1
Land Rear Of 16 Church Street	Brill	Permission; under construction	1
Dairy Yard, Temple Street	Brill	Permission	3
Monks Court	Buckland	Permission	1
178 London Road	Buckland	Permission	1
182 London Road	Buckland	Permission	1
Campsie	Buckland	Permission	0
The Gospel Hall, Buckland Wharf	Buckland	Permission	1
Sandston Close/Cotswolds Way, Calvert Green	Calvert Green	Permission	3
The Old Long House, Main Street	Charndon	Permission	-1
Merrydowne, 2 Crendon Road	Chearsley	Permission	0
The Pightle, Church Lane	Chearsley	Permission; under construction	0
31 Brownlow Lane	Cheddington	Permission	1
Land adjacent to 77 High Street	Cheddington	Permission	1
Nick's Barn, Priory Courtyard, Main Road Through Chetwode Hamlet	Chetwode	Permission	1
1 The Cottages, Stewkley Road	Cublington	Permission	1
New Dairy Farm, Stewkley Road	Cublington	Permission; under construction	1
New Dairy Farm, Stewkley Road	Cublington	Permission	0
Land adjacent to The Malthouse, Lower Church Street	Cuddington	Permission; under construction	1
Wyncot, Frog Lane	Cuddington	Permission	1

Location	ParishName	Status as at 31st March 2009	Net Commitments**
5 Bernard Close, Cuddington	Cuddington	Permission	1
Land At Larden, Spicketts Lane	Cuddington	Permission	1
6 Hillside Cottages, Dadbrook	Cuddington	Permission	1
ro Old PO Cottage, Biggs Lane	Dinton	Permission	1
Ford Farm, Chapel Road	Dinton	Permission; under construction	2
The Cow Shead	Dinton	Permission	1
Land Adjoining Wallace Farm, School Lane	Dinton	Permission	1
Painesend Farm, Painesend Road	Drayton Beauchamp	Permission	1
59/61 Main Road	Drayton Parslow	Permission	-1
54 Main Road	Drayton Parslow	Permission	1
Land Adjoining 17 New Road	Drayton Parslow	Permission	1
The Emerald, 6 St Mary's Road	East Claydon	Permission	1
Plots, 2, 3 & 4, Verney Farm, 1 Sandhill Road	East Claydon	Permission; under construction	2
9 St Marys Road	East Claydon	Permission	1
Land adjacent to 4 Grendon Road	Edgcott	Permission; under construction	1
4 Grendon Road	Edgcott	Permission	1
Littlewood House, Main Road North, Dagnall	Edlesborough	Permission	1
Hazeldene, Leighton Road, Northall	Edlesborough	Permission	2
Dagnall Farm, Main Road	Edlesborough	Permission; under construction	2
Hall Farm, Main Road	Edlesborough	Permission	1
Springwood, Ringshall Road	Edlesborough	Permission	0
Milford House, Hillesden Road	Gawcott	Permission	-2
Land Adjoining 9 Main Street	Gawcott	Permission	1

Location	ParishName	Status as at 31st March 2009	Net Commitments**
Land at Bassetts between Main Street and Church Street	Gawcott	Permission	3
Keepers Cottage, Manor Farm Lane	Gawcott	Permission	0
Ley Farm, Winslow Road	Granborough	Permission; under construction	1
7 Winslow Road	Granborough	Permission	1
Lower Green End Farm, 34 Green End	Granborough	Permission	0
The Old Stables, Church Lane	Great Brickhill	Permission	1
Land at The Manor, Galley Lane	Great Brickhill	Permission	1
Land adjacent 18 Cuff Lane	Great Brickhill	Permission	2
Bryerly Springs Farm, Galley Lane	Great Brickhill	Permission; under construction	1
Land off School End,	Great Horwood	Permission; under construction	1
Woodleigh Cottage, 16 Nash Road	Great Horwood	Permission	1
1B Spring Lane,	Great Horwood	Permission	1
Land Adjacent Abbey Cottage, Singleborough Lane	Great Horwood	Permission; under construction	1
Land at Nash Road	Great Horwood	Permission	1
Shakespeare House, Main Street	Grendon Underwood	Permission; under construction	1
Middle Farm, Main Street	Grendon Underwood	Permission; under construction	1
Middle Farm, Main Street	Grendon Underwood	Permission	1
Middle Farm, Main Street	Grendon Underwood	Permission	1
Mill Corner, Springhill Road	Grendon Underwood	Permission; under construction	2
Land adjoining Shakespeare House, Main Street	Grendon Underwood	Permission	1

Location	ParishName	Status as at 31st March 2009	Net Commitments**
19 Rosemary Lane	Haddenham	Permission	1
29 Churchway	Haddenham	Permission	1
96 Churchway	Haddenham	Permission	1
16 Yolsum Close	Haddenham	Permission	2
42 And 42a Churchway	Haddenham	Permission	1
8 Stockwell Furlong	Haddenham	Permission	1
49 Thame Road	Haddenham	Permission	1
The Leys, Halton Village	Halton	Permission	1
2 Bushmead Road	Hardwick	Permission; under construction	1
Westfields Farm, Hillesden Road, Gawcott	Hillesden	Permission; under construction	3
Old Slaughter House, Main Street	Hoggeston	Permission	1
Hill Cottage Farm, Claydon Road	Hogshaw	Permission; under construction	1
adj Manor Farmhouse, Worminghall Road	Ickford	Permission	1
The Grange Barns, Church Road	Ickford	Permission; under construction	1
12 Golders Close	Ickford	Permission; under construction	1
Youth Hostel, 3 High Street	Ivinghoe	Permission	2
Tythrop Park Farm	Kingsey	Permission; under construction	2
Kookery Nook, 5 Risborough Road	Kingsey	Permission	1
Tile House Farm, Tile House Road	Lillingstone Dayrell	Permission	1
Stearthill Lodge Cottage, Mursley Road	Little Horwood	Permission; under construction	1

Location	ParishName	Status as at 31st March 2009	Net Commitments**
Backgammon, Bacon House Farm, Warren Road	Little Horwood	Permission	0
The Hollows, Winslow Road	Little Horwood	Permission; under construction	1
Chilton Road Nursery, Chilton Road	Long Crendon	Permission	0
12 Bicester Road	Long Crendon	Permission; under construction	1
37A Bicester Road	Long Crendon	Permission	0
Coombe Cottage, 12 Chearsley Road	Long Crendon	Permission	1
Bury Court, Church Lane	Ludgershall	Permission	4
Rose Cottage, Duck Lane	Maids Moreton	Permission; under construction	1
Fayre Field, Towcester Road	Maids Moreton	Permission; under construction	2
1 Church Close	Maids Moreton	Permission	1
Masons House, Townsend	Marsh Gibbon	Permission	1
Middle Farm House, Clements Lane	Marsh Gibbon	Permission	1
Rose Cottage, Clements Lane	Marsh Gibbon	Permission	1
Lanes End Cottage, Townsend Lane	Marsh Gibbon	Permission	1
Mentmore Smithy, Stag Hill	Mentmore	Permission	1
OS 2300, Land at Ledburn	Mentmore	Permission	1
Woodlands Barn, Crafton	Mentmore	Permission; under construction	1
Rose Cottage, Crafton Lodge Road	Mentmore	Permission	1
Mount Pleasant Farm	Middle Claydon	Permission	1
Wychwood Stud, Cooks Lane, Salden	Mursley	Permission	1
8 Stewkley Lane	Mursley	Permission; under construction	0

Location	ParishName	Status as at 31st March 2009	Net Commitments**
Land adjoining 20 High Street	Nash	Permission; under construction	1
1 Stratford Road	Nash	Permission	1
The Barn At The Rectory, Stratford Road	Nash	Permission	1
Manor Farm	Nether Winchendon	Permission	3
Muskhill Farm, Winchendon Ridge Road	Nether Winchendon	Permission	1
25 Bletchley Road,	Newton Longville	Permission	1
Stonehill Farm, Quainton Road	North Marston	Permission	1
Land Adjacent Field View Cottage, 39 Quainton Road	North Marston	Permission	1
Land adj 35-37 Worminghall Road	Oakley	Permission; under construction	1
Land rear of 25 Oxford Road	Oakley	Permission	3
Land adjacent to 10 Oxford Road,	Oakley	Permission; under construction	1
Little London Farm, 21 Brill Road	Oakley	Permission	2
45 - 47 College Crescent	Oakley	Permission	1
100 Bicester Road	Oakley	Permission	0
Land Adj Four Acres, Bowling Alley	Oving	Permission	1
Kirkdene, Pitchcott Road	Oving	Permission; under construction	0
Land adjoining Windmill House, Church Lane	Oving	Permission; under construction	1
Glynne House, Marston Hill	Oving	Permission; under construction	0
Byways Corner, Bryne Lane	Padbury	Permission	1
Land Adjoining 12 Springfields Close	Padbury	Permission	1
5 Marsworth Road	Pitstone	Permission	1

Location	ParishName	Status as at 31st March 2009	Net Commitments**
16 Queen Street	Pitstone	Permission	1
126a Vicarage Road	Pitstone	Permission	0
Land Adjacent 17 Church Road	Pitstone	Permission	1
28 Rushendon Furlong	Pitstone	Permission	0
Land adjacent Manor Farm, Main Street	Poundon	Permission	4
Nash Cottage, South End	Preston Bissett	Permission	0
1 The Elms	Preston Bissett	Permission	1
Middle Farm, Shipton Lee	Quainton	Permission	1
Hill Farm, Shipton Lee	Quainton	Permission	1
Station Farm, Station Road	Quainton	Permission; under construction	1
Land adjacent to 1 Station Road	Quainton	Permission	1
Grange Farm, Shipton Lee	Quainton	Permission	3
Grange Farm, Shipton Lee	Quainton	Permission	1
Station Road Farm, Station Road	Quainton	Permission	1
The Old Bakery, 6 Lower Street	Quainton	Permission	1
153 Station Road	Quainton	Permission	1
Shepherds Close Barn, Shipton Lee	Quainton	Permission	1
Denham Hill Farm, Denham	Quainton	Permission	1
107 Station Road	Quainton	Permission	1
Dur Lin, 6 Main Street	Radclive	Permission	1
Old Cottage	Shabbington	Permission	1
Land To Rear of Franklins Farmhouse, Ickford Road	Shabbington	Permission	1
Appledere, Finmere Road	Shalstone	Permission	0
Church Farm stud, Grove	Slapton	Permission	1
Horton House, Horton	Slapton	Permission; under construction	2

Location	ParishName	Status as at 31st March 2009	Net Commitments**
Horton House, Horton	Slapton	Permission	1
34 Church Road	Slapton	Permission	1
land at Buckmaster Farm, Horton	Slapton	Permission	2
Land Adj Horton House	Slapton	Permission	0
Land At Horton House	Slapton	Permission	2
Rock Lane Farm, Liscombe Park	Soulbury	Permission; under construction	1
The Orangery, Stockgrove Park House, Stockgrove Park	Soulbury	Permission	1
Kiln Farm Cottage, Bragenham Lane	Soulbury	Permission; under construction	0
The Pool House, 1 Stockgrove Park House, Stockgrove Park	Soulbury	Permission	1
Land off North End Road	Steeple Claydon	Permission; under construction	1
West End Farm, West Street	Steeple Claydon	Permission	1
9 Buckingham Road	Steeple Claydon	Permission	0
26-28 Queen Catherine Road	Steeple Claydon	Permission	1
Land adjacent 39 Vicarage Lane	Steeple Claydon	Permission	1
12 Brackley Lane, Charndon	Steeple Claydon	Permission; under construction	2
3 Wing Road	Stewkley	Permission	1
Forge Farm, Wing Road	Stewkley	Permission; under construction	0
Upper Dean Farm, Dean Road	Stewkley	Permission; under construction	0
North Farm Cottage, Littlecote	Stewkley	Permission	1
Vicarage Farm, Soulbury Road	Stewkley	Permission; under construction	1

Location	ParishName	Status as at 31st March 2009	Net Commitments**
29 High Street South	Stewkley	Permission	1
1 High Street South	Stewkley	Permission; under construction	0
78 High Street	Stewkley	Permission	1
6 Soulbury Road	Stewkley	Permission	1
Landsdowne Farm, Dean Road	Stewkley	Permission	0
Hettys Barn, Fenny Road	Stoke Hammond	Permission	1
Stoke House Folly, Fenny Road	Stoke Hammond	Permission	1
Longacre, Risborough Road	Stoke Mandeville	Permission	0
Manor Farm, Lower Road	Stoke Mandeville	Permission; under construction	3
Land at Castlefields and to the rear of 91B Wendover Road	Stoke Mandeville	Permission; under construction	1
Stone House Lodge, Bishopstone Road	Stone	Permission	4
43 Chiltern Avenue	Stone	Permission; under construction	1
Little Barn, 22 Church Way	Stone	Permission; under construction	1
OS 7600, Main Street, Dadford	Stowe	Permission	1
Bycell Farm, Bycell Road	Stowe	Permission	1
Trewetha, Dadford Road	Stowe	Permission; under construction	0
Part Os 98 Stowe Castle Road	Stowe	Permission	1
Land adjacent 16 Ridgeway Cottages	Swanbourne	Permission	1
17 Nearton End	Swanbourne	Permission; under construction	1
adj Laurals Cottage, Lower End	Thornborough	Permission; under construction	1

Location	ParishName	Status as at 31st March 2009	Net Commitments**
Thornborough Manor, High Street	Thornborough	Permission	0
High Green, Nash Road	Thornborough	Permission; under construction	1
Vine Cottage, Back Street	Thornborough	Permission; under construction	0
Vine Cottage, Back Street	Thornborough	Permission; under construction	1
Willow Farm, Nash Road	Thornborough	Permission; under construction	0
Barn off Bridge Street	Thornborough	Permission	1
Lower End Farm, Lower End	Thornborough	Permission; under construction	1
Meadow Valley Farm, Nash Road	Thornborough	Permission	0
Western Green Farm, Bletchley Road	Thornborough	Permission	0
Western Green Farm, Bletchley Road	Thornborough	Permission	1
Lower Shelspit Farm, Nash Road	Thornborough	Permission	0
Furzenfields Farm, Thornton Road	Thornton	Permission; under construction	1
Crossbridge Farm Barn, Thornborough Road	Thornton	Permission	1
4 The Close	Thornton	Permission	1
Land at Home Farm, College Lane	Thornton	Permission	4
Sandpit Hill Farm, Main Street	Tingewick	Permission	1
Bicester House, Main Street	Tingewick	Permission	1
Iona, Main Street	Tingewick	Permission	1
Tingewick Pottery, Upper Street	Tingewick	Permission; under construction	1
The Wing, Little Tingewick House, Mere Lane	Tingewick	Permission; under construction	1

Location	ParishName	Status as at 31st March 2009	Net Commitments**
Little Tingewick House, Mere Lane	Tingewick	Permission	1
The Willows, Barton Hartshorn Road	Tingewick	Permission	0
Hopcrafts Farm, Brackley Road	Turweston	Permission	1
Seven Stars, Gawcott Road	Twyford	Permission	1
Nest View, Bicester Road	Twyford	Permission	1
92 High Street	Waddesdon	Permission	1
Windmill Hill Farm, Silk Street	Waddesdon	Permission	3
Beachendon Farm, Eythrope Park	Waddesdon	Permission	1
120 High Street	Waddesdon	Permission	1
Old Corn Mill, Quainton Road	Waddesdon	Permission	1
Church Hall, Frederick Street	Waddesdon	Permission	1
2 High Street, Waddesdon	Waddesdon	Permission	1
77 High Street	Weedon	Permission	0
Saffron House, 22 East End	Weedon	Permission	1
Cuckoo Farm Barn, Rocky Lane	Wendover	Permission	1
Land Off The Poplars	Wendover	Permission; under construction	1
Russell Farm, Cobblers Hill,	Wendover	Permission; under construction	1
Cooks Stores, 55 Tring Road	Wendover	Permission	-1
Mill Yard, Aylesbury Road	Wendover	Permission; under construction	1
End of the World PH, Aylesbury Road	Wendover	Permission	0
Orchard Corner, 37A Aylesbury Road	Wendover	Permission	1
Land East Of The Wilds, Brackley Road	Westbury	Permission; under construction	1
West Works Buildings, Playing Field Brackley Road	Westbury	Permission	4

Location	ParishName	Status as at 31st March 2009	Net Commitments**
Land adjacent to 1 Burnham Road	Westcott	Permission	1
The Woodland, Ashendon Road	Westcott	Permission	0
332 Wendover Road	Weston Turville	Permission	0
28 Church Lane	Weston Turville	Permission	1
land to rear of Laurels, 1 Brook End	Weston Turville	Permission	2
222 Wendover Road	Weston Turville	Permission	1
Land adj 2 Chase Cottages, Whaddon Road	Whaddon	Permission; under construction	1
Chase Lodge, Whaddon to Mursley Road	Whaddon	Permission	1
New Bare Farm, Shenley Road	Whaddon	Permission	0
1 Fernfield Cottages, Mursley	Whaddon	Permission	1
The Glebe, Nash Road	Whaddon	Permission; under construction	1
Kempson Cottage, 3 Church Headland Lane	Whitchurch	Permission	0
The Firs, High Street	Whitchurch	Permission	4
3 Post Office Lane	Whitchurch	Permission	1
Grooms Cottage, Kempson House, High Street	Whitchurch	Permission	0
17 High Street	Whitchurch	Permission	-1
Land adj to 37 Prospect Place	Wing	Permission	1
22a Redwood Drive	Wing	Permission; under construction	1
Waterloo Farm House, Leighton Road	Wing	Permission	0
The Paddock, Littleworth	Wing	Permission	1
Land between 57 and 59 Littleworth	Wing	Permission	1
16 Stewkley Road	Wing	Permission	1
adj 22/24 Leighton Road	Wingrave	Permission; under construction	1

Location	ParishName	Status as at 31st March 2009	Net Commitments**
27-29 Leighton Road	Wingrave	Permission	1
44 Nup End Lane	Wingrave	Permission	1
123 Winslow Road	Wingrave	Permission	1
7 Coblers Wick	Wingrave	Permission	1
Kingsway, 71 Winslow Road	Wingrave	Permission	1
Wingrave United Reform Church, Church Street	Wingrave	Permission	3
Home Farm, Castle Street	Wingrave	Permission	1
rear of 5 & 7 St Laurence Road	Winslow	Permission	2
The Market Place, 14 High Street	Winslow	Permission	2
61 High Street	Winslow	Permission	1
Land rear of 4 High Street	Winslow	Permission	1
Residential Care Centre, 180-182 High Street	Winslow	Permission; under construction	1
Land adjacent 10 Cricketers Row	Winslow	Permission	1
Upper Floors, 14 Market Square	Winslow	Permission	1
Natwest Bank, 12 High Street	Winslow	Permission; under construction	3
Natwest Bank, 12 High Street	Winslow	Permission; under construction	1
3 Cours La Ville Close	Winslow	Permission	1
Land to rear of 3 St Laurence Road	Winslow	Permission	1
Land To Rear Of 1 St Laurence Road	Winslow	Permission	1
Glebe Farm, Verney Road	Winslow	Permission	1
32 Station Road	Winslow	Permission	1
Brook Farm, Granborough Road	Winslow	Permission; under construction	0
Land Adj 30 Western Lane	Winslow	Permission	1

Location	ParishName	Status as at 31st March 2009	Net Commitments**
72 The Avenue	Worminghall	Permission	1
42A The Avenue	Worminghall	Permission	0
No. 1 The Avenue	Worminghall	Permission; under construction	1
Land At Lawn Farm	Wotton Underwood	Permission	1
Total net commitments on sites less than 5 dwellings			372
Reduction by 10% to allow for unimplemented sites			335

The projected 335 completions from sites less than 5 dwellings are assumed to be equally spread over the three years from April 2009 to March 2012, so the projected supply from sites less than 5 dwellings is as follows:

2009-2026	2009-2014 (5 years)	2010-2015 (5 years)
335	335	223