

Aylesbury Vale District Housing Trajectory

Position as at end March 2010 - prepared August 2010

Commentary

1. The Council can not identify a 5 year supply of deliverable sites in accordance with the guidance in PPS3. The reason for this is that the 5 year figure against which the district's supply of deliverable sites was measured no longer exists, because it was derived from the RSS (the South East Plan) which has now been revoked. While PPS3 and the CLG's guidance that accompanied the revocation of the RSS still requires planning authorities to maintain a 5 year supply of deliverable homes, the supply of housing for the district, and hence the 5 year figure is now to be determined locally by the Council itself.
2. At present the Council has yet to identify the figure that it will adopt for its local housing requirement in the light of the revocation of the RSS.
3. In the meantime, it is relevant to consider the housing supply position that exists in the district. The housing trajectory work finds that there is a supply of some 8,000 dwellings in the district, when sites with allocations and those with planning permissions are considered. If windfall sites are added to this, the number rises to over 9,000 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.
4. The Council's figures as at March 2010 indicate that there are currently 7,771 deliverable homes in the district for the period 2010-2026, of which 4,936 are deliverable within the 5 year period 2010-2015.
5. Following the revocation of the RSS, the trajectory no longer shows the strategic allocation (SEP) line, nor the "monitor" or "manage" lines.
6. Wherever possible we have obtained up-to-date estimates of build rates from housing developers.

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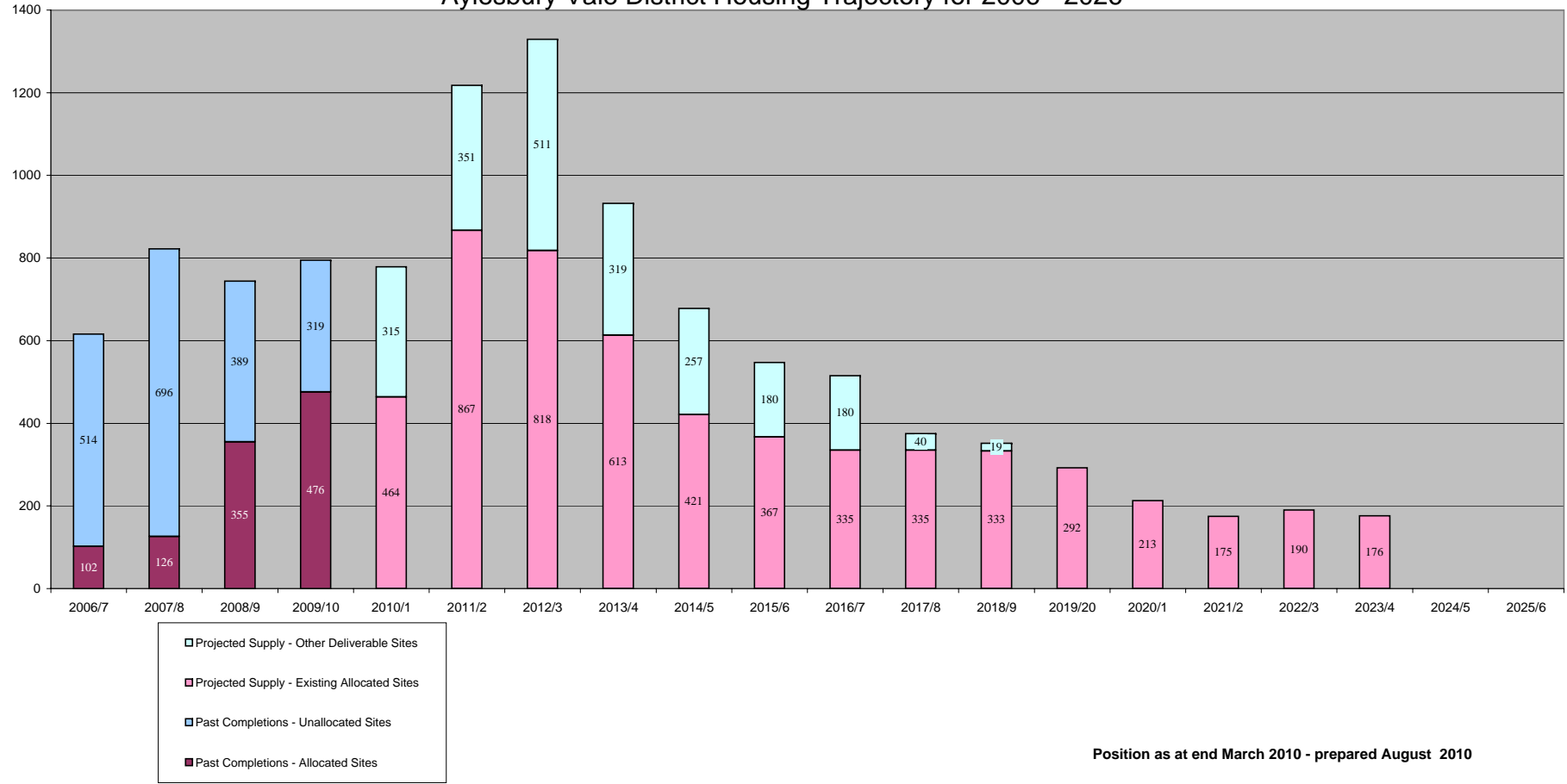
| | 2006/7 | 2007/8 | 2008/9 | 2009/10 | 2010/1 | 2011/2 | 2012/3 | 2013/4 | 2014/5 | 2015/6 | 2016/7 | 2017/8 | 2018/9 | 2019/20 | 2020/1 | 2021/2 | 2022/3 | 2023/4 | 2024/5 | 2025/6 | TOTAL |
|---|------------|------------|------------|------------|------------|-------------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|----------|----------|--------------|
| Past Completions - Unallocated Sites | 514 | 696 | 389 | 319 | | | | | | | | | | | | | | | | | 1918 |
| Past Completions - Allocated Sites | 102 | 126 | 355 | 476 | | | | | | | | | | | | | | | | | 1059 |
| Projected Supply - Existing Allocated Sites | | | | | 464 | 867 | 818 | 613 | 421 | 367 | 335 | 335 | 333 | 292 | 213 | 175 | 190 | 176 | 0 | 0 | 5599 |
| Projected Supply - Other Deliverable Sites | | | | | 315 | 351 | 511 | 319 | 257 | 180 | 180 | 40 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2172 |
| Total Past Completions | 616 | 822 | 744 | 795 | | | | | | | | | | | | | | | | | |
| Total Projected Completions | | | | | 779 | 1218 | 1329 | 932 | 678 | 547 | 515 | 375 | 352 | 292 | 213 | 175 | 190 | 176 | 0 | 0 | 10748 |
| Cumulative Completions | 616 | 1438 | 2182 | 2977 | 3756 | 4974 | 6303 | 7235 | 7913 | 8460 | 8975 | 9350 | 9702 | 9994 | 10207 | 10382 | 10572 | 10748 | 10748 | 10748 | |

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|---|--|--|---|--|---|--|-----|-----|-----|-----|-----|-----|-----|----|----|---|---|---|---|---|---|------|
| The Old Vicarage, Vicarage Road, Winslow | | | | | | | | 6 | | | | | | | | | | | | | | 6 |
| Old Manor Farm, Reads Lane, Cublington | | | | | | | | 6 | | | | | | | | | | | | | | 6 |
| 70 London Road, Aston Clinton | | | | | | | | 6 | | | | | | | | | | | | | | 6 |
| Lormay House, Main Street, Westbury | | | | | | | | 6 | | | | | | | | | | | | | | 6 |
| The Forge, 8 Marsworth Road, Pitstone | | | | | | | | 5 | | | | | | | | | | | | | | 5 |
| Grange Farm, Main Street, Grendon Underwood | | | 4 | | | | | 1 | | | | | | | | | | | | | | 1 |
| The Lodge, Main Road, Drayton Parslow | | | | | | | | 5 | | | | | | | | | | | | | | 5 |
| The Swan, Leighton Road, Northall | | | | | 4 | | | 1 | | | | | | | | | | | | | | 1 |
| Total projections other deliverable sites >=5dw | | | | | | | 212 | 249 | 409 | 319 | 257 | 180 | 180 | 40 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 1865 |
| Sites less than 5 dwellings | | | | | | | | | | | | | | | | | | | | | | |
| See separate spreadsheet for list of sites | | | | | | | 103 | 102 | 102 | | | | | | | | | | | | | 307 |
| Total projections for other deliverable sites | | | | | | | 315 | 351 | 511 | 319 | 257 | 180 | 180 | 40 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 2172 |

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