

## Aylesbury Vale District Housing Land Supply

Position as at end September 2010 – prepared December 2010

### Introduction

This document sets out the housing land supply position in Aylesbury Vale District as at 30<sup>th</sup> September 2010. Lists of sites included in the housing land supply are given in Appendices 1 and 2.

### 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	4,768	2,322	7,090
Deliverable sites not yet with planning permission but approved subject to S106	395	180	575
Deliverable sites identified in AVDLP but not yet with planning permission or approved subject to S106	147	36	183
<b>Total deliverable supply 2010-2026</b>	<b>5,310</b>	<b>2,538</b>	<b>7,848</b>

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	2,783	2,230	5,013
Deliverable supply 2011-2016	2,801	2,002	4,803

It can be seen that 5,013 dwellings are deliverable within the 5 year period 2010-2015 (an average annual figure of 1,003 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).

South East Plan policy MKAV1 states that provision will be made for at least 26,890 dwellings in Aylesbury Vale District between 2006 and 2026 as follows:

Aylesbury	16,800 (840 per annum)
North East Aylesbury Vale (South West Milton Keynes)	5,390 (269.5 per annum)
Rest of District	4,700 (235 per annum)
<b>Total</b>	<b>26,890 (1344.5 per annum)</b>

Six tables are presented below. The first two show the five year housing land supply calculation for the whole District, for the two five year periods 2010 to 2015, and 2011 to 2016. The second two show the five year housing land supply calculation for Aylesbury, for the same two five year periods, and the final two show the five year housing land supply calculation for the Rest of District (excluding Aylesbury and North East Aylesbury Vale).

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

SEP requirement (5 x 1334.5)	6,723
Adjustment for pre-2010 deficit*	750
<b>Total 5 year requirement</b>	<b>7,473</b>
<b>Total projected supply from deliverable sites</b>	<b>5,013</b>
<b>Projected supply as percentage of requirement</b>	<b>67.1%</b> <b>(3.4 years)</b>

\*In the period 2006 to 2010 the number of housing completions in Aylesbury Vale has fallen short of the SEP requirement for that period by 2,401 dwellings. This deficit is added to the requirement for the remaining 16 years of the SEP period, thus the requirement for 2010 to 2015 needs to be increased by an additional 750 dwellings (5 x 2401 / 16).

**District Wide Housing land supply for 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2016**

SEP requirement (5 x 1334.5)	6,723
Adjustment for (projected) pre-2011 deficit*	996
<b>Total 5 year requirement</b>	<b>7,719</b>
<b>Total projected supply from deliverable sites</b>	<b>4,803</b>
<b>Projected supply as percentage of requirement</b>	<b>62.2%</b> <b>(3.1 years)</b>

\*In the period 2006 to 2011 the number of housing completions in Aylesbury Vale is projected to fall short of the SEP requirement for that period by 2,989 dwellings. This deficit is added to the requirement for the remaining 15 years of the SEP period, thus the requirement for 2011 to 2016 needs to be increased by an additional 996 dwellings (5 x 2989 / 15).

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

SEP requirement (5 x 840)	4,200
Adjustment for pre-2010 deficit*	480
<b>Total 5 year requirement</b>	<b>4,680</b>
<b>Total projected supply from deliverable sites</b>	<b>2,783</b>
<b>Projected supply as percentage of requirement</b>	<b>59.5% (3.0 years)</b>

\*In the period 2006 to 2010 the number of housing completions in Aylesbury has fallen short of the SEP requirement for that period by 1,535 dwellings. This deficit is added to the requirement for the remaining 16 years of the SEP period, thus the requirement for 2010 to 2015 needs to be increased by an additional 480 dwellings (5 x 1535 / 16).

### Aylesbury Housing land supply for 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2016

SEP requirement (5 x 840)	4,200
Adjustment for (projected) pre-2011 deficit*	671
<b>Total 5 year requirement</b>	<b>4,871</b>
<b>Total projected supply from deliverable sites</b>	<b>2,801</b>
<b>Projected supply as percentage of requirement</b>	<b>57.5% (2.9 years)</b>

\*In the period 2006 to 2011 the number of housing completions in Aylesbury is projected to fall short of the SEP requirement for that period by 2,014 dwellings. This deficit is added to the requirement for the remaining 15 years of the SEP period, thus the requirement for 2011 to 2016 needs to be increased by an additional 671 dwellings (5 x 2014 / 15).

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

SEP requirement (5 x 235)	1,175
Adjustment for pre-2010 oversupply*	-66
<b>Total 5 year requirement</b>	<b>1,109</b>
<b>Total projected supply from deliverable sites</b>	<b>2,230</b>
<b>Projected supply as percentage of requirement</b>	<b>201.1% (10.1 years)</b>

\*In the period 2006 to 2010 the number of housing completions in the Rest of District has exceeded the SEP requirement for that period by 212 dwellings. This oversupply is subtracted from the requirement for the remaining 16 years of the SEP period, thus the requirement for 2010 to 2015 needs to be reduced by 66 dwellings (5 x 212 / 16).

### Rest of District Housing land supply for 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2016

SEP requirement (5 x 235)	1,175
Adjustment for (projected) pre-2011 oversupply*	-124
<b>Total 5 year requirement</b>	<b>1,051</b>
<b>Total projected supply from deliverable sites</b>	<b>2,002</b>
<b>Projected supply as percentage of requirement</b>	<b>190.5% (9.5 years)</b>

\*In the period 2006 to 2011 the number of housing completions in the Rest of District is projected to exceed the SEP requirement for that period by 373 dwellings. This oversupply is subtracted from the requirement for the remaining 15 years of the SEP period, thus the requirement for 2011 to 2016 needs to be reduced by 124 dwellings ( $5 \times 373 / 15$ ).

**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 30/09/2010	Total number of dwellings	Estimated number of completions			Deliverability commentary		
			2010-2026 *	2010-2015 (five years)	2011-2016 (five years)	Available	Suitable	Achievable
<b>Aylesbury - With Planning Permission</b>								
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.
Weedon Hill MDA increase (phases 3B and 5)	AVDLP & Permission	172	172	172	172	✓	✓	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)	Complete	214	36	36	0	✓	✓	Development completed August 2010.
Former T.A. Centre, Oxford Road	AVDLP & Permission	94	94	94	94	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.

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.
Former Dayla, 80-100 High Street	Permission	39	39	39	39	✓	✓	Contact made with developers/agents. Completion rate estimated based on information provided.
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. Estimated completion date provided.
Prebendal House, Parsons Fee	Permission	15	15	15	0	✓	✓	Under construction. Contact made with developers/agents. Estimated completion date provided
53 Bicester Road	Complete	9	9	9	0	✓	✓	Development completed June 2010.
The Duck PH, Queens Mead	Permission	8	8	8	8	✓	✓	Building regulations application submitted. Assumed to commence 2012.
Sites < 5 dwellings (see appendix 2 below)			36	36	29			
<b>Aylesbury Total - With Planning Permission</b>			<b>4768</b>	<b>2626</b>	<b>2614</b>			
<b>Rest of District - With Planning Permission</b>								
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.
Former 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.
Verney Road, Winslow	AVDLP & permission	220	220	192	220	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Moreton Road, Buckingham	AVDLP & permission	200	187	187	107	✓	✓	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.
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.
Former Spicer Hallfield, Banks Road, Haddenham	Permission	48	48	48	48	✓	✓	Under construction. Contact made with developers/agents. Estimated completion rate provided.
Thame Road, Haddenham	Permission	31	16	16	0	✓	✓	Nearing completion. 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	16	16	0	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Former Bell Inn Pavilion, London Road, Aston Clinton	Permission	14	14	14	14	✓	✓	Assumed to commence in 2012.
Sandhill Road, East Claydon	Permission	14	2	2	1	✓	✓	Nearing completion. Contact made with developers/agents. Completion date estimated based on information provided.
Land off Windmill Street, Brill	Permission	13	13	13	13	✓	✓	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.
Fir Cottage, Chandos Road, Buckingham	Permission	11	11	11	11	✓	✓	Building regulations application submitted. Assumed to commence 2012.
Bright Lights, 3 West Street, Buckingham	Complete	10	3	3	0	✓	✓	Development completed May 2010.
Former Cattle Market, Winslow	Complete	9	2	2	0	✓	✓	Development completed May 2010.
Manor Farm, Oakley	Permission	9	9	9	9	✓	✓	Contact made with developers/agents. Estimated completion date provided.

Leyland Farm, Gawcott	Permission	7	1	1	1	✓	✓	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	8	✓	✓	Contact made with developers/agents. Estimated completion date provided.
Land to the rear of The Roses, North Marston Lane, Whitchurch	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, Whaddon 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.
Lormay House, Main Street, Westbury	Permission	5	5	5	5	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
The Forge, 8 Marsworth Road, Pitstone	Complete	5	5	5	0	✓	✓	Development completed July 2010.
Grange Farm, Main Street, Grendon Underwood	Permission	5	1	1	1	✓	✓	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.
Catsbrain Farm, Worminghall Road, Oakley	Permission	5	5	5	5	✓	✓	Building regulations application submitted. Assumed to commence 2012.



The Swan, Leighton Road, Northall	Permission	5	1	1	0	✓	✓	Nearing completion.
Sites < 5 dwellings (see appendix 2 below)			319	319	237			
<b>Rest of District Total - With Planning Permission</b>			<b>2322</b>	<b>2014</b>	<b>1786</b>			
<b>District Total - With Planning Permission</b>			<b>7090</b>	<b>4640</b>	<b>4400</b>			
<b>Aylesbury - Approved Subject to S106** Agreement</b>								
Berryfields MDA increase	AVDLP & application approved subject to S106	235	235	0	0	✓	✓	Contact made with developers/agents. Estimated completion rate 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.
Garage site, Bardon Green	Application approved subject to S106	10	10	10	10	✓	✓	Building regulations application submitted. Assumed to commence 2012.
<b>Aylesbury Total - Approved Subject to S106</b>			<b>395</b>	<b>10</b>	<b>40</b>			
<b>Rest of District - Approved Subject to S106 Agreement</b>								
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.
Market Hill, Buckingham	AVDLP & application approved subject to S106	61	61	61	61	✓	✓	Assumed to commence 2013.
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.

Land off Barton Road, Tingewick	Application approved subject to S106	8	8	8	8	✓	✓	Contact made with developers/agents. Estimated completion rate 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.
<b>Rest of District Total - Approved Subject to S106</b>			<b>180</b>	<b>180</b>	<b>180</b>			
<b>District Total - Approved Subject to S106</b>			<b>575</b>	<b>190</b>	<b>220</b>			
<b>Aylesbury - Allocated in AVDLP***</b>								
Former Bearbrook House, Oxford Road (balance of allocation)	AVDLP	75	75	75	75	✓	✓	Ongoing discussions with HCA. Expected timescale provided.
Circus Fields, Oakfield Road	AVDLP	72	72	72	72	✓	✓	Site to be marketed. Assumed to commence 2012.
<b>Aylesbury Total - Allocated in AVDLP</b>			<b>147</b>	<b>147</b>	<b>147</b>			
<b>Rest of District - Allocated in AVDLP</b>								
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.
<b>Rest of District Total - Allocated in AVDLP</b>			<b>36</b>	<b>36</b>	<b>36</b>			
<b>District Total - Allocated in AVDLP</b>			<b>183</b>	<b>183</b>	<b>183</b>			
<b>Aylesbury - Total for all sites</b>			<b>5310</b>	<b>2783</b>	<b>2801</b>			
<b>Rest of District - Total for all sites</b>			<b>2538</b>	<b>2230</b>	<b>2002</b>			
<b>District - Total for all sites</b>			<b>7848</b>	<b>5013</b>	<b>4803</b>			

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

\*\* S106: Section 106 or planning obligation agreement

\*\*\* Aylesbury Vale District Local Plan

**Appendix 2: Projected supply from sites less than 5 dwellings**

<b>Location</b>	<b>Parish</b>	<b>Status as at 30th September 2010</b>	<b>Net Commitments* or Completions</b>
<b>Sites in Aylesbury</b>			
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	2
137 - 139 Cambridge Street	Aylesbury	Permission	2
Land at 1 Claydon Close	Aylesbury	Permission; under construction	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; 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
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
Land to the rear of 1, 3, 5 Craigwell Avenue	Aylesbury	Permission; under construction	2

26 Roberts Drive	Aylesbury	Permission; under construction	1
Showboat Amusement Centre, 55 High Street	Aylesbury	Permission; under construction	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
5 Bicester Road	Aylesbury	Permission	-1
12 Brompton Crescent	Aylesbury	Permission	2
10 Tring Road	Aylesbury	Permission	1
36 - 38 Penn Road Southcourt Post office	Aylesbury	Permission	1
Optolec 160 High Street	Aylesbury	Permission	1
64 Havelock street	Aylesbury	Permission; under construction	1
10 Glaven Road	Aylesbury	Permission	1
<b>Total net commitments on sites less than 5 dwellings in Aylesbury</b>			<b>39</b>
<b>Reduction by 10% to allow for unimplemented sites</b>			<b>35</b>
29 Russell Avenue	Aylesbury	Complete	1
<b>Total net completions Aylesbury (Apr to Sep 2010)</b>			<b>1</b>
<b>Sites in Rest of District</b>			
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; under construction	1
7 High Street	Buckingham	Permission	-1
Land At Fleece Yard, Market Hill	Buckingham	Permission	1
53 Meadway	Buckingham	Permission	1
3 The Villas, Stratford Road	Buckingham	Permission	2
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
The Coppice Akeley Wood Lodge Road	Akeley	Permission	1
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
Long Meadow Farm Barn, Aston Hill, Chivery	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	1
Land Rear of 3 Stablebridge Road	Aston Clinton	Permission	1
Land To Rear Of 1 And 3 Stablebridge Road	Aston Clinton	Permission	1
14 London Road	Aston Clinton	Permission	1
Mearose Bungalow Red Ditches Farm Silverstone Road	Biddlesden	Permission	0
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; under construction	1
Hillside Farm, Oakley Road	Brill	Permission	-1

Hillside Farm, Oakley Road	Brill	Permission; under construction	1
Dairy Yard, Temple Street	Brill	Permission	1
7 and 9 Temple Street	Brill	Permission; under construction	1
7 and 9 Temple Street	Brill	Permission	0
Karenza, 18 Church Street	Brill	Permission	1
53-55 Temple Street	Brill	Permission	0
Monks Court, Main Road	Buckland	Permission	-1
Monks Court, Main Road	Buckland	Permission	2
178 London Road	Buckland	Permission	0
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 Green	Calvert Green	Permission; under construction	3
Merrydowne, 2 Crendon Road	Chearsley	Permission	0
The Pightle, Church Lane	Chearsley	Permission; under construction	0
"Dieudonne", Dark Lane	Chearsley	Permission; under construction	0
Land adjacent to 77 High Street	Cheddington	Permission; under construction	1
Land To Rear Of 10 The Green	Cheddington	Permission; under construction	1
Nick's Barn, Priory Courtyard, Main Road Through Chetwode Hamlet	Chetwode	Permission	1
The Bungalow, Easington	Chilton	Permission	0
New Dairy Farm, Stewkley Road	Cublington	Permission; under construction	0
Wyncot, Frog Lane	Cuddington	Permission	1
5 Bernard Close, Cuddington	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

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
Vale Barn Hoggeston Road	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
4 Grendon Road	Edgcott	Permission	1
Hazeldene, Leighton Road, Northall	Edlesborough	Permission; under construction	2
Hall Farm, Main Road	Edlesborough	Permission	1
Springwood, Ringshall Road	Edlesborough	Permission	0
Milford House, Hillesden Road	Gawcott	Permission	-2
Land Adjoining 9 Main Street	Gawcott	Permission	1
Bassetts, Main Street	Gawcott	Permission	3
Keepers Cottage, Manor Farm Lane	Gawcott	Permission; under construction	0
The Elms, Radclive Road	Gawcott	Permission	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 Lane	Great Horwood	Permission; under construction	1
Land at Nash Road	Great Horwood	Permission	1
22 Greenway	Great Horwood	Permission	1
2 Spring Lane	Great Horwood	Permission	-1
2 Spring Lane	Great Horwood	Permission	2

Pear Tree Farm, Main Street	Grendon Underwood	Permission; under construction	2
Middle Farm, Main Street	Grendon Underwood	Permission	1
Middle Farm, Main Street	Grendon Underwood	Permission	1
Land Adjacent to Ebenezer Cpttage, Bicester Road	Grendon Underwood	Permission	1
Land adjoining Shakespeare House, Main Street	Grendon Underwood	Permission	1
19 Rosemary Lane	Haddenham	Permission	1
29 Churchway	Haddenham	Permission	1
4 Stanbridge Road	Haddenham	Permission; under construction	1
4 Stanbridge Road	Haddenham	Permission; under construction	3
16 Yolsum Close	Haddenham	Permission; under construction	0
16 Yolsum Close	Haddenham	Permission; under construction	3
42 And 42a Churchway	Haddenham	Permission	1
Land Rear Of 8 Stockwell Furlong	Haddenham	Permission; under construction	1
Townsend Garage, Townsend	Haddenham	Permission	1
Haydon House, 54 Churchway	Haddenham	Permission	2
26 Rudds Lane	Haddenham	Permission	1
1 Fort End	Haddenham	Permission; under construction	1
The Leys, Halton Village	Halton	Permission; under construction	1
Land Off The Green	Hardwick	Permission	1
Westfields Farm, Hillesden Road, Gawcott	Hillesden	Permission; under construction	3
Hurdlesgrove Farm Hurdlesgrove Hill	Hoggeston	Permission	1
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	-1
Shaw Riding Cottage, Wicken Road	Leckhampstead	Permission	1
Lower Farm House, Barretts End	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	-1
Chilton Road Nursery, Chilton Road	Long Crendon	Permission	1
37A Bicester Road	Long Crendon	Permission	0
Coombe Cottage, 12 Chearsley Road	Long Crendon	Permission	1
Vine Cottages, 87 Bicester Road	Long Crendon	Permission	1
22 Carters Lane	Long Crendon	Permission	0
5 Bicester Road	Long Crendon	Permission	3
Land at rear of Nos. 25 and 27 Bonnersfield	Long Crendon	Permission	1
Bury Court, Church Lane	Ludgershall	Permission	4
Costalls, Wotton End	Ludgershall	Permission; under construction	1
Land To The Rear Of The Bungalow, High Street	Ludgershall	Permission; under construction	1
1 Church Close	Maids Moreton	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
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
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
Brakes Farm, Thornborough Road	Nash	Permission	0
Manor Farm	Nether Winchendon	Permission	1
Muskhill Farm, Winchendon Ridge Road	Nether Winchendon	Permission	1
25 Bletchley Road,	Newton Longville	Permission	1
24 -28 Whaddon Road	Newton Longville	Permission	3
Land Adjacent Field View Cottage, 39 Quainton Road	North Marston	Permission	1
Land adj 35-37 Worminghall Road	Oakley	Permission; under construction	1
Land rear of 25 Oxford Road	Oakley	Permission	3
Little London Farm, 21 Brill Road	Oakley	Permission; under construction	2
45 - 47 College Crescent	Oakley	Permission	1
100 Bicester Road	Oakley	Permission	0
Land Adjacent And To Rear Of 22 Worminghall Road	Oakley	Permission	2
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	0
'The Kennels', Marston Hill	Oving	Permission	0
'The Kennels', Marston Hill	Oving	Permission	2
Land at The Garden, Church Lane	Oving	Permission	3
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; under construction	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; under construction	1
Dur Lin, 6 Main Street	Radclive	Permission	1
Land Adjacent To Main Street	Radclive	Permission	1
Land To Rear of Franklins Farmhouse, Ickford Road	Shabbington	Permission; under construction	1
Rookery Farm Marsh Road	Shabbington	Permission	2
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; under construction	1
34 Church Road	Slapton	Permission	1
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
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
Kiln Farm, Bragenham Lane	Soulbury	Permission	0
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
The Well House, 46 Queen Catherine Road	Steeple Claydon	Permission	0
The Well House 46 Queen Catherine Road	Steeple Claydon	Permission	3
30 Queen Catherine Road	Steeple Claydon	Permission	1
Manor Farm, Queen Catherine Road	Steeple Claydon	Permission	1
3 Wing Road	Stewkley	Permission	1
North Farm Cottage, Littlecote	Stewkley	Permission	1
Vicarage Farm, Soulbury Road	Stewkley	Permission; under construction	1
6 Soulbury Road	Stewkley	Permission; under construction	1
Winsors Farmhouse, 43 High Street	Stewkley	Permission	1
Coady Bay Stud, Dean Road Farm, Dean Road	Stewkley	Permission	1
18 Bletchley Road	Stewkley	Permission	0
18 Bletchley Road	Stewkley	Permission	2
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
Moat Farm, Marsh Lane	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
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
Guide Hut, Bridge Street	Thornborough	Permission; under construction	1
Sunnybrook Cottage, High Street	Thornborough	Permission; under construction	0
Barn opposite Bungalow Farm, Nash Road	Thornborough	Permission	1
Furzenfields Farm, Thornton Road	Thornton	Permission	1
Crossbridge Farm Barn, Thornborough Road	Thornton	Permission	1
4 The Close	Thornton	Permission; under construction	0
4 The Close	Thornton	Permission; under construction	1
Land at Home Farm, College Lane	Thornton	Permission	4
Land at Home Farm, College Lane	Thornton	Permission	2
Crossbridge Farm Barn Thornborough Road	Thornton	Permission	0
Bicester House, Main Street	Tingewick	Permission	1
Little Tingewick House, Mere Lane	Tingewick	Permission	1
The Willows, Barton Hartshorn Road	Tingewick	Permission	0
Tingewick Pottery Upper Street	Tingewick	Permission	1
Hopcrafts Farm, Brackley Road	Turweston	Permission; under construction	1
Fields Farmhouse, Oatleys Road	Turweston	Permission	-2
Fields Farmhouse, Oatleys Road	Turweston	Permission	1
Seven Stars, Gawcott Road	Twyford	Permission	1
Nest View, Bicester Road	Twyford	Permission	1
Portway Farm, Steeple Claydon 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 Road	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; under construction	1
Russell Farm Cobblers Hill	Wendover	Permission	1
66 Perry Street	Wendover	Permission	0
West Works Buildings, Playing Field Brackley Road	Westbury	Permission	4
Mill Farm Mill Lane	Westbury	Permission	1
The Woodland, Ashendon Road	Westcott	Permission	0
332 Wendover Road	Weston Turville	Permission	0
28 Church Lane	Weston Turville	Permission; under construction	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; under construction	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 Road	Whaddon	Permission	1
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
The Paddock, Littleworth	Wing	Permission	3
Land between 57 and 59 Littleworth	Wing	Permission; under construction	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	0
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; under construction	1
Land rear of 7 St Laurence Road	Winslow	Permission; under construction	1
Land Rear Of 5 and 7 St Laurence Road	Winslow	Permission; under construction	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; under construction	1
Brook Farm, Granborough Road	Winslow	Permission	-1
Brook Farm, Granborough Road	Winslow	Permission; under construction	1
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
The Cottage 65 Clifden Road	Worminghall	Permission	1
Land At Lawn Farm	Wotton Underwood	Permission	1
Land Off Wotton Road	Wotton Underwood	Permission; under construction	1
<b>Total net commitments on sites less than 5 dwellings in Rest of District</b>			<b>316</b>

<b>Reduction by 10% to allow for unimplemented sites</b>			<b>284</b>
Old Dairy to Rear of 14 Castle Street	Buckingham	Complete	1
The Bulls Head PH, 52 Aylesbury Road	Aston Clinton	Complete	0
The Old Long House, Main Street	Charndon	Complete	1
1 The Cottages, Stewkley Road	Cublington	Complete	1
Land At Larden, Spicketts Lane	Cuddington	Complete	1
Wallace Farm, School Lane	Dinton	Complete	1
Plots, 2, 3 & 4, Verney Farm, 1 Sandhill Road	East Claydon	Complete	0
9 St Marys Road	East Claydon	Complete	1
26 Sandhill Road	East Claydon	Complete	1
Ley Farm, Winslow Road	Granborough	Complete	1
Middle Farm, Main Street	Grendon Underwood	Complete	1
Mill Corner, Springhill Road	Grendon Underwood	Complete	2
96 Churchway	Haddenham	Complete	1
49 Thame Road	Haddenham	Complete	1
Land Adj To 36 Chilton Road	Long Crendon	Complete	1
61 High Street	Long Crendon	Complete	1
Fayre Field, Towcester Road	Maids Moreton	Complete	3
Rose Cottage, Clements Lane	Marsh Gibbon	Complete	1
Land Adjoining Rose Cottage, Clements Lane	Marsh Gibbon	Complete	2
Mount Pleasant Farm	Middle Claydon	Complete	0
8 Stewkley Lane	Mursley	Complete	1
Manor Farm	Nether Winchendon	Complete	1
45 Worminghall Road	Oakley	Complete	1
153 Station Road	Quainton	Complete	0
107 Station Road	Quainton	Complete	1
land at Buckmaster Farm, Horton	Slapton	Complete	1
Forge Farm, Wing Road	Stewkley	Complete	1



Landsdowne Farm, Dean Road	Stewkley	Complete	1
The Barn, Nearton End	Swanbourne	Complete	0
Lower Shelspit Farm, Nash Road	Thornborough	Complete	1
Furzenfields Farm, Thornton Road	Thornton	Complete	0
The Wing, Little Tingewick House, Mere Lane	Tingewick	Complete	1
2 Halton Lane	Wendover	Complete	1
Land adjacent to 1 Burnham Road	Westcott	Complete	1
Waterloo Farm House, Leighton Road	Wing	Complete	1
Kingsway, 71 Winslow Road	Wingrave	Complete	1
Barrettstown Stud Flat	Whitchurch	Complete	1
<b>Total net completions Rest of District (Apr to Sep 2010)</b>			<b>35</b>
<b>Total net commitments on sites less than 5 dwellings (whole District)</b>			<b>355</b>
<b>Reduction by 10% to allow for unimplemented sites (whole District)</b>			<b>319</b>
<b>Total net completions (whole District) (Apr to Sep 2010)</b>			<b>36</b>

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

The projected completions from commitments on sites less than 5 dwellings are assumed to be equally spread over the three years from October 2010 to September 2013, and the completions are added in to the supply for 2010/11, so the projected supply from sites less than 5 dwellings is as follows:

	2010/11	2011/12	2012/13	2013/14
Aylesbury	7	12	12	5
Rest of District	82	95	94	48
<b>Whole District</b>	<b>89</b>	<b>107</b>	<b>106</b>	<b>53</b>