

## Aylesbury Vale District Housing Land Supply

Position as at end September 2009 – prepared November 2009

### Introduction

This document sets out the housing land supply position in Aylesbury Vale District as at the end of September 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. Note that all actual completions that have been recorded from 1<sup>st</sup> April 2009 to 30<sup>th</sup> September 2009 are included in the projected supply for 2009/10.

### 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
<b>Total</b>	<b>4,900 (980 per annum)</b>	<b>5,500 (1,100 per annum)</b>

**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 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2014

SEP requirement	5,260
Adjustment for pre-2009 deficit*	223
<b>Total 5 year requirement</b>	<b>5,483</b>
Projected supply from existing allocated sites (see Appendix 1)	3,205
Projected supply from other deliverable sites $\geq$ 5 dwellings (see Appendix 2)	1,425
Projected supply from sites less than 5 dwellings (see Appendix 3)	375
<b>Total projected supply</b>	<b>5,005</b>
<b>Projected supply as percentage of requirement</b>	<b>91.3%</b> <b>(4.6 years)</b>

\*In the period 2006 to 2009 the number of housing completions in Aylesbury Vale has fallen short of the SEP requirement for that period by 758 dwellings. This deficit is added to the requirement for the remaining years of the SEP period, thus the requirement for 2009 to 2014 needs to be increased by an additional 223 dwellings.

### Housing land supply for 1<sup>st</sup> April 2010 to 31<sup>st</sup> March 2015

SEP requirement	5,380
Adjustment for (projected) pre-2010 deficit**	304
<b>Total 5 year requirement</b>	<b>5,684</b>
Projected supply from existing allocated sites (see Appendix 1)	3,319
Projected supply from other deliverable sites $\geq$ 5 dwellings (see Appendix 2)	1,422
Projected supply from sites less than 5 dwellings (see Appendix 3)	277
<b>Total projected supply</b>	<b>5,018</b>
<b>Projected supply as percentage of requirement</b>	<b>88.3%</b> <b>(4.4 years)</b>

\*\*The number of housing completions in Aylesbury Vale is projected to fall short of the SEP requirement for 2006 to 2010 by 973 dwellings. This deficit is added to the requirement for the remaining years of the SEP period, thus the requirement for 2010 to 2015 needs to be increased by an additional 304 dwellings.

#### Commentary

- The housing land supply has increased to 4.6 years (2009 to 2014) or 4.4 years (2010 to 2015). This compares with previous (as at 31<sup>st</sup> March 2009) figures of 3.8 and 3.6 years.
- However, our housing land supply remains below five years. This is essentially due to the “accounting rules”. We have a supply of over 8,500 dwellings on sites either with planning permission, approved subject to a planning obligation agreement or with current allocations, 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. Wherever possible we have obtained up-to-date estimates of build rates from housing developers, and despite the fact that the situation has improved overall compared to the last assessment, the land supply position is being strongly influenced by the downturn in the housing market.
- 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.
- Sites for 14,640 dwellings are allocated in the Proposed Submission Core Strategy. The Core Strategy is expected to be adopted in September 2010. We will then have committed sites for some 94% of the South East Plan housing requirement up to 2026. This will significantly improve the housing land supply position.

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

	Status as at 30/09/2009	Estimated number of completions			Deliverability commentary		
		2009-2026*	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
<b>Sites in Aylesbury</b>							
Berryfields Major Development Area (MDA)	Permission	3000	590	890	✓	✓	Ongoing discussions with developers/agents. Completion rate estimated based on information provided.
Berryfields MDA increase	Application approved subject to S106†	235	100	150	✓	✓	Ongoing discussions with developers/agents. Completion rate estimated based on information provided.
Weedon Hill MDA	Permission	522	470	353	✓	✓	Under construction. Ongoing discussions with developers/agents. Completion rate 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	72	72	72	✓	✓	Site to be marketed; assumed to commence 2012.

\* 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 30/09/2009	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	69	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Stoke Mandeville Hospital (south part & some land outside allocation)	Permission	322	160	155	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Walton Street (Viridian Square)	Permission	88	88	36	✓	✓	Under construction. Contact made with developers/agents. Estimated completion rates 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. Expected timescale provided.
TA Centre, Oxford Road	Permission	94	94	94	✓	✓	Ongoing discussions with HCA. Expected timescale provided.
Exchange Street (Waterside)	No permission	150	100	150	✓	✓	Site to be marketed; assumed to commence 2012.
Coldharbour (Fairford Leys)‡	Complete	1	1	0	✓	✓	Complete September 2009.
<b>Total Aylesbury</b>		<b>5,040</b>	<b>2,096</b>	<b>2,319</b>			

‡ Allocated in Aylesbury Local Plan

	Status as at 30/09/2009	Estimated number of completions			Deliverability commentary		
		2009-2026*	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
<b>Sites in Rest of District</b>							
Princess Mary's Hospital, Wendover	Permission	400	400	325	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Verney Road, Winslow	Permission	220	144	192	✓	✓	Contact made with developers/agents. Estimated completion rate provided.
Pitstone Cement Works	Permission (part of site); no permission (remainder of site)	200	200	178	✓	✓	Contact made with developers/agents. Estimated completion rate provided.
Moreton Road, Buckingham	Permission	200	200	140	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated 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	62	62	62	✓	✓	Application submitted November 2009; assumed to commence 2012.
<b>Total (Rest of District)</b>		<b>1,185</b>	<b>1,109</b>	<b>1,000</b>			
<b>Total (whole District)</b>		<b>6,225</b>	<b>3,205</b>	<b>3,319</b>			

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

	Status as at 30/09/2009	Estimated number of completions			Deliverability commentary		
		2009-2026 <sup>§</sup>	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
<b>Sites in Aylesbury</b>							
Schwarzkopf, Penn Road (Grand Central)	Permission	111	111	111	✓	✓	Site commenced. Contact made with developers/agents. Assumed to recommence 2010.
Gatehouse Quarter	Permission	370	162	202	✓	✓	Started on site. Contact made with developers/agents. Completion rate estimated based on information provided.
Griffin Place, Griffin Lane	Complete	18	18	0	✓	✓	Completed June 2009.
Hartwell Sidings, Oxford Road	Permission	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	✓	✓	Contact made with developers/agents. Assumed to commence 2012.
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	✓	✓	Currently owned by Bucks County Council. Site to be marketed. Assumed to commence in 2012.

<sup>§</sup> This is not necessarily the total number of dwellings on the site, as there may have been completions prior to 2009.

	Status as at 30/09/2009	Estimated number of completions			Deliverability commentary		
		2009-2026 <sup>§</sup>	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
Big Hand Mo's, Oxford Road	Permission	24	24	0	✓	✓	Under construction. Contact made with developers/agents; expected to complete December 2009.
Site of Former 42 to 44, Mill Street	Permission	23	23	23	✓	✓	Contact made with developers/agents. Site to be marketed. Assumed to commence 2012.
Leonard West Home, Walton Road	Permission	19	19	19	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
Croft House, Croft Road	Complete	16	16	0	✓	✓	Completed September 2009.
Prebendal House, Parsons Fee	Permission	15	15	15	✓	✓	Construction commenced. Contact made with developers/agents; estimated completion date provided.
Osier House, Osier Way, Park Street	Permission	14	14	0	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
53 Bicester Road	Permission	9	9	9	✓	✓	Under construction. Assumed to complete 2012.
Land to Rear of 14-24 Ruskin Way	Complete	8	8	0	✓	✓	Complete July 2009.
Wigmore Court, Wigmore Road	Complete	7	7	0	✓	✓	Complete May 2009.
1-3 Bicester Road	Permission	7	7	0	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
65 Priory Crescent	Complete	6	6	0	✓	✓	Complete August 2009.
<b>Total Aylesbury</b>		<b>835</b>	<b>627</b>	<b>567</b>			

	Status as at 30/09/2009	Estimated number of completions			Deliverability commentary		
		2009-2026 <sup>s</sup>	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
<b>Sites in Rest of District</b>							
Land to South of A421 and east of A413, London Road, Buckingham	Application approved subject to S106	700	420	560	✓	✓	Permission granted October 2009. Contact made with developers/agents. Estimated completion rate provided.
Tingewick Road, Buckingham	Permission	93	55	74	✓	✓	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 rate 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 2012.
Manor Lodge, Winslow Road, Wingrave	Permission	15	15	15	✓	✓	Contact made with developers/agents. Estimated completion date provided.



	<b>Status as at 30/09/2009</b>	<b>Estimated number of completions</b>			<b>Deliverability commentary</b>		
		<b>2009-2026<sup>s</sup></b>	<b>2009-2014 (5 years)</b>	<b>2010-2015 (5 years)</b>	<b>Available</b>	<b>Suitable</b>	<b>Achievable</b>
Sandhill Road, East Claydon	Permission	13	13	13	✓	✓	Contact made with developers/agents; completion date estimated based on information provided.
Rowden Farm, Rowden Farm Lane, Mentmore	Permission	13	13	8	✓	✓	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	Complete	11	11	0	✓	✓	Complete April 2009.
South of Glebe Farm Cottages, Quainton Road, Waddesdon	Complete	10	10	0	✓	✓	Complete April 2009.
Bright Lights, 3 West Street, Buckingham	Permission	10	10	0	✓	✓	Scheme nearing completion.
Cattle Market, Winslow	Permission	9	9	2	✓	✓	Contact made with developers/agents; estimated completion date provided.
Hornage Farm, Bicester Road, Chilton	Complete	8	8	0	✓	✓	Complete April 2009.

	Status as at 30/09/2009	Estimated number of completions			Deliverability commentary		
		2009-2026 <sup>s</sup>	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
Manor Farm, Oakley	Application	9	9	9	✓	✓	Contact made with developers/agents; estimated completion date provided.
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	4	✓	✓	Contact made with developers/agents; estimated timescale provided.
Dagnall Farm, Main Road North, Dagnall	Complete	7	7	0	✓	✓	Complete July 2009.
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	✓	✓	Under construction. 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	Complete	6	6	0	✓	✓	Complete September 2009.

	Status as at 30/09/2009	Estimated number of completions			Deliverability commentary		
		2009-2026 <sup>§</sup>	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
The Old Vicarage, Vicarage Road, Winslow	Permission	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	✓	✓	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.
41-46 Gilbert Scott Gardens, Gawcott	Application approved subject to S106	6	6	6	✓	✓	Under construction. Assume completion in 2011.
Lormay House, Main Street, Westbury	Application approved subject to S106	6	6	6	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
22 and 24 Bicester Road, Long Crendon	Complete	5	5	0	✓	✓	Complete April 2009.
The Forge, 8 Marsworth Road, Pitstone	Permission	5	5	5	✓	✓	Under construction. Contact made with developers/agents; completion date estimated based on information provided.
Grange Farm, Main Street, Grendon Underwood	Permission	1	1	0	✓	✓	Contact made with developers/agents; estimated completion date provided.

	<b>Status as at 30/09/2009</b>	<b>Estimated number of completions</b>			<b>Deliverability commentary</b>		
		<b>2009-2026<sup>§</sup></b>	<b>2009-2014 (5 years)</b>	<b>2010-2015 (5 years)</b>	<b>Available</b>	<b>Suitable</b>	<b>Achievable</b>
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	✓	✓	Scheme nearing completion.
<b>Total (Rest of District)</b>		<b>1,116</b>	<b>798</b>	<b>855</b>			
<b>Total (whole District)</b>		<b>1,951</b>	<b>1,425</b>	<b>1,422</b>			

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

Location	ParishName	Status as at 30 <sup>th</sup> September 2009	Net Commitments** or Completions
<b>Sites in Aylesbury</b>			
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 Friarage 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
137 - 139 Cambridge Street	Aylesbury	Permission	2
Land at 1 Claydon Close	Aylesbury	Permission	2

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

<b>Location</b>	<b>ParishName</b>	<b>Status as at 30<sup>th</sup> September 2009</b>	<b>Net Commitments** or Completions</b>
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
9 Holland Road	Aylesbury	Permission	1
1 Sutherland Walk	Aylesbury	Permission	1
254 Tring Road	Aylesbury	Permission; under construction	0
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	1
<b>Total net commitments on sites less than 5 dwellings in Aylesbury</b>			<b>47</b>
<b>Reduction by 10% to allow for unimplemented sites</b>			<b>42</b>
15-17 Havelock Street	Aylesbury	Complete	1
115 Priory Crescent	Aylesbury	Complete	1
14-18 Temple Street,	Aylesbury	Complete	4
93-95 Weedon Road	Aylesbury	Complete	0
1 Granville Street	Aylesbury	Complete	1
9 - 10 Osprey Walk	Watermead	Complete	1
<b>Total net completions Aylesbury (Apr to Sep 2009)</b>			<b>8</b>

<b>Location</b>	<b>ParishName</b>	<b>Status as at 30<sup>th</sup> September 2009</b>	<b>Net Commitments** or Completions</b>
<b>Sites in Rest of District</b>			
Prebend House, Hunter Street	Buckingham	Permission	-1
3 The Chewar	Buckingham	Permission	1
25-26 West Street	Buckingham	Permission	4
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; 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
Manor Beeches Cottage, Avenue Road	Buckingham	Permission	0
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; under construction	-1
Akeley Village Hall, Lillingstone Road	Akeley	Permission	1
Orchard House, Main Street	Ashendon	Permission; under construction	1
Old School, Cublington Road	Aston Abbots	Permission; under construction	1

<b>Location</b>	<b>ParishName</b>	<b>Status as at 30<sup>th</sup> September 2009</b>	<b>Net Commitments** or Completions</b>
67 The Green	Aston Abbots	Permission	1
Church Farm House, Cublington Road	Aston Abbots	Permission	1
New Field, Off Moat Lane	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; under construction	2
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; under construction	1
77B Weston Road,	Aston Clinton	Permission	0
14 London Road	Aston Clinton	Permission	1
The Manor, Manor Farm Road	Barton Hartshorn	Permission	-1
Grange Farm, Watery Lane	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
160 Aylesbury Road	Bierton with Broughton	Permission	1
Barnett House, Barnett Way	Bierton with Broughton	Permission; under construction	2
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
Dairy Yard, Temple Street	Brill	Permission	3
7 and 9 Temple Street	Brill	Permission	1
7 and 9 Temple Street	Brill	Permission	0
Monks Court	Buckland	Permission	1
178 London Road	Buckland	Permission	1
182 London Road	Buckland	Permission	1



<b>Location</b>	<b>ParishName</b>	<b>Status as at 30<sup>th</sup> September 2009</b>	<b>Net Commitments** or Completions</b>
Campsie	Buckland	Permission	0
The Gospel Hall, Buckland Wharf	Buckland	Permission; under construction	1
Land Adj 69 Buckland Road	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
Land adjacent to 77 High Street	Cheddington	Permission	1
Nick's Barn, Priory Courtyard, Main Road Through Chetwode Hamlet	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; 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
ro Old PO Cottage, Biggs Lane	Dinton	Permission	1
Ford Farm Barn, Chapel Road	Dinton	Permission; under construction	2
The Cow Shead	Dinton	Permission	1
Wallace Farm, School Lane	Dinton	Permission	1
Land adj The Langet Oxford Road	Dinton	Permission; under construction	0
Painesend Farm, Painsend Road	Drayton Beauchamp	Permission	0
59/61 Main Road	Drayton Parslow	Permission	-1
54 Main Road	Drayton Parslow	Permission	1

<b>Location</b>	<b>ParishName</b>	<b>Status as at 30<sup>th</sup> September 2009</b>	<b>Net Commitments** or Completions</b>
Land Adjoining 17 New Road	Drayton Parslow	Permission	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; under construction	2
9 St Marys Road	East Claydon	Permission	1
26 Sandhill Road	East Claydon	Permission	1
4 Grendon Road	Edgcott	Permission	1
Littlewood House, Main Road North, Dagnall	Edlesborough	Permission	1
Hazeldene, Leighton Road, Northall	Edlesborough	Permission	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
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; under construction	2
Bryerly Springs Farm, Galley Lane	Great Brickhill	Permission; under construction	1
Holt House Farm, Stockgrove Park	Great Brickhill	Permission	0
Land off School End,	Great Horwood	Permission; under construction	1
Woodleigh Cottage, 16 Nash Road	Great Horwood	Permission	1
Land Adjacent Abbey Cottage, Singleborough Lane	Great Horwood	Permission; under construction	1

<b>Location</b>	<b>ParishName</b>	<b>Status as at 30<sup>th</sup> September 2009</b>	<b>Net Commitments** or Completions</b>
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
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
Land Rear Of 8 Stockwell Furlong	Haddenham	Permission	1
49 Thame Road	Haddenham	Permission	1
Townsend Garage, Townsend	Haddenham	Permission	1
land at rear of No. 10 Thame Road	Haddenham	Permission; under construction	1
Haydon House, 54 Churchway	Haddenham	Permission	2
The Leys, Halton Village	Halton	Permission	1
The Barn At 2 Bushmead Road	Hardwick	Permission; under construction	1
Westfields Farm, Hillesden Road, Gawcott	Hillesden	Permission; under construction	3
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

<b>Location</b>	<b>ParishName</b>	<b>Status as at 30<sup>th</sup> September 2009</b>	<b>Net Commitments** or Completions</b>
Kookery Nook, 5 Risborough Road	Kingsey	Permission	1
Lower Farm House, Barretts End	Leckhampstead	Permission	1
Tile House Farm, Tile House Road	Lillingstone Dayrell	Permission	1
Keyes Farm, Towcester Road	Lillingstone Lovell	Permission	1
Bacon House Farm Bungalow, Warren Road	Little Horwood	Permission	0
The Hollows, Winslow Road	Little Horwood	Permission; under construction	1
Old Crown PH, 9 - 11 Mursley Road	Little Horwood	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	1
61 High Street	Long Crendon	Permission	1
Bury Court, Church Lane	Ludgershall	Permission	4
Costalls, Wotton End	Ludgershall	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; under construction	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

<b>Location</b>	<b>ParishName</b>	<b>Status as at 30<sup>th</sup> September 2009</b>	<b>Net Commitments** or Completions</b>
8 Stewkley Lane	Mursley	Permission; under construction	0
Spring Grove Farm, Station Road	Mursley	Permission	1
The Wilderness, Salden Lane	Mursley	Permission	0
1 Stratford Road	Nash	Permission	1
The Barn At The Rectory, Stratford Road	Nash	Permission	1
Yew Tree Farm, Whaddon Road	Nash	Permission	1
Land At 1 Wood End	Nash	Permission	0
Manor Farm	Nether Winchendon	Permission; under construction	2
Muskhill Farm, Winchendon Ridge Road	Nether Winchendon	Permission	1
25 Bletchley Road,	Newton Longville	Permission	1
Stonehill Farm, Quanton Road	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 rear of 25 Oxford Road	Oakley	Permission	3
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
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
The Glade, Lower Way	Padbury	Permission	1
Annexe, The Hermitage, Main Street	Padbury	Permission	-1
5 Marsworth Road	Pitstone	Permission	1

<b>Location</b>	<b>ParishName</b>	<b>Status as at 30<sup>th</sup> September 2009</b>	<b>Net Commitments** or Completions</b>
16 Queen Street	Pitstone	Permission	1
126a Vicarage Road	Pitstone	Permission	0
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
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; under construction	1
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
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
Horton House, Horton	Slapton	Permission	1
34 Church Road	Slapton	Permission	1
land at Buckmaster Farm, Horton	Slapton	Permission	2

<b>Location</b>	<b>ParishName</b>	<b>Status as at 30<sup>th</sup> September 2009</b>	<b>Net Commitments** or Completions</b>
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, Bragenham Lane	Soulbury	Permission	2
Kiln Farm Cottage, Bragenham Lane	Soulbury	Permission; under construction	0
The Pool House, 1 Stockgrove Park House, Stockgrove Park	Soulbury	Permission	1
Christmas Cottage, Stockgrove Park	Soulbury	Permission	0
Alders Farm Trout Fishery, Ivy Lane	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
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
29 High Street South	Stewkley	Permission	1
78 High Street	Stewkley	Permission	1
6 Soulbury Road	Stewkley	Permission	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 Road	Stewkley	Permission	1

<b>Location</b>	<b>ParishName</b>	<b>Status as at 30<sup>th</sup> September 2009</b>	<b>Net Commitments** or Completions</b>
Hettys Barn, Fenny Road	Stoke Hammond	Permission	1
Stoke House Folly, Fenny Road	Stoke Hammond	Permission	1
Longacre, Risborough Road	Stoke Mandeville	Permission	0
Stone House Lodge, Bishopstone Road	Stone	Permission	4
Little Barn, 22 Church Way	Stone	Permission; under construction	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 adjacent 16 Ridgeway Cottages	Swanbourne	Permission	1
adj Laurals Cottage, Lower End	Thornborough	Permission; under construction	1
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
Lower End Farm, Lower End	Thornborough	Permission; under construction	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	0
Guide Hut, Bridge Street	Thornborough	Permission	1
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



<b>Location</b>	<b>ParishName</b>	<b>Status as at 30<sup>th</sup> September 2009</b>	<b>Net Commitments** or Completions</b>
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
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
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
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
Land Off The Poplars	Wendover	Permission; under construction	1
Russell Farm, Cobblers Hill,	Wendover	Permission; under construction	1

<b>Location</b>	<b>ParishName</b>	<b>Status as at 30<sup>th</sup> September 2009</b>	<b>Net Commitments** or Completions</b>
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	0
West Works Buildings, Playing Field Brackley Road	Westbury	Permission	4
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
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

<b>Location</b>	<b>ParishName</b>	<b>Status as at 30<sup>th</sup> September 2009</b>	<b>Net Commitments** or Completions</b>
27-29 Leighton Road	Wingrave	Permission	1
44 Nup End Lane	Wingrave	Permission	1
123 Winslow Road	Wingrave	Permission	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	3
Home Farm, Castle Street	Wingrave	Permission; under construction	1
Land Adjacent To 16 Leighton Road	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
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
The Old Library	Winslow	Permission	1
28 Horn Street	Winslow	Permission	1
72 The Avenue	Worminghall	Permission	1
42A The Avenue	Worminghall	Permission	0

<b>Location</b>	<b>ParishName</b>	<b>Status as at 30<sup>th</sup> September 2009</b>	<b>Net Commitments** or Completions</b>
No. 1 The Avenue	Worminghall	Permission; under construction	1
9 Menmarsh Road	Worminghall	Permission	1
Land At Lawn Farm	Wotton Underwood	Permission	1
<b>Total net commitments on sites less than 5 dwellings in Rest of District</b>			<b>323</b>
<b>Reduction by 10% to allow for unimplemented sites</b>			<b>291</b>
Hill Farm, Wotton Road	Ashendon	Complete	1
The Bulls Head PH, 52 Aylesbury Road	Aston Clinton	Complete	0
21 Upper Icknield Way	Aston Clinton	Complete	0
108 London Road	Aston Clinton	Complete	0
67 Great Lane	Bierton with Broughton	Complete	0
Panshill Wood Fishery, Panshill Wood	Boarstall	Complete	1
Latchmeads, Panshill	Boarstall	Complete	0
Land Rear Of 16 Church Street	Brill	Complete	1
31 Brownlow Lane	Cheddington	Complete	1
Land adjacent to The Malthouse, Lower Church Street	Cuddington	Complete	1
Plots, 2, 3 & 4, Verney Farm, 1 Sandhill Road	East Claydon	Complete	0
Land adjacent to 4 Grendon Road	Edgcott	Complete	1
Dagnall Farm, Main Road	Edlesborough	Complete	2
1B Spring Lane,	Great Horwood	Complete	1
Old Slaughter House, Main Street	Hoggeston	Complete	1
Tythrop Park Farm	Kingsey	Complete	0
Stearthill Lodge Cottage, Mursley Road	Little Horwood	Complete	1
Plot 2, 12 Bicester Road	Long Crendon	Complete	0
12 Bicester Road	Long Crendon	Complete	1
Rose Cottage, Duck Lane	Maids Moreton	Complete	1

<b>Location</b>	<b>ParishName</b>	<b>Status as at 30<sup>th</sup> September 2009</b>	<b>Net Commitments** or Completions</b>
Land adjoining 20 High Street	Nash	Complete	1
Land adjacent to 10 Oxford Road, Kirkdene, Pitchcott Road	Oakley	Complete	1
Land Adjacent 17 Church Road	Oving	Complete	0
Station Farm, Station Road	Pitstone	Complete	1
12 Brackley Lane, Charndon	Quainton	Complete	1
1 High Street South	Steeple Claydon	Complete	2
Manor Farm, Lower Road	Stewkley	Complete	0
Land at Castlefields and to the rear of 91B Wendover Road	Stoke Mandeville	Complete	3
43 Chiltern Avenue	Stoke Mandeville	Complete	1
17 Nearton End	Stone	Complete	1
Willow Farm, Nash Road	Swanbourne	Complete	1
Furzenfields Farm, Thornton Road	Thornborough	Complete	0
The Wing, Little Tingewick House, Mere Lane	Thornton	Complete	0
Mill Yard, Aylesbury Road	Tingewick	Complete	0
Land East Of The Wilds, Brackley Road	Wendover	Complete	1
Land adj 2 Chase Cottages, Whaddon Road	Westbury	Complete	1
22a Redwood Drive	Whaddon	Complete	0
adj 22/24 Leighton Road	Wing	Complete	1
Residential Care Centre, 180-182 High Street	Wingrave	Complete	1
Natwest Bank, 12 High Street	Winslow	Complete	0
Natwest Bank, 12 High Street	Winslow	Complete	3
No. 1 The Avenue	Winslow	Complete	1
<b>Total net completions Rest of District (Apr to Sep 2009)</b>	Worminghall	Complete	1
			<b>34</b>

<b>Total net commitments on sites less than 5 dwellings (whole District)</b>			<b>370</b>
<b>Reduction by 10% to allow for unimplemented sites (whole District)</b>			<b>333</b>
<b>Total net completions (whole District) (Apr to Sep 2009)</b>			<b>42</b>

The projected completions from commitments on sites less than 5 dwellings are assumed to be equally spread over the three years from October 2009 to September 2012, and the completions are added in to the supply for 2009/10, so the projected supply from sites less than 5 dwellings is as follows:

	2009/10	2010/11	2011/12	2012/13
Aylesbury	15	14	14	7
Rest of District	83	97	97	48
<b>Whole District</b>	<b>98</b>	<b>111</b>	<b>111</b>	<b>55</b>