

Aylesbury Vale District Housing Trajectory

Position as at end March 2009 - prepared May 2009

Commentary

<p>Overall the housing land supply has decreased slightly from 3.9 years supply (as at 30th September 2008) to 3.8 years.</p>
<p>To be included in the housing trajectory (and counted in the housing land supply), sites must be deliverable, which is defined in PPS3 as: available (the site is available now); suitable (offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities); and achievable (there is a reasonable prospect that housing will be delivered on the site within five years).</p>
<p>In the current housing market, the number of dwellings meeting the last of the three deliverability criteria (achievable within five years) has reduced. Although this means that we have less than 5 years supply, the vast majority of the housing is still expected to be delivered, albeit over a longer time period.</p>
<p>Very little has changed in terms of the number of sites with planning permission, their availability if there were developer and market interest, or the absence of any infrastructure “showstoppers” for these schemes. Indeed since the last review a number of schemes have progressed further through the planning process.</p>
<p>Developers are delaying starts and/or slowing build-out rates and in consequence some of the housing we hitherto expected to be completed within the next 5 years will come forward later.</p>
<p>The overall supply of deliverable sites (not including potential LDF allocations) represents some 7,800 dwellings (around 6,800 of which have planning permission), 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.</p>
<p>The LDF Proposed Submission Core Strategy was approved by the Council in May 2009. This document allocates sites for a total of 14,640 dwellings in the Aylesbury Growth Arc and North East Aylesbury Vale.</p>
<p>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.</p>
<p>Over 50% of the total number of dwellings in the deliverable supply (including the majority of the large sites) are under the control of a handful of national/international development companies who appear to have been hardest hit by the current “credit crunch” and whose investment decisions will be based on national/international factors not local considerations.</p>
<p>Our monitoring contact with developers indicates that small and medium sized schemes are still being pursued, albeit at a slower rate in some cases.</p>

Key changes compared to previous trajectory (as at September 2008)

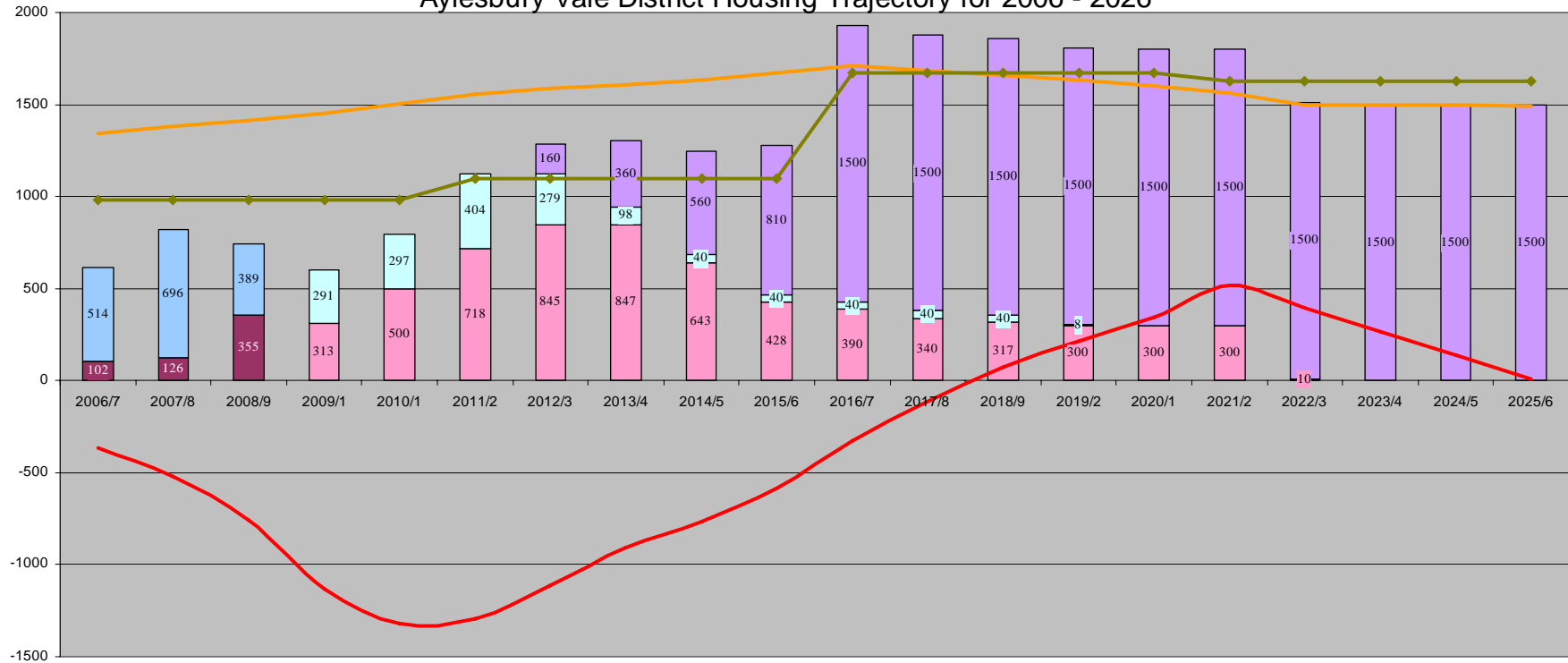
<p>Information on timing and build-out rates for sites ≥ 5 dwellings has been updated using information from developers/agents wherever possible.</p>
<p>Figures from the South East Plan (May 2009) have been included in the strategic allocation line. Phasing of the strategic allocation figures has been included.</p>
<p>The trajectory starts from 2006 (in line with the South East Plan). Past completions are shown from 2001 for information.</p>
<p>The LDF line comprises (in accordance with the figures in the Proposed Submission Core Strategy):</p> <ul style="list-style-type: none"> 9,250 dwellings in the Aylesbury Growth Arc 250 dwellings on Aylesbury brownfield sites 2,000 dwellings in the Rest of District 5,390 dwellings in the North East Aylesbury Vale Strategic Development Area

Aylesbury Vale District Housing Trajectory for 2006-2026

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/2	2012/3	2013/4	2014/5	2015/6	2016/7	2017/8	2018/9	2019/20	2020/1	2021/2	2022/3	2023/4	2024/5	2025/6	TOTAL	
Past Completions - Unallocated Sites	260	118	313	262	380	514	696	389																		1599	
Past Completions - Allocated Sites	256	381	621	405	263	102	126	355																		583	
Projected Supply - Existing Allocated Sites									313	500	718	845	847	643	428	390	340	317	300	300	300	10	0	0	0	6251	
Projected Supply - Other Deliverable Sites									291	297	404	279	98	40	40	40	40	40	8	0	0	0	0	0	0	1577	
Potential LDF allocations												160	360	560	810	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	1500	16890
Total Past Completions	516	499	934	667	643	616	822	744																			
Total Projected Completions									604	797	1122	1284	1305	1243	1278	1930	1880	1857	1808	1800	1800	1510	1500	1500	1500	26900	
PLAN - Strategic Allocation - SEP (2006-2026)						980	980	980	980	980	1100	1100	1100	1100	1100	1669	1669	1669	1669	1669	1629	1629	1629	1629	1629	26890	
PLAN - Strategic Allocation - Cumulative						980	1960	2940	3920	4900	6000	7100	8200	9300	10400	12069	13738	15407	17076	18745	20374	22003	23632	25261	26890		
Cumulative Completions						616	1438	2182	2786	3583	4705	5989	7294	8537	9815	11745	13625	15482	17290	19090	20890	22400	23900	25400	26900		
MONITOR - No. dwellings above or below cumulative allocation						-364	-522	-758	-1134	-1317	-1295	-1111	-906	-763	-585	-324	-113	75	214	345	516	397	268	139	10		
MANAGE - Annual requirement taking account of past/projected completions						1345	1383	1414	1453	1507	1554	1585	1608	1633	1668	1708	1683	1658	1630	1600	1560	1500	1497	1495	1490	-10	

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- Potential LDF allocations
- Projected Supply - Other Deliverable Sites
- Projected Supply - Existing Allocated Sites
- Past Completions - Unallocated Sites
- Past Completions - Allocated Sites
- ◆ PLAN - Strategic Allocation - SEP (2006-2026)
- MANAGE - Annual requirement taking account of past/projected completions
- MONITOR - No. dwellings above or below cumulative allocation

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