

Aylesbury Vale District Council - Five year housing land supply position statement, June 2018

Purpose of this position statement

- 1.0 Paragraph 47-49 of the National Planning Policy Framework (NPPF, 2012) requires local planning authorities to identify and keep up-to-date a deliverable five year housing land supply against their housing requirements. Where the Council cannot demonstrate a 5 year housing land supply, there is a presumption in favour of sustainable development in line with the NPPF (para 14). Having an understanding of supply is also key to fulfilling the NPPF requirement to demonstrate the expected rate of housing delivery and how housing targets will be met (paragraph 47).
- 1.1 This position statement sets out the approach to meeting housing requirements in Aylesbury Vale pending the adoption of the new Local Plan (the Vale of Aylesbury Local Plan, VALP). This statement sets out how the current housing supply has been calculated, and the housing requirement target, to be used by the Council in order to apply the appropriate development plan policy tests and the tests set out in the NPPF when determining relevant planning applications in the period before VALP is adopted.
- 1.2 The five year housing land supply calculation is dynamic and changes as planning permissions are granted and as existing commitments are completed. Therefore it is important that any developer considering submitting a planning application should consider the latest position on the five year housing supply calculation from the Council. It is intended that the position statement is a living draft that will be regularly updated as the evidence emerges through the Local Plan preparation processes.
- 1.3 This is an update to the last position statement (August 2017) to take account of new planning permissions and completions up to the new basedate of 31st March 2018. It also updates the estimated delivery of sites based on the latest information.

Use of this position statement in the consideration of planning applications

- 2.1 The position statement is not adopted policy and so will not form part of the Development Plan. However it provides supporting evidence that will be a material consideration in determining planning applications and in the preparation of emerging plans (including neighbourhood plans).

Five Year Housing Land Supply Context

- 3.1 A housing requirement needs to be established in order to monitor the state of the Council's 5 year housing land supply. Paragraph 47 of the NPPF indicates that the requirement should be identified in a Local Plan.
- 3.2 The current development plan for Aylesbury Vale is Aylesbury Vale District Local Plan (AVDLP) adopted in 2004 and made neighbourhood plans for certain parishes (they are listed here <https://www.aylesburyvaledc.gov.uk/neighbourhood-planning-summary-and-live-consultations>). The housing requirement in AVDLP was superseded by the South East Plan (SEP) which set a housing target for the district. SEP was used to calculate the housing land supply until it was revoked in March 2013. Following this, the then emerging draft Vale of Aylesbury

Plan (VAP) set out a new housing requirement using up-to-date evidence and objective assessment, which was then used to assess the five year housing supply.

- 3.3 The VAP inspector recommended withdrawal of the VAP Strategy, and the plan was subsequently withdrawn in February 2014. As such there is effectively no up-to-date development plan setting out a housing requirement for Aylesbury Vale, because the relevant strategic policies in AVDLP are no longer 'saved'.
- 3.4 Since the withdrawal of the VAP, the DCLG household projections formed the basis for the need requirement. Then subsequently, the final draft Aylesbury Vale HEDNA was published and the FOAN figure within this was used as the most appropriate need requirement figure. This figure represented a locally generated housing need figure solely for the area of Aylesbury Vale based on demographic projections, economic forecasting, affordable housing and market signals. It did not accord with the NPPF's requirement for housing need to be based on Housing Market Areas.
- 3.5 Alongside the Aylesbury Vale HEDNA, the functional and 'best fit' Housing Market Areas (HMA) within which the district falls have been defined in cooperation with other authorities. This study¹ identifies that Aylesbury Vale, Chiltern and Wycombe districts comprise the 'best fit' for a Central Buckinghamshire HMA. The NPPF requires that any assessment of housing need should be based on a Housing Market Area (HMA). Following the results of the HMA study, the Buckinghamshire authorities jointly commissioned a Central Buckinghamshire HEDNA which has now been published in final draft form and assesses the housing need for the HMA. This work superseded the work done by the Aylesbury Vale HEDNA. Since then Chiltern District Council and South Bucks District Council took the decision to produce a joint Local Plan. It was concluded that the joint plan area relates best to the Buckinghamshire HMA and therefore the HEDNA was updated to include a needs assessment for South Bucks and published in January 2016 (the Buckinghamshire HEDNA). The housing requirement for Aylesbury Vale in this document remained the same as in the Central Buckinghamshire HEDNA.
- 3.6 The Buckinghamshire HEDNA has since been updated again to take into account the release of new population and household projections and the draft version was published in October 2016. The Final Buckinghamshire HEDNA was published December 2016, with no changes to the FOAN figure. Since then, an addendum to the HEDNA has been published, which has increased the housing need figure from 965 to 970dpa due to a calculation error. The Buckinghamshire HEDNA is fully compliant with the NPPF and PPG, taking account of the latest demographic data and guidance, employment forecasting and market signals. The adjoining authorities to the HMA and other stakeholders have had the opportunity to comment on the study but it has not yet been tested through the examination process and as such can not be afforded full weight.
- 3.7 The Council's HEDNA has however been tested as the basis for the housing requirement during several recent planning appeals², both the Secretary of State and Inspectors have concluded that the HEDNA is the most reasonable basis on which to calculate the 5 year housing land supply.

¹ <https://www.aylesburyvaledc.gov.uk/buckinghamshire-housing-market-and-functional-economic-areas>

² Land west of Castlemilk, Moreton Road, Buckingham (July 2017) APP/J0405/V/16/3151297
Land off Chilton Road, Long Crendon (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 east of Buckingham, Stratford Road (February 2018) APP/J0405/W/17/3175193

- 3.8 The Buckinghamshire HEDNA considers the HMA's own objectively assessed needs and gives a figure for each constituent authority. As part of the plan-making process there is a need to consider unmet needs from relevant authorities also.
- 3.9 The VALP was submitted to government for examination in February 2018. The Submission version of VALP, as well as containing Aylesbury Vale's housing need, includes provision for 8,000 unmet dwellings from Wycombe, Chiltern and South Bucks. An MOU exists between AVDC and these authorities³ setting out this figure as the best estimate, reflecting the work done since the publication of the draft plans and to provide clarity for progressing work on the Local Plans. The redistribution of the unmet need to Aylesbury Vale is a 'policy on' approach. Whilst the unmet need figure has progressed, it has not been tested through examination and it would not be appropriate to use a 'policy on' figure for the purposes of calculating a 5 year housing land supply for Aylesbury until the 'policy on' figures and general policy approach has been examined and found sound. This approach has been endorsed in a number of appeal decisions⁴.
- 3.10 Together with housing the independent examination will also need to consider the approach to growth distribution and infrastructure provision, the testing of the development options through Sustainability Appraisal, community and stakeholder engagement, deliverability and viability assessments to determine whether the policy on approach is sound.
- 3.11 For the purpose of the 5 year housing land supply, during this period of not having a new Local Plan in place, the housing requirement set out in the December 2016 Buckinghamshire HEDNA and addendum represents the most up to date policy off assessment of housing need for Aylesbury Vale which will be used to calculate the current five year housing land supply.

Calculating the housing requirement for the district using Buckinghamshire HEDNA (December 2016) figure

- 4.1 The Buckinghamshire HEDNA (December 2016) and following addendum gives a requirement of 970 dwellings per annum (dpa) for the emerging VALP plan period (2013 to 2033). This includes a 3.7% vacancy rate to take into account vacant and second home vacancies.

Table 1: Housing requirement for Aylesbury Vale 2013-2033 informed by Buckinghamshire HEDNA (December 2016)

Total requirement for the district 2013-2033	Annual average requirement per year	Average over 5 year period
19,400 dwellings	970 dwellings	4,850 dwellings

Previous performance : Adding a 5% or 20% buffer to the requirements

³ <https://www.aylesburyvaldc.gov.uk/duty-co-operate>

⁴ 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 off Chilton Road, Long Crendon (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
 Land east of Buckingham, Stratford Road (February 2018) APP/J0405/W/17/3175193

5.1 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%. ‘Persistent under delivery’ is not defined in the NPPF. The following table shows since 2007 the annual requirement of homes for the district compared to what has been delivered.

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) ⁵	7,865	7,805	7,371	9,200	8,245	8,408	8,051	8,796	9,948	15,848

5.2 Between 2008 and 2011 the requirement is assessed against AVDLP as this was the adopted plan for the district during that time period. DCLG household projections were released in 2015 with a base date of 2012. As such for 2011/12 and 2012/13 the delivery rates have been measured against the 2012 household projections, since 2013 the FOAN identified in the Buckinghamshire HEDNA (December 2016) for the period 2013-2033 has been used.

5.3 It is not appropriate to measure past housing delivery rates against the SEP figures. SEP figures were not based on an assessment of local need as required by the Framework, rather they were based on regional reappportionment (i.e. moving growth around the region) to meet the needs of the wider south east, rather than just the needs of the HMA. Therefore, a shortfall against the SEP figures is not a shortfall against objectively assessed need for the purposes of the NPPF.

5.4 In the past a 20% buffer has been applied to the five year supply calculation based on inspector decisions since 2014⁶. A more recent inspector’s decision in 2016 concluded “Recent performance has significantly improved. If repeated, recent performance would justify a lower buffer”⁷. The two years of completions since then have both been very high, over 1,300 dwellings, so more than repeating the recent performance referred to.

5.5 Table 2 illustrates there has been materially higher delivery in the past seven years with 1,103 dwellings delivered in 2011/2012, 934 in 2012/2013, 990 in 2013/2014, 1,419 in 2014/2015, 1,191 in 2015/2016, 1,323 in 2016/2017 and 1,414 in 2017/2018. The target has now been exceeded in six of the last ten years and more recently six out of the last seven years. Looking

⁵ Not including a 10% discount to sites under 5 which had been applied in previous position statements

⁶ Land off Chapel Drive, Aston Clinton (October 2014) APP/J0405/A/13/2210864, and Glebe Farm, Winslow (November 2014) APP/J0405/A/13/2205858

⁷ Para 129 Land South of Weston Road, Great Horwood (September 2016) (APP/J0405/V/15/3137967)

cumulatively over the past 10 years the number of completions have exceeded the target by 1,490 dwellings, with the cumulative total being above the requirement since 2011.

5.6 This high delivery is further demonstrated by Wessex Economics who have produced a report 'Housing Delivery Study for Buckinghamshire' (August 2017) as part of the Local Plan work in the County. At paragraph 4.32 it states that over the 5 year period 2011/12 – 2015/16 "Aylesbury Vale is already delivering at a higher rate than every other authority in the Cambridge to Milton Keynes – Oxford corridor measured on a basis of new homes delivered as a percentage of existing housing stock" and concludes in section 9 that AVDC is already a high performer in terms of housing delivery performance and Aylesbury Vale is at the leading edge in terms of testing the appetite of developers to build new homes for market sale in an area which is already delivering large numbers of new homes into the market. In light of the recent continued rates of higher delivery, Aylesbury Vale is no longer considered to be persistently under delivering housing and a 5% buffer therefore continues to be applied in this statement.

5.7 Permissions have continued to be granted to ensure a supply of housing land so there has been a consistently high supply of sites in the district (exceeding 7,300 every year since 2007), this year has almost reached over 15,000 commitments which is significantly the highest number in the last ten years. An Inspector⁸ commented on that the District "has an exceptionally large number of outstanding planning permissions". However it is the expected delivery rate which is the key determinant of supply not the amount of permissions.

Calculating projected supply from deliverable sites

6.1 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

A full list of sites is set out in appendix 1 (sites 5 and over) and appendix 2 (sites less than 5).

6.2 The supply used to calculate the housing land supply is realistic and supported by evidence. Housing developers are regularly contacted to verify their latest projected build out rates, phasing and completions, which was last carried out in April/May 2018. All sites of 5 dwellings and above that are included in the supply have been individually assessed as being available, achievable and suitable. This along with past delivery rates is used to inform the housing land supply. This information is detailed for each site in appendix 1 of the calculation housing land supply document. A further 10% deduction for non-implementation has been applied to sites that are allocated in Neighbourhood Plans but do not have planning permission to help take into account the risk of unexpected delays. This follows an inspector's decision⁹ which concluded a non-implementation deduction would be more robust. Whilst the Council previously applied this 10% deduction to all sites in the supply, further detailed analysis has since been carried out to determine the actual rates that sites are delivering, and as a result this 10% deduction is now applied only to just sites that are earliest on in the planning process.

⁸ Para 73 Land off Chapel Drive, Aston Clinton (October 2014) APP/J0405/A/13/2210864

⁹ Para 73 Land off Chapel Drive, Aston Clinton (October 2014) APP/J0405/A/13/2210864

- 6.3 For sites under 5 dwellings, which are all listed in appendix 2 of the calculation of housing land supply document, a 10% deduction is applied to these as they have not been subject to the same level of analysis in terms of their delivery as the sites of 5 dwellings or more. Many of these are already under construction as noted in appendix 2.
- 6.4 There are also a number of sites which have planning permission but which are not considered deliverable, so these are not included in the supply for calculating the housing land supply.
- 6.5 Following a recent appeal decision¹⁰ extra-care dwellings have been excluded from the supply for the purposes of calculating the 5 year supply until the VALP and HEDNA requirement, which does include these in the need figure, has been examined and found sound at the VALP examination in 2018.

Calculating projected supply from windfall sites

- 7.1 Supply will also come forward through windfall sites¹¹. The NPPF allows for a windfall allowance in the five year supply if there is “compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply” (para 48). Any allowance must be realistic and should not include residential garden land. It is anticipated that additional small and large windfall sites will continue to come forward (as have done historically) and contribute towards meeting the additional housing requirement to be planned for in the future.
- 7.2 Based on the NPPF requirements, the Council has gathered evidence for windfall projections for sites of 9 or less which has been accepted by Inspectors¹². This evidence has taken into account historic delivery rates and expected future trends and does not include residential gardens in accordance with the NPPF definition. Aylesbury Vale is a large rural district and therefore the majority of windfall sites are greenfield.
- 7.3 The National Planning Practice Guidance (NPPG) allows for sites that are identified in our Housing and Economic Land Availability Assessment (HELAA) to be included in the five year supply. However we have taken a cautious approach and, for the purpose of identifying windfall sites, only small sites have been included as this is considered the most robust approach for the District. Aylesbury Vale is a large rural district, with many deliverable sites identified in the HELAA for sites of 5 or more. The supply of these sites is not necessarily delivered consistently and therefore projecting forward a windfall allowance would not be robust for large sites (10 or more dwellings).
- 7.4 Windfall projections are based on the average dwelling completions for small sites (9 or less) over the last nine years (2008 – 2017) (the windfall allowance is based on completions, therefore a non-implementation allowance is not needed). There has been a consistent and reliable supply of windfall sites as follows:

Table 3: Past windfall completion rates on sites less than 10

<u>Year</u>	Completions on Small Windfall Sites (= < 9 Dwellings) Net (excluding residential gardens)
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¹⁰ Land at West End Farm, Brackley Road, Buckingham (February 2018) APP/J0405/W/17/3181140

¹¹ Defined in NPPF as sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

¹² APP/J0450/A/14/2213924 paragraph 166 and APP/J0405/A/13/2210864 paragraph 66

2008/09	138
2009/10	95
2010/11	65
2011/12	100
2012/13	96
2013/14	107
2014/15	120
2015/16	123
2016/17	135

7.5 The average number of homes delivered on windfall sites over the last nine years (1st April 2008 – 31st March 2017) is 109 per annum.

7.6 The NPPF provides the opportunity to include an windfall allowance for sites within the later years of the supply. Therefore a windfall allowance is made for years 2021/22 to 2023/24.

7.7 This gives a total windfall allowance of 218 dwellings for the 5 year period 2018-2023, representing 3% of the expected supply, increasing the 5 year housing supply from 11.4 years to 11.7 years. The windfall allowance will be monitored annually.

Aylesbury Vale District Council - Housing Land Supply Calculation

Table 4: Summary of housing land supply position

	Total number of dwellings (net of losses)
Deliverable sites with planning permission	8,426
Deliverable sites not yet with planning permission but approved subject to S106	6,054
Deliverable sites allocated in Neighbourhood Plans but not yet with planning permission or approved subject to S106	728
Permitted Development	640
Total deliverable supply 2018-2033	15,848

- 8.1 Out of this total supply, the number of dwellings expected to be delivered in the next two five year periods is:

Table 5: Five year supply position

	Total
Deliverable supply 2018-2023	8,163
Deliverable supply 2019-2024	7,869

- 8.2 It can be seen that 8,163 dwellings are deliverable within the 5 year period 2018-2023 (an average annual figure of 1,633 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 a increased level of housing over the next 5 years, compared to earlier years (the average annual number of dwellings completed over 2013-2018 was 1,268).
- 8.3 Tables are set out below showing the calculations of housing land supply based on the FOAN identified in the Buckinghamshire HEDNA (December 2016). This is shown firstly for the period 2018 to 2023, and then for the period 2019 to 2024. In accordance with a recent completion rates and the National Planning Policy Framework (paragraph 47) a buffer of 5% is added to the requirement.

Table 7: Housing land supply for 1st April 2018 to 31st March 2023

	District
Requirement	4,850
Pre-2018 oversupply*	1,487
Total 5 year requirement	3,363
Total 5 year requirement plus additional buffer of 5%	3,531
Total projected supply from deliverable sites	8,163
10% non implementation deduction ¹³	-87
Total projected supply from windfall sites	218
Total projected supply	8,294
Projected supply as percentage of requirement	234.9% (11.7 years)

*This adjustment takes account of the number of actual housing completions in the period 2013 to 2018. This has been above the proposed FOAN.

Table 8: Housing land supply for 1st April 2019 to 31st March 2024

	District
Requirement	4,850
Pre-2018 oversupply*	1,960
Total 5 year requirement	2,890
Total 5 year requirement plus additional buffer of 5%	3,035
Total projected supply from deliverable sites	7,869
10% non implementation deduction ¹⁴	-89
Total projected supply from windfall sites	327
Total projected supply	8,107
Projected supply as percentage of requirement	267.1% (13.4 years)

*This adjustment takes account of the number of actual housing completions in the period 2013 to 2018 and the number of projected completions from 2018 to 2019. This has been above the proposed FOAN.

¹³ Applied to allocated sites that haven't yet got planning permission and sites under 5 dwellings

¹⁴ Applied to allocated sites that haven't yet got planning permission and sites under 5 dwellings

Aylesbury Vale District Housing Trajectory for 2013-2033 - based on Buckinghamshire HEDNA's FOAN

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						1443	1777	2059	1569	1315	1149	1135	995	837	780	780	785	494	380	350		15848
Windfall									109	109	109											327
Required supply																						0
Total Past Completions	990	1419	1191	1323	1414																	
Total Projected Completions						1443	1777	2059	1678	1424	1258	1135	995	837	780	780	785	494	380	350		5279
Interim Target*	970	970	970	970	970	970	970	970	970	970	970	970	970	970	970	970	970	970	970	970	970	19400
Interim Target - Cumulative	970	1940	2910	3880	4850	5820	6790	7760	8730	9700	10670	11640	12610	13580	14550	15520	16490	17460	18430	19400		
Cumulative Completions	990	2409	3600	4923	6337	7780	9557	11616	13294	14718	15976	17111	18106	18943	19723	20503	21288	21782	22162	22512		
Number dwellings above or below cumulative target	20	469	690	1043	1487	1960	2767	3856	4564	5018	5306	5471	5496	5363	5173	4983	4798	4322	3732	3112		
Annual requirement taking account of past/projected completions	970	969	944	929	905	871	830	757	649	555	468	380	286	185	76	-65	-276	-629	-1191	-2762		

*Buckinghamshire HEDNA (December 2016)

Position as at end March 2018 - Prepared June 2018

Aylesbury Vale District Housing Trajectory for 2013-2033 - based on Buckinghamshire HEDNA's FOAN

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		
Sites with permission																						
Berryfields MDA, Aylesbury	Aylesbury	321	450	288	317	265	200	125	125	100	100	100	100	50								900
Kingsbrook, Aylesbury East, Broughton Crossing	Aylesbury				92	219	175	175	175	175	175	175	175	175	175	150	150	150	114			2139
Land North of Aston Clinton Rd, Weston Turville	Aylesbury								25	75	75	75	75	75								400
Land North Of A421 Tingewick Road Buckingham Buckinghamshire	Buckingham						50	100	100	100	50											400
Gatehouse Quarter, Aylesbury	Aylesbury	17	8	67	51	47	32															32
Land to south of Newton Leys, Stoke Hammond	Edge of MK	29	53	57	27	10	60	70	45													175
Haddenham Glebe	Haddenham							50	60	60	60	50										280
Land Adjacent To Furze Lane, Winslow	Winslow					14	55	60	60	45	13											233
Haddenham Airfield, Thame Road, Haddenham	Haddenham						45	50	60	50	28											233
Lower Road, Stoke Mandeville	Aylesbury						45	60	60	25												190
Land bounded by New Road and Aston Clinton Road, Weston Turville	Aylesbury					41	50	44														94
Land adj Tesco, Tring Road, Aylesbury	Aylesbury							35	50	50												135
Land off Lower Road, Stoke Mandeville	Aylesbury							35	50	40												125
Land east of Lower Road, Stoke Mandeville	Stoke Mandeville								35	50	32											117
Land West of Mentmore Road, Partridge & Barkham Close, Cheddington	Cheddington							30	40	30												100
Off Gatehouse Way, Aylesbury	Aylesbury				28	20			25	25												50
Land North of Sandholme and East of Buckingham Road, Steeple Claydon	Steeple Claydon								30	35	30											95
Land off Chapel Drive/Green End Street, Aston Clinton	Aston Clinton					32	35	28														63
Land South of Aylesbury Road, Aston Clinton	Aston Clinton							30	33	30												93
Land North of Brook Farm, Aston Clinton	Aston Clinton						35	40	16													91
Land off Main Street, Tingewick	Tingewick				16	39	30															30
Sainsburys 13-19 Buckingham Street	Aylesbury						49	27														76
Allotments, Baker Street, Waddesdon	Waddesdon						15	30	30													60
Land at Thornbrook House and Roylands, Risborough Road, Stoke Mandeville	Stoke Mandeville								24	30	20											74
Fenny Road, Stoke Hammond	Stoke Hammond							25	25	24												74
Former TRW Site, Buckingham Road, Aylesbury	Aylesbury		21	40		1	11															11
Tindal Centre, Berton Road, Aylesbury	Aylesbury					42	27															27
Land Rear Of Vicarage Road, Pitstone	Pitstone						35	33														68
Land off Soulbury Road & Dove Street, Stewkley	Stewkley								25	25	17											67
Land east of New Road, Weston Turville	Aylesbury							30	34													64
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

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		
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, Berton 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
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

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			
Fairfields Farm, Stanbridge Road, Haddenham									14													14	
Fmr Police Station, 50 Moreton Road, Buckingham						9	4															4	
Land Adj 73 Moreton Road									13													13	
Mursley Road, Swanbourne									13													13	
Bragenham Side, Stoke Hammond						6	7															7	
Fmr Britannia PH, Buckingham Road, Aylesbury							13															13	
Land East of 14 & 27 New Street, Waddesdon									12													12	
Land at Scotts Farm, Maids Moreton										12												12	
Land adjacent to Elmwood Close, Oakley										12												12	
Fmr Harrow PH, Bishopstone Road, Bishopstone										12												12	
21-39 Clifden Road, Worminghall										12												12	
21A Buckingham Street, Aylesbury										11												11	
Land Off Shakespeare Orchard										11												11	
Land rear of 13 Brook End, Weston Turville										11												11	
Castle Street/Longherdon Farm, Marsh Gibbon										10												10	
5 Slicketts Lane, Edlesborough										10												10	
Stoke Hammond Garage, Stoke Hammond										10												10	
Chandos Road, Buckingham								10														10	
138 London Road, Aston Clinton								9														9	
Site C Land south of Castle Street & West of Leopold Farm, Marsh Gibbon										9												9	
Land east of New Road, Weston Turville						5	4															4	
Fmr Police Station, 166/67 Ayl Road, Wendover						8	1															1	
Land off Gorrell Lane, Tingewick									9													9	
Land at Stratford Road, Nash				7		1	1															1	
Mill Road, Slapton									8													8	
Victor House, Westfield Road, Pitstone									8													8	
Franklins Farm, Ickford Road, Shabbington										8												8	
The Saleroom, Moreton Road, Buckingham				1					7													7	
Horwood Mill, Spring Lane, Great Horwood									7													7	
Land off Chapel Drive, Aston Clinton										7												7	
Land Off Mill Lane, Westbury						4	3															3	
Eimhurst Youth Centre, 36 Fairfax Crescent, Aylesbury									6													6	
Littleton Manor Farm, Bicester Road, Waddesdon									6													6	
Dagnall House, Buckingham Road, Newton Longville									6													6	
New Farm, 2 St Marys Road, East Claydon									6													6	
Kingsbury House, 2 George Street, Aylesbury									6													6	

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		
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	Aylesbury								5													5
Garages adj 8 Eastern Street, Aylesbury	Aylesbury							5														5
Land adjacent to Winslow Road, Granborough	Aylesbury								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 Aylesbury Woodland, College Road North, Aylesbury	Edge of MK Aylesbury								50	100	200	250	250	250	250	250	255					1855
Land Rear Of 17 To 55 Eskdale Road And 47 To 63 Station Road	Aylesbury									30	70	100	100	100	100	100	100	100	100	100	100	1000
Hamilton Precision Ltd, Tingewick Road	Stoke Mandeville Buckingham								20	33	20											73
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
Allocated sites in Neighbourhood plans without permission																						
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

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 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

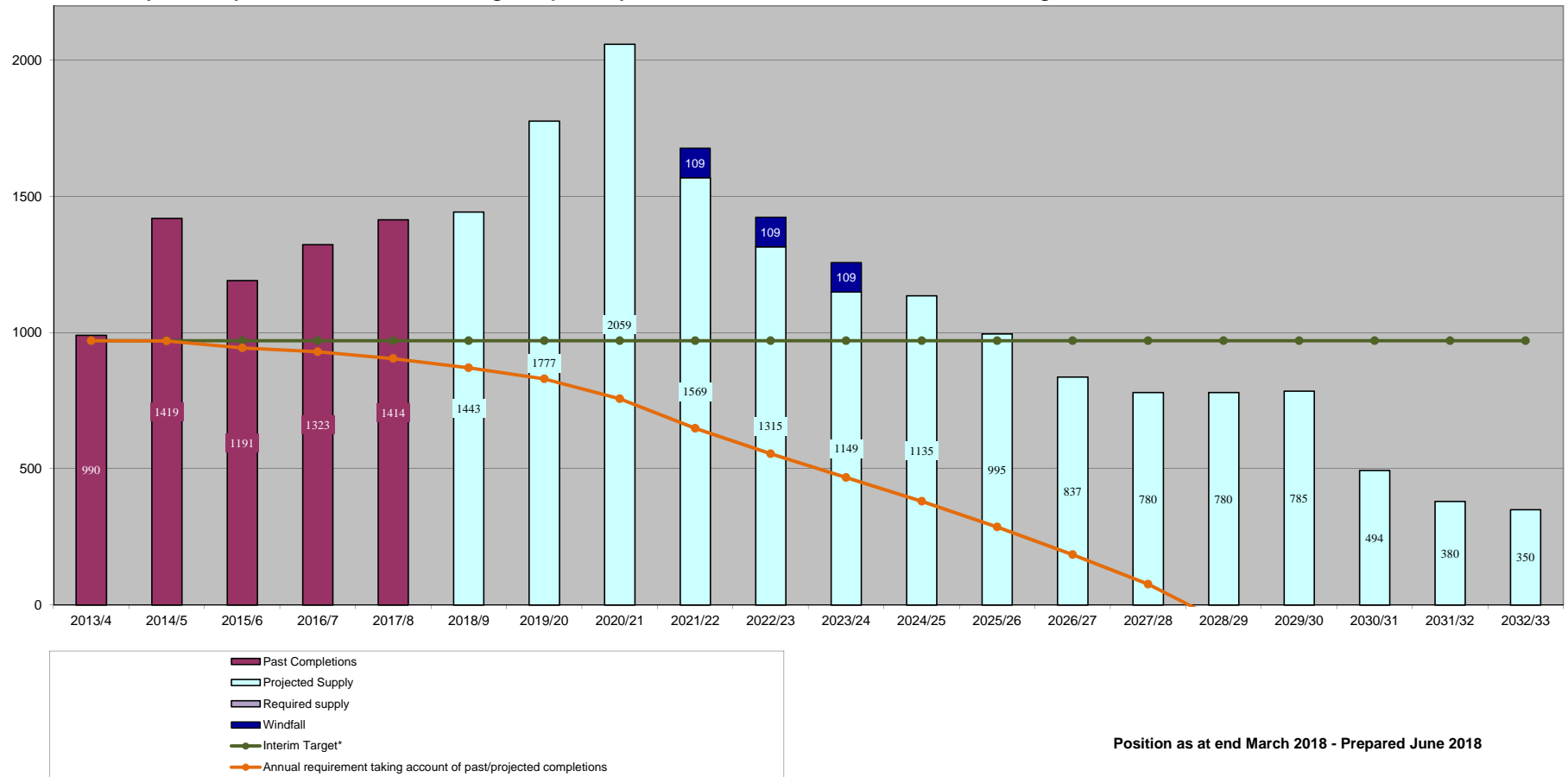
Permitted development																						
Oxford House, Oxford Road, Aylesbury	Aylesbury								65	65	63											193
Hampden House, Aylesbury	Aylesbury												40	40	32							112
Alton House Business Park, Gatehouse Way	Aylesbury						10	34	30													74
Heron House, 49 Buckingham Street, 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
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

Total projections all deliverable sites							1443	1777	2059	1569	1315	1149	1135	995	837	780	780	785	494	380	350	15848
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Windfall Sites											109	109	109									327
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Position as at end March 2018 - Prepared June 2018

Aylesbury Vale District Housing Trajectory for 2013-2033 - based on Buckinghamshire HEDNA's FOAN



Appendix 1: List of sites contributing to the projected housing supply

Our ref		Status as at 31/03/2018	Total number of dwellings	Estimated number of completions			Deliverability commentary		
				2018-2033 *	2018-2023 (five years)	2019-2024 (five years)	Available	Suitable	Achievable
	Sites with Planning Permission								
001h0157	Berryfields Major Development Area (MDA) Aylesbury	AVDLP*** & Permission	3000	900	650	550	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0375	Kingsbrook, Land East of Aylesbury, Broughton Crossing, Aylesbury	Permission	2450	2139	875	875	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0304	Land North of Aston Clinton Road, Weston Turville	Permission	400	400	175	250	✓	✓	Assume completions start in 2020/21
016h0175	Land North Of A421 Tingewick Road Buckingham Buckinghamshire	Permission & BNP allocation	400	400	350	400	✓	✓	Contact made for estimated completion rate from developers/agents.
001h0278	Gatehouse Quarter, Aylesbury	Permission	370	32	32	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
102h0029	Land south of Newton Leys, Stoke Hammond	Permission	351	175	175	115	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
058h0087	Haddenham Glebe	Permission	280	280	230	280	✓	✓	Contact made for estimated completion rate from developers/agents.
125h0123	Land Adjacent To Furze Lane, Winslow	Permission & WNP allocation	247	233	233	178	✓	✓	Contact made for estimated completion rate from developers/agents.
58h0081	Haddenham Airfield, Thame Road, Haddenham	Permission	233	233	233	188	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
103h0045	Lower Road, Stoke Mandeville	Permission	190	190	190	145	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
120h0055	Land bounded by New Road & Aston Clinton Road, Weston Turville	Permission	135	94	94	44	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0163	Land adj Tesco, Tring Road, Aylesbury	Permission	135	135	135	135	✓	✓	Assume completions 2019/20.
103h0051	Land off Lower Road, Stoke Mandeville	Permission	125	125	125	125	✓	✓	Contact made for estimated completion rate from developers/agents.
103h0044	Land east of Lower Road, Stoke Mandeville	Permission	117	117	117	117	✓	✓	Assume completions 2020/21.
037h0031	Land West of Mentmore Road, Partridge & Barkham Close, Cheddington	Permission	100	100	100	100	✓	✓	Assume completions 2019/20.
001h0363,363a	Off Gatehouse Way, Aylesbury	Permission	98	50	50	50	✓	✓	Phase 1 completed 2017/2018. Phase 2 assume completions start 2020/21.
100h0063	Land North of Sandholme and East of Buckingham Road,	Permission	95	95	95	95	✓	✓	Assume completions 2020/21.
026h0091	Land off Chapel Drive/Green End Street, Aston Clinton	Permission	95	63	63	28	✓	✓	Under construction. Contact made for estimated completion rate from
026h0101	Land South of Aylesbury Road, Aston Clinton	Permission	93	93	93	93	✓	✓	Assume completions 2019/20.
026h0088	Land North of Brook Farm, Aston Clinton	Permission	91	91	91	56	✓	✓	Under construction. Contact made for estimated completion rate from
110h0048	Land off Main Street, Tingewick	Permission	85	30	30	0	✓	✓	Under construction. Contact made for estimated completion rate from
001h0403	Sainsburys, 13-19 Buckingham Street	Permission	76	76	76	27	✓	✓	Under construction.
114h0045	Allotments, Baker Street, Waddesdon	Permission	75	75	75	60	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
103h0053	Land at Thornbrook House and Roylands, Risborough	Permission	74	74	74	74	✓	✓	Assume completions 2020/21.
102h0040	Fenny Road, Stoke Hammond	Permission	74	74	74	74	✓	✓	Assume completions 2019/20.
001h0397	Former TRW Site Buckingham Road, Aylesbury	Permission	73	11	11	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.

001h0403	Tindal Centre, Bierton Road, Aylesbury	Permission	69	27	27	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
091h0049	Land rear of Vicarage Road, Pitstone	Permission	68	68	68	33	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
101h0099	Land off Soulbury Road & Dove Street, Stewkley	Permission	67	67	67	67	✓	✓	Assume completions 2020/21.
120h0061	Land east of New Road, Weston Turville	Permission	64	64	64	64	✓	✓	Assume completions 2019/20.
100h0059	North End Farm, Steeple Claydon	Permission	60	60	60	40	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0527	Frmr Dayla site, High Street, Aylesbury	Permission	59	59	59	59	✓	✓	Under construction.
001h0435	Frmr BCC Offices/Civic Centre Site, Aylesbury	Permission	58	58	58	28	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
050h0057	Land off High Street, Edlesborough	Permission	57	57	57	57	✓	✓	Assume completions 2020/21.
123h0065	Meadow Way/Moorlands, Wing	WNP & Permission	52	11	11	0	✓	✓	Under construction.
026h0098	Land rear of Aylesbury Road, Aston Clinton	Permission	50	50	50	40	✓	✓	Under construction.
026h0099	Land at 108 Weston Road & Longhorn Farm, Aston Clinton	Permission	50	35	35	0	✓	✓	Under construction.
001h0453	Kingfisher House, 61 Walton Street, Aylesbury	Permission	48	11	11	0	✓	✓	Under construction.
026h0089	Land off Chapel Drive, Aston Clinton	Permission	47	3	3	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0488	Manor House Hospital, Bierton Road, Aylesbury	Permission	44	44	44	22	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0227	Land East of Circus Fields, Stocklake, Aylesbury	Permission	42	12	12	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
074h0078	Land at Madges Farm, Chearsley Road, Long Crendon	Permission	41	41	41	21	✓	✓	Under construction.
089h0027	Land adj Winslow Road, Padbury	Permission	40	40	40	40	✓	✓	Assume completions 2020/21.
058h0089	Stanbridge Road, Haddenham	Permission	40	40	40	20	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
091h0045	Land Rear Of Glebe Close and Rushendon Furlong, Pitstone	Permission	40	26	26	0	✓	✓	Under construction.
016h0192	Land rear of Hamilton House, West Street, Buckingham	Permission	38	38	38	38	✓	✓	Assume completions 2020/21.
026h0104	Park Farm, Church Lane, Aston Clinton	Permission	36	36	36	36	✓	✓	Assume completions 2020/21.
102h0044	Brook Farm, Leighton Road, Stoke Hammond	Permission	33	33	33	33	✓	✓	Assume completions 2020/21.
055h0036	Land South of Little Horwood Road, Great Horwood	Permission	30	30	30	30	✓	✓	Assume completions 2020/21.
050h0050	Cow Lane, Edlesborough	Permission	30	30	30	20	✓	✓	Under construction.
026h0093	Stratford Close, Aston Clinton	Permission	30	13	13	0	✓	✓	Under construction.
026h0087	Land off Brook Street, Aston Clinton	Permission	27	10	10	0	✓	✓	Under construction.
120h0065	Worlds End Lane, Weston Turville	Permission	26	26	26	26	✓	✓	Contact made for estimated completion rate from
058h0088	Dollicott, Haddenham	Permission	25	4	4	0	✓	✓	Under construction.
125h0140	Land south of Tinkers Drive, Winslow	Permission	24	24	24	24	✓	✓	Assume completions 2020/21.
001h0495a	Alton House Business Park, Gatehouse Way, Aylesbury	Permission	24	24	24	24	✓	✓	Assume completions 2020/21.
001h0477	Bell Business Park, Brunel Road, Aylesbury	Permisson	24	24	24	12	✓	✓	Under construction.

079h0043	Site A, Land South Of Little Marsh Road And East Of	Permission	22	22	22	22	✓	✓	Assume completions 2020/21.
047h0079	Land off Wainwrights, Long Crendon	Permission	19	19	19	14	✓	✓	Under construction.
001h0419	Berryfields Cottage, Berryfields, Quarrendon	Permission	19	19	19	19	✓	✓	Assume completions 2019/20.
080h0016	British Waterways Repair Yard, Bulbourne Road,	Permission	17	17	17	17	✓	✓	Assume completions 2020/21.
102h0043	Hillersdon Chase, Stoke Hammond	Permission	16	16	16	16	✓	✓	Assume completions 2020/21.
114h0051	Land rear of 23 Anstey Close, Waddesdon	Permission	16	16	16	16	✓	✓	Assume completions 2020/21.
001h0544	Former Hoseworth House site, Oxford Road, Aylesbury	Permission	15	15	15	15	✓	✓	Assume completions 2020/21.
085h0036	Cobb Hall Road, Newton Longville	Permission	15	15	15	15	✓	✓	Assume completions 2020/21.
056h0050	Lawn Farm, Main Street, Grendon Underwood	Permission	14	14	14	14	✓	✓	Under construction.
101h0096	66 High Street North and adjoining land, Stewkley	Permission	14	14	14	14	✓	✓	Assume completions 2020/21.
001h0402	Garage site, Whaddon Chase, Aylesbury	Permission	14	12	12	0	✓	✓	Under construction. Contact made for estimated completion rate from
058h0093	Fairfields Farm, Stanbridge Road, Haddenham	Permission	13	14	14	14	✓	✓	Assume completions 2020/21.
016h0170	Fmr Police Station, 50 Moreton Road, Buckingham	Permission	13	4	4	0	✓	✓	Under construction.
016h0185	Land adj 73 Moreton Road, Buckingham	Permission	13	13	13	13	✓	✓	Assume completions 2020/21.
106h0017	Mursley Road, Swanbourne	Permission	13	13	13	13	✓	✓	Assume completions 2020/21.
102h0036	Bragenham Side, Stoke Hammond	Permission	13	7	7	0	✓	✓	Under construction.
001h0467	Fmr Britannia PH, Buckingham Road, Aylesbury	Permission	13	13	13	0	✓	✓	Under construction.
114h0039	Land East of 14 & 27 New Street, Waddesdon	Permission	12	12	12	12	✓	✓	Contact made for estimated completion rate from developers/agents.
078h0028	Land at Scotts Farm, Maids Moreton	Permission	12	12	12	12	✓	✓	Assume completions 2020/21.
087h0044	Land adjacent to Elmwood Close, Oakley	Permission	12	12	12	12	✓	✓	Assume completions 2020/21.
104h0066	Fmr Harrow PH, Bishopstone Road, Bishopstone	Permission	12	12	12	12	✓	✓	Assume completions 2020/21.
127h0026	21-39 Clifden Road, Worminghall	Permission	12	12	12	12	✓	✓	Assume completions 2019/20.
001h0541	21A Buckingham Street, Aylesbury	Permission	11	11	11	11	✓	✓	Assume completions 2020/21.
056h0048	Land off Shakespeare Orchard	Permission	11	11	11	11	✓	✓	Assume completions 2020/21.
120h0064	Land rear of 13 Brook End, Weston Turville	Permission	10	11	11	11	✓	✓	Assume completions 2020/21.
079h0047	Castle Street/Longherdon Farm, Marsh Gibbon	Permission	10	10	10	10	✓	✓	Assume completions 2020/21.
050h0062	5 Slicketts Lane, Edlesborough	Permission	10	10	10	10	✓	✓	Assume completions 2020/21.
102h0038	Stoke Hammond Garage, Stoke Hammond	Permission	10	10	10	10	✓	✓	Assume completions 2019/20.
016h0189	Chandos Road, Buckingham	Permission	10	10	10	0	✓	✓	Under construction.
026h0110	138 London Road, Aston Clinton	Permission	9	9	9	0	✓	✓	Under construction.
079h0046	Site C Land south of Castle Street & West of Leopold	Permission	9	9	9	9	✓	✓	Assume completions 2020/21.
120h0058	Land East New Road, Weston Turville	Permission	9	4	4	0	✓	✓	Under construction.
117h0112	Fmr Police Station, 166/67 Ayl Road, Wendover	Permission	9	1	1	0	✓	✓	Under construction.

110h0053	Land off Gorrell Lane, Tingewick	Permission	9	9	9	9	✓	✓	Assume completions 2019/20.
084h0024	Land at Stratford Road, Nash	Permission	9	1	1	0	✓	✓	Contact made for estimated completion rate from developers/agents.
099h0027	Mill Road, Slapton	Permission	8	8	8	8	✓	✓	Assume completions 2019/20.
091h0051	Victor House, Westfield Road, Pitstone	Permission	8	8	8	8	✓	✓	Assume completions 2019/20.
097h0021	Franklins Farm, Ickford Road, Shabbington	Permission	8	8	8	8	✓	✓	Assume completions 2020/21.
016h0116	The Saleroom, Moreton Road, Buckingham	Permission	8	7	7	7	✓	✓	Under construction.
055h0042	Horwood Mill, Spring Lane, Great Horwood	Permission	7	7	7	7	✓	✓	Assume completions 2019/20.
026h0108	Land off Chapel Drive, Aston Clinton	Permission	7	7	7	7	✓	✓	Assume completions 2020/21.
118h0023	Land off Mill Lane, Westbury	Permission	7	3	3	0	✓	✓	Under construction.
001h0463	Elmhurst Youth Centre, Aylesbury	Permission	6	6	6	6	✓	✓	Assume completions 2019/20.
114h0041	Littleton Manor Farm, Bicester Road, Waddesdon	Permission	6	6	6	6	✓	✓	Assume completions 2019/20.
085h0041	Dagnall House, Buckingham Road, Newton Longville	Permission	6	6	6	6	✓	✓	Assume completions 2019/20.
048h0018	New Farm, St Marys Road, East Claydon	Permission	6	6	6	6	✓	✓	Assume completions 2019/20.
001h0388	Kingsbury House, 2 George Street, Aylesbury	Permission	6	6	6	6	✓	✓	Assume completions 2019/20.
001h0439	Heron House, Ground Floor, 49 Buckingham Street, Aylesbury	Permission	6	6	6	6	✓	✓	Under construction.
016h0156	Fleece Yard, Market Hill, Buckingham	Permission	5	5	5	5	✓	✓	Under construction.
107h0025 & 25a	Hillcroft Industrial Estate, Stewkley Road, Soulbury	Permission	5	1	1	0	✓	✓	Under construction.
058h0055	40 Thame Road, Haddenham	Permission	5	4	4	4	✓	✓	Under construction.
102h0037	Land at Lodge Lane, Stoke Hammond	Permission	5	5	5	0	✓	✓	Under construction.
087h0037	25 Oxford Road, Oakley	Permission	5	5	5	0	✓	✓	Under construction.
001h0480	112 High Street, Aylesbury	Permission	5	5	5	5	✓	✓	Assume completions 2019/20.
046h0031	Chapel Lane, Drayton Parslow	Permission	5	5	5	5	✓	✓	Assume completions 2020/21.
001h0518	Garages adj 8 Eastern Street, Aylesbury	Permission	5	5	5	5	✓	✓	Assume completions 2019/20.
053h0016	Land adjacent to Winslow Road, Granborough	Permission	5	5	5	5	✓	✓	Assume completions 2020/21.
001h0499	37 Bicester Road, Aylesbury	Permission	5	5	5	0	✓	✓	Under construction.
079h0038	Whales Lane, Marsh Gibbon	Permission	5	5	5	5	✓	✓	Assume completions 2019/20.
031h0044	Land To The West of Rowsham Road, Berton	Permission	5	5	5	5	✓	✓	Assume completions 2020/21.
107h0055	Land to the south east of No 10-14, The Courtyard,	Permission	5	5	5	5	✓	✓	Assume completions 2020/21.
	Sites < 5 dwellings (see appendix 2 below)			523	523	349			
	Total - With Planning Permission			8426	6587	5610			
	Sites approved subject to S106** Agreement								
120h066	Land Between Wendover Road And Aston Clinton Road, Aylesbury	Application approved subject to S106	3000	3000	340	560	✓	✓	Contact made for estimated completion rate from developers/agents.
085h0046	Land to South West of Milton Keynes	Application approved subject to S106	1855	1855	150	350	✓	✓	Contact made for estimated completion rate from developers/agents.

026h0112	Aylesbury Woodland, College Road North, Aylesbury	Application approved subject to S106	1100	1000	30	100	✓	✓	100 to be delivered year 2033/34. Contact made for estimated completion rate from developers/agents.
103h0052	Land Rear Of 17 To 55 Eskdale Road And 47 To 63 Station Road	Application approved subject to S106	73	73	53	73	✓	✓	Assume completions 2021/22.
016h0196	Hamilton Precision Ltd, Tingewick Road, Buckingham	Application approved subject to S106	50	50	50	50	✓	✓	Assume completions 2021/22.
124h0046	Land at Leighton Road, Wingrave	Wingrave NP & Application approved subject to S106	40	40	40	40	✓	✓	Assume completions 2021/22.
122h0044	Land off Bushmead Road, Whitchurch	Application approved subject to S106	21	21	21	21	✓	✓	Contact made for estimated completion rate from developers/agents.
055h0049	Land North of Little Horwood Road, Great Horwood	Gt Horwood NP & Application approved subject to S106	15	15	15	15	✓	✓	Assume completions 2021/22.
	Total - Approved subject to S106			6054	699	1209			
	Sites allocated in Neighbourhood Plans without permission								
100h0053	Molly's Field, Land Adjacent, Addison Road, Steeple Claydon	Steeple Claydon NP	110	110	40	70	✓	✓	Allocated for 110 in NP, current application in for 90 but not approved as of 31 March 2018
016h0177	Above Rumbolds Well & next to Field Farm (I)	Buckingham NP	100	100	30	80	✓	✓	Assume completions start in 2022/23
114h0052	Land North East of the village, Waddesdon	Waddesdon NP	75	75	10	30	✓	✓	Assume completions start in 2022/23
125h0126	Land at Winslow Rugby Club, Winslow	Winslow NP	75	75	0	25	✓	✓	Assume completions start in 2023/24
091h0022	Land at Marsworth Road/Vicarage Road, Pitstone	Pitstone NP	70	70	70	70	✓	✓	Assume completions 2021/22.
125h0127	Land off Station Road, Winslow	Winslow NP	65	65	0	30	✓	✓	Assume completions start in 2023/24
050h0065	Land Off Slicketts Lane And Dove House Close, Edlesborough	Edlesborough NP	40	40	40	40	✓	✓	Assume completions 2021/22.
016h0176	St Rumbolds Well (J), Buckingham	Buckingham NP	39	39	19	39	✓	✓	Assume completions start in 2022/23
124h0047	Land South of Twelve Leys, Wingrave	Wingrave with Rowsham NP	30	30	30	30	✓	✓	Assume completions 2021/22.
124h0048	Land South of Leighton Road, Wingrave	Wingrave with Rowsham NP	30	30	30	30	✓	✓	Assume completions 2021/22.
016h0173	Land at corner of Wells & Bridge Street (K), Buckingham	Buckingham NP	28	28	14	28	✓	✓	Assume completions start in 2022/23
050h0066	Land Rear Of Good Intent, Edlesborough	Edlesborough NP	15	15	15	15	✓	✓	Assume completions 2021/22.
055h0038	Land off Nash Road	Great Horwood NP	15	15	15	15	✓	✓	Assume completions 2021/22.
074h0084	Land off Westfield Road, Long Crendon	Long Crendon NP	13	13	13	13	✓	✓	Assume completions start in 2023/24
074h0085	Land off Sandy Lane, Long Crendon	Long Crendon NP	10	10	10	10	✓	✓	Assume completions start in 2023/24
100h0062	Land at Queen Catherine Road, Steeple Claydon	Steeple Claydon NP	8	8	8	8	✓	✓	Assume completions start in 2023/24
050h0064	29 The Green, Edlesborough	Edlesborough NP	5	5	5	5	✓	✓	Assume completions start in 2023/24
	Total - Sites Allocated in Neighbourhood Plans			728	349	538			
	Permitted development								
001h0516	Oxford House, Oxford Road	Prior approval application	193	193	193	193	✓	✓	Assume completions start in 2020/21
001h0524	Hampden House, Aylesbury	Prior approval application	112	112	0	0	✓	✓	Contact made for estimated completion rate from developers/agents.

001h0482-4, 95-96	Alton House Business Park, Gatehouse Way	Prior approval application	74	74	74	64	✓	✓	Under construction.
001h0411	Heron House, Floors 1-5, 49 Buckingham Street, Aylesbury	Prior approval application	55	55	55	55	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0510	Prebendal Court, Oxford Road, Aylesbury	Prior approval application	50	50	50	50	✓	✓	Assume completions start in 2019/20
001h0514	Sloane House, 24 New Street, Aylesbury	Prior approval application	34	34	34	34	✓	✓	Assume completions 2020/21.
001h0531	Verney House, Gatehouse Road, Aylesbury	Prior approval application	28	28	28	28	✓	✓	Assume completions 2020/21.
001h0451	Wing House, 5 Britannia Street	Prior approval application	18	18	18	18	✓	✓	Assume completions start in 2019/20
001h0512	Cambridge Place House, Aylesbury	Prior approval application	15	15	15	15	✓	✓	Assume completions 2020/21.
001h0472	Western House, 14 Rickfords Hill, Aylesbury	Prior approval application	15	12	12	12	✓	✓	Assume completions start in 2019/20
058h0094	Chiltern House, Thame Road, Haddenham	Prior approval application	12	15	15	15	✓	✓	Assume completions 2020/21.
001h0375	Ardenham Lane House, Ardenham Lane, Aylesbury	Prior approval application	9	6	6	0	✓	✓	Under construction.
122h0041	The Firs, Whitchurch	Prior approval application	8	8	8	8	✓	✓	Assume completions start in 2019/20
127h0027	Elizabeth House, Wornal Park, Wornal Park, Wornal Park, Wornal Park	Prior approval application	8	8	8	8	✓	✓	Assume completions 2020/21.
034h0035	Homesitters, Buckland Wharf, Buckland	Prior approval application	6	6	6	6	✓	✓	Assume completions 2020/21.
122h0043	The Coach House, The Firs, Whitchurch	Prior approval application	6	6	6	6	✓	✓	Assume completions 2020/21.
	Total - Permitted development			640	528	512			
	District - Total for all sites			15848	8163	7869			

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 2018

** 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 31st March 2018	Net Commitments*
Hanover Farmhouse Barn, Addington Estate Roads	Addington	Permission	1
Moat House Addington Estate Roads	Addington	Permission	0
Folly Inn PH Buckingham Road MK18 2HS	Adstock	Permission; under construction	1
Folly Inn Ph, Buckingham Road	Adstock	Permission	4
Land adjacent to Adstock House, East Street	Adstock	Permission	1
Land Between 17 & 18 Coronation Cottages	Akeley	Permission	4
Maple Tree Cottage, Chapel Lane	Akeley	Permission	1
Foxglove Cottage, Akeley Wood Lodge Road	Akeley	Permission	0
Akeley Village Hall, Lillingstone Road	Akeley	Permission	1
Land Adj Rose Cottage, Chapel Lane	Akeley	Permission	1
Home Farm, Akeley Wood Lodge Road	Akeley	Permission	1
Manor Farm Lower Pollicott	Ashendon	Permission; under construction	4
Land At Upper Pollicott	Ashendon	Permission	3
Burston Hill Farm, Weeden Road	Aston Abbots	Permission; under construction	1
Saddlers Farm,Cublington Road	Aston Abbots	Permission; under construction	1
Burston Hill Farm, Weeden Road	Aston Abbots	Permission	1
Saddlers Farm, Cublington Road	Aston Abbots	Permission	1
The Royal Oak Ph, Wingrave Road	Aston Abbots	Permission	1
Norduck Farm, Moat Lane	Aston Abbots	Permission	1
64 Green End Street	Aston Clinton	Permission; under construction	1
Masons Meadow, Aylesbury Road	Aston Clinton	Permission; under construction	1
Woodgate House, Park View	Aston Clinton	Permission; under construction	1
Land Adj Old Rectory London Road	Aston Clinton	Permission	4
The Paddock House, 31 London Road, Aston Clinton	Aston Clinton	Permission	2
Land adjoining Overways, Aston Clinton	Aston Clinton	Permission	1
Longhorn Farm, Weston Road	Aston Clinton	Permission	1
The Bungalow, Green Park, Stablebridge Road	Aston Clinton	Permission	1
Conifer Cottage, Chivery	Aston Clinton	Permission	1
Conifer Cottage, Chivery	Aston Clinton	Permission	-1
Land Adjacent To Chimneys, Aylesbury Road	Aston Clinton	Permission	1
93 Weston Road	Aston Clinton	Permission	0
13 Russell Avenue	Aylesbury	Permission; under construction	1
Land Rear Of 18 Northumberland Avenue	Aylesbury	Permission; under construction	1
Garage Court, Narbeth Drive	Aylesbury	Permission; under construction	4
29 Russell Avenue, Aylesbury	Aylesbury	Permission; under construction	1
9 & 11 Wendover Road	Aylesbury	Permission; under construction	1
1-2 Castle Close	Aylesbury	Permission; under construction	2
Sheffield Funerals, 152 High Street	Aylesbury	Permission; under construction	2
12 Gatehouse Road	Aylesbury	Permission; under construction	1
Site Of Former 40 To 42, Mill Street	Aylesbury	Permission; under construction	2
34 Wendover Road	Aylesbury	Permission; under construction	1
7 Wendover Road	Aylesbury	Permission; under construction	0
Heron House, 49 Buckingham Street	AYLESBURY	Permission	4
57 Buckingham Road	Aylesbury	Permission	4
16-18 High Street	Aylesbury	Permission	4
Ramblers, 20 Buckingham Street	Aylesbury	Permission	4
Western House, 14 Rickfords Hill	Aylesbury	Permission	3
Gi Gees Takeaway, 23 Kingsbury	Aylesbury	Permission	3
55 Buckingham Road	Aylesbury	Permission	3
55 Buckingham Road	Aylesbury	Permission	-1
14-18 Temple Street	Aylesbury	Permission	2
33 Prebendal Avenue	Aylesbury	Permission	1
80 Narbeth Drive	Aylesbury	Permission	1
26 Mount Street	Aylesbury	Permission	1
100 Weedon Road	Aylesbury	Permission	1
6-18 Mill Street	Aylesbury	Permission	2
Serenity Hair And Beauty 60 Kingsbury	Aylesbury	Permission	2
3 Stocklake, Aylesbury	Aylesbury	Permission	1
10 Meadow Way, Aylesbury	Aylesbury	Permission	1
165A Cambridge Street	Aylesbury	Permission	1
40 Buckingham Street	Aylesbury	Permission	2
6-12 And 18-20 Mill Street	Aylesbury	Permission	1
17 Abbots Road	Aylesbury	Permission	1
84 Wendover Road	Aylesbury	Permission	1
Heron House, 49 Buckingham Street	Aylesbury	Permission	1
29 Aiston Place	Aylesbury	Permission	1
Garage Site, Henry Road	Aylesbury	Permission	1
Flat 1, Green End House, 10 Rickfords Hill, Aylesbury	Aylesbury	Permission	1
55 Camborne Avenue	Aylesbury	Permission	1
108 Broughton Avenue	Aylesbury	Permission	0
122C High Street	Aylesbury	Permission	1

Former Azurie Blue Factory Site, Willow Road	Aylesbury	Permission	1
Prontaprint, 40 High Street	Aylesbury	Permission	1
Garage Court Rear Of Shops, Parton Road	Aylesbury	Permission	1
1 Redcliffe Walk	Aylesbury	Permission	1
79 Meadowcroft	Aylesbury	Permission	1
6 Douglas Road	Aylesbury	Permission	1
18 Queen Street	Aylesbury	Permission	1
Ground Floor, Wing House, 5 Britannia Street	Aylesbury	Permission	1
Vernons Chartered Surveyors, 24 Temple Street	Aylesbury	Permission	1
Land Adjacent To 28 Ascott Road	Aylesbury	Permission	1
20 Berryfield Road	Aylesbury	Permission	1
Mission Hall , Fleet Street	Aylesbury	Permission	1
10 Glaven Road	Aylesbury	Permission	1
78 Oxford Road	Aylesbury	Permission	1
Land R/O 149 Wendover Road	Aylesbury	Permission	1
36 Buckingham Street	Aylesbury	Permission	1
Berryfield Cottage, Berryfields, Quarrendon	Aylesbury	Permission	-1
Dropshort Farm, Buckingham Road	Biddlesden	Permission	0
Land Adj Grove Court, Rowsham Road	Bierton with Broughton	Permission; under construction	1
72 Aylesbury Road	Bierton with Broughton	Permission; under construction	1
80 Aylesbury Road	Bierton with Broughton	Permission	2
46 Burcott Lane	Bierton with Broughton	Permission	1
Badricks Farm, 94 Aylesbury Road	Bierton with Broughton	Permission	1
Land Adj To Conkers Barn 178A Aylesbury Road	Bierton with Broughton	Permission	1
Land Adj To 27 Brae Hill	Brill	Permission; under construction	1
Lane Cottage, South Hills	Brill	Permission; under construction	0
Hybanks North Hills	Brill	Permission	0
Hillside Farm, Oakley Road	Brill	Permission	1
Hillside Farm, Oakley Road	Brill	Permission	1
18 Church Street	Brill	Permission	-1
Land At Lenborough Road	Buckingham	Permission; under construction	1
Land To The Rear Of Hamilton House West Street	Buckingham	Permission; under construction	1
Meadows House, Well Street	Buckingham	Permission; under construction	4
Land At Fleece Yard, Market Hill	Buckingham	Permission; under construction	1
Land Adjacent to Verdun, Western Avenue	Buckingham	Permission	4
Nursery Bungalow, West Street	Buckingham	Permission	4
Nursery Bungalow, West Street	Buckingham	Permission	-1
Manor Beeches Avenue Road	Buckingham	Permission	3
Dipalee Tandoori, 18 Castle Street	Buckingham	Permission	2
Revans Action Learning Workshop Elm Street	Buckingham	Permission	2
19 Well Street	Buckingham	Permission	1
The Villas, Stratford Road	Buckingham	Permission	1
Willow Bank, Mill Lane	Buckingham	Permission	-1
Stoneleigh House 17 Castle Street	Buckingham	Permission	-1
New Farm Bungalow Main Road	Buckland	Permission; under construction	1
Canal Farm, Lower Buckland Road	Buckland	Permission; under construction	1
Land Adj 69 Buckland Road	Buckland	Permission	1
Round Spring, Dancers End Lane	Buckland	Permission	0
Bees Cottage, Main Road	Buckland	Permission	1
Pine Ridge, Dancers End Lane	Buckland	Permission	0
Badgers Wood, Dancers End Lane	Buckland	Permission	1
Pound Orchard, Peggs Lane	Buckland	Permission	1
Badgers Wood, Dancers End Lane	Buckland	Permission	-1
13 Brackley Lane,	Charndon	Permission	1
48 Chearsley Road	Chearsley	Permission; under construction	1
The Lodge, Church Lane	Chearsley	Permission	1
Grove Farm, Chearsley Road	Chearsley	Permission	1
Merrydowne, 2 Crendon Road	Chearsley	Permission	0
Chearsley Barn, Chilton Road	Chearsley	Permission	1
12 Mentmore Road	Cheddington	Permission; under construction	1
Land Adjacent To Mentmore Cottage, 32-34 Mentmore Road	Cheddington	Permission; under construction	1
40 Mentmore Road, Cheddington	Cheddington	Permission	4
Beechwood, 10 Mentmore Road	Cheddington	Permission	2
Land Adjacent To 1A Church Hill	Cheddington	Permission	1
40 Mentmore Road	Cheddington	Permission	-1
13 Thame Road	Chilton	Permission; under construction	1
The Old Estate Yard, Thame Road	Chilton	Permission; under construction	1
Cutter's Barn, Chilton Grounds Farm, Chapel Lane	Chilton	Permission	1
The annex at The Old Stables, Reads Lane	Cublington	Permission; under construction	1
New Dairy Farm, Stewkley Road	Cublington	Permission	2
1 Roses Close	Cublington	Permission	1
Land Off Bridle Track, Bridgeway	Cuddington	Permission; under construction	1
Wychert Barn, Frog Lane	Cuddington	Permission; under construction	1
Dadbrook Farm, Dadbrook	Cuddington	Permission	0

1 Dadbrook Close	Cuddington	Permission	1
Pasture Farm, School Lane	Dinton	Permission; under construction	1
Dinton Castle, Oxford Road	Dinton	Permission; under construction	1
Land West Of New Road	Dinton	Permission	4
Staddlestones, New Road,	Dinton	Permission	1
Motts Coaches, Oxford Road	Dinton	Permission	1
Os 7924, Upton Road	Dinton	Permission	1
Springhill House, Cuddington Road	Dinton	Permission	1
Westlington House, Oxford Road	Dinton	Permission	1
Crispins Corner, Boot Lane	Dinton	Permission	1
Middlemeadow	Dorton	Permission; under construction	0
Spa Farm	Dorton	Permission	1
Stoke Road Farm, Bletchley Road	Drayton Parslow	Permission; under construction	4
Ridge Farm, Main Road	Drayton Parslow	Permission	1
Old RAF Buildings, Dorcas Farm Lane	Drayton Parslow	Permission	1
Land At Ridge Farm, Main Road	Drayton Parslow	Permission	1
The Barns, 3 Main Road	Drayton Parslow	Permission	1
Manor Farmhouse, Main Road	Dunton	Permission	1
Lower Park Farm, Main Road	Dunton	Permission	1
Dunton Manor Barn, Hoggston Road	Dunton	Permission	1
New Farm, 2 St Marys Road	East Claydon	Permission	4
Monkomb Farm, Winslow Road	East Claydon	Permission	1
Bernwood Farm, Weir Lane, Botolph Claydon	East Claydon	Permission	1
Barn At Monkomb Farm, Winslow Road	East Claydon	Permission	1
Garage Site Buckingham Road	Edgcott	Permission	2
Clover Meadow, Marsh Gibbon Road, Edgcott	Edgcott	Permission	1
Land At Avenue House, Moor End	Edlesborough	Permission; under construction	1
The Waste Land, Dunstable Road, Dagnall	Edlesborough	Permission; under construction	0
B & H Autos Crossways Garage Dunstable Road	Edlesborough	Permission	3
Yew Tree Malting Lane Dagnall	Edlesborough	Permission	1
Land Adjacent To 3 & 4 Leighton Road,Northall	Edlesborough	Permission	1
Churchgate House, High Street	Edlesborough	Permission	0
The Old Bakery, Leighton Road	Edlesborough	Permission	1
Meadowbank, New Inn Lane	Gawcott	Permission	2
Meadowbank, New Inn Lane	GAWCOTT	Permission	2
Milford House, Hillesden Road	Gawcott	Permission	1
The Laurels , Lenborough Road	Gawcott	Permission	1
Land Adj To Lenborough Farm, Hillesden Road	Gawcott	Permission	1
Brendale, Church Street	Gawcott	Permission	1
Milford House, Hillesden Road	Gawcott	Permission	-2
3 Winslow Road	Granborough	Permission; under construction	2
Lathwells Farm Marston Road	Granborough	Permission	3
The Farm, 34 Green End	Granborough	Permission	1
Land To West Of Winslow Road	Granborough	Permission	1
Blossom Hill Farm, Partridge Hill, Great Brickhill	Great Brickhill	Permission; under construction	1
53 Lower Way	Great Brickhill	Permission	0
2 Home Farm Lane	Great Brickhill	Permission	1
Land At Green End Cottage, Green End	Great Brickhill	Permission	1
30 Cuff Lane	Great Brickhill	Permission	0
Paper Mill Farm, Bragenham Side	Great Brickhill	Permission	1
Orchard Bungalow, Singleborough Lane,Singleborough	Great Horwood	Permission; under construction	0
Woodleigh Cottage, 16 Nash Road	Great Horwood	Permission	0
Paddock View, 15C Little Horwood Road, Great Horwood	Great Horwood	Permission	1
Abbey Farm, Singleborough Lane	Great Horwood	Permission	1
Old Chapel, Little Horwood Road	Great Horwood	Permission	1
Land at Saye and Sele Close, Main Street,	Grendon Underwood	Permission	2
Land to Rear of Grove Farm, Main Street	Grendon Underwood	Permission	1
Little Grove, Main Street	Grendon Underwood	Permission	1
Ebenezer Cottage, Bicester Road,Kingswood	Grendon Underwood	Permission	1
1 Park Road	Grendon Underwood	Permission	1
Prune Farm, Lawn Hill, Edgcott	Grendon Underwood	Permission	1
Bernwode, Main Street	Grendon Underwood	Permission	0
11 Pilots Place	Haddenham	Permission; under construction	1
Scotsgrove Farm, Aylesbury Road,	Haddenham	Permission; under construction	1
Scotsgrove Mill, Mill Lane,	Haddenham	Permission; under construction	1
Ivor Newton & Sons, Aston Road	Haddenham	Permission	1
Core Business Services, 2 Thame Road	Haddenham	Permission	1
Former Dairy On Land Off Aylesbury Road	Haddenham	Permission	1
10 Roberts Road	Haddenham	Permission	1
Land Rear Of White Tara Cottage, Buckingham Road	Hardwick	Permission	1
The Old Dairy, Jubilee Farm Road	Hillesden	Permission	2
Dairy Farm Hillesden Road	Hillesden	Permission	0
Jubilee Farm Barns, Jubilee Farm Road	Hillesden	Permission	1
Hogshaw Farm, Claydon Road	Hogshaw	Permission	3

Borshaw Farm, Claydon Road	Hogshaw	Permission	1
Hill End Stables	Hogshaw	Permission	1
Church Farm House, 23 Church Road	Ickford	Permission; under construction	1
17 Sheldon Road, Ickford	Ickford	Permission	1
The Brownlow, Horton Road	Ivinghoe	Permission	4
Builders Yard, High Street	Ivinghoe	Permission	2
Ivinghoe Aston Farm, Ivinghoe Aston	Ivinghoe	Permission	2
Bull Lake Farm, Ford End	Ivinghoe	Permission	1
Beacon House, Orchard Farm	Ivinghoe	Permission	1
Barn Adj Keepers Cottage, Tythrop Park	Kingsey	Permission	1
Land Adj To Oakfield Fishery, Kingswood Lane	Kingswood	Permission; under construction	1
The Orchard, Wicken Road	Leckhamstead	Permission	0
The Barn, Shire Hill Farm, Towcester Road	Lillingstone Lovell	Permission	1
Lovel Wood, Towcester Road	Lillingstone Lovell	Permission	1
Land Adj. To Hillside, Winslow Road	Little Horwood	Permission; under construction	2
Land Adj Old Oaks, 18 Wood End	Little Horwood	Permission	1
Hill Farm, Westfield Road	Long Crendon	Permission	2
5 Burns Close	Long Crendon	Permission	2
5 Burns Close	Long Crendon	Permission	-1
8 Easington Terrace, Easington	Long Crendon	Permission	1
Land adj. to Broad View Westfield Road HP18 9EG	Long Crendon	Permission	1
Land to rear of 1 and 1a The Square, Long Crendon	Long Crendon	Permission	1
Land Adjacent To 5 Burns Close	Long Crendon	Permission	1
Broad View Westfield Road HP18 9EG	Long Crendon	Permission	0
61 High Street	Long Crendon	Permission	1
14 The Square	Long Crendon	Permission	1
Entrance Cottage, Westfield Road	Long Crendon	Permission	1
57 Chearsley Road	Long Crendon	Permission	1
22 Chearsley Road	Long Crendon	Permission	1
22 Carters Lane	Long Crendon	Permission	0
1 Chearsley Road	Long Crendon	Permission	-1
Entrance Cottage, Westfield Road	Long Crendon	Permission	-1
Elmwood House, Wotton End	Ludgershall	Permission	1
St Anthonys, Tetchwick Farm Road	Ludgershall	Permission	1
Pennwood House, High Street	Ludgershall	Permission	1
Land Rear Of 3 The Pightle	Maids Moreton	Permission	2
Land Adjacent To Lanes End Cottage, Townsend Lane	Marsh Gibbon	Permission; under construction	1
Land Adjacent To Sunnymead Station Road	Marsh Gibbon	Permission; under construction	1
Manor Farm, Station Road	Marsh Gibbon	Permission; under construction	1
Box Farm House, Castle Street	Marsh Gibbon	Permission	2
Lanes End Cottage, Townsend Lane	Marsh Gibbon	Permission	1
Horses Helping People Sunrise Farm Rowden farm Lane LU7 0QD	Mentmore	Permission; under construction	1
Mentmore Smithy, Stag Hill	Mentmore	Permission; under construction	1
Top Bliss Barn,Crafton Stud Farm, Crafton Lodge Road	Mentmore	Permission	1
Verney Arms Hotel Ph, Verney Road	Middle Claydon	Permission	3
Brook Cottage, 8 Church Lane,	Mursley	Permission; under construction	1
Land Adjacent To Taylors Corner, Station Road	Mursley	Permission; under construction	1
Land to the rear of 12 Main Street	Mursley	Permission	1
Richmond Hill Farm , Stewkley Lane	Mursley	Permission	1
The Weasels Lodge, Salden Lane	Mursley	Permission	0
Lower Church Farm, Church Lane	Mursley	Permission	1
Woodlands, 9 Church Lane	Mursley	Permission	1
Woodlands, 9 Church Lane	Mursley	Permission	-1
Westside Park Station Road	Mursley	Permission	1
26 Main Street	Mursley	Permission	1
Richmond Cottage, Stewkley Lane	Mursley	Permission	1
Richmond Cottage, Stewkley Lane	Mursley	Permission	-1
Barn 2, The Pond Barn, Wood End Farm, Wood End	Nash	Permission; under construction	1
The Barn at The Rectory, Stratford Road	Nash	Permission; under construction	1
Causter Farm, Winslow Road	Nash	Permission	0
Land Off Winslow Road	Nash	Permission	1
1 The Green	Nash	Permission	1
St Annes Grange, 1 Drayton Road	Newton Longville	Permission	3
25 Bletchley Road	Newton Longville	Permission	2
34 Westbrook End	Newton Longville	Permission	1
Artist Studio, London End	Newton Longville	Permission	1
Wyndham Cottage, Whaddon Road	Newton Longville	Permission	1
St Annes Grange, 1 Drayton Road	Newton Longville	Permission	4
The Old Hay Barn, Dancers Farm, St Johns Lane	North Marston	Permission; under construction	1
8 Church Street	North Marston	Permission	1
12 Granborough Road	North Marston	Permission	1
Stonehill Farm, Quainton Road	North Marston	Permission	1
Royal Oak PH, 2 Worminghall Road	Oakley	Permission	2
New Farm Oxford Road	Oakley	Permission	1

Poplar Farm, Oxford Road	Oakley	Permission	1
Catsbrain Farm, Worminghall Road	Oakley	Permission	1
Land At Bicester Road	Oakley	Permission	1
58 Worminghall Road	Oakley	Permission	2
The Cave , Meadway	Oving	Permission	1
N F Hodges & Son Buttermilk Hall Farm, Meadway	Oving	Permission	1
Church Farm, Church Lane	Oving	Permission	1
Former Garages Rear Of Nos. 23-25, Old End	Padbury	Permission; under construction	1
Kirtands Old End	Padbury	Permission; under construction	0
Land Adjoining West Bourn, Main Street	Padbury	Permission	3
Padbury Hill Farm, Steeple Claydon Road	Padbury	Permission	1
Fairhaven, Main Street	Padbury	Permission	1
Fairhaven, Main Street	Padbury	Permission	-1
Springfield House Orchard Way	Pitstone	Permission; under construction	0
Land West of 120 Vicarage Road	Pitstone	Permission	1
Barley End , Aldbury Lane	Pitstone	Permission	0
Barn At Home Farm, Stratton Audley Road	Poundon	Permission; under construction	2
Home Farm Barn Stratton Audley Road	Poundon	Permission; under construction	0
Church Farm, North End	Preston Bissett	Permission; under construction	3
Former Piggery Site, Pound Lane	Preston Bissett	Permission	2
Oak Tree Farm, Doddershall	Quainton	Permission; under construction	1
52 Upper Street	Quainton	Permission; under construction	1
Land at 36 Upper Street	Quainton	Permission	1
Station Road Farm Station Road HP22 4BW	Quainton	Permission	1
151 Station Road	Quainton	Permission	1
Swan And Castle PH 52 Lower Street	Quainton	Permission	1
Ladymead Farm, Denham	Quainton	Permission	1
Ladymead Farm, Denham	Quainton	Permission	1
Land At Doddershall	Quainton	Permission	1
Land Adj Vine Cottage, Crendon Road	Shabbington	Permission; under construction	3
Land Adjacent To Mellor House,Ickford Road	Shabbington	Permission; under construction	2
The Paddock, Crendon Road	Shabbington	Permission	1
Land At Grass Farm, Ickford Road	Shabbington	Permission	1
Rose Cottage, Mill Road	Shabbington	Permission	1
20 Horton Road	Slapton	Permission	4
20 Horton Road	Slapton	Permission	-2
2-3 Stockgrove Park House, Stockgrove Park	Soulbury	Permission; under construction	1
Land North Of Leighton Road	Soulbury	Permission; under construction	1
Cloverhill House , Ivy Lane	Soulbury	Permission; under construction	1
Hollingdon Farm Grove Farm Lane Hollingdon	Soulbury	Permission; under construction	1
Home Farm Liscombe Park	Soulbury	Permission; under construction	1
Hollingdon Grange Grove Farm Lane	Soulbury	Permission; under construction	-1
Barns At Upper Hollingdon Farmhouse, Hollingdon Road	Soulbury	Permission	3
Hillview Farm, Dean Farm Lane, Soulbury	Soulbury	Permission	2
Land At Upper Hollingdon Farm, Hollingdon Road	Soulbury	Permission	1
Barn At Stapleford Mill Road	Soulbury	Permission	1
Land Adj Hollingdon Road	Soulbury	Permission	1
The White House , High Road	Soulbury	Permission	1
Manor Farm, High Road	Soulbury	Permission	1
Cloverhill House , Ivy Lane	Soulbury	Permission	-1
Little Oak Farm, Leighton Road (a4146)	Soulbury	Permission	1
9B Buckingham Road	Steeple Claydon	Permission; under construction	1
Land To Rear Of 23 Buckingham Road	Steeple Claydon	Permission; under construction	2
23 Buckingham Road	Steeple Claydon	Permission	1
The Barn, West End Farm , West Street	Steeple Claydon	Permission	1
Land Adj 34 The Island	Steeple Claydon	Permission	1
12 Ivy Lane	Stewkley	Permission; under construction	0
Kingsbridge Farm Dunton Road	Stewkley	Permission; under construction	0
18 Bletchley Road	Stewkley	Permission; under construction	0
Harmansfield, Wing Road	Stewkley	Permission	2
Land Adj To 7 St Michaels Close	Stewkley	Permission	1
14 Bletchley Road	Stewkley	Permission	1
Bury Farm , Fishweir	Stewkley	Permission	1
Land Rear Of Tythe House, High Street South	Stewkley	Permission	1
Land At Lodge Lane	Stoke Hammond	Permission; under construction	2
Common Farm, Newton Road	Stoke Hammond	Permission	2
Igguldon Farm, Fenny Road	Stoke Hammond	Permission	1
The Mellows, Hillersdon Chase	Stoke Hammond	Permission	-2
Land Adj 5 Lower Road	Stoke Mandeville	Permission; under construction	1
Excel Security Services, 9 Station Road	Stoke Mandeville	Permission; under construction	2
Longacre, Risborough Road	Stoke Mandeville	Permission; under construction	0
81 Wendover Road	Stoke Mandeville	Permission; under construction	0
Land To Rear Of 281 Wendover Road, Stoke Mandeville	Stoke Mandeville	Permission	1
44 Batt Furlong	Stoke Mandeville	Permission	1

Swindon House, Lower Road	Stoke Mandeville	Permission	1
1 Edward Walk	Stoke Mandeville	Permission	1
111 Wendover Road	Stoke Mandeville	Permission	1
69 Lower Road	Stoke Mandeville	Permission	1
69 Lower Road	Stoke Mandeville	Permission	-1
Land To Rear Of 281 Wendover Road	Stoke Mandeville	Permission	1
111 Wendover Road	Stoke Mandeville	Permission	-1
36 Oxford Road Stone HP17 8PB	Stone	Permission; under construction	0
Land Off Eythrope Road	Stone	Permission	1
Land Adjacent To Whitheridge, 28 Oxford Road	Stone	Permission	1
Stowe School , Stowe Park	Stowe	Permission	3
Stowe School, Stowe Park	Stowe	Permission	1
Boycott Farm, Welsh Lane, Stowe	Stowe	Permission	1
Land adj to 18 Smithfield End Swanbourne	Swanbourne	Permission; under construction	1
Nearnton End Farm, Nearnton End	Swanbourne	Permission	4
Deverells Farmhouse,1 Mursley Road	Swanbourne	Permission	4
Thornborough Grounds, Bletchley Road	Thornborough	Permission; under construction	1
Windmill Cottage, Mill Lane	Thornborough	Permission; under construction	0
Thornborough Manor, High Street	Thornborough	Permission; under construction	0
Middleton Farm, Nash Road	Thornborough	Permission	3
Blackgrove Farmhouse, Nash Road	Thornborough	Permission	2
Land At The Green, The Green	Thornborough	Permission	0
North Field Barn, Old Kilns,Back Street	Thornborough	Permission	1
Blackgrove Farmhouse, Nash Road, Thornborough	Thornborough	Permission	1
Bicester House, Main Street	Tingewick	Permission; under construction	1
Oaktree Stables , Preston Road	Tingewick	Permission; under construction	1
Land At Wayside, Main Street	Tingewick	Permission	3
Crown Inn Ph, Main Street	Tingewick	Permission	2
West Well Farm, Barton Road	Tingewick	Permission	0
The Stores, Main Street, Twyford	Twyford	Permission	2
Elm Cottage, Portway Road	Twyford	Permission	2
Land Off School Lane	Twyford	Permission	1
Elm Cottage, Portway Road	Twyford	Permission	-1
Land Adjacent To 10 Sherriff Cottages, Quainton Road	Waddesdon	Permission; under construction	2
64 High Street	Waddesdon	Permission	2
Littleton Manor Farm Bicester Road	Waddesdon	Permission	2
98 High Street	Waddesdon	Permission	2
98 High Street	Waddesdon	Permission	1
Harts Veterinary Surgery1 Frederick Street	Waddesdon	Permission	-1
64 High Street	Waddesdon	Permission	-1
98 High Street	Waddesdon	Permission	-1
Green Pastures, Water Stratford Road	Water Stratford	Permission	2
Former Pumping Station Water Stratford Road	Water Stratford	Permission	1
Green Pastures, Water Stratford Road	Water Stratford	Permission	-1
5 The Lilies, High Street	Weedon	Permission	-1
Picket Piece, Hale Lane	Wendover	Permission; under construction	1
Land To The Rear Of 8 Addington Cottages	Wendover	Permission; under construction	1
Beech Hut, Dunsmore Lane	Wendover	Permission; under construction	1
144 Aylesbury Road,	Wendover	Permission; under construction	1
116 Aylesbury Road	Wendover	Permission	1
Dunsmore Lodge, Dunsmore Lane	Wendover	Permission	1
11 Manor Crescent	Wendover	Permission	1
Rocketeer Bungalow, Rocky Lane	Wendover	Permission	1
19 Aylesbury Road	Wendover	Permission	1
Land At Beechwood Cottages, Beechwood Lane	Wendover	Permission	1
Emerald House,Bowood Lane	Wendover	Permission	1
Mallydams, Dunsmore Lane	Wendover	Permission	0
Land At 12 Wittchell	Wendover	Permission	1
Land Adj To 14 Wittchell	Wendover	Permission	1
1 High Street	Wendover	Permission	1
28 Perry Street	Wendover	Permission	0
19 Aylesbury Road	Wendover	Permission	1
Rocketeer Bungalow, Rocky Lane	Wendover	Permission	-1
Appleacre, Hale Lane	Wendover	Permission	1
Appleacre, Hale Lane	Wendover	Permission	-1
Land Off Brackley Road, Mill Lane	Westbury	Permission	4
Field Barn Farm, Fulwell Road	Westbury	Permission	3
Land At Reindeer House,Buckingham Road	Westbury	Permission	1
Land At 1 Linnet Drive	Westcott	Permission	1
Bye Green Horseriding Stables, Bye Green Cottage,Bye Green	Weston Turville	Permission; under construction	1
Walnut Cottage, 11 Brook End	Weston Turville	Permission; under construction	4
31 Marroway	Weston Turville	Permission	3
183 Aston Clinton Road	Weston Turville	Permission	2
332 Wendover Road	Weston Turville	Permission	0

Land Adj To 26 Vicarage Road	Whaddon	Permission; under construction	1
Land To The Rear Of 2A And 2B, High Street	Whaddon	Permission	1
The Vicarage, White Horse Lane	Whitchurch	Permission; under construction	2
34 Oving Road	Whitchurch	Permission	2
34 Oving Road	Whitchurch	Permission	1
Bushmead Barn, Bushmead Road	Whitchurch	Permission	1
37 Prospect Place	Wing	Permission; under construction	1
14 Castle Close	Wing	Permission	1
Stamford, Stewkley Road	Wing	Permission	1
Land Adjacent To Units 1 & 2, Lancaster Business Park, Cublington Road	Wing	Permission	0
The Old Barn, Upper Wingbury Farm, Leighton Road	Wingrave	Permission; under construction	1
Land Adjacent 10 Bennetts Lane	Wingrave	Permission	2
Land Adjacent To 16 Leighton Road	Wingrave	Permission	1
3 Mill Close	Wingrave	Permission	1
Wayside, 45 Leighton Road	Wingrave	Permission	0
Bates Barn, Bennetts Lane, Rowsham	Wingrave	Permission	1
40-42 Highfield Road	Winslow	Permission; under construction	1
White Lodge, Sheep Street, MK18 3HL	Winslow	Permission; under construction	1
Foxhole Farm, Little Horwood Road	Winslow	Permission	2
Garage, Park Road South	Winslow	Permission	2
Land At 42 Highfield Road	Winslow	Permission	1
69 Verney Road	Winslow	Permission	0
27 High Street	Winslow	Permission	1
34A High Street	Winslow	Permission	1
Land At Rear Of 4 High Street	Winslow	Permission	1
Oving Hill Farm, North Farm Lane	Woodham	Permission	2
Land Adj To Oakley Road	Worminghall	Permission	1
Coldstream Farm, Waterperry Road	Worminghall	Permission	3
Total net commitments on sites less than 5 dwellings			523

* 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 April 2018 to March 2021, so the projected supply from sites less than 5 dwellings is as follows:

	2018/19	2019/20	2020/21
Whole District	174	174	175