

Aylesbury Vale District Housing Land Supply

Position as at end September 2011 – prepared November 2011

Introduction

This document sets out the housing land supply position in Aylesbury Vale District as at 30th September 2011. 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	4,460	2,163	6,623
Deliverable sites not yet with planning permission but approved subject to S106	483	86	569
Deliverable sites identified in AVDLP but not yet with planning permission or approved subject to S106	147	36	183
Total deliverable supply 2011-2026	5,090	2,285	7,375

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 2011-2016	2,659	2,076	4,735
Deliverable supply 2012-2017	2,432	1,778	4,210

It can be seen that 4,735 dwellings are deliverable within the 5 year period 2011-2016 (an average annual figure of 947 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 2006-2011 was 746).

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)
Total	26,890 (1344.5 per annum)

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 2011 to 2016, and 2012 to 2017. 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 1st April 2011 to 31st March 2016

SEP requirement (5 x 1344.5)	6,723
Adjustment for pre-2011 deficit*	997
Total 5 year requirement	7,720
Total projected supply from deliverable sites	4,735
Projected supply as percentage of requirement	61.3% (3.1 years)

*In the period 2006 to 2011 the number of housing completions in Aylesbury Vale has fallen short of the SEP requirement for that period by 2,991 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 997 dwellings (5 x 2991 / 15).

District Wide Housing land supply for 1st April 2012 to 31st March 2017

SEP requirement (5 x 1344.5)	6,723
Adjustment for (projected) pre-2012 deficit*	1,136
Total 5 year requirement	7,859
Total projected supply from deliverable sites	4,210
Projected supply as percentage of requirement	53.6% (2.7 years)

*In the period 2006 to 2012 the number of housing completions in Aylesbury Vale is projected to fall short of the SEP requirement for that period by 3,181 dwellings. This deficit is added to the requirement for the remaining 14 years of the SEP period, thus the requirement for 2012 to 2017 needs to be increased by an additional 1,136 dwellings (5 x 3181 / 14).

Aylesbury Housing land supply for 1st April 2011 to 31st March 2016

SEP requirement (5 x 840)	4,200
Adjustment for pre-2011 deficit*	688
Total 5 year requirement	4,888
Total projected supply from deliverable sites	2,659
Projected supply as percentage of requirement	54.4% (2.7 years)

*In the period 2006 to 2011 the number of housing completions in Aylesbury has fallen short of the SEP requirement for that period by 2,063 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 688 dwellings (5 x 2063 / 15).

Aylesbury Housing land supply for 1st April 2012 to 31st March 2017

SEP requirement (5 x 840)	4,200
Adjustment for (projected) pre-2012 deficit*	806
Total 5 year requirement	5,006
Total projected supply from deliverable sites	2,432
Projected supply as percentage of requirement	48.6% (2.4 years)

*In the period 2006 to 2012 the number of housing completions in Aylesbury is projected to fall short of the SEP requirement for that period by 2,256 dwellings. This deficit is added to the requirement for the remaining 14 years of the SEP period, thus the requirement for 2012 to 2017 needs to be increased by an additional 806 dwellings (5 x 2256 / 14).

Rest of District Housing land supply for 1st April 2011 to 31st March 2016

SEP requirement (5 x 235)	1,175
Adjustment for pre-2011 oversupply*	-140
Total 5 year requirement	1,035
Total projected supply from deliverable sites	2,076
Projected supply as percentage of requirement	200.6% (10.0 years)

*In the period 2006 to 2011 the number of housing completions in the Rest of District has exceeded the SEP requirement for that period by 420 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 140 dwellings (5 x 420 / 15).

Rest of District Housing land supply for 1st April 2012 to 31st March 2017

SEP requirement (5 x 235)	1,175
Adjustment for (projected) pre-2012 oversupply*	-247
Total 5 year requirement	928
Total projected supply from deliverable sites	1,778
Projected supply as percentage of requirement	191.6% (9.6 years)

*In the period 2006 to 2012 the number of housing completions in the Rest of District is projected to exceed the SEP requirement for that period by 692 dwellings. This oversupply is subtracted from the requirement for the remaining 14 years of the SEP period, thus the requirement for 2012 to 2017 needs to be reduced by 247 dwellings ($5 \times 692 / 14$).

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 30/09/2011	Total number of dwellings	Estimated number of completions			Deliverability commentary		
			2011-2026 *	2011-2016 (five years)	2012-2017 (five years)	Available	Suitable	Achievable
Aylesbury - With Planning Permission								
Berryfields Major Development Area (MDA)	AVDLP & Permission	3000	2978	978	1050	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Weedon Hill MDA	AVDLP & Permission	1022	402	300	300	✓	✓	Under construction. Estimated completion rate from developers/agents.
Stoke Mandeville Hospital (north part), Lower Road	AVDLP & Permission	121	35	35	10	✓	✓	Nearing completion. Estimated completion rate.
Stoke Mandeville Hospital (south part & some land outside allocation), Lower Road	AVDLP & Permission	330	219	150	150	✓	✓	Under construction. Estimated completion rate.
Former Schwarzkopf, Penn Road (Grand Central)	Permission	391	111	111	0	✓	✓	Under construction. Contact made with developers/agents. Estimated completion rate provided.
Gatehouse Quarter	Permission	370	334	334	279	✓	✓	Under construction. Contact made with developers/agents. Estimated completion rate provided.
Former T.A. Centre, Oxford Road	AVDLP & Permission	94	94	94	0	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Hartwell Sidings, Oxford Road	Permission (extension of time limit applied for)	75	75	75	75	✓	✓	Assumed to be completed by 2014/15.
Former Dayla, 80-100 High Street	Permission (extension of time limit applied for)	39	39	39	39	✓	✓	Site being marketed. Assumed to be completed by 2014/15.

Mandeville School, Ellen Road	Permission	34	34	34	34	✓	✓	Contact made with developers/agents. Estimated completion rate provided.
The Elms, Verwood Road	Permission	28	28	28	0	✓	✓	Under construction. Contact made with developers/agents. Estimated completion date provided.
Site of Former 42 to 44, Mill Street	Permission	23	23	23	0	✓	✓	Under construction. Contact made with developers/agents. Estimated completion date provided.
Walton Court Centre, Aylesbury	Permission	18	18	18	18	✓	✓	Contact made with developers/agents. Estimated completion date provided.
Prebendal House, Parsons Fee	Permission	15	4	4	0	✓	✓	Site nearing completion.
Silverdale Close	Permission	11	11	11	0	✓	✓	Contact made with developers/agents. Estimated completion date provided.
Garage site, Bardon Green	Permission	10	10	10	0	✓	✓	Under construction. Contact made with developers/agents. Estimated completion date provided.
The Duck PH, Queens Mead	Permission	8	8	8	0	✓	✓	Contact made with developers/agents. Estimated completion date provided.
Sites < 5 dwellings (see appendix 2 below)			37	37	27			
Aylesbury Total - With Planning Permission			4460	2289	1982			
Rest of District - With Planning Permission								
Land to south of the A421 and east of A413, London Road, Buckingham	Permission	700	700	560	700	✓	✓	Contact made with developers/agents. Estimated completion rate provided.
Former Princess Mary's Hospital, Wendover	AVDLP & Permission	400	172	172	72	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Verney Road, Winslow	AVDLP & permission	218	218	180	182	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.

Moreton Road, Buckingham	AVDLP & permission	200	82	82	24	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Former Pitstone cement works	AVDLP & permission	164	86	86	26	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Bridge Street, Buckingham	AVDLP & permission	103	103	103	0	✓	✓	Under construction. Contact made with developers/agents. Estimated completion rate provided.
Land off Brickhill Way and Sandstone Close, Calvert Green	Permission	98	98	98	98	✓	✓	Under construction. Contact made with developers/agents. Estimated completion rate provided.
Tingewick Road, Buckingham	Permission	93	93	62	93	✓	✓	Contact made with developers/agents. Completion rate estimated based on information provided.
Haddenham & Thame Parkway Station, Thame Road, Haddenham	Permission	72	72	72	72	✓	✓	Contact made with developers/agents. Completion rate estimated based on information provided.
Former Spicer Hallfield, Banks Road, Haddenham	Permission	48	48	48	33	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Thame Road, Haddenham	Complete	31	1	1	0	✓	✓	Complete.
County Farm, Wendover Road, Weston Turville	Permission	19	19	19	19	✓	✓	Currently owned by Bucks County Council. Site to be marketed. Assumed to commence in 2014.
Manor Lodge, Winslow Road, Wingrave	Permission	16	10	10	0	✓	✓	Nearing completion.
Cobb Hall Road, Newton Longville	Permission (extension of time limit applied for)	15	15	15	15	✓	✓	Contact made with developers/agents. Site to be marketed. Assumed to be completed by 2014/15.
Former Bell Inn Pavilion, London Road, Aston Clinton	Permission	14	14	14	7	✓	✓	Under construction. Contact made with developers/agents. Estimated completion date provided.
Former Paf Limited, Mill Lane, Westbury	Permission	14	14	14	14	✓	✓	Assumed to be completed by 2014/15.

Land off Windmill Street, Brill	Permission	13	13	13	13	✓	✓	Under construction. Contact made with developers/agents. Estimated completion date provided.
Manor Farm, Oakley	Permission	9	9	9	9	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
Leyland Farm, Gawcott	Permission	7	1	1	0	✓	✓	Nearing completion.
Land to north of Tythe Cottage, Station Road, Marsh Gibbon	Permission	8	8	8	0	✓	✓	Completed October 2011.
Land off Barton Road, Tingewick	Permission	8	8	8	0	✓	✓	Under construction. Contact made with developers/agents. Estimated completion date provided.
Westbury Manor Farm, Moat Lane, Marsh Gibbon	Permission	9	4	4	0	✓	✓	Under construction. Completion date estimated.
The Swan, Leighton Road, Northall	Permission	9	5	5	0	✓	✓	Nearing completion.
Grendon Garage, Main Street, Grendon Underwood	Permission	7	7	7	7	✓	✓	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. Assumed to be completed by 2014/15.
The Old Vicarage, Vicarage Road, Winslow	Permission	6	6	6	6	✓	✓	Contact made with developers/agents. Estimated completion date provided.
Land adjacent 5 Townsend, Haddenham	Permission	6	6	6	6	✓	✓	Contact made with developers/agents. Estimated completion date provided.
19 London Road, Aston Clinton	Permission	6	6	6	6	✓	✓	Contact made with developers/agent. Estimated completion date provided.
Lormay House, Main Street, Westbury	Permission	5	5	5	5	✓	✓	Assumed to be completed by 2014/15.
Grange Farm, Main Street, Grendon Underwood	Permission	5	1	1	1	✓	✓	Time limit of permission extended in November 2010. Assumed to be completed by 2014/15.
The Lodge, Main Road, Drayton Parslow	Permission	5	5	5	5	✓	✓	Contact made with developers/agents. Estimated completion date provided.

Land at Nash Road, Thornborough	Permission	5	5	5	0	✓	✓	Contact made with developers/agents. Estimated completion date provided.
Garage Site, Lee Crescent, Stone	Permission	5	5	5	0	✓	✓	Under construction. Contact made with developers/agents. Estimated completion date provided.
Catsbrain Farm, Worminghall Road, Oakley	Permission	5	5	5	5	✓	✓	Under construction.
Sites < 5 dwellings (see appendix 2 below)			313	313	232			
Rest of District Total - With Planning Permission			2163	1954	1656			
District Total - With Planning Permission			6623	4243	3638			
Aylesbury - Approved Subject to S106** Agreement								
Berryfields House (Berryfields MDA)	AVDLP & application approved subject to S106	235	235	125	175	✓	✓	Contact made with developers/agents. Completion rate estimated based on information provided.
Aston Clinton Road MDA	AVDLP & application approved subject to S106	150	150	0	30	✓	✓	Existing scheme unlikely to be taken forward, but site still considered suitable for residential development; no constraints. Assumed to commence 2016.
Off Gatehouse Way, Aylesbury	Application approved subject to S106	98	98	98	98	✓	✓	Assume first phase completed 13/14 and second phase 15/16
Aylesbury Total - Approved Subject to S106			483	223	303			
Rest of District - Approved Subject to S106 Agreement								
Market Hill, Buckingham	AVDLP & application approved subject to S106	61	61	61	61	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.

Marsworth Yard, Church Lane, Marsworth	Application approved subject to S106	13	13	13	13	✓	✓	Assumed to be completed by 2014/15
Adjacent to 33 Mursley Road, Swanbourne	Application approved subject to S106	7	7	7	7	✓	✓	Negotiations regarding the scheme underway. Assumed to be completed by 2013/14.
40 Thame Road, Haddenham	Application approved subject to S106	5	5	5	5	✓	✓	Assumed to be completed by 2014/15
Rest of District Total - Approved Subject to S106			86	86	86			
District Total - Approved Subject to S106			569	309	389			
Aylesbury - Allocated in AVDLP***								
Former Bearbrook House, Oxford Road (balance of allocation)	AVDLP	75	75	75	75	✓	✓	HCA procuring developer partner. Assumed to commence 2014.
Circus Fields, Oakfield Road	AVDLP	72	72	72	72	✓	✓	Site to be marketed. Assumed to commence 2014.
Aylesbury Total - Allocated in AVDLP			147	147	147			
Rest of District - Allocated in AVDLP								
Former Pitstone cement works and adjacent land (remainder of allocation)	AVDLP	36	36	36	36	✓	✓	Assumed to be completed by 2015/16
Rest of District Total - Allocated in AVDLP			36	36	36			
District Total - Allocated in AVDLP			183	183	183			
Aylesbury - Total for all sites			5090	2659	2432			
Rest of District - Total for all sites			2285	2076	1778			
District - Total for all sites			7375	4735	4210			

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 2011

** S106: Section 106 or planning obligation agreement

*** Aylesbury Vale District Local Plan

Appendix 2: Projected supply from sites less than 5 dwellings

Location	Parish	Status as at 30th September 2011	Net Commitments* or Completions
Sites in Aylesbury			
Land to the rear of 26 Verney Walk	Aylesbury	Permission; under construction	2
Land at rear of 237 Bicester Road	Aylesbury	Permission	1
Land off Castle Street	Aylesbury	Permission	2
Land adjacent 63 Paterson Road	Aylesbury	Permission; under construction	4
Land to the rear of 231-237 Bicester Road	Aylesbury	Permission	2
Land at 1 Claydon Close	Aylesbury	Permission; under construction	2
3 Stoke Road	Aylesbury	Permission	1
Garages Adj 8 Eastern Street	Aylesbury	Permission	2
Land adjacent to No 4 Old Stoke Road	Aylesbury	Permission	2
9 Holland Road	Aylesbury	Permission	1
1 Sutherland Walk	Aylesbury	Permission	1
5 Paterson Road	Aylesbury	Permission; under construction	1
17 Russell Avenue	Aylesbury	Permission	0
9 Montague Road	Aylesbury	Permission	1
125 Narbeth Drive	Aylesbury	Permission; under construction	1
38 Cannock Road	Aylesbury	Permission	1
26 Roberts Drive	Aylesbury	Permission; under construction	1
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; under construction	1
Vale House, Fowler Road	Aylesbury	Permission; under construction	-6
5 Bicester Road	Aylesbury	Permission	-1

12 Brompton Crescent	Aylesbury	Permission	2
10 Tring Road	Aylesbury	Permission	1
Optolec 160 High Street	Aylesbury	Permission	1
64 Havelock street	Aylesbury	Permission; under construction	1
10 Glaven Road	Aylesbury	Permission	1
16-20 St Johns Street	Aylesbury	Permission	2
2 & 3 Jarvis Close	Aylesbury	Permission; under construction	-1
127 Wendover Road	Aylesbury	Permission; under construction	-4
Land at the end of Ludlow Place	Aylesbury	Permission; under construction	1
J C A Architects Rickford House 12 Rickford Hill	Aylesbury	Permission	1
Matozza Bakery 67 friarage Road	Aylesbury	Permission	4
21 Prebendal Avenue	Aylesbury	Permission	1
Land at Clover Lane	Aylesbury	Permission; under construction	4
Land adjacent to 20 Mill street	Aylesbury	Permission	1
Land Adjacent to 1 Wendover Way	Aylesbury	Permission	1
16 Granville Street	Aylesbury	Permission	1
6 Claydon Close	Aylesbury	Permission	1
84 Wendover Road	Aylesbury	Permission	-1
Total net commitments on sites less than 5 dwellings in Aylesbury			36
Reduction by 10% to allow for unimplemented sites			32
Showboat Amusement Centre, 55 High Street	Aylesbury	Complete	3
Vale House, Fowler Road	Aylesbury	Complete	1
36 - 38 Penn Road Southcourt Post office	Aylesbury	Complete	1
Total net completions Aylesbury (Apr to Sep 2011)			5

Sites in Rest of District			
Bridge Farm, Verney Road	Addington	Permission; under construction	1
Little Adstock, Main Street	Adstock	Permission	0
The Coppice Akeley Wood Lodge Road	Akeley	Permission	1
2 Church Hill	Akeley	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; under construction	2
Land Rear of 3 Stablebridge Road	Aston Clinton	Permission	1
Land To Rear Of 1 And 3 Stablebridge Road	Aston Clinton	Permission; under construction	1
14 London Road	Aston Clinton	Permission	1
Land adj 21 London Road	Aston Clinton	Permission	1
8A New Road	Aston Clinton	Permission	1
80 Aylesbury Road	Bierton with Broughton	Permission	2
Barnett House, Barnett Way	Bierton with Broughton	Permission; under construction	1
Brook Farm Broughton Lane	Bierton with Broughton	Permission	1
Badrick Farm 94 Aylesbury Road	Bierton with Broughton	Permission	3
Muswell Hill Farm, Muswell Hill	Boarstall	Permission; under construction	1
Dairy Yard, Temple Street	Brill	Permission	1
Karenza, 18 Church Street	Brill	Permission	1
53-55 Temple Street	Brill	Permission	0
48 Temple Street	Brill	Permission; under construction	1
Former Railway Station Site, Station Road	Buckingham	Permission	4
Fleece Yard, Market Hill, Buckingham	Buckingham	Permission	1
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
The Freeman Public House, Gawcott Road	Buckingham	Permission	1
Land Adjacent 19 Squirrels Way	Buckingham	Permission	1
Former TOC H Building rear of West Street	Buckingham	Permission	1
Prebend House, Hunter Street	Buckingham	Permission	1
61 Nelson Street	Buckingham	Permission	1
Monks Court, Main Road	Buckland	Permission	-1
Monks Court, Main Road	Buckland	Permission	2
182 London Road	Buckland	Permission	1
Campsie, Main Road	Buckland	Permission	0
Land Adj 69 Buckland Road	Buckland	Permission	1
224 London Road	Buckland	Permission	1
New Farm Bungalow Main Road	Buckland	Permission	0
New Farm Bungalow Main Road	Buckland	Permission	1
Sandston Close/Cotswolds Way	Calvert Green	Permission; under construction	3
Merrydowne, 2 Crendon Road	Chearsley	Permission	0
High Bank, Dark Lane	Chearsley	Permission	0
Land adjacent to 77 High Street	Cheddington	Permission; under construction	1
23 Mentmore Road	Cheddington	Permission	0
Nick's Barn, Priory Courtyard, Main Road Through Chetwode Hamlet	Chetwode	Permission	1
The Bungalow, Easington	Chilton	Permission; under construction	0

New Dairy Farm, Stewkley Road	Cublington	Permission; under construction	0
Wyncot, Frog Lane	Cuddington	Permission; under construction	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
Aston Mullins Farm, Chapel Road, Ford	Dinton	Permission	1
Wallace Farm, School Lane	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; under construction	1
Vale Barn Hoggston 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; under construction	2
Springwood, Ringshall Road	Edlesborough	Permission; under construction	0
Land Adj to 18A Slicketts Lane	Edlesborough	Permission	1
The Bell PH & Restaurant Church End	Edlesborough	Permission	2
Beacon view, South End Lane, Northall	Edlesborough	Permission	2
Land at Foscott Wood Farm Leakhampstead Road	Foscott	Permission	1
Milford House, Hillesden Road	Gawcott	Permission	-2
Land Adjoining 9 Main Street	Gawcott	Permission	1
Bassetts, Main Street	Gawcott	Permission	3
Lower Green End Farm, 34 Green End	Granborough	Permission	0
Former Reservoir Site, Pound Hill	Great Brickhill	Permission	2
Holt House Farm, Stockgrove Park	Great Brickhill	Permission; under construction	0
Three Locks Golf Club, Partridge Hill	Great Brickhill	Permission	1

Three Locks Golf Club, Partridge Hill	Great Brickhill	Permission	3
Land off School End,	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
Roddimore Farm	Great Horwood	Permission; under construction	1
Land at 51 Greenway	Great Horwood	Permission	1
Croft Farm 33 Nash Road	Great Horwood	Permission	1
Pear Tree Farm, Main Street	Grendon Underwood	Permission; under construction	2
Middle Farm, Main Street	Grendon Underwood	Permission	1
Land Adjacent to Ebenezer Cpttage, Bicester Road	Grendon Underwood	Permission; under construction	1
Land adjoining Shakespeare House, Main Street	Grendon Underwood	Permission	1
29 Churchway	Haddenham	Permission	1
42 And 42a Churchway	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
Old Bank House 2 Churchway	Haddenham	Permission	0
51 Thame Road	Haddenham	Permission	1
Land at 1 White Hart Lane & 7 Wyre Close	Haddenham	Permission	1
Land at 1 White Hart Lane & 7 Wyre Close	Haddenham	Permission	1
Hanksey Farm, Aylesbury Road	Haddenham	Permission	1
Land at Stockwell	Haddenham	Permission	1

23A Church Way	Haddenham	Permission	1
102 Churchway	Haddenham	Permission	1
26 Rudds Lane	Haddenham	Permission	1
Land Off The Green	Hardwick	Permission	1
Westfields Farm, Hillesden Road, Gawcott	Hillesden	Permission; under construction	3
Dairy Farm Barn, Hillsden Road	Hillesden	Permission	1
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
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
Shaw Riding Cottage, Wicken Road	Leckhampstead	Permission	-1
Shaw Riding Cottage, Wicken Road	Leckhampstead	Permission	1
Tile House Farm, Tile House Road	Lillingstone Dayrell	Permission	2
Land Adjacent to The Old Crown 9-11 Mursley Road	Little Horwood	Permission	1
Chilton Road Nursery, Chilton Road	Long Crendon	Permission	-1
Chilton Road Nursery, Chilton Road	Long Crendon	Permission; under construction	1
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; under construction	3
Land at rear of Nos. 25 and 27 Bonnersfield	Long Crendon	Permission	1
Land To The Rear Of The Bungalow, High Street	Ludgershall	Permission; under construction	1
St Anthony's Tetchwick Farm Road	Ludgershall	Permission	1

Land Adj. to St Anthony's Barn Tetchwick Farm Road	Ludgershall	Permission	1
Rose cottage, Clements Lane	Marsh Gibbon	Permission; under construction	1
Lanes End Cottage, Townsend Lane	Marsh Gibbon	Permission	1
Westbury Court Farm, Westbury Court business Centre, bicester Road	Marsh Gibbon	Permission	0
Swan Farm, Castle Street	Marsh Gibbon	Permission	2
Manor Farm, Station Road	Marsh Gibbon	Permission	1
Duke of Wellington, Cheddington Road, Cooks Wharf	Marsworth	Permission	1
Mentmore Smithy, Stag Hill	Mentmore	Permission	1
Land At Ledburn	Mentmore	Permission	1
Rose Cottage, Crafton Lodge Road	Mentmore	Permission	1
Mount Pleasant Farm	Middle Claydon	Permission; under construction	1
Brewery Cottage, Claydon House, Steeple Claydon road	Middle Claydon	Permission	-1
Brook Cottage, 8 Church Lane	Mursley	Permission	2
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
Shorndown, Swanbourne Road	Mursley	Permission; under construction	0
1 Stratford Road	Nash	Permission; under construction	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; under construction	0
Brakes Farm, Thornborough Road	Nash	Permission; under construction	0
Manor Farm	Nether Winchendon	Permission; under construction	1
Muskhill Farm, Winchendon Ridge Road	Nether Winchendon	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
45 - 47 College Crescent	Oakley	Permission	1
100 Bicester Road	Oakley	Permission	0
Land Adjacent And To Rear Of 22 Worminghall Road	Oakley	Permission; under construction	2
Nap Farm The Nap	Oakley	Permission	1
1 Nap Farm Barn The Nap	Oakley	Permission; under construction	1
Land Adj Four Acres, Bowling Alley	Oving	Permission; under construction	1
Glynne House, Marston Hill	Oving	Permission; under construction	0
'The Kennels', Marston Hill	Oving	Permission	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
Sunny Hill Farm, Old End	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 Between 11 and 11A Church Road	Pitstone	Permission	2
Land at 16 Queen Street	Pitstone	Permission	2
Land adjacent Manor Farm, Main Street	Poundon	Permission	4
Home Farm, Stratton Audley Road	Poundon	Permission	1
1 The Elms	Preston Bissett	Permission	1
Grange Farm, Shipton Lee	Quainton	Permission; under construction	3

Grange Farm, Shipton Lee	Quainton	Permission	1
Station Road Farm, Station Road	Quainton	Permission	1
The Old Bakery, 6 Lower Street	Quainton	Permission	1
153 Station Road	Quainton	Permission; under construction	0
Dur Lin, 6 Main Street	Radclive	Permission; under construction	1
Beeches Nursery, Main Street	Radclive	Permission	1
Land Adjacent To Main Street	Radclive	Permission	1
Rookery Farm Marsh Road	Shabbington	Permission	1
Den Farm, Wood Green	Shalstone	Permission	1
Church Farm stud, Grove	Slapton	Permission	1
Horton House, Horton	Slapton	Permission; under construction	1
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	1
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
Rushmere Park Bragenham Lane	Soulbury	Permission	-1
Butlers Cottage Liscombe House Liscombe Park	Soulbury	Permission	0
26-28 Queen Catherine Road	Steeple Claydon	Permission	1
29 Buckingham 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; under construction	1
39 Vicarage Lane	Steeple Claydon	Permission	1
North Farm Cottage, Littlecote	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
Land At South Lane	Stewkley	Permission	1
4-6 high Street North	Stewkley	Permission	1
Hettys Barn, Fenny Road	Stoke Hammond	Permission	1
Stoke House Folly, Fenny Road	Stoke Hammond	Permission	1
Fairfield Farm, Newton Road	Stoke Hammond	Permission	0
Longacre, Risborough Road	Stoke Mandeville	Permission	0
2 Waddesdon Green	Stoke Mandeville	Permission	1
Moat Farm, Marsh Lane	Stoke Mandeville	Permission	1
The Chapel Oxford Road	Stone	Permission	3
Land At Main Street	Stowe	Permission	1
Bycell Farm, Bycell Road	Stowe	Permission; under construction	1
Part Os 98 Stowe Castle Road	Stowe	Permission	1
Land of 16 Ridgeway Cottages	Swanbourne	Permission; under construction	1
The Barn, Nearnton 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
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
Barn opposite Bungalow Farm, Nash Road	Thornborough	Permission	1
Furzenfields Farm, Thornton Road	Thornton	Permission	1
Land at Home Farm, College Lane	Thornton	Permission	1
Land at Home Farm, College Lane	Thornton	Permission	2
Crossbridge Farm Barn Thornborough Road	Thornton	Permission; under construction	0
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
Turweston Hill Farm, Brackely Road	Turweston	Permission	1
Parkside Oatleys Road	Turweston	Permission	0
Land at Chapel Lane	Turweston	Permission	2
Portway Farm, Steeple Claydon Road	Twyford	Permission; under construction	1
2-3 Claydon Place, Church street	Twyford	Permission; under construction	1
92 High Street	Waddesdon	Permission	1
Windmill Hill Farm, Silk Street	Waddesdon	Permission	3
Plot 1, Quainton Road	Waddesdon	Permission; under construction	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; under construction	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
NAAFI Babington Road	Wendover	Permission	4
66 Perry Street	Wendover	Permission; under construction	0
144 Aylesbury Road	Wendover	Permission	1
West Works Buildings, Playing Field Brackley Road	Westbury	Permission	4
Mill Farm Mill Lane	Westbury	Permission	1
Old post Office, Main Street	Westbury	Permission	1
The Woodland, Ashendon Road	Westcott	Permission	0
332 Wendover Road	Weston Turville	Permission	0
land to rear of Laurels, 1 Brook End	Weston Turville	Permission; under construction	2
29 worlds End Lane	Weston Turville	Permission; under construction	1
22-24 Bates Lane	Weston Turville	Permission	1
Chase Lodge, Whaddon to Mursley Road	Whaddon	Permission; under construction	1
New Bare Farm, Shenley Road	Whaddon	Permission	0
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
Land Adjacent to Green Acre Stables, Oving Road	Whitchurch	Permission	1

White Horse Lane, White Horse, 60 High Street	Whitchurch	Permission; under construction	1
37 Prospect Place	Wing	Permission	1
The Paddock, Littleworth	Wing	Permission; under construction	3
Land between 57 and 59 Littleworth	Wing	Permission; under construction	1
16 Stewkley Road	Wing	Permission	1
Garages At Littleworth	Wing	Permission	1
4 Aylesbury Road	Wing	Permission	1
44 Nup End Lane	Wingrave	Permission	1
123 Winslow Road	Wingrave	Permission; under construction	1
Wingrave United Reform Church, Church Street	Wingrave	Permission; under construction	3
Home Farm, Castle Street	Wingrave	Permission; under construction	1
Land Adjacent To 16 Leighton Road	Wingrave	Permission	1
Land Off Church Street	Wingrave	Permission; under construction	1
Land rear of 7 St Laurence Road	Winslow	Permission; under construction	1
Land adjacent 10 Cricketers Row	Winslow	Permission; under construction	1
3 Cours La Ville Close	Winslow	Permission; under construction	1
Glebe Farm, Verney Road	Winslow	Permission	1
Brook Farm, Granborough Road	Winslow	Permission	-1
Land Adj 30 Western Lane	Winslow	Permission; under construction	1
The Old Library	Winslow	Permission	1
28 Horn Street	Winslow	Permission	1
The Windmill Veterinary Centre, 33 High Street	Winslow	Permission	-1
42A The Avenue	Worminghall	Permission	0
The Cottage 65 Clifden Road	Worminghall	Permission	1
Land At Lawn Farm	Wotton Underwood	Permission	1
Total net commitments on sites less than 5 dwellings in Rest of District			310

Reduction by 10% to allow for unimplemented sites			279
The Bulls Head PH, 52 Aylesbury Road	Aston Clinton	Complete	0
101 London Road	Aston Clinton	Complete	1
B & M Dairies, Weston Road	Aston Clinton	Complete	0
Mearose Bungalow Red Ditches Farm Silverstone Road	Biddlesden	Complete	0
Barnett House, Barnett Way	Bierton with Broughton	Complete	1
The Gospel Hall, Buckland Wharf	Buckland	Complete	1
"Dieudonne", Dark Lane	Chearsley	Complete	0
Plots, 2, 3 & 4, Verney Farm, 1 Sandhill Road	East Claydon	Complete	0
Hall Farm, Main Road	Edlesborough	Complete	1
The Laurels Lenborough	Gawcott	Complete	1
7 Winslow Road	Granborough	Complete	0
Bryerly Springs Farm, Galley Lane	Great Brickhill	Complete	1
16 Yolsum Close	Haddenham	Complete	0
16 Yolsum Close	Haddenham	Complete	3
Land Rear Of 8 Stockwell Furlong	Haddenham	Complete	1
The Leys, Halton Village	Halton	Complete	1
Barn At Bulls Lane	Ickford	Complete	1
The Byre, Woodlands Farm, Kingswood Lane	Kingswood	Complete	1
Lower Farm House, Barretts End	Leckhampstead	Complete	1
Keyes Farm, Towcester Road	Lillingstone Lovell	Complete	1
Bury Court, Church Lane	Ludgershall	Complete	2
Bury Court, Church Lane	Ludgershall	Complete	1
Costalls, Wotton End	Ludgershall	Complete	1
1 Church Close	Maids Moreton	Complete	1

Mount Pleasant Farm	Middle Claydon	Complete	0
Manor Farm	Nether Winchendon	Complete	0
Vine Cottage Old End	Padbury	Complete	1
Nash Cottage, South End	Preston Bissett	Complete	0
Land adjacent to 1 Station Road	Quainton	Complete	1
Denham Hill Farm, Denham	Quainton	Complete	1
Land To Rear of Franklins Farmhouse, Ickford Road	Shabbington	Complete	1
Horton House, Horton	Slapton	Complete	1
land at Buckmaster Farm, Horton	Slapton	Complete	0
Greenacre, 30 North End Road	Steeple Claydon	Complete	1
Trewetha, Dadford Road	Stowe	Complete	0
The Barn, Nearnton End	Swanbourne	Complete	0
Sunnybrook Cottage, High Street	Thornborough	Complete	0
4 The Close	Thornton	Complete	0
4 The Close	Thornton	Complete	1
222 Wendover Road	Weston Turville	Complete	1
Kempson House, 76 High Street	Whitchurch	Complete	0
7 Cobblers Wick	Wingrave	Complete	1
Kingsway, 71 Winslow Road	Wingrave	Complete	0
Hollie Farm Barn, Tring Road	Wingrave	Complete	2
32 Station Road	Winslow	Complete	1
9 Menmarsh Road	Worminghall	Complete	1
Land Off Wotton Road	Wotton Underwood	Complete	1
Total net completions Rest of District (Apr to Sep 2011)			34
Total net commitments on sites less than 5 dwellings (whole District)			346
Reduction by 10% to allow for unimplemented sites (whole District)			311
Total net completions (whole District) (Apr to Sep 2011)			39

* 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 2011 to September 2014, and the completions are added in to the supply for 2011/12, so the projected supply from sites less than 5 dwellings is as follows:

	2011/12	2012/13	2013/14	2014/15
Aylesbury	10	11	11	5
Rest of District	81	93	93	46
Whole District	91	104	104	51