

Aylesbury Vale District Housing Land Supply

Position as at end September 2008 – prepared November 2008

Introduction

This document sets out the housing land supply position in Aylesbury Vale District as at the end of September 2008. 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 2008 to March 2013, and secondly for the five years April 2009 to March 2014. Additional background information is given in the Annual Monitoring Report 2008 (available from www.aylesburyvaledc.gov.uk).

Housing requirement

The housing requirement for Aylesbury Vale is set out in the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005) (MKSM). 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)

In the period 2001 to 2008 the number of housing completions in Aylesbury Vale has not met the MKSM requirement for that period, and therefore an additional 763 dwellings are needed to make up the deficit.

Housing land supply for 1st April 2008 to 31st March 2013

MKSM requirement	5,140
Pre-2008 deficit	763
Total 5 year requirement	5,903
Projected supply from existing allocated sites (see Appendix 1)	2,976
Projected supply from other deliverable sites (see Appendix 2)	1,174
Projected supply from sites less than 5 dwellings (see Appendix 3)	460
Total projected supply	4,610
Projected supply as percentage of requirement	78.1% (3.9 years)

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

MKSM requirement	5,260
Pre-2009 deficit (projected)	1,044
Total 5 year requirement	6,304
Projected supply from existing allocated sites (see Appendix 1)	3,528
Projected supply from other deliverable sites (see Appendix 2)	923
Projected supply from sites less than 5 dwellings (see Appendix 3)	356
Total projected supply	4,807
Projected supply as percentage of requirement	76.3% (3.8 years)

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 changed from 5.3 years supply (as at 31st March 2008) to 3.9 years. This is 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 the 5-year supply has dropped, 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.
- The position has worsened because 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 allocated sites and other deliverable sites is just over 8,500 dwellings, 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.
- 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 st Sep 08	Estimated number of completions			Deliverability commentary
		2008-2026 [*]	2008-2013 (5 years)	2009-2014 (5 years)	
Sites in Aylesbury					
Berryfields Major Development Area (MDA)	Permission	3000	600	900	Contact made with developers/agents. Estimated completion rates based on information provided.
Berryfields MDA increase	Application approved subject to S106 [†]	235	50	100	Contact made with developers/agents. Estimated completion rates based on information provided.
Weedon Hill MDA	Permission; under construction	726	522	500	Contact made with developers/agents. Estimated completion rates based on information provided.
Weedon Hill MDA increase	Application approved subject to S106	185	100	125	Contact made with developers/agents. Estimated completion rates based on information provided.
Aston Clinton Road MDA	Application approved subject to S106	150	50	100	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.
Stoke Mandeville Hospital (north part only)	Permission; under construction	145	145	95	Contact made with developers/agents. Estimated completion rates based on information provided.
Stoke Mandeville Hospital (south part & some land outside allocation)	Permission; under construction	330	135	150	Contact made with developers/agents. Estimated completion rates based on information provided.

* This is not necessarily the total number of dwellings on the site, as there may have been completions prior to 2008.

† S106: Section 106 or planning obligation agreement

	Status as at 31 st Sep 08	Estimated number of completions			Deliverability commentary
		2008-2026*	2008-2013 (5 years)	2009-2014 (5 years)	
Walton Street	Permsion; under construction	198	198	88	Contact made with developers/agents. Estimated completion rates provided.
Bearbrook House, Oxford Road (part of site)	Permission; under construction	28	28	28	Contact made with developers/agents. Estimated completion date provided.
Bearbrook House, Oxford Road (balance of allocation)	Permission	75	50	75	Contact made with developers/agents. Estimated completion rates based on information provided.
TA Centre, Oxford Road	Permission	94	94	94	Contact made with developers/agents. Estimated completion rates based on information provided.
Exchange Street (Waterside)	No permission	150	100	150	Site to be marketed; assumed to commence 2011.
Coldharbour (Fairford Leys) [‡]	Permission; under construction	7	7	0	Contact made with developers/agents. Estimated completion rates provided.
Sites in Rest of District					
Princess Mary's Hospital, Wendover	Permission.	400	250	350	Contact made with developers/agents. Estimated completion rates based on information provided.
Verney Road, Winslow	Permission	220	120	160	Contact made with developers/agents. Estimated completion rates provided.
Pitstone Cement Works	Application approved subject to S106 (part of site); no permission (remainder of site)	200	164	200	Permission granted November 2008. Assumed to commence 2010.

[‡] Allocated in Aylesbury Local Plan

		Estimated number of completions			
	Status as at 31st Sep 08	2008-2026*	2008-2013 (5 years)	2009-2014 (5 years)	Deliverability commentary
Moreton Road, Buckingham	Permission	200	100	150	Contact made with developers/agents. Estimated completion rates based on information provided.
Bridge Street, Buckingham	Permission; under construction	103	103	103	Contact made with developers/agents. Estimated completion rates 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)		6606	2976	3528	

Appendix 2: Projected supply from other deliverable sites

	Status as at 31 st Sep 08	Estimated number of completions			Deliverability commentary
		2008-2026 [§]	2008-2013 (5 years)	2009-2014 (5 years)	
Sites in Aylesbury					
Schwarzkopf, Penn Road (Grand Central)	Permission; under construction	132	132	111	Contact made with developers/agents. Estimated completion rates based on information provided.
Gatehouse Quarter	Permission	370	80	120	Contact made with developers/agents. Estimated completion rates based on information provided.
New Lodge, Griffin Lane (Griffin Place)	Permission; under construction	90	90	18	Contact made with developers/agents. Estimated completion date provided.
Hartwell Sidings, Oxford Road	Permission	75	75	75	Contact made with developers/agents. Estimated completion rates based on information provided.
J Sainsbury Plc, 13-19 Buckingham Street	Permission	40	40	40	Contact made with developers/agents. Estimated completion rates based on information provided.
Dayla, High Street	Permission	39	39	39	Contact made with developers/agents. Site to be marketed. Assumed to be completed 2012/13.
Big Hand Mo's, Oxford Road	Permission	24	24	24	Contact made with developers/agents. Estimated completion rates provided.
Site of Former 42 to 44, Mill Street	Permission	23	23	23	Contact made with developers/agents. Estimated completion rates based on information provided.
117-119 Bicester Road	Permission; under construction	21	21	0	All complete October 2008.
Jansel Square, Brentwood Way	Permission	20	20	20	Contact made with developers/agents. Estimated completion rates based on information provided.

[§] This is not necessarily the total number of dwellings on the site, as there may have been completions prior to 2008.

	Status as at 31 st Sep 08	Estimated number of completions			Deliverability commentary
		2008-2026 [§]	2008-2013 (5 years)	2009-2014 (5 years)	
Leonard West Home, Walton Road	Application approved subject to S106	19	19	19	Contact made with developers/agents. Estimated completion rates provided.
Croft House, Croft Road	Permission	16	16	16	Contact made with developers/agents. Estimated completion rates provided.
Prebendal House, Parsons Fee	Permission; under construction	15	15	15	Contact made with developers/agents. Estimated completion date provided.
91-97 New Street	Complete	15	15	0	All complete September 2008.
Land off Cambridge Close & Cambridge Street	Permission; under construction	5	5	0	All complete November 2008.
53 Bicester Road	Permission; under construction	9	9	9	Contact made with developers/agents. Estimated completion date provided.
Land to Rear of 14-24 Ruskin Way	Permission	8	8	0	Contact made with developers/agents. Estimated completion date provided.
Wigmore Court, Wigmore Road	Permission	7	7	7	Contact made with developers/agents. Estimated completion date provided.
65 Priory Crescent	Permission	6	6	6	Contact made with developers/agents. Estimated completion date provided.
Mandeville School, Ellen Road	Application approved subject to S106	34			Site to be marketed. Expected that site will be completed within 5 years.
Osier House, Osier Way, Park Street	Permission	14	48**	38**	Contact made with developers/agents. Expected that site will be completed within 5 years.

** Total for Mandeville School and Osier House

	Status as at 31 st Sep 08	Estimated number of completions			Deliverability commentary
		2008-2026 [§]	2008-2013 (5 years)	2009-2014 (5 years)	
Sites in Rest of District					
Tingewick Road, Buckingham	Application pending determination	93	93	93	Contact made with developers/agents. Site assumed to start in 2010.
Spicer Hallfield, Banks Road, Haddenham	Application approved subject to S106	50	50	50	Contact made with developers/agents. Estimated completion rates provided.
DT industries, Buckingham Road, Gawcott	Permission; under construction	15	15	6	Final units under construction, assumed to complete 2009/10.
Thame Road, Haddenham	Permission	31	31	31	Contact made with developers/agents. Estimated completion rates provided.
Former C of E School site, Mill Lane, Westbury	Permission; under construction	14	14	0	All complete October 2008.
Coopers Yard, Bridge Street, Buckingham	Permission; under construction	17	17	0	All complete October 2008.
MacIntyre School, Leighton Road, Wingrave	Complete	18	18	0	All complete June 2008.
Sandhill Road, East Claydon	Permission	13	13	13	Contact made with developers/agents. Estimated completion date provided.
Rowden Farm, Rowden Farm Lane, Mentmore	Permission; under construction	13	13	13	Contact made with developers/agents. Estimated completion date provided.
Land Adjacent To Barkham Close, Cheddington	Complete	12	12	0	All complete April 2008.
Land off Elmwood Close, Oakley	Permission	11	11	0	Contact made with developers/agents. Estimated completion date provided.

	Status as at 31 st Sep 08	Estimated number of completions			Deliverability commentary
		2008-2026 [§]	2008-2013 (5 years)	2009-2014 (5 years)	
Rear of 23 Anstey Close, Waddesdon	Permission	11	11	11	Contact made with developers/agents. Estimated completion rates based on information provided.
South of Glebe Farm Cottages, Quanton Road, Waddesdon	Permission	10	10	0	Contact made with developers/agents. Estimated completion date provided.
Bright Lights, 3 West Street, Buckingham	Application approved subject to S106	10	10	10	Contact made with developers/agents. Estimated completion date provided.
Hornage Farm, Bicester Road, Chilton	Permission; under construction	9	9	9	Contact made with developers/agents. Estimated completion date provided.
Leyland Farm, Gawcott	Permission; under construction	9	9	0	Contact made with developers/agents. Estimated completion date based on information provided.
Off Kingswood Lane, Kingswood	Permission; under construction	7	7	0	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	Permission	3	3	3	Contact made with developers/agents. Estimated completion date provided.
Dagnall Farm, Main Road North, Dagnall	Permission	7	7	7	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. Estimated completion date provided.
Stearthill House, Whaddon Road, Mursley	Permission	6	6	6	Contact made with developers/agents. Estimated completion date provided.

	Status as at 31 st Sep 08	Estimated number of completions			Deliverability commentary
		2008-2026 [§]	2008-2013 (5 years)	2009-2014 (5 years)	
The Firs, High Street, Whitchurch	Permission	6	6	6	Contact made with developers/agents. Estimated completion date provided.
32-34 Bourton Road, Buckingham	Permission	6	6	6	Contact made with developers/agents. Estimated completion date provided.
Willis Road, Haddenham	Permission; under construction	5	5	0	Contact made with developers/agents. Estimated completion date provided.
22 and 24 Bicester Road, Long Crendon	Permission; under construction	5	5	5	Contact made with developers/agents. Estimated completion date provided.
Lower End Garage, Marsworth Road, Pitstone	Permission; under construction	5	5	0	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.
Beacon View, South End Lane, Edlesborough	Complete	1	1	0	All complete August 2008.
Kiln Farm, Bragenham Lane, Soulbury	Permission	5	5	5	Contact made with developers/agents. Estimated completion date provided.
Grange Farm, Main Street, Grendon Underwood	Permission	1	1	1	Contact made with developers/agents. Estimated completion date provided.
The Swan, Leighton Road, Northall	Permission; under construction	5	5	5	Contact made with developers/agents. Estimated completion date provided.
16 Carters Lane, Long Crendon	Permission; under construction	4	4	0	Contact made with developers/agents. Estimated completion date provided.
Kircutt, Chapel Lane, Northall	Permission; under construction	3	3	0	All complete November 2008.
Rear of 107 Wendover Road, Stoke Mandeville	Permission; under construction	2	2	0	All complete October 2008.

	Status as at 31 st Sep 08	Estimated number of completions			Deliverability commentary
		2008-2026 [§]	2008-2013 (5 years)	2009-2014 (5 years)	
Poultry Farm, Townside, Haddenham	Complete	1	1	0	Complete April 2008.
Cobb Hall Road, Newton Longville	Application approved subject to S106	15	55 ^{††}	44 ^{††}	Contact made with developers/agents. Expected that site will be completed within 5 years.
Manor Lodge, Winslow Road, Wingrave	Permission	15			Expected that site will be completed within 5 years.
Cattle Market, Winslow	Permission	9			Expected that site will be completed within 5 years.
Broomstick Cars Building, at Willow Farm, Ivinghoe	Permission; under construction	7			Contact made with developers/agents. Expected that site will be completed within 5 years.
The Lodge, Main Road, Drayton Parslow	Permission	5			Contact made with developers/agents. Expected that site will be completed within 5 years.
18 Main Street, Mursley	Permission	4			Contact made with developers/agents. Site to be marketed. Expected that site will be completed within 5 years.
Total (whole District)		1464	1174	923	

^{††} Total for Cobb Hall Road, Manor Lodge, Cattle Market, Willow Farm, The Lodge, and 18 Main Street

Appendix 3: Projected supply from sites less than 5 dwellings

Location	ParishName	Status as at 31 st Sep 08	NetCommitments ^{‡‡}
rear of 28 & 30 Limes Avenue	Aylesbury	Permission	2
Jansel Square, Cam Mead	Aylesbury	Permission	1
The Annexe, Rickfords Hill	Aylesbury	Permission; under construction	4
29 Russell Avenue	Aylesbury	Permission; under construction	1
Land to the rear of 26 Verney Walk	Aylesbury	Permission; under construction	2
Land adj 45/47 Coppice Way	Aylesbury	Permission	1
Land at rear of 237 Bicester Road	Aylesbury	Permission	1
32 Rose Avenue	Aylesbury	Permission	1
14 Taylor Road	Aylesbury	Permission	1
Graphic Arts, 12 Kingsbury	Aylesbury	Permission	2
115 Walton Way	Aylesbury	Permission; under construction	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
Former Community Centre, Eagles Road	Aylesbury	Permission	4
38-40 Whaddon Chase	Aylesbury	Permission	2
Land adjacent 63 Paterson Road	Aylesbury	Permission	4
Matozzas, 67 Friage Road	Aylesbury	Permission	3
18-20 Cambridge Street	Aylesbury	Permission	2

^{‡‡} *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 Sep 08	NetCommitments^{††}
30 Chiltern Street	Aylesbury	Permission	1
116 Bierton Road	Aylesbury	Permission	1
15-17 Havelock Street	Aylesbury	Permission	1
1A Turnfurlong	Aylesbury	Permission	-1
Land to the rear of 231-237 Bicester Road	Aylesbury	Permission	3
115 Priory Crescent	Aylesbury	Permission; under construction	1
137 - 139 Cambridge Street	Aylesbury	Permission	2
Land at 1 Claydon Close	Aylesbury	Permission	2
1 Bierton Road	Aylesbury	Permission	-1
3 Stoke Road	Aylesbury	Permission	1
191a Cambridge Street	Aylesbury	Permission	1
Treehouse, 183 Cambridge Street	Aylesbury	Permission	-1
17A Savernake Road	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	0
9 Holland Road	Aylesbury	Permission	1
1 Sutherland Walk	Aylesbury	Permission	1
14-18 Temple Street,	Aylesbury	Permission	4
Prebend House, Hunter Street	Buckingham	Permission	-1
Chandler Ray, 22 West Street	Buckingham	Permission	1
Baileys Solicitors, 18 West Street	Buckingham	Permission; under construction	1
3 The Chewar	Buckingham	Permission	1
Benthill Farm, London Road	Buckingham	Permission	0
25-26 West Street	Buckingham	Permission	4
Land off Overn Crescent	Buckingham	Permission; under construction	4

Location	ParishName	Status as at 31st Sep 08	NetCommitments^{††}
Land at 1 Bourtonville	Buckingham	Permission; under construction	1
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	Permission	1
Arthurs Radio, 24 West Street	Buckingham	Permission	2
Stratford House, High Street	Buckingham	Permission; under construction	2
19 Castle Street	Buckingham	Permission	3
Land Adj 11 Meadway	Buckingham	Permission	1
Verdun, Western Avenue	Buckingham	Permission	3
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
Orchard House, Akeley Wood	Akeley	Permission; under construction	0
Akeley Village Hall, Lillingstone Road	Akeley	Permission	1
Hurst Farm, Leckhampstead Road	Akeley	Permission; under construction	1
The Coach House, Main Street	Akeley	Permission	0
Orchard House, Main Street	Ashendon	Permission; under construction	1
Hill Farm, Wotton Road	Ashendon	Permission	1
The Stables, The Firs, Wingrave Road	Aston Abbots	Permission	3
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
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	2

Location	ParishName	Status as at 31st Sep 08	NetCommitments^{††}
Logan House, 49a Aylesbury Road	Aston Clinton	Permission; under construction	1
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
28 College Road South	Aston Clinton	Permission	0
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
Home Farm, Main Street	Beachampton	Permission; under construction	1
80 Aylesbury Road	Bierton with Broughton	Permission	2
34 and 36 Rowsham Road	Bierton with Broughton	Permission; under construction	1
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	2
67 Great Lane	Bierton with Broughton	Permission; under construction	1
Latchmeads, Panshill	Boarstall	Permission; under construction	0
Panshill Wood Fishery, Panshill Wood	Boarstall	Permission; under construction	1
Hillside Farm, Oakley Road	Brill	Permission; under construction	0
8-10 High Street	Brill	Permission	1
Doctors Surgery, High Street	Brill	Permission	1
Land Rear Of 16 Church Street	Brill	Permission; under construction	1
Dairy Yard, Temple Street	Brill	Permission	3
adj 69 Buckland Road	Buckland	Permission	1
Monks Court	Buckland	Permission	1
24 Lower Icknield Way	Buckland	Permission; under construction	1
178 London Road	Buckland	Permission	1

Location	ParishName	Status as at 31st Sep 08	NetCommitments^{††}
182 London Road	Buckland	Permission	1
Sandston Close/Cotswolds Way	Calvert Green	Permission	3
land off Main Street	Charndon	Permission; under construction	1
Hill Farm, Main Street	Charndon	Permission	1
Merrydowne, 2 Crendon Road	Chearsley	Permission	0
The Pightle, Church Lane	Chearsley	Permission; under construction	0
46 High Street	Cheddington	Permission; under construction	1
31 Brownlow Lane	Cheddington	Permission	1
Nick's Barn, Priory Courtyard, Main Road Through Chetwode Hamlet	Chetwode	Permission	1
Barns Off Chearsley Road	Chilton	Permission; under construction	1
1 The Cottages, Stewkley Road	Cublington	Permission	1
New Dairy Farm, Stewkley Road	Cublington	Permission; under construction	1
Land adjacent to The Malthouse, Lower Church Street	Cuddington	Permission; under construction	1
Cowley Farm, Aylesbury Road	Cuddington	Permission	1
Wyncot, Frog Lane	Cuddington	Permission	1
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
Sunningdale Farm	Drayton Beauchamp	Permission; under construction	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

Location	ParishName	Status as at 31st Sep 08	NetCommitments^{##}
The Emerald, 6 St Mary's Road	East Claydon	Permission	1
Verney Farm, 1 Sandhill Road	East Claydon	Permission; under construction	3
The Stables, Botolph House, 55 Botyl Road	East Claydon	Permission; under construction	1
9 St Marys Road	East Claydon	Permission	1
Land adjacent to 4 Grendon Road	Edgcott	Permission	1
4 Grendon Road	Edgcott	Permission	1
Littlewood House, Main Road North, Dagnall	Edlesborough	Permission	1
Stonycroft, Studham Lane, Dagnall	Edlesborough	Permission; under construction	0
1 Tring Road	Edlesborough	Permission; under construction	0
Hazeldene, Leighton Road, Northall	Edlesborough	Permission	2
5 Dunstable Road, Dagnall	Edlesborough	Permission; under construction	1
Dagnall Farm, Main Road North, Dagnall	Edlesborough	Permission; under construction	2
Hall Farm, Main Road	Edlesborough	Permission	1
Ley Farm, Winslow Road	Granborough	Permission	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	1
Land at Broomhill Herb Farm, Stoke Lane	Great Brickhill	Permission	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
Shakespeare House, Main Street	Grendon Underwood	Permission; under construction	1
Middle Farm, Main Street	Grendon Underwood	Permission; under construction	3

Location	ParishName	Status as at 31st Sep 08	NetCommitments^{††}
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
9 Main Street	Gawcott	Permission	1
Land at Bassetts between Main Street and Church Street	Gawcott	Permission	3
Keepers Cottage, Lenborough Lane	Gawcott	Permission	-1
19 Rosemary Lane	Haddenham	Permission	1
The Papershop, 4 Station Road	Haddenham	Permission; under construction	1
29 Churchway	Haddenham	Permission	1
Baghill Farm, 3 Station Road	Haddenham	Permission; under construction	1
96 Churchway	Haddenham	Permission	1
167 Churchway	Haddenham	Permission; under construction	1
16 Yolsum Close	Haddenham	Permission	2
42 And 42a Churchway	Haddenham	Permission	1
8 Stockwell Furlong	Haddenham	Permission	1
The Leys, Halton Village	Halton	Permission	1
2 Bushmead Road	Hardwick	Permission	1
Old Slaughter House, Main Street	Hoggeston	Permission	1
Hill Cottage Farm, Claydon Road	Hogshaw	Permission; under construction	1
Old Brewhouse, Hogshaw Farm, Claydon Road,	Hogshaw	Permission	1
Hillend/Stables, Hogshaw	Hogshaw	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
12 Golders Close	Ickford	Permission	1

Location	ParishName	Status as at 31st Sep 08	NetCommitments^{††}
Town Farm, Dunstable Road	Ivinghoe	Permission; under construction	1
Tythrop Park Farm	Kingsey	Permission; under construction	3
Kookery Nook, 5 Risborough Road	Kingsey	Permission	1
Tile House Farm, Tile House Road	Lillingstone Dayrell	Permission	1
Pittams Cottage, Towcester Road	Lillingstone Lovell	Permission; under construction	0
The Hawthorns, 15 Winslow Road	Little Horwood	Permission; under construction	1
Stearthill Lodge Cottage, Mursley Road	Little Horwood	Permission; under construction	1
Backgammon, Bacon House Farm, Warren Road	Little Horwood	Permission	0
The Hollows, Winslow Road	Little Horwood	Permission	1
2 Highfield	Long Crendon	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
Land off Wotten End	Ludgershall	Permission; under construction	1
Ludgershall Farm, Wotton Road	Ludgershall	Permission; under construction	1
Bury Court, Church Lane	Ludgershall	Permission	4
Rose Cottage, Duck Lane	Maids Moreton	Permission; under construction	2
Fayre Field, Towcester Road	Maids Moreton	Permission; under construction	2
Masons House, Townsend	Marsh Gibbon	Permission	1
Swan Farm, Castle Street	Marsh Gibbon	Permission; under construction	1
Middle Farm House, Clements Lane	Marsh Gibbon	Permission	1
Land between White Rails and Walkers Cottage, Whales 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

Location	ParishName	Status as at 31st Sep 08	NetCommitments^{††}
OS 2300, Land at Ledburn	Mentmore	Permission	1
Land at Wisteria Cottage and Spinney Barn, Crafton	Mentmore	Permission; under construction	0
Crafton Stud Farm, Crafton	Mentmore	Permission; under construction	1
Woodlands Barn, Crafton	Mentmore	Permission	1
25 The Green	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
Twin Oaks, Salden Lane,	Mursley	Permission; under construction	1
Land adjacent 16 Main Street	Mursley	Permission; under construction	1
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
Manor Farm, Whaddon Road	Newton Longville	Permission; under construction	0
34 Whaddon Road	Newton Longville	Permission; under construction	1
25 Bletchley Road,	Newton Longville	Permission	1
Stonehill Farm, Quanton Road	North Marston	Permission	1
North Marston Methodist Church, Schorne Lane	North Marston	Permission	1
Land Adjacent Field View Cottage, 39 Quanton Road	North Marston	Permission	1
Land adj 35-37 Worminghall Road	Oakley	Permission; under construction	1
Land adj 25 Oxford Road	Oakley	Permission	3
The Old Bakery, Bicester Road	Oakley	Permission	1
Land adjacent to 10 Oxford Road	Oakley	Permission; under construction	1

Location	ParishName	Status as at 31st Sep 08	NetCommitments^{††}
Little London Farm, 21 Brill Road	Oakley	Permission	2
Land adjacent to 21 Manor Road	Oakley	Permission	1
Four Acres Bowling Alley	Oving	Permission	1
Kirkdene, Pitchcott Road	Oving	Permission; under construction	0
Oving Methodist Church, Bowling Alley	Oving	Permission; under construction	1
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
Manor Farm, Pitchcott Road	Pitchcott	Permission; under construction	3
5 Marsworth Road	Pitstone	Permission	1
Land adj Chequers Lane	Pitstone	Permission	1
16 Queen Street	Pitstone	Permission	1
Brook End Mill, Marsworth Road	Pitstone	Permission; under construction	1
Silver Birch Café, Upper Icknield Way	Pitstone	Permission	0
126a Vicarage Road	Pitstone	Permission	0
Land Adjacent 17 Church Road	Pitstone	Permission	1
28 Rushendon Furlong	Pitstone	Permission	0
Land adjacent to Twyford to Marsh Gibbon Road, Beacon Hill Barn	Poundon	Permission; under construction	1
Land adjacent Manor Farm, Main Street	Poundon	Permission	4
Home Farm, Stratton Audley Road	Poundon	Permission; under construction	1
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

Location	ParishName	Status as at 31st Sep 08	NetCommitments^{††}
13 The Strand	Quainton	Permission; under construction	1
Station Farm, Station Road	Quainton	Permission	1
The Old Bakery, 6 Lower Street	Quainton	Permission	1
153 Station Road	Quainton	Permission	1
Old Cottage	Shabbington	Permission	1
Village Farm, Crendon Road	Shabbington	Permission; under construction	1
Appledere, Finmere Road	Shalstone	Permission	0
Church Farm stud, Grove	Slapton	Permission	1
Horton House, Horton	Slapton	Permission; under construction	3
34 Church Road	Slapton	Permission	1
land at Buckmaster Farm, Horton	Slapton	Permission	2
Land At Horton House	Slapton	Permission	2
Land off North End Road	Steeple Claydon	Permission; under construction	1
Old Sportsman PH, North End Road	Steeple Claydon	Permission; under construction	1
The Old Temperance Hall, 42 West Street	Steeple Claydon	Permission	1
West End Farm, West Street	Steeple Claydon	Permission	1
The Well House, 46 Queen Catherine Road	Steeple Claydon	Permission; under construction	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
62-64 Vicarage Lane	Steeple Claydon	Permission; under construction	2
Land adj 6 School Lane	Stewkley	Permission; under construction	1
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 Sep 08	NetCommitments^{††}
29 High Street South	Stewkley	Permission	1
1 High Street South	Stewkley	Permission; under construction	1
78 High Street	Stewkley	Permission	1
6 Soulbury Road	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
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
22 Eythrope Road	Stone	Permission	1
Former Sandpit, Eythrope Road	Stone	Permission; under construction	1
The Orchards and Land Adjoining	Stone	Permission	1
Stone House Lodge, Bishopstone Road	Stone	Permission	4
Former Sandpit, Eythrope Road	Stone	Permission; under construction	2
Bishopstone Farmhouse, 1 Moreton Lane	Stone	Permission	1
Land rear of Oscars House, Sedrup Lane	Stone	Permission; under construction	1
4 Bittenham Close	Stone	Permission; under construction	1
43 Chiltern Avenue	Stone	Permission	1
Land adj to 75B Bishopstone	Stone	Permission; under construction	1
OS 7600, Main Street, Dadford	Stowe	Permission	1
Land adjacent The Bungalow, Welsh Lane	Stowe	Permission; under construction	1
Bycell Farm, Bycell Road	Stowe	Permission	1
Trewetha, Dadford Road	Stowe	Permission	0
Land adjacent 16 Ridgeway Cottages	Swanbourne	Permission	1
17 Nearton End	Swanbourne	Permission; under construction	1
Rock Lane Farm, Liscombe Park	Soulbury	Permission; under construction	1
Methodist Chapel, Chapel Hill	Soulbury	Permission	1

Location	ParishName	Status as at 31st Sep 08	NetCommitments^{††}
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
adj Laurals Cottage, Lower End	Thornborough	Permission	1
Thornborough Manor, The Green	Thornborough	Permission	0
High Green, Nash Road	Thornborough	Permission	1
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	1
Meadow Valley Farm, Nash Road	Thornborough	Permission	0
Furzenfields Farm, Thornton Road	Thornton	Permission	2
Crossbridge Farm Barn, Thornborough Road	Thornton	Permission	1
Land at Home Farm, College Lane	Thornton	Permission	4
Sandpit Hill Farm, Main Street	Tingewick	Permission	1
The Old Orchard, Water Stratford Road	Tingewick	Permission; under construction	1
Bicester House, Main Street	Tingewick	Permission	1
Iona, Main Street	Tingewick	Permission	1
The Bungalow, Church Street	Tingewick	Permission	-1
Tingewick Pottery, Upper Street	Tingewick	Permission; under construction	1
Little Tingewick House, Mere Lane	Tingewick	Permission	2
Turweston Hill Farm	Turweston	Permission; under construction	1
Hopcrafts Farm, Brackley Road	Turweston	Permission	1
The Crown PH, The Square	Twyford	Permission; under construction	1
Seven Stars, Gawcott Road	Twyford	Permission	1
Nest View, Bicester Road	Twyford	Permission	1

Location	ParishName	Status as at 31st Sep 08	NetCommitments^{††}
92 High Street	Waddesdon	Permission	1
Land Adjacent Anstey Close	Waddesdon	Permission; under construction	1
Beachendon Farm, Eythrope Park	Waddesdon	Permission	1
4 Wood Street	Waddesdon	Permission	1
120 High Street	Waddesdon	Permission	1
Old Corn Mill, Quanton Road	Waddesdon	Permission	1
Church Hall, Frederick Street	Waddesdon	Permission	1
2 High Street	Waddesdon	Permission	1
2 Northcroft	Weedon	Permission; under construction	0
77 High Street	Weedon	Permission	0
Cuckoo Farm Barn, Rocky Lane	Wendover	Permission	1
Land Off The Poplars	Wendover	Permission	1
The Old Garden, Cobblers Hill	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
Land to the rear of 30 Dobbins Lane	Wendover	Permission; under construction	1
35 Aylesbury Road	Wendover	Permission; under construction	0
Station Works, Finmere Road	Westbury	Permission	1
Land East Of The Wilds, Brackley Road	Westbury	Permission; under construction	1
West Works Buildings, Playing Field Brackley Road	Westbury	Permission	4
Land adjacent to 17 Lower Green	Westcott	Permission; under construction	1
Land adjacent to 1 Burnham Road	Westcott	Permission	1
The Woodland, Ashendon Road	Westcott	Permission	0
332 Wendover Road	Weston Turville	Permission	0
The Plough, 5 Brook End	Weston Turville	Permission; under construction	1

Location	ParishName	Status as at 31st Sep 08	NetCommitments^{††}
53 Main Street	Weston Turville	Permission; under construction	1
5 Church Lane	Weston Turville	Permission; under construction	1
Land to the rear of The Plough PH, Brook End	Weston Turville	Permission; under construction	3
28 Church Lane	Weston Turville	Permission	1
land to rear of Laurels, 1 Brook End	Weston Turville	Permission	2
Land adj 2 Chase Cottages, Whaddon Road	Whaddon	Permission; under construction	1
Land adj. 3 Chase Farm Cottages	Whaddon	Permission; under construction	1
8 High Street	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 Priory, 70-72 High Street	Whitchurch	Permission	1
34 Oving Road	Whitchurch	Permission	1
The Firs, High Street	Whitchurch	Permission	4
17 High Street	Whitchurch	Permission	-1
Land adj to 37 Prospect Place	Wing	Permission	1
22a Redwood Drive	Wing	Permission; under construction	1
Jons Newsagent, 16-18 High Street, Wing	Wing	Permission	1
Waterloo Farm House, Leighton Road	Wing	Permission	0
26 High Street, Burcott	Wing	Permission	1
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
27-29 Leighton Road	Wingrave	Permission	1
Wayside, 45 Leighton Road	Wingrave	Permission	0

Location	ParishName	Status as at 31st Sep 08	NetCommitments^{##}
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 Old Library, The Walk	Winslow	Permission	1
The Market Place, 14 High Street	Winslow	Permission	2
61 High Street	Winslow	Permission	1
Land rear of 4 High Street	Winslow	Permission	1
25 Horn Street	Winslow	Permission; under construction	3
Belair Launderette, 2B High Street	Winslow	Permission; under construction	3
Residential Care Centre, 180-182 High Street	Winslow	Permission; under construction	3
George Keeble & Son, 27 High Street	Winslow	Permission; under construction	3
Land adjacent 10 Cricketers Row	Winslow	Permission	1
The Bull, Horn Street	Winslow	Permission	3
Upper Floors, 14 Market Square	Winslow	Permission	1
Natwest Bank, 12 High Street	Winslow	Permission	4
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
72 The Avenue	Worminghall	Permission	1
2 - 4 Waterperry Road	Worminghall	Permission	1
42A The Avenue	Worminghall	Permission	0
No. 1 The Avenue	Worminghall	Permission	1

Location	ParishName	Status as at 31st Sep 08	NetCommitments^{††}
Land At Lawn Farm	Wotton Underwood	Permission	1
Total net commitments on sites less than 5 dwellings			474
Reduction by 10% to allow for unimplemented sites			427

The projected 427 completions from sites less than 5 dwellings are assumed to be equally spread over the three years from October 2008 to September 2011, as follows:

	Estimated number of completions
October 2008 to March 2009	71
April 2009 to March 2010	142
April 2010 to March 2011	142
April 2012 to September 2011	72

33 completions have already occurred since April 2008, so the total projected supply from sites less than 5 dwellings is as follows:

2008-2026	2008-2013 (5 years)	2009-2014 (5 years)
460	460	356