

1 VALP Housing Land Supply Soundness document June 2018

Introduction

- 1.1 This document accompanies the Submission Vale of Aylesbury Local Plan (VALP). It sets out the housing trajectory and housing land supply position based on the housing requirement and allocations within the Pre Submission VALP. It shows that a 5 year housing land supply can be demonstrated at the point of adoption.
- 1.2 This housing trajectory and housing land supply calculation is different to that in the latest published Housing Land Supply Position Statement (currently June 2018). It takes into account the redistribution of unmet need to Aylesbury Vale which is a 'policy on' matter. It is not appropriate to use 'policy on' figures for the purposes of calculating a 5 year housing land supply in the context of determining individual planning applications because they have not been tested through examination and found sound.
- 1.3 The 'policy off' approach to calculating the five year supply for application decisions has been endorsed by recent inspectors.¹ In the Waddesdon appeal (July 2017) the inspector concluded at paragraph 81 that: "Although there may be some distribution from other districts to Aylesbury Vale, and although what this figure is might be emerging, at this stage in the local plan process any redistribution would represent the application of policy and thus represent a 'policy on' figure. As the Courts have made clear this is not appropriate for consideration in a Section 78 appeal and I am therefore satisfied that for this appeal the OAN figure for Aylesbury Vale should be 965 dwellings per annum".
- 1.4 Therefore this Housing Land Supply Soundness document is purely for background information to support VALP and should not be used in assessing planning applications.

Need

- 1.5 The housing need used in the below calculation is the housing requirement as set out in VALP which is 27,400 dwellings during the plan period 2013-2033. This is made up of Aylesbury Vale's Full Objectively Assessed Need (FOAN) which is 19,400 and unmet need from Wycombe, Chiltern and South Bucks District Councils which totals 8,000 dwellings.

Table 1: VALP Housing requirement for Aylesbury Vale 2013-2033

Total VALP requirement for the district 2013-2033	Annual average requirement per year	Average over 5 year period
27,400 dwellings	1,370 dwellings	6,850 dwellings

¹ Land at Valley Farm, Soulbury (January 2017) (APP/J0405/W/16/3146817)
Land west of College Road, Aston Clinton (April 2017) (APP/J0405/W/16/3147513)
Littleton Manor Farm, Waddesdon (July 2017) (APP/J0405/W/16/3152120 & 3152132)
Land east of Buckingham Road, Steeple Claydon (July 2017) (APP/J0405/W/16/3154432)
Land adjacent to 80 Long Chilton Road, Long Crendon, Buckinghamshire (August 2017) (APP/J0405/W/16/3142524)
Land north of Aylesbury Road, Wendover (October 2017) APP/J0405/W/16/3158833
Land to the south of Verney Road, Winslow (November 2017) APP/J0405/W/15/3137920
Land south of Marroway, Weston Turville (November 2017) APP/J0405/W/17/3171692
Land south of the Strand, Quainton (January 2018) APP/J0405/W/16/3157098

Supply

- 1.6 The supply for Aylesbury Vale includes:
- sites with unimplemented planning permissions;
 - sites that do not yet have planning permission but that have been approved in principle, subject to a S106 or planning obligation agreement;
 - made neighbourhood plan allocations (without planning permission).
 - sites that have been approved via notification to come forward under permitted development rights
 - proposed allocations in VALP
 - sites with extra care units
- 1.7 A full list of sites of 5 dwellings and over is provided in the housing trajectory below. Sites under 5 dwellings are listed in appendix 2 of the housing land supply position statement (June 2018).
- 1.8 All sites have been individually assessed to estimate likely build out rates with the promoters/landowners of the proposed site allocations having been contacted. The housing land supply position statement explains that a further 10% deduction for non-implementation has been applied to certain sites (see paras 6.2-6.3); the 10% deduction has also been applied to all sites that are proposed for allocation to take into account the risk of unexpected delays.

Buffer

- 1.9 The NPPF (para 47) requires an additional buffer of 5% to be added (moved forward from later in the plan period). Or, where there has been ‘a record of persistent under delivery of housing’, local planning authorities should increase the 5% buffer to 20%. A 5% buffer has been applied to the below calculations. For a detailed explanation as to why a 5% buffer is considered correct in this instance, see the housing land supply position statement (June 2018) (paras 5.1-5.7). In summary, while there has been a problem with under delivery in the past, delivery rates have improved significantly in recent years, with the cumulative total of completions being above the requirement since 2011 (a table of past delivery is shown below for information). The Aylesbury Vale FOAN is used as the requirement between 2013 and 2018 to judge past delivery performance. This is because the level of unmet need was not known during this time and was not part of the development plan and so cannot be used to judge past performance.

Table 2: Past housing delivery rates against AVDLP until 2011 and 2012-based DCLG Household Projections 2011/12 and 2012/13 and the December 2016 Buckinghamshire HEDNA’s FOAN from 2013.

Year	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18
Requirement (dwellings)	810	810	810	955	955	970	970	970	970	970
Completions (dwellings)	744	795	755	1,103	934	990	1,419	1,191	1,323	1,414
Shortfall against requirement	-66	-15	-55	+148	-21	+20	+449	+221	+358	+444
Cumulative total	-54	-69	-124	+24	+3	+23	+472	+693	+1,046	+1,490

Unimplemented permissions or allocations at end of each year (31 st March)	7,865	7,805	7,371	9,200	8,245	8,408	8,051	8,796	9,948	15,848
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Over/undersupply

1.10 Any over or under supply is aimed to be dealt with in the next 5 years, in line with the Sedgefield approach.

Table 3: Housing land supply for 1st April 2018 to 31st March 2023

	District
Requirement	6,850
Pre-2018 undersupply*	513
Total 5 year requirement	7,363
Total 5 year requirement plus additional buffer of 5%	7,731
Total projected supply from deliverable sites	9,124
10% non implementation deduction	-179
Total projected supply from windfall sites	148
Total projected supply	9,093
Projected supply as percentage of requirement	117.7% (5.9 years)

*This adjustment takes account of the number of actual housing completions in the period 2013 to 2018. These have been below the annualised housing requirement in VALP.

Aylesbury Vale District Housing Trajectory for 2013-2033 - for VALP

March 2018

	2013/4	2014/5	2015/6	2016/7	2017/8	2018/9	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	TOTAL	
Past Completions	990	1419	1191	1323	1414																	6337
Projected Supply - from existing commitments						1443	1777	2073	1584	1330	1149	1195	995	837	780	780	785	494	380	350		15952
Projected supply - from proposed allocations						0	6	162	259	490	674	656	616	555	580	580	515	459	465	395		6412
Windfall									74	74	74	74	74	74	74	74	74	74	74	74	74	888
Total Past Completions	990	1419	1191	1323	1414																	
Total Projected Completions						1443	1783	2235	1917	1894	1897	1925	1685	1466	1434	1434	1374	1027	919	819		23252
VALP Target	1370	1370	1370	1370	1370	1370	1370	1370	1370	1370	1370	1370	1370	1370	1370	1370	1370	1370	1370	1370	1370	27400
VALP Target - Cumulative	1370	2740	4110	5480	6850	8220	9590	10960	12330	13700	15070	16440	17810	19180	20550	21920	23290	24660	26030	27400		
Cumulative Completions	990	2409	3600	4923	6337	7780	9563	11798	13715	15609	17506	19431	21116	22582	24016	25450	26824	27851	28770	29589		
Number dwellings above or below cumulative target	-380	-331	-510	-557	-513	-440	-27	838	1385	1909	2436	2991	3306	3402	3466	3530	3534	3191	2740	2189		
Annual requirement taking account of past/projected completions	1370	1390	1388	1400	1405	1404	1401	1372	1300	1244	1179	1099	996	898	803	677	488	192	-226	-1370		

Position as at end March 2018 - prepared June 2018

	Settlement	Past completions					Projected completions														TOTAL	
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32		2032/33
Land at North End Farm, North End Road, Steeple Claydon	Steeple Claydon						20	30	10													60
Fmr Dayla site, High Street, Aylesbury	Aylesbury							20	39													59
Former BCC Offices/Civic Centre, Aylesbury	Aylesbury						30	28														58
Land Off High Street, Edlesborough	Edlesborough								28	29												57
Meadow Way/Moorlands, Wing	Wing					41	11															11
Land rear of Aylesbury Road, Aston Clinton	Aston Clinton						10	30	10													50
Land at 108 Weston Road & Longhorn Farm, Aston Clinton	Aston Clinton					15	35															35
Kingfisher House, 61 Walton Street, Aylesbury	Aylesbury				37		11															11
Land off Chapel Drive, Aston Clinton	Aston Clinton				44		3															3
Manor House Hospital, Bierton Road, Aylesbury	Aylesbury						22	22														44
Land East of Circus Fields, Stocklake, Aylesbury	Aylesbury					30	12															12
Land at Madges Farm, Chearsley Road, Long Crendon	Long Crendon						20	21														41
Land adj Winslow Road, Padbury	Padbury								20	20												40
Stanbridge Road, Haddenham	Haddenham						20	20														40
Land rear of Glebe Close and Rushendon Furlong, Pitstone	Pitstone					14	26															26
Land rear of Hamilton House, West Street, Buckingham	Buckingham								18	20												38
Park Farm, Church Lane, Aston Clinton	Aston Clinton								20	16												36
Brook Farm, Leighton Road, Stoke Hammond	Stoke Hammond								16	17												33
Land South of Little Horwood Road, Great Horwood	Great Horwood								15	15												30
Cow Lane, Edlesborough	Edlesborough						10	20														30
Stratford Close, Aston Clinton	Aston Clinton					17	13															13
Land off Brook Street, Aston Clinton	Aston Clinton					17	10															10
Worlds End Lane, Weston Turville	Weston Turville							13	13													26
Dollicott, Haddenham	Haddenham					21	4															4
Land south of Tinkers Drive, Winslow	Winslow								12	12												24
Alton House Business Park, Gatehouse Way, Aylesbury	Aylesbury								24													24
Bell Business Park, Brunel Road, Aylesbury	Aylesbury						12	12														24
Site A, Land South Of Little Marsh Road And East Of Swan Lane, Marsh Gibbon	Marsh Gibbon								11	11												22
Land off Wainwrights, Long Crendon	Long Crendon						5	14														19
Berryfields Cottage, Berryfields, Quarrendon	Aylesbury							19														19
British Waterways Repair Yard, Bulbourne Road, Marsworth	Marsworth								8	9												17
Hillersdon Chase, Stoke Hammond	Stoke Hammond								16													16
Land rear of 23 Anstey Close, Waddesdon	Waddesdon								16													16
Former Hoseworth House site, Oxford Road, Aylesbury	Aylesbury								15													15

	Settlement	Past completions					Projected completions													TOTAL		
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31		2031/32	2032/33
Cobb Hall Road, Newton Longville	Newton Longville								15													15
Lawn Farm, Main Street, Grendon Underwood	Grendon Underwood									14												14
66 High Street North And Adjoining Land, Stewkley	Stewkley									14												14
Garage site, Whaddon Chase, Aylesbury	Aylesbury					2	12															12
Fairfields Farm, Stanbridge Road, Haddenham	Haddenham									14												14
Fmr Police Station, 50 Moreton Road, Buckingham	Buckingham						9	4														4
Land Adj 73 Moreton Road	Buckingham									13												13
Mursley Road, Swanbourne	Swanbourne									13												13
Bragenham Side, Stoke Hammond	Stoke Hammond					6	7															7
Fmr Britannia PH, Buckingham Road, Aylesbury	Aylesbury							13														13
Land East of 14 & 27 New Street, Waddesdon	Waddesdon									12												12
Land at Scotts Farm, Maids Moreton	Maids Moreton									12												12
Land adjacent to Elmwood Close, Oakley	Oakley									12												12
Fmr Harrow PH, Bishopstone Road, Bishopstone	Bishopstone									12												12
21-39 Clifden Road, Worminghall	Worminghall									12												12
21A Buckingham Street, Aylesbury	Aylesbury									11												11
Land Off Shakespeare Orchard	Grendon Underwood									11												11
Land rear of 13 Brook End, Weston Turville	Weston Turville									11												11
Castle Street/Longherdon Farm, Marsh Gibbon	Marsh Gibbon									10												10
5 Slicketts Lane, Edlesborough	Edlesborough									10												10
Stoke Hammond Garage, Stoke Hammond	Stoke Hammond									10												10
Chandos Road, Buckingham	Buckingham							10														10
138 London Road, Aston Clinton	Aston Clinton							9														9
Site C Land south of Castle Street & West of Leopold Farm, Marsh Gibbon	Marsh Gibbon									9												9
Land east of New Road, Weston Turville	Weston Turville						5	4														4
Fmr Police Station, 166/67 Ayl Road, Wendover	Wendover						8	1														1
Land off Gorrell Lane, Tingewick	Tingewick									9												9
Land at Stratford Road, Nash	Nash				7		1	1														1
Mill Road, Slapton	Slapton									8												8
Victor House, Westfield Road, Pitstone	Pitstone									8												8
Franklins Farm, Ickford Road, Shabbington	Shabbington									8												8
The Saleroom, Moreton Road, Buckingham	Buckingham				1					7												7
Horwood Mill, Spring Lane, Great Horwood	Great Horwood									7												7
Land off Chapel Drive, Aston Clinton	Aston Clinton									7												7

	Settlement	Past completions					Projected completions													TOTAL		
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31		2031/32	2032/33
Land Off Mill Lane, Westbury	Westbury					4	3															3
Elmhurst Youth Centre, 36 Fairfax Crescent, Aylesbury	Aylesbury							6														6
Littleton Manor Farm, Bicester Road, Dagnall House, Buckingham Road, Newton Longville	Waddesdon							6														6
New Farm, 2 St Marys Road, East Claydon	Edge of MK							6														6
Kingsbury House, 2 George Street, Aylesbury	East Claydon							6														6
Heron House, Ground Floor, 49 Buckingham Street, Aylesbury	Aylesbury							6														6
Fleece Yard, Market Hill, Buckingham	Buckingham							5														5
Hillcroft Industrial Estate, Stewkley Road, Soulbury	Soulbury	2		1	1		1															1
40 Thame Road, Haddenham	Haddenham		1					4														4
Land at Lodge Lane, Stoke Hammond	Stoke Hammond						5															5
25 Oxford Road, Oakley	Oakley						5															5
112 High Street, Aylesbury	Aylesbury							5														5
Chapel Lane, Drayton Parslow	Drayton Parslow								5													5
Garages adj 8 Eastern Street, Aylesbury	Aylesbury							5														5
Land adjacent to Winslow Road, Granborough	Granborough								5													5
37 Bicester Road, Aylesbury	Aylesbury						5															5
Whales Lane, Marsh Gibbon	Marsh Gibbon							5														5
Land To The West Of Rowsham Road, Berton	Berton								5													5
Land to the south east of No 10-14, The Courtyard, Liscombe Park, Soulbury	Soulbury								5													5
Sites less than 5 dwellings																						
See separate housing land supply document for list of sites							174	174	175													523
Total sites with permission							1427	1597	1795	1118	650	450	350	300	175	150	150	150	114	0	0	8426
Sites approved subject to S106																						
Land Between Wendover Road And Aston Clinton Road, Aylesbury	Aylesbury								60	120	160	220	255	255	280	280	280	280	280	280	250	3000
Land to south west of Milton Keynes	Edge of MK								50	100	200	250	250	250	250	250	255					1855
Aylesbury Woodland, College Road North, Aylesbury	Aylesbury									30	70	100	100	100	100	100	100	100	100	100	100	1000
Land Rear Of 17 To 55 Eskdale Road And 47 To 63 Station Road	Stoke Mandeville								20	33	20											73
Hamilton Precision Ltd, Tingewick Road	Buckingham								25	25												50
Land at Leighton Road, Wingrave	Wingrave								20	20												40
Land off Bushmead Road, Whitchurch	Whitchurch								11	10												21
Land north of Little Horwood Road, Great Horwood	Great Horwood									15												15
Total sites approved subject to S106							0	0	60	261	378	510	605	605	630	630	630	635	380	380	350	6054

	Settlement	Past completions					Projected completions													TOTAL			
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31		2031/32	2032/33	
Allocated sites in Neighbourhood plans without																							
Molly's Field, Land adjacent Addison Road, Steeple Claydon	Steeple Claydon											10	30	30	30	10							110
Above Rumbolds Well & next to Field Farm (I), Buckingham	Buckingham												30	50	20								100
Land North East of the village, Waddesdon	Waddesdon												10	20	30	15							75
Land at Winslow Rugby Club, Winslow	Winslow													25	25	25							75
Land at Marsworth Road/Vicarage Road, Pitstone	Pitstone											35	35										70
Land off Station Road, Winslow	Winslow													30	35								65
Land Off Slicketts Lane And Dove House Close, Edlesborough	Edlesborough												20	20									40
St Rumbolds Well(J), Buckingham	Buckingham													19	20								39
Land South of Twelve Leys, Wingrave	Wingrave												15	15									30
Land South of Leighton Road, Wingrave	Wingrave												15	15									30
Land at corner of Wells and Bridge Streets (K), Buckingham	Buckingham													14	14								28
Land Rear Of Good Intent, Edlesborough	Edlesborough												15										15
Land off Nash Road, Great Horwood	Great Horwood												15										15
Land off Westfield Road, Long Crendon	Long Crendon													13									13
Land off Sandy Lane, Long Crendon	Long Crendon													10									10
Land at Queen Catherine Road, Steeple Claydon	Steeple Claydon													8									8
29 The Green, Edlesborough	Edlesborough													5									5
Total allocated sites								0	0	0	125	224	189	140	50	0	0	0	0	0	0	0	728
Permitted development																							
Oxford House, Oxford Road, Aylesbury	Aylesbury											65	65	63									193
Hampden House, Aylesbury	Aylesbury														40	40	32						112
Alton House Business Park, Gatehouse Way	Aylesbury							10	34	30													74
Heron House, 49 Buckingham Street, Aylesbury	Aylesbury								55														55
Prebendal Court, Oxford Road, Aylesbury	Aylesbury								50														50
Sloane House, 24 New Street, Aylesbury	Aylesbury									34													34
Verney House, Gatehouse Road, Aylesbury	Aylesbury									28													28
Wing House, 5 Britannia Street, Aylesbury	Aylesbury								18														18
Cambridge Place House, Aylesbury	Aylesbury									15													15
Western House, 14 Rickfords Hill, Aylesbury	Aylesbury								15														15
Chiltern House, Thame Road, Haddenham	Haddenham									12													12
Ardenham Lane House, Ardenham Lane, Aylesbury	Aylesbury						3	6															6
The Firs, Whitchurch	Whitchurch								8														8

	Settlement	Past completions					Projected completions														TOTAL	
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32		2032/33
Elizabeth House, Wornal Park, Worminghall	Worminghall								8													8
Homesitters, Buckland Wharf, Buckland	Buckland								6													6
The Coach House, The Firs, Whitchurch	Whitchurch								6													6
Total permitted development							16	180	204	65	63	0	40	40	32	0	0	0	0	0	0	640
Extra care commitments																						
Aylesbury Woodland, College Road North, Aylesbury	Aylesbury												60									60
Winslow Centre, Winslow	Winslow									15	15											30
Rear of Grand Junction PH, High Street	Buckingham								14													14
Total extra care commitments							0	0	14	15	15	0	60	0	0	0	0	0	0	0	0	104
Total projections all committed sites							1443	1777	2073	1584	1330	1149	1195	995	837	780	780	785	494	380	350	15952
Proposed VALP allocations (remaining parts of sites if part committed)																						
AGT4 Aylesbury south of A41	WTV019,21,22 Aylesbury										30	30	25	26								111
AGT3 Aylesbury north of A41	WTV018, 17, BIE022, AST037 Aylesbury								60				50	50	80	80	80	80	80	80	20	660
AGT2 South West Aylesbury	STO016, SMD009 Aylesbury									50	120	120	180	180	180	180	180	120	120	120	120	1550
AGT1 South Aylesbury	SMD004,5,6,7,8,16 Aylesbury												25	70	70	120	120	120	120	120	110	875
RAF Halton	HAL003 Wendover												25	100	125	125	125	125	125	125	125	1000
Land to east of B4033 Great Horwood Rd	WIN001 Winslow									50	75	75	75	75	75	75	10					585
Land off Osier Way (south of A421 and east of Gawcott Rd)	BUC046 Buckingham									50	100	120	100	50								420
Land north of Rosemary Lane	HAD007 Haddenham									50	85	85	80	15								315
West Buckingham, Land bound by Brackley Road and the River Great Ouse (NP reserve site)	BUC051 Buckingham									25	75	125	75									300
Rabans Lane	AYL115 Aylesbury										25	50	50	50	25							200
Land west of AVDLP allocation BU1, Moreton Rd	BUC043 Buckingham								20	50	50	10										130
Ardenham Lane	AYL032 Aylesbury																	14	20	20		54
Land North of Manor Hospital, Bierton Rd	AYL068 Aylesbury												20	19								39
Land adj to Station Rd	QUA014-16 Quainton												12	12								24
PO Sorting Office Cambridge Street	AYL052 Aylesbury									23												23
Land off Turnfields	ICK004 Ickford									10	10											20
Land at Thame Rd/Leach Rd	AYL073 Aylesbury									18												18
Land south of Whaddon Road and West of Lower Rd	NLV005 Newton Longville									8	9											17
Dadbrook Farm	CDN003 Cuddington									10	5											15
Land at jct of Buckingham Street and New Street	AYL059 Aylesbury												14									14

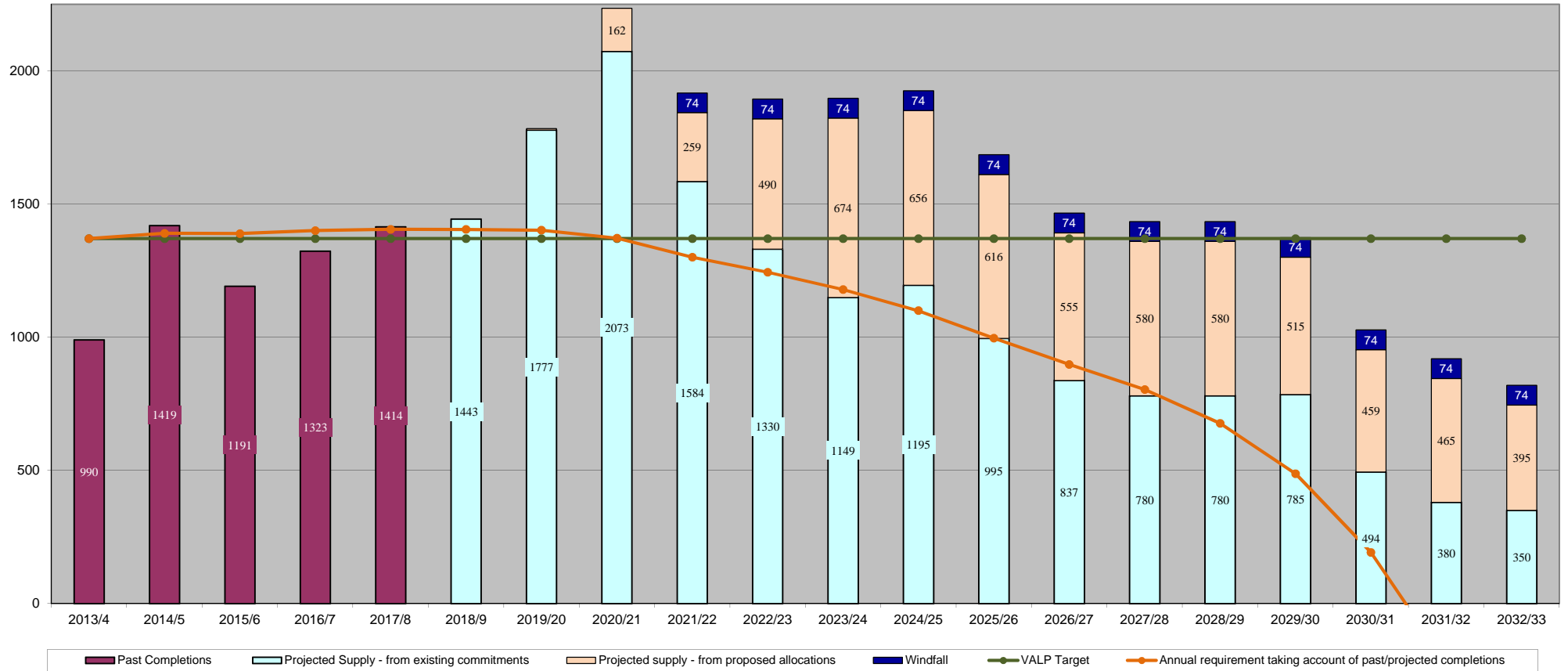
	Settlement	Past completions					Projected completions															TOTAL	
		2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33		
Oaklands Hostel, 3 Bierton Rd	AYL077	Aylesbury										13											13
Land south west of 62 Station Rd	QUA001	Quainton									13												13
Land south of Creslow Way	STO008	Stone								10													10
Land north of Aylesbury Rd and r/o Great Stone House	CDN001	Cuddington								6													6
Total for allocations								0	6	162	259	490	674	656	616	555	580	580	515	459	465	395	6412
Total projections for all deliverable sites								1443	1783	2235	1843	1820	1823	1851	1611	1392	1360	1360	1300	953	845	745	22364

Windfall Sites 74 888

Position as at end March 2018 -

Prepared June 2018

Aylesbury Vale District Housing Trajectory for 2013-2033 - for VALP



Position as at end March 2018 - Prepared June 2018