

Aylesbury Vale District Housing Land Supply

Position as at end March 2010 – prepared August 2010

Introduction

This document sets out the housing land supply position in Aylesbury Vale District as at 31st March 2010. Lists of sites included in the housing land supply are given in Appendices 1 and 2.

Commentary

The Council can not identify a 5 year supply of deliverable sites in accordance with the guidance in PPS3. The reason for this is that the 5 year figure against which the district's supply of deliverable sites was measured no longer exists, because it was derived from the Regional Spatial Strategy (the South East Plan) which has now been revoked. While PPS3 and the CLG's guidance that accompanied the revocation of the RSS still requires planning authorities to maintain a 5 year supply of deliverable homes, the supply of housing for the district, and hence the 5 year figure is now to be determined locally by the Council itself.

At present the Council has yet to identify the figure that it will adopt for its local housing requirement in the light of the revocation of the RSS.

In the meantime, it is relevant to consider the housing supply position that exists in the district. The housing trajectory work (see below) finds that there is a supply of some 8,000 dwellings in the district, when sites with allocations and those with planning permissions are considered. If windfall sites are added to this, the number rises to over 9,000 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 an increased level of housing over the next 5 years, compared to the previous 5 years (the average annual number of dwellings completed over 2005-2010 was 724).

The Council's figures as at March 2010 (see below) indicate that there are currently 7,771 deliverable homes in the district for the period 2010-2026, of which 4,936 are deliverable within the 5 year period 2010-2015.

Assessment of current housing land supply

The current supply of housing land in the District is made up from:

- Sites with planning permission;
- Sites that do not yet have planning permission, but that have been approved in principle, subject to the completion of a Section 106 or planning obligation agreement;
- Sites that are allocated in the Aylesbury Vale District Local Plan but that do not yet have planning permission or approval subject to a Section 106 agreement.

All sites for 5 dwellings or more that are included in the supply have been individually assessed as being available, suitable and achievable. Wherever possible we have obtained up-to-date estimates of build rates from housing developers. All sites for under 5 dwellings that have full planning permission have been included in the supply, but the overall total has been subjected to a 10% discount to account for the fact that some sites will not be implemented.

Summary of housing land supply position

	Number of dwellings (net of losses)		
	Aylesbury	Rest of District	Total
Deliverable sites with planning permission	4659	2220	6879
Deliverable sites not yet with planning permission but approved subject to S106	570	152	722
Deliverable sites identified in AVDLP but not yet with planning permission or approved subject to S106	72	98	170
Total deliverable supply 2010-2026	5301	2470	7771

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

	Aylesbury	Rest of District	Total
Deliverable supply 2010-2015	2774	2162	4936
Deliverable supply 2011-2016	2779	1925	4704

Details of individual sites

The tables in Appendices 1 and 2 below list all the individual sites that make up the housing land supply figures given in the tables above.

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

	Status as at 31/03/2010	Total number of dwellings	Estimated number of completions			Deliverability commentary		
			2010-2026 *	2010-2015 (five years)	2011-2016 (five years)	Available	Suitable	Achievable
Aylesbury - With Planning Permission								
Berryfields Major Development Area (MDA)	AVDLP** & Permission	3000	3000	1115	1345	✓	✓	Under construction. Contact made with developers/agents. Estimated completion rate provided.
Weedon Hill MDA	AVDLP & Permission	850	341	341	261	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Stoke Mandeville Hospital (north part), Lower Road	AVDLP & Permission	121	69	69	46	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Stoke Mandeville Hospital (south part & some land outside allocation), Lower Road	AVDLP & Permission	330	268	150	150	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Former Schwarzkopf, Penn Road (Grand Central)	Permission	391	111	111	61	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Gatehouse Quarter	Permission	370	370	231	209	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Walton Street (Viridian Square)	AVDLP & Permission	214	36	36	0	✓	✓	Nearing completion. Contact made with developers/agents. Estimated completion date provided.
Former T.A. Centre, Oxford Road	AVDLP & Permission	94	94	94	94	✓	✓	Ongoing discussions with HCA. Expected timescale provided.
Former Bearbrook House, Oxford Road	AVDLP & Permission	75	75	75	75	✓	✓	Ongoing discussions with HCA. Expected timescale provided.

	Status as at 31/03/2010	Total number of dwellings	Estimated number of completions			Deliverability commentary		
			2010-2026 *	2010-2015 (five years)	2011-2016 (five years)	Available	Suitable	Achievable
Hartwell Sidings, Oxford Road	Permission	75	75	75	75	✓	✓	Contact made with developers/agents. Completion rate estimated based on information provided.
J Sainsbury Plc, 13-19 Buckingham Street	Permission	40	40	40	40	✓	✓	Contact made with developers/agents. Assumed to commence in 2013.
Dayla, 80-100 High Street	Permission	39	39	39	39	✓	✓	Contact made with developers/agents. Site to be marketed. Assumed to commence in 2012.
Mandeville School, Ellen Road	Permission	34	34	34	34	✓	✓	Currently owned by Bucks County Council. Site to be marketed. Assumed to commence in 2013.
The Elms, Verwood Road	Permission	28	28	28	28	✓	✓	Contact made with developers/agents. Estimated completion date provided.
Site of Former 42 to 44, Mill Street	Permission	23	23	23	23	✓	✓	Contact made with developers/agents. Site to be marketed. Assumed to commence 2012.
Prebendal House, Parsons Fee	Permission	15	15	15	0	✓	✓	Under construction. Contact made with developers/agents. Estimated completion date provided
53 Bicester Road	Permission	9	9	9	3	✓	✓	Nearing completion (actually completed June 2010).
Sites < 5 dwellings (see appendix 2 below)			32	32	21			
Aylesbury Total - With Planning Permission			4659	2517	2504			
Rest of District - With Planning Permission								
Land to south of the A421 and east of A413, London Road, Buckingham	Permission	700	700	420	560	✓	✓	Contact made with developers/agents. Completion rate estimated based on information provided.
Princess Mary's Hospital, Wendover	AVDLP & Permission	400	308	308	208	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.

	Status as at 31/03/2010	Total number of dwellings	Estimated number of completions			Deliverability commentary		
			2010-2026 *	2010-2015 (five years)	2011-2016 (five years)	Available	Suitable	Achievable
Verney Road, Winslow	AVDLP & permission	220	220	192	220	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Former Pitstone cement works	AVDLP & permission	164	158	158	94	✓	✓	Under construction. Contact made with developers/agents. Estimated completion rate provided.
Moreton Road, Buckingham	AVDLP & permission	200	187	187	117	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Bridge Street, Buckingham	AVDLP & permission	103	103	103	103	✓	✓	Under construction. Contact made with developers/agents. Estimated completion rate provided.
Tingewick Road, Buckingham	Permission	93	93	93	93	✓	✓	Contact made with developers/agents. Completion rate estimated based on information provided.
Spicer Hallfield, Banks Road, Haddenham	Permission	48	48	48	48	✓	✓	Contact made with developers/agents. Estimated completion rate provided.
Thame Road, Haddenham	Permission	31	16	16	0	✓	✓	Under construction. Contact made with developers/agents. Estimated completion date provided.
Cobb Hall Road, Newton Longville	Permission	15	15	15	15	✓	✓	Contact made with developers/agents. Site to be marketed. Assumed to commence 2013.
Manor Lodge, Winslow Road, Wingrave	Permission	15	15	15	0	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Sandhill Road, East Claydon	Permission	13	1	1	0	✓	✓	Nearing completion. Contact made with developers/agents. Completion date estimated based on information provided.
Land between 62 and 96 Station Road, Quainton	Permission	12	12	12	0	✓	✓	Contact made with developers/agents. Estimated completion date provided.

	Status as at 31/03/2010	Total number of dwellings	Estimated number of completions			Deliverability commentary		
			2010-2026 *	2010-2015 (five years)	2011-2016 (five years)	Available	Suitable	Achievable
Bright Lights, 3 West Street, Buckingham	Permission	10	3	3	0	✓	✓	Nearing completion.
Former Cattle Market, Winslow	Permission	9	2	2	0	✓	✓	Under construction. Contact made with developers/agents. Completion date estimated based on information provided.
Manor Farm, Oakley	Permission	9	9	9	9	✓	✓	Contact made with developers/agents. Estimated completion date provided.
Leyland Farm, Gawcott	Permission	7	1	1	0	✓	✓	Under construction. Contact made with developers/agents. Estimated completion date provided.
Land to north of Tythe Cottage, Station Road, Marsh Gibbon	Permission	8	8	8	0	✓	✓	Contact made with developers/agents. Estimated completion date provided.
Westbury Manor Farm, Moat Lane, Marsh Gibbon	Permission	9	4	4	4	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
Stearthill House, Mursley Road, Little Horwood	Permission	6	6	6	0	✓	✓	Under construction. Contact made with developers/agents. Completion date estimated based on information provided.
The Firs, High Street, Whitchurch	Permission	6	6	6	6	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
The Old Vicarage, Vicarage Road, Winslow	Permission	6	6	6	6	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
Old Manor Farm, Reads Lane, Cublington	Permission	6	6	6	6	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
70 London Road, Aston Clinton	Permission	6	6	6	6	✓	✓	Under construction. Contact made with developers/agents. Completion date estimated based on information provided.

	Status as at 31/03/2010	Total number of dwellings	Estimated number of completions			Deliverability commentary		
			2010-2026 *	2010-2015 (five years)	2011-2016 (five years)	Available	Suitable	Achievable
The Forge, 8 Marsworth Road, Pitstone	Permission	5	5	5	0	✓	✓	Under construction. Contact made with developers/agents. Completion date estimated based on information provided.
Grange Farm, Main Street, Grendon Underwood	Permission	5	1	1	0	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
The Lodge, Main Road, Drayton Parslow	Permission	5	5	5	5	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
The Swan, Leighton Road, Northall	Permission	5	1	1	0	✓	✓	Nearing completion.
Sites < 5 dwellings (see appendix 2 below)			275	275	183			
Rest of District Total - With Planning Permission			2220	1912	1683			
District Total - With Planning Permission			6879	4429	4187			
Aylesbury - Approved Subject to S106*** Agreement								
Berryfields MDA increase	AVDLP & application approved subject to S106	235	235	0	0	✓	✓	Contact made with developers/agents. Estimated completion rate provided.
Weedon Hill MDA increase	AVDLP & application approved subject to S106	185	185	185	173	✓	✓	Outline planning permission granted June 2010. Contact made with developers/agents. Completion rate estimated based on information provided.
Aston Clinton Road MDA	AVDLP & application approved subject to S106	150	150	0	30	✓	✓	Existing scheme unlikely to be taken forward, but site still considered suitable for residential development; no constraints. Assumed to commence 2015.

	Status as at 31/03/2010	Total number of dwellings	Estimated number of completions			Deliverability commentary		
			2010-2026 *	2010-2015 (five years)	2011-2016 (five years)	Available	Suitable	Achievable
Aylesbury Total - Approved Subject to S106			570	185	203			
Rest of District - Approved Subject to S106 Agreement								
Haddenham & Thame Parkway Station, Thame Road, Haddenham	Application approved subject to S106	72	72	72	72	✓	✓	Contact made with developers/agents. Estimated completion rate provided.
County Farm, Wendover Road, Weston Turville	Application approved subject to S106	19	19	19	19	✓	✓	Currently owned by Bucks County Council. Site to be marketed. Assumed to commence in 2013.
Former Paf Limited, Mill Lane, Westbury	Application approved subject to S106	14	14	14	14	✓	✓	Assumed to commence in 2013.
Former Bell Inn Pavilion, London Road, Aston Clinton	Application approved subject to S106	14	14	14	14	✓	✓	Assumed to commence in 2012.
Land off Windmill Street, Brill	Application approved subject to S106	13	13	13	13	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
Land to the rear of The Roses, North Marston Lane, Whitchurch	Application approved subject to S106	8	8	8	0	✓	✓	Planning permission granted April 2010. Contact made with developers/agents. Estimated completion date provided.
Land adjacent 5 Townsend, Haddenham	Application approved subject to S106	6	6	6	6	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
Lormay House, Main Street, Westbury	Application approved subject to S106	6	6	6	6	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
Rest of District Total - Approved Subject to S106			152	152	144			
District Total - Approved Subject to S106			722	337	347			

	Status as at 31/03/2010	Total number of dwellings	Estimated number of completions			Deliverability commentary		
			2010-2026 *	2010-2015 (five years)	2011-2016 (five years)	Available	Suitable	Achievable
Aylesbury - Allocated in AVDLP**								
Circus Fields, Oakfield Road	AVDLP	72	72	72	72	✓	✓	Site to be marketed. Assumed to commence 2012.
Aylesbury Total - Allocated in AVDLP			72	72	72			
Rest of District - Allocated in AVDLP								
Former Pitstone cement works and adjacent land (remainder of allocation)	AVDLP	36	36	36	36	✓	✓	Assumed to commence following completion of part currently under construction.
Market Hill, Buckingham	AVDLP & application	62	62	62	62	✓	✓	Application submitted December 2009. Assumed to commence 2013.
Rest of District Total - Allocated in AVDLP			98	98	98			
District Total - Allocated in AVDLP			170	170	170			
Aylesbury - Total for all sites								
			5301	2774	2779			
Rest of District - Total for all sites								
			2470	2162	1925			
District - Total for all sites								
			7771	4936	4704			

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 2010

** Aylesbury Vale District Local Plan

*** S106: Section 106 or planning obligation agreement

Appendix 2: Projected supply from sites less than 5 dwellings

Location	Parish	Status as at 31st March 2010	Net Commitments*
Sites in Aylesbury			
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
Land off Castle Street	Aylesbury	Permission	2
38-40 Whaddon Chase	Aylesbury	Permission	2
Land adjacent 63 Paterson Road	Aylesbury	Permission	4
1A Turnfurlong	Aylesbury	Permission	-1
Land to the rear of 231-237 Bicester Road	Aylesbury	Permission	3
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; under construction	1
Treehouse, 183 Cambridge Street	Aylesbury	Permission	-1
land adjacent to 14 Mowbray Road,	Aylesbury	Permission	1
Garages Adj 8 Eastern Street	Aylesbury	Permission	2
Land adjacent to No 4 Old Stoke Road	Aylesbury	Permission	2
9 Holland Road	Aylesbury	Permission	1
1 Sutherland Walk	Aylesbury	Permission	1
5 Paterson Road	Aylesbury	Permission	1
17 Russell Avenue	Aylesbury	Permission	0
9 Montague Road	Aylesbury	Permission	1
125 Narbeth Drive	Aylesbury	Permission	1
2 Castle Street	Aylesbury	Permission; under construction	1
38 Cannock Road	Aylesbury	Permission	1

Location	Parish	Status as at 31st March 2010	Net Commitments*
Land to the rear of 1, 3, 5 Craigwell Avenue	Aylesbury	Permission	2
26 Roberts Drive	Aylesbury	Permission	1
Showboat Amusement Centre, 55 High Street	Aylesbury	Permission	3
26 King Edward Avenue	Aylesbury	Permission	0
41 King Edward Avenue	Aylesbury	Permission	-1
4 Milton Road	Aylesbury	Permission	1
2 Havelock Street	Aylesbury	Permission	1
Vale House, Fowler Road	Aylesbury	Permission; under construction	-5
Total net commitments on sites less than 5 dwellings in Aylesbury			35
Reduction by 10% to allow for unimplemented sites			32
Sites in Rest of District			
Former Railway Station Site, Station Road	Buckingham	Permission	4
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; under construction	1
Verdun, Western Avenue	Buckingham	Permission	3
Land to Rear Of 23 Church Street	Buckingham	Permission	1
7 High Street	Buckingham	Permission	-1
Land At Fleece Yard, Market Hill	Buckingham	Permission	1
Old Dairy to Rear of 14 Castle Street	Buckingham	Permission	1
Bridge Farm, Verney Road	Addington	Permission; under construction	1
Little Adstock, Main Street	Adstock	Permission	0
Dairy Cottages, Lane To Adstock Fields Farm	Adstock	Permission; under construction	-1
Akeley Village Hall, Lillingstone Road	Akeley	Permission	1
67 The Green	Aston Abbots	Permission	1

Location	Parish	Status as at 31st March 2010	Net Commitments*
Church Farm House, Cublington Road	Aston Abbotts	Permission	1
New Field, Off Moat Lane	Aston Abbotts	Permission	1
Long Meadow Farm Barn, Aston Hill, Chiver	Aston Clinton	Permission; under construction	1
The Bulls Head PH, 52 Aylesbury Road	Aston Clinton	Permission	2
Land at Rectory Farm, Stablebridge Road	Aston Clinton	Permission; under construction	1
101 London Road	Aston Clinton	Permission; under construction	1
77B Weston Road,	Aston Clinton	Permission	0
Land To Rear Of 1 And 3 Stablebridge Road	Aston Clinton	Permission; under construction	2
14 London Road	Aston Clinton	Permission	1
98 and Land to the rear of 100 London Road	Aston Clinton	Permission	2
80 Aylesbury Road	Bierton with Broughton	Permission	2
160 Aylesbury Road	Bierton with Broughton	Permission	1
Barnett House, Barnett Way	Bierton with Broughton	Permission; under construction	2
Muswell Hill Farm, Muswell Hill	Boarstall	Permission	1
Hillside Farm, Oakley Road	Brill	Permission; under construction	0
Dairy Yard, Temple Street	Brill	Permission	3
7 and 9 Temple Street	Brill	Permission	1
7 and 9 Temple Street	Brill	Permission	0
Karenza, 18 Church Street	Brill	Permission	1
Monks Court	Buckland	Permission	1
178 London Road	Buckland	Permission	1
182 London Road	Buckland	Permission	1
Campsie, Main Road	Buckland	Permission	0
The Gospel Hall, Buckland Wharf	Buckland	Permission; under construction	1
Land Adj 69 Buckland Road	Buckland	Permission	1
224 London Road	Buckland	Permission	1
Sandston Close/Cotswolds Way, Calvert Gree	Calvert Green	Permission	3
The Old Long House, Main Street	Charndon	Permission; under construction	0

Location	Parish	Status as at 31st March 2010	Net Commitments*
Merrydowne, 2 Crendon Road	Chearsley	Permission	0
The Pightle, Church Lane	Chearsley	Permission; under construction	0
"Dieudonne", Dark Lane	Chearsley	Permission	0
Land adjacent to 77 High Street	Cheddington	Permission	1
Land To Rear Of 10 The Green	Cheddington	Permission; under construction	1
Nick's Barn, Priory Courtyard, Main Road Th	Chetwode	Permission	1
The Bungalow, Easington	Chilton	Permission	0
1 The Cottages, Stewkley Road	Cublington	Permission; under construction	1
New Dairy Farm, Stewkley Road	Cublington	Permission	0
Wyncot, Frog Lane	Cuddington	Permission	1
5 Bernard Close, Cuddington	Cuddington	Permission; under construction	1
Land At Larden, Spicketts Lane	Cuddington	Permission; under construction	1
6 Hillside Cottages, Dadbrook	Cuddington	Permission; under construction	1
Ford Farm Barn, Chapel Road	Dinton	Permission; under construction	2
The Cow Shead	Dinton	Permission	1
Wallace Farm, School Lane	Dinton	Permission; under construction	1
Painesend Farm, Painesend Road	Drayton Beauchamp	Permission	0
59/61 Main Road	Drayton Parslow	Permission; under construction	-1
54 Main Road	Drayton Parslow	Permission; under construction	1
Land Adjoining 17 New Road	Drayton Parslow	Permission; under construction	1
Hartwell Hill Farm, Hartwell Hill	Dunton	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	2
9 St Marys Road	East Claydon	Permission; under construction	1
26 Sandhill Road	East Claydon	Permission	1
4 Grendon Road	Edgcott	Permission	1
Hazeldene, Leighton Road, Northall	Edlesborough	Permission; under construction	2
Hall Farm, Main Road	Edlesborough	Permission	1

Location	Parish	Status as at 31st March 2010	Net Commitments*
Springwood, Ringshall Road	Edlesborough	Permission	0
Ley Farm, Winslow Road	Granborough	Permission; under construction	1
7 Winslow Road	Granborough	Permission; under construction	1
Lower Green End Farm, 34 Green End	Granborough	Permission	0
Land at The Manor, Galley Lane	Great Brickhill	Permission	1
Land adjacent 18 Cuff Lane	Great Brickhill	Permission; under construction	2
Bryerly Springs Farm, Galley Lane	Great Brickhill	Permission; under construction	1
Holt House Farm, Stockgrove Park	Great Brickhill	Permission; under construction	0
Land off School End,	Great Horwood	Permission; under construction	1
Land Adjacent Abbey Cottage, Singleborough	Great Horwood	Permission; under construction	1
Land at Nash Road	Great Horwood	Permission	1
22 Greenway	Great Horwood	Permission	1
Pear Tree Farm, Main Street	Grendon Underwood	Permission; under construction	2
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
Milford House, Hillesden Road	Gawcott	Permission	-2
Land Adjoining 9 Main Street	Gawcott	Permission	1
Bassetts, Main Street	Gawcott	Permission	3
Keepers Cottage, Manor Farm Lane	Gawcott	Permission; under construction	0
The Elms, Radclive Road	Gawcott	Permission	1
19 Rosemary Lane	Haddenham	Permission	1
29 Churchway	Haddenham	Permission	1
96 Churchway	Haddenham	Permission; under construction	1
16 Yolsum Close	Haddenham	Permission	3
42 And 42a Churchway	Haddenham	Permission	1

Location	Parish	Status as at 31st March 2010	Net Commitments*
Land Rear Of 8 Stockwell Furlong	Haddenham	Permission	1
49 Thame Road	Haddenham	Permission; under construction	1
Townsend Garage, Townsend	Haddenham	Permission	1
Haydon House, 54 Churchway	Haddenham	Permission	2
The Leys, Halton Village	Halton	Permission	1
Westfields Farm, Hillesden Road, Gawcott	Hillesden	Permission; under construction	3
adj Manor Farmhouse, Worminghall Road	Ickford	Permission	1
The Grange Barns, Church Road	Ickford	Permission; under construction	1
Barn At Bulls Lane	Ickford	Permission	1
The Old Brewery House, 3 High Street	Ivinghoe	Permission	1
Barns At Tythrop Park Farm	Kingsey	Permission	2
Kookery Nook, 5 Risborough Road	Kingsey	Permission	1
The Byre, Woodlands Farm, Kingswood Lane	Kingswood	Permission	1
Shaw Riding Cottage, Wicken Road	Leckhampstead	Permission	0
Lower Farm House, Barretts End	Leckhampstead	Permission	1
Shaw Riding Cottage, Wicken Road	Leckhampstead	Permission	1
Tile House Farm, Tile House Road	Lillingstone Dayrell	Permission	2
Keyes Farm, Towcester Road	Lillingstone Lovell	Permission	1
Chilton Road Nursery, Chilton Road	Long Crendon	Permission	0
37A Bicester Road	Long Crendon	Permission	0
Coombe Cottage, 12 Chearsley Road	Long Crendon	Permission	1
Land Adj To 36 Chilton Road	Long Crendon	Permission; under construction	1
61 High Street	Long Crendon	Permission; under construction	1
Vine Cottages, 87 Bicester Road	Long Crendon	Permission	1
22 Carters Lane	Long Crendon	Permission	0
5 Bicester Road	Long Crendon	Permission	3
Manor Farm	Nether Winchendon	Permission; under construction	2
Muskhill Farm, Winchendon Ridge Road	Nether Winchendon	Permission	1

Location	Parish	Status as at 31st March 2010	Net Commitments*
Bury Court, Church Lane	Ludgershall	Permission	4
Costalls, Wotton End	Ludgershall	Permission; under construction	1
Land To The Rear Of The Bungalow, High S	Ludgershall	Permission	1
Fayre Field, Towcester Road	Maids Moreton	Permission; under construction	2
1 Church Close	Maids Moreton	Permission	1
Rose Cottage, Clements Lane	Marsh Gibbon	Permission	1
Land Adjoining Rose Cottage, Clements Lane	Marsh Gibbon	Permission	2
Lanes End Cottage, Townsend Lane	Marsh Gibbon	Permission	1
Mentmore Smithy, Stag Hill	Mentmore	Permission	1
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; under construction	1
8 Stewkley Lane	Mursley	Permission; under construction	0
Spring Grove Farm, Station Road	Mursley	Permission; under construction	1
The Wilderness, Salden Lane	Mursley	Permission	0
Manor Farm, off Manor Close, Main Street	Mursley	Permission	3
The Rectory, 5 Main Street	Mursley	Permission	1
1 Stratford Road	Nash	Permission	1
The Barn At The Rectory, Stratford Road	Nash	Permission	1
Yew Tree Farm, Whaddon Road	Nash	Permission; under construction	1
Land At 1 Wood End	Nash	Permission	0
25 Bletchley Road,	Newton Longville	Permission	1
24 -28 Whaddon Road	Newton Longville	Permission	3
Land Adjacent Field View Cottage, 39 Quaint	North Marston	Permission	1
Land adj 35-37 Worminghall Road	Oakley	Permission; under construction	1
Land rear of 25 Oxford Road	Oakley	Permission	3

Location	Parish	Status as at 31st March 2010	Net Commitments*
Little London Farm, 21 Brill Road	Oakley	Permission	2
45 - 47 College Crescent	Oakley	Permission	1
100 Bicester Road	Oakley	Permission	0
45 Worminghall Road	Oakley	Permission	1
Land Adj Four Acres, Bowling Alley	Oving	Permission; under construction	1
Glynne House, Marston Hill	Oving	Permission; under construction	0
'The Kennels', Marston Hill	Oving	Permission	2
'The Kennels', Marston Hill	Oving	Permission	0
Land Adjoining 12 Springfields Close	Padbury	Permission	1
The Glade, Lower Way	Padbury	Permission	1
Annexe, The Hermitage, Main Street	Padbury	Permission	-1
5 Marsworth Road	Pitstone	Permission	1
28 Rushendon Furlong	Pitstone	Permission	0
Barn 2, Orchard Farm, Cheddington Road	Pitstone	Permission	1
Land adjacent Manor Farm, Main Street	Poundon	Permission	4
Home Farm, Stratton Audley Road	Poundon	Permission	1
Nash Cottage, South End	Preston Bissett	Permission	0
1 The Elms	Preston Bissett	Permission	1
Land adjacent to 1 Station Road	Quainton	Permission	1
Grange Farm, Shipton Lee	Quainton	Permission; under construction	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; under construction	0
Shepherds Close Barn, Shipton Lee	Quainton	Permission	1
Denham Hill Farm, Denham	Quainton	Permission	1
107 Station Road	Quainton	Permission; under construction	1
Dur Lin, 6 Main Street	Radclive	Permission	1

Location	Parish	Status as at 31st March 2010	Net Commitments*
Land Adjacent To Main Street	Radclive	Permission	1
Land To Rear of Franklins Farmhouse, Ickfor	Shabbington	Permission	1
Church Farm stud, Grove	Slapton	Permission	1
Horton House, Horton	Slapton	Permission; under construction	2
Land At Horton House	Slapton	Permission	2
land at Buckmaster Farm, Horton	Slapton	Permission	2
9 Buckingham Road	Steeple Claydon	Permission	0
26-28 Queen Catherine Road	Steeple Claydon	Permission	1
Greenacre, 30 North End Road	Steeple Claydon	Permission; under construction	1
3 Wing Road	Stewkley	Permission	1
Forge Farm, Wing Road	Stewkley	Permission; under construction	0
North Farm Cottage, Littlecote	Stewkley	Permission	1
Vicarage Farm, Soulbury Road	Stewkley	Permission; under construction	1
6 Soulbury Road	Stewkley	Permission; under construction	1
Landsdowne Farm, Dean Road	Stewkley	Permission; under construction	0
Winsors Farmhouse, 43 High Street	Stewkley	Permission	1
Coady Bay Stud, Dean Road Farm, Dean Roa	Stewkley	Permission	1
Hettys Barn, Fenny Road	Stoke Hammond	Permission	1
Stoke House Folly, Fenny Road	Stoke Hammond	Permission	1
Longacre, Risborough Road	Stoke Mandeville	Permission	0
2 Waddesdon Green	Stoke Mandeville	Permission	1
Land At Main Street	Stowe	Permission	1
Bycell Farm, Bycell Road	Stowe	Permission; under construction	1
Trewetha, Dadford Road	Stowe	Permission; under construction	0
Part Os 98 Stowe Castle Road	Stowe	Permission	1
Land of 16 Ridgeway Cottages	Swanbourne	Permission	1
The Barn, Nearton End	Swanbourne	Permission	0
Rock Lane Farm, Liscombe Park	Soulbury	Permission; under construction	1

Location	Parish	Status as at 31st March 2010	Net Commitments*
The Orangery, Stockgrove Park House, Stock	Soulbury	Permission	1
Kiln Farm, Bragenham Lane	Soulbury	Permission	2
The Pool House, 1 Stockgrove Park House, St	Soulbury	Permission	1
Christmas Cottage, Stockgrove Park	Soulbury	Permission	0
Alders Farm Trout Fishery, Ivy Lane	Soulbury	Permission	1
Kiln Farm, Bragenham Lane	Soulbury	Permission	0
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
Barn off Bridge Street	Thornborough	Permission	1
Meadow Valley Farm, Nash Road	Thornborough	Permission; under construction	0
Western Green Farm, Bletchley Road	Thornborough	Permission	0
Western Green Farm, Bletchley Road	Thornborough	Permission	1
Lower Shelspit Farm, Nash Road	Thornborough	Permission; under construction	0
Guide Hut, Bridge Street	Thornborough	Permission; under construction	1
Sunnybrook Cottage, High Street	Thornborough	Permission; under construction	0
Furzenfields Farm, Thornton Road	Thornton	Permission	0
Crossbridge Farm Barn, Thornborough Road	Thornton	Permission	1
4 The Close	Thornton	Permission	1
Land at Home Farm, College Lane	Thornton	Permission	4
Land at Home Farm, College Lane	Thornton	Permission	2
Bicester House, Main Street	Tingewick	Permission	1
The Wing, Little Tingewick House, Mere Lan	Tingewick	Permission; under construction	1
Little Tingewick House, Mere Lane	Tingewick	Permission	1
The Willows, Barton Hartshorn Road	Tingewick	Permission	0
Hopcrafts Farm, Brackley Road	Turweston	Permission; under construction	1
Fields Farmhouse, Oatleys Road	Turweston	Permission	-1

Location	Parish	Status as at 31st March 2010	Net Commitments*
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
Land adjacent to Old Corn Mill, 78 Quainton	Waddesdon	Permission; under construction	1
Plot 1, Quainton Road	Waddesdon	Permission	1
2 High Street, Waddesdon	Waddesdon	Permission	1
16 Goss Avenue	Waddesdon	Permission	1
77 High Street	Weedon	Permission	0
Saffron House, 22 East End	Weedon	Permission	1
8 High Street	Weedon	Permission	1
Cuckoo Farm Barn, Rocky Lane	Wendover	Permission; under construction	1
Cooks Stores, 55 Tring Road	Wendover	Permission	-1
End of the World PH, Aylesbury Road	Wendover	Permission	0
Orchard Corner, 37A Aylesbury Road	Wendover	Permission	1
2 Halton Lane	Wendover	Permission; under construction	0
West Works Buildings, Playing Field Brackley	Westbury	Permission	4
Land adjacent to 1 Burnham Road	Westcott	Permission; under construction	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; 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
4 Chase Farm Cottages, Whaddon To Mursley	Whaddon	Permission	1

Location	Parish	Status as at 31st March 2010	Net Commitments*
Kempson Cottage, 3 Church Headland Lane	Whitchurch	Permission	0
The Firs, High Street	Whitchurch	Permission	4
3 Post Office Lane	Whitchurch	Permission	1
Kempson House, 76 High Street	Whitchurch	Permission	0
37 Prospect Place	Wing	Permission	1
Waterloo Farm House, Leighton Road	Wing	Permission; under construction	0
The Paddock, Littleworth	Wing	Permission	3
Land between 57 and 59 Littleworth	Wing	Permission	1
16 Stewkley Road	Wing	Permission	1
44 Nup End Lane	Wingrave	Permission	1
123 Winslow Road	Wingrave	Permission; under construction	1
7 Cobblers Wick	Wingrave	Permission; under construction	1
Kingsway, 71 Winslow Road	Wingrave	Permission; under construction	1
Wingrave United Reform Church, Church Street	Wingrave	Permission; under construction	3
Home Farm, Castle Street	Wingrave	Permission; under construction	1
Land Adjacent To 16 Leighton Road	Wingrave	Permission	1
Land Off Church Street	Wingrave	Permission	1
rear of 5 & 7 St Laurence Road	Winslow	Permission	1
Land Rear Of 5 and 7 St Laurence Road	Winslow	Permission	1
Land rear of 4 High Street	Winslow	Permission	1
Land adjacent 10 Cricketers Row	Winslow	Permission	1
Upper Floors, 14 Market Square	Winslow	Permission	1
3 Cours La Ville Close	Winslow	Permission; under construction	1
Land Off Byford Way To Rear Of 3 St Laurence Road	Winslow	Permission	1
Land To Rear Of 1 St Laurence Road	Winslow	Permission; under construction	1
Glebe Farm, Verney Road	Winslow	Permission	1
32 Station Road	Winslow	Permission	1
Brook Farm, Granborough Road	Winslow	Permission; under construction	0

Location	Parish	Status as at 31st March 2010	Net Commitments*
Land Adj 30 Western Lane	Winslow	Permission	1
The Old Library	Winslow	Permission	1
28 Horn Street	Winslow	Permission	1
42A The Avenue	Worminghall	Permission	0
9 Menmarsh Road	Worminghall	Permission	1
Land At Lawn Farm	Wotton Underwood	Permission	1
Land Off Wotton Road	Wotton Underwood	Permission	1
Total net commitments on sites less than 5 dwellings in Rest of District			306
Reduction by 10% to allow for unimplemented sites			275
Total net commitments on sites less than 5 dwellings (whole District)			341
Reduction by 10% to allow for unimplemented sites (whole District)			307

The projected completions on sites less than 5 dwellings are assumed to be equally spread over the three years from April 2010 to March 2013, so the projected supply from sites less than 5 dwellings is as follows:

	2010/11	2011/12	2012/13
Aylesbury	11	11	10
Rest of District	92	91	92
Whole District	103	102	102

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