



Aylesbury Vale Area Five Year Housing Land Supply Position Statement

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Introduction

1. Buckinghamshire Council is able to demonstrate **more than** five years' supply of specific deliverable housing sites for the Aylesbury Vale area (from a 31 March 2020 base date). The five year period is 1 April 2020 to 31 March 2025. This accords with paragraph 73 of the [2019 National Planning Policy Framework \(NPPF\)](#).
2. This position statement has been prepared to accord with the 2019 NPPF and also the latest national Planning Practice Guidance. As such it supersedes any earlier assessment of current five year supply (5YS). The next review of this position is likely to be triggered by the adoption of the new Vale of Aylesbury Local Plan.
3. For information about how the position statement for the Aylesbury Vale area relates to the wider Buckinghamshire Council area please see the Buckinghamshire Housing Land Supply Position April 2020, which can be found on the ['Housing land supply and housing trajectory' web page](#). Please remember the five year housing land supply position for each of the former districts is a shifting position updated annually. These figures relate only to the Aylesbury Vale area and have been updated for this new September 2020 position statement.
4. This is a Housing Land Supply Position Statement primarily of use in considering planning applications and planning appeals. It uses the Local Housing Need standard method figure. This statement is not the Vale of Aylesbury Local Plan (VALP) Soundness document (September 2020). That document will be available separately once it is published on the [VALP Examination web pages](#) and will use the latest version of the VALP housing requirement as a basis for the calculation and is solely for the purposes of examining the emerging local plan.

Table 1 Calculation of the Aylesbury Vale Area Five Year Supply (Sept 2020)

	Component	Calculation	Result
A	Annual Requirement (LHN standard method)		1,400
B	Base five-year requirement	A x 5	7,000
C	5% Buffer	B x 0.05	350
D	Five-year land requirement with buffer	B + C	7,350
E	Supply of deliverable sites		8,065
F	10% non-implementation deduction		145
G	Total projected supply from windfall sites		194
H	Total supply - dwellings	E + G - F	8,114
I	Housing land supply - years	H/D x 5	5.52 years

Local Housing Need and the 5YS requirement

- Local Housing Need (LHN) is an up-to-date assessment of housing need calculated in accordance with the Government's standard method.¹ Using this method, the updated 5YS requirement is 1,400 dwellings. Where an authority has an up-to-date plan-based housing requirement (adopted in the last five years) that is the basis for assessing 5YS. Otherwise the assessment is against LHN. Our adopted plan ([the policies saved in 2007 from the 2004 Aylesbury Vale District Local Plan](#)) is more than five years old, and our assessment is therefore taken against LHN. Once the new Vale of Aylesbury Local Plan is adopted the housing requirement figure used for the 5YS assessment will be the Plan target, rather than LHN, and the Council will issue a new five year housing land supply position to reflect that.
- The total 5YS requirement for 2020-2025 is now 7,000 homes. This is calculated from current LHN for Buckinghamshire Council Aylesbury Vale area, which is 1,400 dwellings per year. Table 2 applies the standard method to Buckinghamshire Council Aylesbury Vale area.²
- In accordance with the NPPF, Buckinghamshire Council is able to show a five year supply of deliverable housing sites applying the appropriate buffer of 5% based on previous levels of good delivery and a 2019 Housing Delivery Test result of 130%.

¹ See NPPF paragraphs 60 and 73 and Planning Practice Guidance 'Housing and economic needs assessment' section 2a 'Housing Need' (paragraphs 2a-001-20190220 onwards)

² Source data in A B & E drawn from:

[Government live tables on household projections](#)

[Office of National Statistics dataset 'House price to workplace-based earnings ratio'](#)

8. A Housing Delivery Test result of over 95% means that no consequences will apply for any under-delivery (PPG Housing and Economic Land Availability Assessment Para 062³) Therefore, in accordance with NPPF paragraph 73 and footnote 39, the appropriate buffer to be applied to the Local Housing Need figure calculated using the Standard Method is 5% to ensure choice and competition in the market for land, and the Council is not required to prepare an action plan as per paragraph 75 of the NPPF.

Table 2 Calculation of the Aylesbury Vale Area Requirement (2020)

	Component	Calculation	Result
A	Base Year (2020 households)		80,357
B	Tenth Year (2030 households)		90,359
C	Ten year projected growth	B-A	10,002
D	Average growth per year	C/10	1,000
E	Affordability ratio		10.37
F	$\text{Adjustment factor} = \left(\frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$		1.40
G	Adjusted annual need	D x F	1,400
H	Adopted local plan annual requirement (AVDLP 2004)		Not extant
I	Higher of baseline or adopted local plan	D or H	D (1,000)
J	Capped requirement	I x 1.40	1,400
K	Base five-year requirement	J x 5	7,000
L	5% Buffer	K x 0.05	350
M	Five-year unit requirement with buffer	K + L	7,350

Measuring the deliverable supply

9. We have reviewed the Council's monitoring data against the revised NPPF test for identifying deliverable sites (taking account of the further guidance provided in the online NPPG):

Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of [in our case] 5% to ensure choice and competition in the market for land.

*To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with **a realistic***

³ [Planning Practice Guidance on the Housing Delivery Test](#)

prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

(Extracts from NPPF (2019) paragraph 73 and the glossary - our emphasis in bold).

10. Planning Practice Guidance (2019) section 'Housing supply and delivery' Paragraph 007 sets out that the 'clear evidence' to demonstrate that housing completions will begin within five years may include:

- Current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- Firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- Firm progress with site assessment work; or*
- Clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.*

11. The first category of sites (a) are presumed to be deliverable. The second category of sites (b) can be added if there is clear evidence of a realistic prospect that housing will be delivered. The same test applies to proposed VALP allocations.

12. The 2013-2033 Housing Trajectory (Appendix 1) sets out a full schedule of sites demonstrating a total supply of 8,065 dwellings from 2020/21-2024/25. The schedule is fully up-to-date and consistent with the VALP including any proposed modifications.

13. An overview of the makeup of the current 5YS is set out in Table 3.

Table 3 Overview of five year supply components

Component	Net dwellings
2020-25 – Category A	5,073
2020-25 – Category B	2,329
C2 residential institutions	215
Student housing	0
Small sites ⁴ (years 1-3)	448
Windfall allowance (years 4-5)	194
Deliverable 5YS (total)	8,065

14. Appendix 2 identifies the sites that fall into the second category (category b) and provides evidence for their inclusion in the 5YS total. Sites have only been included where we are satisfied that there is clear evidence of a realistic prospect of delivery. As noted above, this does not require complete certainty, and the judgement for each site is fact sensitive. As this is a snapshot in time of the current factual position, addendum updates to Appendix 2 may be incorporated into this statement from time-to-time as necessary.
15. A 10% deduction for non-implementation or unexpected delays is applied to sites that are at the earliest stages in the planning process and don't have permission or a resolution to grant planning permission subject to Section 106 agreement. These are sites allocated in Neighbourhood Plans or are proposed VALP allocations. For sites under five dwellings, which are listed in Appendix 3 of this position statement, a 10% deduction is also applied to these as they have not been subject to the same level of analysis in terms of their delivery as sites of five or more.
16. A small sites windfall allowance has been included within the supply in accordance with paragraph 70 of the NPPF. The NPPF allows for windfall sites to be included in the five year supply (and beyond) where there is compelling evidence that such sites have consistently become available and will continue to provide a reliable source of supply. Any allowance should be realistic, having regard to the Housing and Economic Land Availability Assessment (HELAA), historic windfall delivery rates and expected future trends.
17. Windfall projections are based on the average dwelling completions over the last ten years (2010/11 – 2019/20) for small sites of less than five dwellings. The windfall allowance is based on completions and therefore a non-implementation allowance is not needed. Paragraph 70 of the NPPF (2019) states that in relation to windfall, plans

⁴ under five homes

should consider the case for setting out policies to resist inappropriate development of residential gardens. It is not explicitly stated that residential garden development should not be included in the windfall allowance, so it has been included in the windfall calculation in this position statement. There has been a consistent and reliable supply of windfall sites as demonstrated in table 4.

Table 4 Past windfall completion rates on sites less than five units

Year	Completions on small windfall sites (net <5 dwellings) including development of residential gardens	Cumulative average
2010/11	54	54
2011/12	99	77
2012/13	74	76
2013/14	95	81
2014/15	84	81
2015/16	105	85
2016/17	113	89
2017/18	106	91
2018/19	122	95
2019/20	113	97

18. The average number of homes delivered on windfall sites fewer than five dwellings over the last 10 years (1 April 2010 – 31 March 2020) is 97 per annum. It is considered that the variation between annual windfall completions is not significant and so the use of the average figure in the supply is valid.
19. The NPPF paragraph 70 provides the opportunity to include a windfall allowance for sites within the later years of the 5-year land supply period. Therefore a windfall allowance is made for two years, 2023/24 and 2024/25.
20. Over two years, this gives a total windfall allowance of 194 dwellings for the five year period 2020-2025, representing 2.4% of the total projected supply, increasing the five year housing supply from 5.39 years to 5.52 years.
21. The Council's evidence of windfall has taken into account historic delivery rates and expected future trends and does include residential gardens. The NPPF paragraph 70 sets out that plans can consider the case for resisting inappropriate development of residential gardens. However the Buckinghamshire Council Aylesbury Vale Area windfall allowance in five year housing land supply does include an allowance for windfall from residential gardens because the adopted local plan doesn't have a policy to resist inappropriate development of residential gardens.

COVID-19 and the impact on deliverability

22. During the second quarter of 2020, the UK was subject to quarantine measures to mitigate against the COVID-19 pandemic. This impacted the house-building sector nationwide and construction was ceased or minimised across many sites for several months, which was confirmed during the council's engagement process to collect delivery evidence from agents, developers and landowners. Construction activity has now resumed however at a reduced rate compared to pre-lockdown as social distancing slows construction progress. Therefore, an adjustment has been made to housing delivery estimates for the 2020/21 monitoring year to account for a lack of delivery at the start of the year and potential delays or other impacts across the remainder of the year. Despite this reduction in expected delivery which will lead to a shortfall against the 2020/21 annual requirement, Aylesbury Vale can still demonstrate a five year supply of housing.

Changes to reported completions

23. Through recent housing land supply work, it has been determined that there are a small number of instances where sites falling under use class C2 (residential institutions) were counted alongside the reported number of completions without applying the ratio of the national average number of adults in all households, which is currently 1.8 based on the England Census data 2011⁵. The housing trajectory appended to this statement shows the corrected completion figures and table 5 below sets out the sites identified and the changes made to the reported figures, which have resulted in a combined decrease of 42 dwellings from the overall supply.

⁵ [Housing delivery test measurement rulebook](#)

Table 5 Changes to reported completions from use class C2 sites

Application reference	Site location	Year of completion	Units	Adjusted figure (average of 1.8 adults per household, Census 2011)	Decrease in reported completions
14/02199/APP	Land Off Culpepper Close, Buckingham Park, Aylesbury (Buckingham Lodge)	2014/15	64	36	28
14/02916/APP	The Steeplechase Ph., Taylor Road, Aylesbury	2016/17	14	8	6
14/01702/APP	The Lindens Care Home, Stoke House, Fenny Road, Stoke Hammond	2017/18	12	7	5
17/00240/APP	137 Wendover Road	2017/18	7	4	3
				Total	42

List of appendices

Appendix 1: Aylesbury Vale Area Housing Trajectory 2013-2033

Appendix 2: Deliverable Sites Commentary

Appendix 3: Sites under five dwellings

Appendix 1: Aylesbury Vale Housing Trajectory for 2013-2033 - based on NPPF 2019 Standard Method

	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	1391	1191	1317	1406	1758	1715														9768
Projected Supply - from existing commitments								1375	1655	1607	1519	1119	1109	990	878	820	820	733	559	440	13625
Projected supply - from proposed allocations								0	0	30	215	544	759	862	960	830	775	677	445	265	6362
Windfall											97	97	97								291
Total Past Completions	990	1391	1191	1317	1406	1758	1715														
Total Projected Completions								1375	1655	1637	1831	1760	1965	1852	1838	1650	1595	1410	1004	705	20278
Cumulative Completions	990	2381	3572	4889	6295	8053	9768	11143	12799	14436	16267	18027	19992	21844	23682	25332	26927	28337	29341	30046	
Annual requirement	970	970	960	945	1055	1451	1423	1400	1383	1367	1349	1328	1308	1288	1268	1243	1211	1211	1211	1211	24552
	HEDNA requirement	NPPF transitional requirement	NPPF standard method requirement (method and requirement subject to change)															*2040-2042 household projections not available			

Base data on commitments/completions at end March 2020

Appendix 1: Aylesbury Vale Housing Trajectory for 2013-2033 - based on NPPF 2019 Standard Method

			Past completions							Projected completions													
		Settlement	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	TOTAL
Sites with planning permission																							
Berryfields MDA, Aylesbury	AGT6	Aylesbury	321	450	288	317	265	340	191	150	125	100	75	37									487
Kingsbrook, Aylesbury East, Broughton Crossing	AGT5	Aylesbury				92	219	181	204	150	200	200	200	200	200	154	150	150	150				1754
Land North of Aston Clinton Rd, Weston Turville		Aylesbury								25	75	100	100	75	11								386
Land North Of A421 Tingewick Road Buckingham Buckinghamshire		Buckingham							31	75	100	100	76										351
Land to south of Newton Leys, Stoke Hammond		North East Aylesbury Vale	29	53	57	27	10	29	70	50	26												76
Haddenham Glebe		Haddenham						11	79	40	50	50	50										190
Land Adjacent To Furze Lane, Winslow		Winslow					14	69	59	50	45	10											105
Haddenham Airfield, Thame Road, Haddenham		Haddenham						68	21	30	50	50	14										144
Lower Road, Stoke Mandeville	AGT2	Aylesbury						68	61	40	21												61
Alton House Business Park, Gatehouse Way, Aylesbury		Aylesbury							10		40	50	46										136
Land adj Tesco, Tring Road, Aylesbury		Aylesbury							90	45													45
Land off Lower Road, Stoke Mandeville	AGT1	Aylesbury							39	40	46												86
Land east of Lower Road, Stoke Mandeville		Stoke Mandeville								25	40	40	12										117
Land West of Mentmore Road, Partridge & Barkham Close, Cheddington		Cheddington							8	32	40	20											92
Land North of Sandholme and East of Buckingham Road, Steeple Claydon		Steeple Claydon								40	30	25											95
Land South of Aylesbury Road, Aston Clinton		Aston Clinton									27	35	31										93
Land North of Brook Farm, Aston Clinton		Aston Clinton						43	38	10													10
Molly's Field, Land Adjacent, Addison Road, Steeple Claydon		Steeple Claydon									15	25	30	20									90
Off Gatehouse Way, Aylesbury		Aylesbury				28	20				16	15											31
Allotments, Baker Street, Waddesdon		Waddesdon							23	25	27												52
Land at Thornbrook House and Roylands, Risborough Road, Stoke Mandeville		Stoke Mandeville								20	30	24											74
Land Adjacent To Allotment Gardens Marsworth Road		Pitstone									25	30	19										74
Land Rear Of 17 To 55 Eskdale Road And 47 To 63 Station Road		Stoke Mandeville								25	48												73
Land off Soulbury Road & Dove Street, Stewkley		Stewkley									25	30	12										67
Land At And To The Rear Of 42 Worminghall Road, Ickford		Ickford										20	26	20									66
Land At North End Farm, North End Road, Steeple Claydon		Steeple Claydon						29	19	7	4												11
Frmr Dayla site, High Street, Aylesbury		Aylesbury							36	23													23
Fenny Road, Stoke Hammond		Stoke Hammond									10	24	24										58
Former BCC Offices/Civic Centre, Aylesbury		Aylesbury						47				11											11
Land Off High Street, Edlesborough		Edlesborough							32	25													25
Land rear of Aylesbury Road, Aston Clinton		Aston Clinton						11	28	11													11
Hamilton Precision Ltd, Tingewick Road, Buckingham		Buckingham								50													50
Kingfisher House, 61 Walton Street, Aylesbury		Aylesbury				37				4	7												11
Land off Chapel Drive, Aston Clinton		Aston Clinton			44					3													3
Land at Madges Farm, Chearsley Road, Long Crendon		Long Crendon						12	21	8													8
Land adj Winslow Road, Padbury		Padbury							10	15	15												30
Land rear of Glebe Close and Rushendon Furlong, Pitstone		Pitstone					14	14		12													12

Appendix 1: Aylesbury Vale Housing Trajectory for 2013-2033 - based on NPPF 2019 Standard Method

			Past completions							Projected completions													
		Settlement	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	TOTAL
Franklins Farm, Ickford Road, Shabbington		Shabbington									8												8
Land Off Mill Lane, Westbury		Westbury					4			3													3
6 Market Hill, Buckingham		Buckingham								7													7
Littleton Manor Farm, Bicester Road,		Waddesdon									6												6
New Farm , 2 St Marys Road, East Claydon		East Claydon						4	1	1													1
Kingsbury House, 2 George Street, Aylesbury		Aylesbury									6												6
140-142 London Road, Aston Clinton		Aston Clinton								6													6
North End Nurseries, North End Road, Quainton		Quainton									6												6
Land Rear Of 67 New Road, Weston Turville		Aylesbury										6											6
37 Bicester Road, Aylesbury		Aylesbury							3	3													3
40 Thame Road, Haddenham		Haddenham		1						4													4
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
Whales Lane, Marsh Gibbon		Marsh Gibbon									5												5
Land To The West Of Rowsham Road, Birton		Birton									2	2	1										5
2-4 Winchendon Road, Chearsley		Chearsley								5													5
Land at Queen Catherine Road, Steeple Claydon		Steeple Claydon									5												5
Land At Seaton Drive (Garage Site), Aylesbury		Aylesbury										5											5
The Rothschild Arms PH, 82 Weston Road, Aston Clinton		Aston Clinton										5											5
Chamdon Grounds Farm, Twyford To Marsh Gibbon Road, Chamdon		Chamdon										5											5
Land Rear Of 34 To 58 Eskdale Road, Stoke Mandeville		Stoke Mandeville												5									5
Land Adj To 38 Eythrope Road, Stone		Stone											5										5
Middleton Farm, Nash Road, Thornborough		Thornborough									5												5
Weedon Hill Farm, Buckingham Road, Weedon		Weedon								5													5
Between The Shellings And Yew Tree House		Long Crendon									5												5
Sites less than 5 dwellings																							0
See separate housing land supply document for list of sites										149	149	150											448
Total sites with permission										1316	1529	1360	790	394	211	154	150	150	150	0	0	0	6204

[illegible]

Appendix 1: Aylesbury Vale Housing Trajectory for 2013-2033 - based on NPPF 2019 Standard Method

		Past completions							Projected completions													
	Settlement	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	TOTAL
Coldstream Farm/ Rear Of The Clifden Arms	Worminghall										6	12										18
Land Adjacent To Haddenham Nurseries, Haddenham	Haddenham											17										17
Cobb Hall Road, Newton Longville	Newton Longville											15										15
Land at Scotts Farm, Maids Moreton	Maids Moreton										12											12
Oddfellows Hall, 48 Well Street, Buckingham	Buckingham									9												9
Total sites with resolution to grant p.p. subject to S106									0	9	18	391	555	747	780	695	670	670	670	475	420	610

Allocated sites in Neighbourhood plans without permission																				
Above Rumbolds Well & next to Field Farm (I), Buckingham	Buckingham																30	50	20	100
Land North East of the village, Waddesdon	Waddesdon										15	30	30							75
Land at Winslow Rugby Club, Winslow	Winslow										25	25	25							75
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 at corner of Wells and Bridge Streets (K), Buckingham	Buckingham																14	14		28
Land Rear Of Good Intent, Edlesborough	Edlesborough										5	10								15
Land off Sandy Lane, Long Crendon	Long Crendon										5		5							10
Land off Westfield Road, Long Crendon	Long Crendon												8							8
29 The Green, Edlesborough	Edlesborough												2	3						5
Total allocated sites										0	5	15	90	100	90	23	0	0	0	49

[illegible][illegible]

Appendix 1: Aylesbury Vale Housing Trajectory for 2013-2033 - based on NPPF 2019 Standard Method

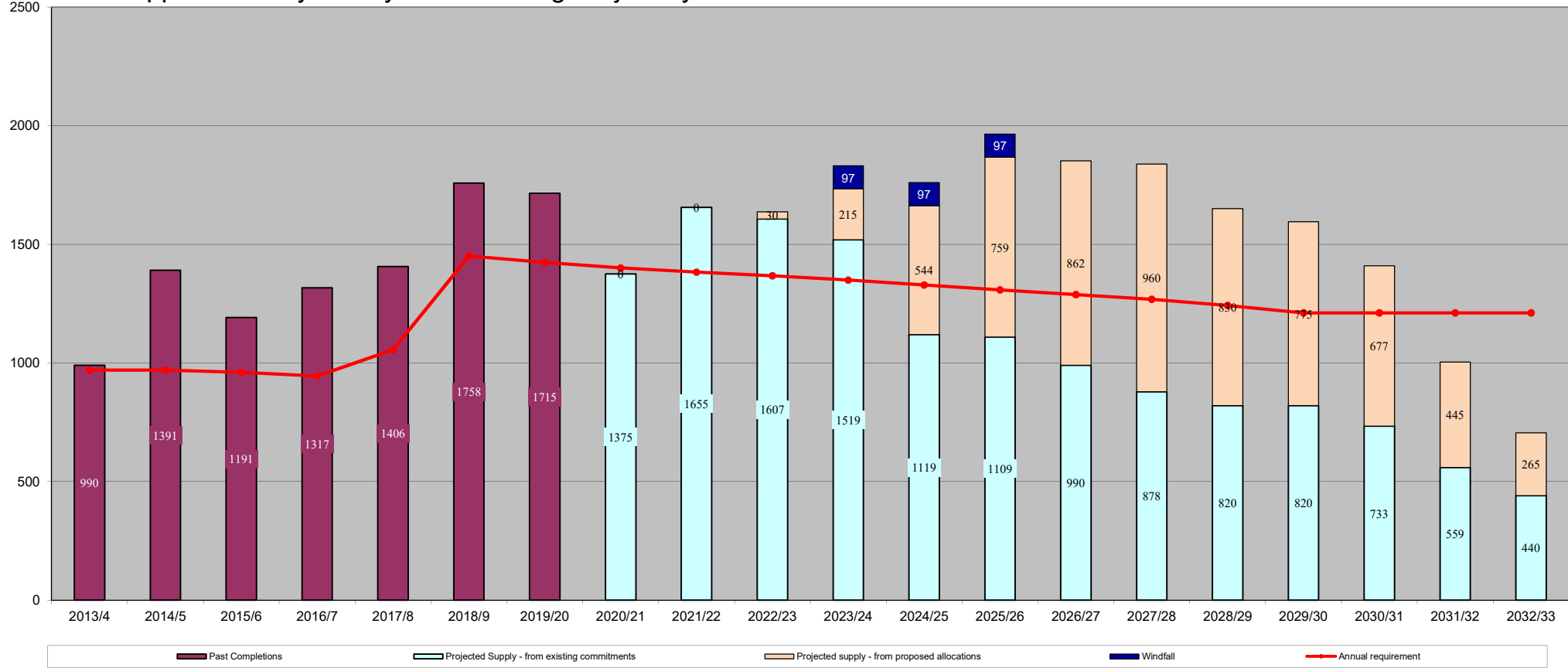
			Past completions							Projected completions													
		Settlement	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	TOTAL
Land rear of 23 Anstey Close, Waddesdon		Waddesdon													16								16
Rear of Grand Junction PH, High Street		Buckingham									14												14
Total use class C3 older persons' housing										0	14	0	0	0	16	0	0	0	0	0	0	0	30
Use class C2 residential institutions																							
Land North Of Aston Clinton Road (Former Aston Clinton MDA Site)		Aylesbury											80										80
West End Farm, Brackley Road		Buckingham									12	30	30										72
Land At Haddenham Airfield, Thame Road		Haddenham											69										69
Land At Lace Hill, London Road, Buckingham		Buckingham										62											62
Rear of Grand Junction PH, High Street		Buckingham									61												61
Aylesbury Woodland, College Road North, Aylesbury		Aylesbury															60						60
Land Between Wendover Road And Aston Clinton Road, Aylesbury		Aylesbury														60							60
Winslow Centre, Winslow		Winslow											15	15									30
The Lindens Care Home, Stoke House, Fenny Road, Stoke Hammond		Stoke Hammond								8													
Beckfield House, 16 Stoke Road, Newton Longville		Newton Longville									5												5
Total units										8	78	92	194	15	0	60	60	0	0	0	0	0	507
Use class C2 residential institutions (adjusted by average of 1.8 adults per household, Census 2011)										4	43	51	108	8	0	33	33	0	0	0	0	0	282
Student housing																							
Former Railway Station Site, Station Road, Buckingham		Buckingham													112								112
Total units										0	0	0	0	0	112	0	0	0	0	0	0	0	112
Student housing (adjusted by average of 2.5 students in student only households, Census 2011)										0	0	0	0	0	45	0	0	0	0	0	0	0	45
Total projections all committed sites										1375	1655	1607	1519	1119	1109	990	878	820	820	733	559	440	13625
Proposed VALP allocations (remaining uncommitted parcel of sites if part committed)																							
AGT2 South West Aylesbury	STO016, SMD009	Aylesbury												60	100	120	180	180	180	180	180	120	1300
Shenley Park	WHA001	North East Aylesbury Vale												50	100	160	200	200	160	160	120		1150
RAF Halton	HAL003	Wendover												25	100	125	125	125	125	125	125	125	1000
AGT1 South Aylesbury	SMD004,5, 6,7,8,16	Aylesbury												75	100	150	150	150	130	120		875	
AGT3 Aylesbury north of A41	BIE022, AST037	Aylesbury														75	160	160	160	45		600	
Land off Osier Way (south of A421 and east of Gawcott Rd)	BUC046	Buckingham										30	100	120	100	70						420	
Land to east of B4033 Great Horwood Rd	WIN001	Winslow										55	85	80	40	40	15					315	
Rabans Lane	AYL115	Aylesbury										15	50	50	50	35						200	
AGT4 Aylesbury south of A41	WTV019,21	Aylesbury										20	50	38	26	25						159	

Appendix 1: Aylesbury Vale Housing Trajectory for 2013-2033 - based on NPPF 2019 Standard Method

			Past completions							Projected completions													TOTAL
		Settlement	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 west of AVDLP allocation BU1, Moreton Rd	BUC043	Buckingham										10	50	50	20								130
Ardenham Lane	AYL032	Aylesbury																		14	20	20	54
Land North of Manor Hospital, Blerton Rd	AYL068	Aylesbury																	20	19			39
Land south of Creslow Way	STO008	Stone											15	11									26
Land adj to Station Rd	QUA014-16	Quainton													12	12							24
PO Sorting Office Cambridge Street	AYL052	Aylesbury													23								23
Land at Thame Rd/Leach Rd	AYL073	Aylesbury													18								18
Dadbroke Farm	CDN003	Cuddington													10	5							15
Land at jct of Buckingham Street and New Street	AYL059	Aylesbury																		14			14
Total for allocations										0	0	30	215	544	759	862	960	830	775	677	445	265	6362
Total projections for all deliverable sites										1375	1655	1637	1734	1663	1868	1852	1838	1650	1595	1410	1004	705	19987
Windfall Sites													97	97	97								291

Base data on
commitments/completions at end
March 2020 - Prepared September
2020

Appendix 1: Aylesbury Vale Housing Trajectory for 2013-2033 - based on NPPF 2019 Standard Method



Base data on commitments/completions at end March 2020

Appendix 2: Aylesbury Vale Deliverable Sites Commentary (September 2020)

Planning reference	Site name	Total number of dwellings up to 2033	NPPF category A or B	Number of dwellings under construction at 31 March 2020	Remaining completions 2020-2033	Five year delivery (2020-2025)	Five year delivery (2021-2026)	Planning commentary
Sites with planning permission								
03/02386/AOP	Berryfields MDA, Aylesbury	3353	A	147	487	487	337	
10/02649/AOP	Kingsbrook, Aylesbury East, Broughton Crossing	2450	A	131	1754	950	1000	
15/03806/AOP	Land North of Aston Clinton Rd, Weston Turville	386	A	17	386	375	361	
15/01218/AOP	Land North Of A421 Tingewick Road Buckingham Buckinghamshire	382	A	107	351	351	276	
10/01535/AOP	Land to south of Newton Leys, Stoke Hammond	351	A	56	76	76	26	
14/02666/AOP	Haddenham Glebe	280	A	0	190	190	150	
13/02837/AOP	Land Adjacent To Furze Lane, Winslow	233	A	22	105	105	55	
14/03289/AOP	Haddenham Airfield, Thame Road, Haddenham	233	A	40	144	144	114	
14/00448/AOP	Lower Road, Stoke Mandeville	190	A	41	61	61	21	
18/01060/APP	Alton House Business Park, Gatehouse Way, Aylesbury	146	A	0	136	136	136	
14/01010/AOP	Land adj Tesco, Tring Road, Aylesbury	135	A	45	45	45	0	
16/04608/AOP	Land off Lower Road, Stoke Mandeville	125	A	61	86	86	46	
15/04341/AOP	Land east of Lower Road, Stoke Mandeville	117	A	29	117	117	92	
16/02806/AOP	Land West of Mentmore Road, Partridge & Barkham Close, Cheddington	100	A	0	92	92	60	
15/02671/AOP	Land North of Sandholme and East of Buckingham Road, Steeple Claydon	95	A	46	95	95	55	
15/03786/AOP	Land South of Aylesbury Road, Aston Clinton	93	A	0	93	93	93	
14/02463/AOP	Land North of Brook Farm, Aston Clinton	91	A	9	10	10	0	
17/01010/AOP	Molly's Field, Land adjacent Addison Road, Steeple Claydon	90	A	0	90	90	90	
17/02632/APP	Off Gatehouse Way, Aylesbury	79	A	0	31	31	31	
15/01165/APP	Allotments, Baker Street (now Golden Mead) Waddesdon	75	A	0	52	52	27	
16/04243/AOP	Land at Thornbrook House and Roylands, Risborough Road, Stoke Mandeville	74	A	41	74	74	54	
17/01871/APP	Land Adjacent To Allotment Gardens Marsworth Road, Pitstone	74	A	0	74	74	74	
16/02673/APP	Land Rear Of 17 To 55 Eskdale Road And 47 To 63 Station Road	73	A	0	73	73	48	
16/02551/AOP	Land off Soulbury Road & Dove Street, Stewkley	67	B	0	67	67	67	The site received outline planning permission in March 2018, it has since been acquired by Dandara who are a housebuilder with a record of delivering housing elsewhere in the district. They submitted an application for reserved matters (20/00823/ADP) for 67 dwellings in March 2020 which is currently pending a decision. Their marketing website says they plan to launch the site in the Autumn 2020 subject to planning. This is a vacant greenfield site in a village location with no known constraints to its delivery. The agent for the site confirmed in May 2020 that the site is being marketed with some of the plots sold. It is anticipated they will start on the site in Autumn 2020 with the first completions expected Spring 2021.

Appendix 2: Aylesbury Vale Deliverable Sites Commentary (September 2020)

Planning reference	Site name	Total number of dwellings up to 2033	NPPF category A or B	Number of dwellings under construction at 31 March 2020	Remaining completions 2020-2033	Five year delivery (2020-2025)	Five year delivery (2021-2026)	Planning commentary
17/03322/AOP	Land At And To The Rear Of 42 Worminghall Road, Ickford	66	B	0	66	66	66	The development on this site of up to 66 homes was allowed on appeal ref 18/00071/NONDET as an outline scheme. A detailed planning application for reserved matters for 66 homes and to discharge conditions of the outline permission was validated in May 2020. A public and stakeholder consultation has taken place and comments are still being received as of August 2020. The developer will be Deanfield Homes and the developer's agent expects a build out programme of 2.5-3 years with the construction beginning Spring 2021.
15/01490/AOP	Land At North End Farm, North End Road, Steeple Claydon	60	A	7	11	11	4	
16/03820/APP	Fmr Dayla site, High Street, Aylesbury	59	A	23	23	23	0	
14/03000/AOP	Fenny Road, Stoke Hammond	58	A	0	58	58	58	
14/01794/AOP	Former BCC Offices/Civic Centre, Aylesbury	58	A	0	11	11	11	
15/02411/APP	Land Off High Street, Edlesborough	57	A	25	25	25	0	
16/00780/AOP	Land rear of Aylesbury Road, Aston Clinton	50	A	0	11	11	0	
16/02641/APP	Hamilton Precision Ltd, Tingewick Road	50	A	50	50	50	0	
15/03807/COUOR	Kingfisher House, 61 Walton Street, Aylesbury	48	A	7	11	11	7	
13/02508/AOP	Land off Chapel Drive, Aston Clinton	47	A	3	3	3	0	
15/02806/AOP	Land at Madges Farm, Chearsley Road, Long Crendon	41	A	8	8	8	0	
15/03744/AOP	Land adj Winslow Road, Padbury	40	A	30	30	30	15	
13/03491/AOP	Land rear of Glebe Close and Rushendon Furlong, Pitstone	40	A	12	12	12	0	
15/03814/AOP	Land north of Leighton Road, Wingrave and r/o Baldways Close	40	A	8	9	9	0	
17/04041/AOP	151 And Land To Rear Of 151 Station Road, Quainton	39	B	0	39	39	39	Outline permission (17/04041/AOP) for up to 40 dwellings was granted at appeal with the decision given in May 2019. A reserved matters application (20/01260/ADP) was submitted in April 2020, which is pending a decision. The applicant for the reserved matters application is a housebuilder, Barwood Homes Ltd who have a record of delivering houses elsewhere in the district.
18/03343/APP	Land Adjacent To Edge Street, Bicester Road	38	A	0	38	38	38	
16/02432/AOP	Brook Farm, Leighton Road, Stoke Hammond	33	B	0	33	33	33	This site received outline permission for 33 dwellings in March 2018, under application 16/02432/AOP. The reserved matters application 19/03246/ADP was submitted in September 2019 and is progressing. The conditions of the outline permission set out an 18 month time limit from the outline decision for submission of reserved matters and that the development should begin within 18 months from the approval of the last of the reserved matters. This application forms phase three of the Brook Farm development. There has been previous delivery of 45 homes under applications 12/02184/AOP and 12/02182/APP, which were submitted by the same landowner and constructed by Bellway Homes. The site is currently open grassland. There are currently no details on the involvement of a house-builder but the agent has confirmed that the whole development can be expected to come forward within the next five years.
16/03538/AOP	Land South of Little Horwood Road, Great Horwood	30	A	25	26	26	11	
17/02516/AOP	ICK004 - Land off Turnfields, Ickford	30	B		30	30	30	Outline permission 17/02516/AOP approved September 2019 for 30 dwellings. The agents for the site is Howard Sharp and Partners LLP and the housebuilder for the site is Rectory Homes, who have delivered other sites within the district. The site is available immediately and has no known constraints to delay housing being delivered on the site. The agents have confirmed, in May 2020, that subject to a reserved matters consent a start on site is anticipated in 2021 with a 2 year build to completion.
17/04425/APP	Land South of Leighton Road, Wingrave	29	A	0	29	29	29	
18/03525/APP	Cambridge Place House, Aylesbury	27	A	0	27	27	27	
16/02435/APP	Land south of Tinkers Drive, Winslow	24	A	0	24	24	24	
16/03379/AOP	Site A, Land South Of Little Marsh Road And East Of Swan Lane, Marsh Gibbon	22	B	0	22	22	22	Outline permission received April 2017. Application for the reserved matters was submitted in June 2019 with the reference 19/02094/ADP. This is currently pending a decision with amended plans submitted in April 2020.

Appendix 2: Aylesbury Vale Deliverable Sites Commentary (September 2020)

Planning reference	Site name	Total number of dwellings up to 2033	NPPF category A or B	Number of dwellings under construction at 31 March 2020	Remaining completions 2020-2033	Five year delivery (2020-2025)	Five year delivery (2021-2026)	Planning commentary
16/02244/AOP	WHI009 - Land Adjoining Newmans Close, North Marston Lane, Whitchurch	22	B	0	22	22	22	This site was allocated for 22 homes in the Vale of Aylesbury Local Plan under site policy 'D-WHI009 Holt's Field, Whitchurch'. The site now has outline permission for 22 dwellings as part of application 16/02244/AOP, which was approved by the Development Management Committee in November 2018. There is currently a pending full application for 22 dwellings as part of application 18/03136/APP. The house-builder is JFC Developments, who have confirmed the current use of the site is agriculture and that there are no marketing plans at present. The house-builder anticipates work to commence in September 2020 and completions to begin in the financial year 2020/21 with a two year build out.
17/03384/AOP	Land off Bushmead Road, Whitchurch	21	A	0	15	15	15	
16/01079/APP	British Waterways Repair Yard, Bulbourne Road, Marsworth	21	A	12	21	21	21	
15/03650/AOP	Land off Wainwrights, Long Crendon	19	A	0	8	8	0	
18/01772/APP	Land North Of Pegasus Way, Haddenham	17	A	0	17	17	0	
17/01107/AOP	NLV005 - Land south of Whaddon Road and West of Lower Rd, Newton Longville	17	B	0	17	17	17	This site originally had a recommendation for outline approval for 17 homes, subject to section 106 agreement, under delegated authority for the application 17/01107/AOP. However, this was quashed by the High Court in July 2019 and the application was turned over to the council for re-determination. Since then, another outline application 19/01241/AOP has been submitted to the council and this received permission for 17 homes in October 2019 following a recommendation for approval by the former AVDC's Strategic Development Management Committee. Two of the conditions attached to this decision are that a reserved matters application must be submitted to the council within three years of the outline permission, i.e. by October 2022, and that development must begin on site within two years of approval of the final reserved matters. The agent has confirmed that the whole development can be expected to be delivered within the next five to six years. It is unclear whether there is a house-builder involved yet.
16/03698/AOP	The Mellows, Hillersdon Chase, Stoke Hammond	14	B	0	16	16	16	Detailed planning application (19/00874/ADP) is pending consideration and as of July 2020 various additional drawings had been submitted following amended plans in April 2020. The site is in single ownership and there is no housebuilder involved yet. There is also pending a planning application on infrastructure and demolition of two buildings (19/01154/APP) - these have been consulted on and consultee comments have been received. The agent on the planning application has responded to a request for site delivery forecast information but is unsure on how construction/housing completions will come forward.
17/04659/APP	Former Hoseworth House site, Oxford Road, Aylesbury	15	A	0	15	15	15	
16/01664/AOP	Land north of Little Horwood Road, Great Horwood	15	B	0	15	15	15	This site is allocated for housing in the Great Horwood Neighbourhood Plan. Outline permission was received February 2019 and an application for the reserved matters (19/03614/ADP) approved in May 2020, meaning this site since the basedate has become a Category A site. There is a housebuilder involved, High Street Homes who has delivered homes elsewhere in the district. They are looking to start on site quickly and have requested no-pre-commencement conditions. The agent has confirmed, in July 2020, the intention is to start on site September 2020, with the first plots available for occupation July 2021 and finish on site December 2021.
16/00877/APP	Land off Nash Road, Great Horwood	14	A	0	14	14	14	
19/03308/ACL	Walker House, George Street, Aylesbury	14	A	0	14	14	14	
15/00932/AOP	66 High Street North And Adjoining Land, Stewkley	13	A	3	3	3	0	
15/04106/AOP	Land Adj 73 Moreton Road, Buckingham	13	B	0	13	13	13	This site was granted outline planning permission for the approval of 13 homes in September 2017 under application 15/04106/AOP, following a former AVDC's Development Control Committee where it received a recommendation for approval. One of the conditions of this approval sets out that development must begin on site within one year of approval of the final reserved matters. A reserved matters planning application 19/00902/ADP was submitted in March 2019, which has reached an advanced stage of consideration with the report expected later this year. The agent has confirmed that delivery completions can be expected either in the final quarter of 2022 or early 2023 and that, due to the scale of the development, all of the homes can be expected to come forward at the same time. There is not yet a confirmed house-builder involved.
15/04276/APP	QUA001 - Land South West Of 62 Station Road, Quainton	13	A	0	13	13	13	
14/2351/APP	Land East of 14 & 27 New Street, Waddesdon	12	A	9	9	9	0	
16/00691/AOP	Fmr Harrow PH, Bishopstone Road, Bishopstone	12	A	0	6	6	0	
16/00808/AOP	Land r/o 21-39 Clifden Road, Worminghall	12	A	12	12	12	0	
17/01364/APP	Land off Gorrell Lane, Tingewick	12	A	0	12	12	12	

Appendix 2: Aylesbury Vale Deliverable Sites Commentary (September 2020)

Planning reference	Site name	Total number of dwellings up to 2033	NPPF category A or B	Number of dwellings under construction at 31 March 2020	Remaining completions 2020-2033	Five year delivery (2020-2025)	Five year delivery (2021-2026)	Planning commentary
17/01248/AOP	Site B Castle Street/Longherdon Farm, Marsh Gibbon	10	B	0	10	10	10	An outline planning permission for 10 homes was granted in March 2018. A detailed planning application (19/03492/ADP) was submitted in September 2019 and is at an advanced stage of consideration although still pending consideration - so far there has been a full consultation on the original plans, comments received and then amended plans arrived in May and August 2020. The development will be built by Deanfield Homes. The agent estimates a start on site Feb 2021, First completion Jan 2022, Final completion in March 2022.
16/02821/AOP	5 Slicketts Lane, Edlesborough	10	B	0	10	10	10	Outline planning permission was granted in October 2017 for 10 dwellings. A reserved matters application (19/01238/ADP) was submitted in April 2019 which is pending a decision.
17/01325/APP	Land To South Of Oving Road, Whitchurch	10	A	0	10	10	10	
16/00047/APP	Land At Dollicott Paddock, Dollicott, Haddenham	10	A	0	10	10	10	
16/04602/AOP (allowed on appeal)	Land At The Boot Field, High Road, Soulbury	10	A	7	10	10	0	
16/03311/AOP	Land Adjacent To 34 North End Road, Steeple Claydon	9	A	0	9	9	9	An outline planning application (16/03311/AOP) for 9 dwellings was refused then allowed on appeal in September 2018. A detailed application (20/02062/ADP) on the reserved matters of appearance, scale and landscaping was validated in March 2020 with a consultation on the submitted plans taking place in Spring 2020 and several comments have been received. The agent has confirmed during early summer 2020 that the site owner is planning to sell the site to a housebuilder but a sale hadnt taken place yet.
16/03380/AOP	Site C Land south of Castle Street & West of Leopold Farm, Marsh Gibbon	9	A	0	9	9	9	
14/00534/APP	Land at Stratford Road, Nash	9	A	1	1	1	0	
17/00302/APP	21A Buckingham Street, Aylesbury	8	A	8	8	8	8	
18/00137/APP	CDN001 - Land North Of Aylesbury Road, Cuddington	8	A	0	8	8	8	
16/03204/AOP	Mill Road, Slapton	8	A	0	8	8	0	
17/02204/APP	Franklins Farm, Ickford Road, Shabbington	8	A	0	8	8	8	
15/02546/APP	Land Off Mill Lane, Westbury	7	A	3	3	3	0	
18/03647/APP	6 Market Hill, Buckingham	7	A	7	7	7	0	
15/02032/APP (allowed on appeal)	Littleton Manor Farm, Bicester Road, Waddesdon	6	A	0	6	6	6	
15/03371/APP	New Farm, 2 St Marys Road, East Claydon	6	A	0	1	1	0	
15/01855/APP	Kingsbury House, 2 George Street, Aylesbury	6	A	1	6	6	6	
17/01087/AOP	140-142 London Road, Aston Clinton	6	A	0	6	6	0	
18/02380/APP	North End Nurseries, North End Road, Quainton	6	A	0	6	6	6	
17/03832/APP	Land Rear Of 67 New Road, Weston Turville	6	A	0	6	6	6	
16/01644/APP	37 Bicester Road, Aylesbury	6	A	6	3	3	0	
11/00209/APP	40 Thame Road, Haddenham	5	A	0	4	4	0	
15/03203/APP	112 High Street, Aylesbury	5	A	1	5	5	5	
19/00950/APP	Chapel Lane, Drayton Parslow	5	A	0	5	5	5	
16/03350/APP	Garages adj 8 Eastern Street, Aylesbury	5	A	0	5	5	5	
19/00590/APP	Land adjacent to Winslow Road, Granborough	5	A	0	5	5	0	
13/03375/AOP	Whales Lane, Marsh Gibbon	5	A	0	5	5	5	
16/04142/AOP	Land To The West Of Rowsham Road, Berton	5	A	0	5	5	5	
16/3565/APP	2-4 Winchendon Road, Chearsley	5	A	5	5	5	0	
18/01130/APP	Land at Queen Catherine Road, Steeple Claydon	5	A	0	5	5	5	
18/02478/APP	Land At Seaton Drive (Garage Site), Aylesbury	5	A	0	5	5	5	

Appendix 2: Aylesbury Vale Deliverable Sites Commentary (September 2020)

Planning reference	Site name	Total number of dwellings up to 2033	NPPF category A or B	Number of dwellings under construction at 31 March 2020	Remaining completions 2020-2033	Five year delivery (2020-2025)	Five year delivery (2021-2026)	Planning commentary
17/04672/APP (allowed on appeal)	The Rothschild Arms PH, 82 Weston Road, Aston Clinton	5	A	0	5	5	5	
19/00597/COUAR	Charndon Grounds Farm, Twyford To Marsh Gibbon Road, Charndon	5	A	0	5	5	5	A prior approval notification 19/00597/COUAR for change of use from two barns in agricultural use to residential use (conversion of agricultural building to form 5 dwellings) was approved in April 2019. A full planning application then came in September 2019 for subdivision of the existing farmhouse to create three dwellings and this was approved in December 2019. In February 2020 a new outline planning application came in (20/00684/AOP) for the demolition of the existing farmhouse and redevelopment of the site to form three detached dwellings with parking and associated landscaping. This has gone through a public consultation and comments have been received but is pending consideration. The agent has been contacted and has responded on deliverability moving forward with the information that a start on site will not be before summer 2021 and construction will take 12-18 months to complete.
17/02868/AOP	Land Rear Of 34 To 58 Eskdale Road, Stoke Mandeville	5	A	0	5	5	5	A development of 5 homes was allowed on appeal 18/00063/REF in June 2019. The site is a vacant greenfield site with no known constraints to its delivery.
19/00097/AOP	Land Adj To 38 Eythrope Road, Stone	5	A	0	5	5	5	The former AVDC council granted outline planning permission (19/00097/AOP) for 5 bungalows and access in September 2019. A detailed planning application was then validated in April 2020 (20/01342/ADP) for appearance, access, appearance, landscaping, layout and scale of a residential development and discharge of various conditions. This application had a public consultation in Spring 2020 on the original plans and then amended plans came in July 2020. The detailed application is pending consideration. The applicant is Aspexx Homes.
19/3523/COUAR	Middleton Farm, Nash Road,	5	A	0	5	5	5	
12/00576/APP	Weedon Hill Farm, Buckingham Road, Weedon	5	A	1	5	5	0	
18/00568/AOP	Land On South Side Westfield Road Between The Shellings And Yew Tree House, Long Crendon	5	A	5	5	5	5	
	Sites under five			113	448	448	299	
Total sites with planning permission					6204	5389	4284	
Sites with resolution to grant p.p. subject to S106								
16/00424/AOP	Land Between Wendover Road And Aston Clinton Road, Aylesbury	2555	B	0	2555	230	455	This forms the largest parcel of the VALP allocation 'D-AGT4 Aylesbury South of A41' (parcel WTV022), which is one of the strategic allocations around Aylesbury Garden Town. There is an outline application (16/00424/AOP) on the site for 3,000 dwellings. This application was considered in October 2017 by the former AVDC's Strategic Development Management Committee who resolved to grant planning permission for the development subject to the completion of a legal agreement. The S106 has been drafted and is available to view online. Since the committee recommendation, the former Buckinghamshire County Council adopted the Aylesbury Transport Model 2020. The application is now the subject of further work in order for the proposal to be assessed using the new model data. The site is currently used as agricultural land with no known constraints to delivery. There is a housebuilder involved, Taylor Wimpey who delivered large parts of Berryfields, another MDA around Aylesbury that is nearing completion. There is a project website and the agent has confirmed a full marketing strategy will be implemented in due course. The agent has confirmed in May 2020 that their anticipated timescales were outline permission granted by end of 2020, the commencement of infrastructure work on site is spring 2022 and housebuilding on site beginning of 2023 with the first occupations likely in that spring, following with a ten+ year build out reaching a peak of 300 dwellings per annum.
15/00314/AOP	Land to south west of Milton Keynes, North East Aylesbury Vale	1855	B	0	1855	300	550	The site has an outline application (15/00314/AOP) for 1,855 dwellings submitted. This application went to committee in June 2017 where it was resolved to approve the application subject to S106. It was then considered again at committee in April 2019 to update members on the latest position on the S106 relating to the health contributions requested from Milton Keynes Council. It was resolved at the committee to extend the delegation to approve the application subject to S106 which is extended to include the requirement to secure a financial contribution towards secondary health care facilities in Milton Keynes. The S106 has been drafted and is available to view online. Access to serve this development is within Milton Keynes, a application submitted to them alongside this one was refused at committee in November 2019, overturning the officers recommendation to approve it. The applicants have lodged an appeal against this decision which is due to be heard by public inquiry commencing 13th October 2020 and programmed for 6 days with Buckinghamshire Council as a rule 6 party. In June 2020 the applicants submitted a updated Transport Assessment and new Environmental Statement in response to the additional information submitted by objectors to the application within Milton Keynes as well as for other reasons including updated information regarding the oil pipeline on site and in response to updated policy, regulation and guidance. The application is subject currently to another round of consultation and publicity. The site is agricultural land with no known constraints. It is to be delivered by the South West Milton Keynes consortium which includes Hallam Land Management, Taylor Wimpey, Connolly Homes, William Davis Homes and Bellcross Homes. The agent has submitted, in June 2020, a projected trajectory of expected housing completions which estimate housing completions beginning in 2022/23, ending in 2030/31 with delivery reaching 250 dwellings a year.

Appendix 2: Aylesbury Vale Deliverable Sites Commentary (September 2020)

Planning reference	Site name	Total number of dwellings up to 2033	NPPF category A or B	Number of dwellings under construction at 31 March 2020	Remaining completions 2020-2033	Five year delivery (2020-2025)	Five year delivery (2021-2026)	Planning commentary
16/01040/AOP	Aylesbury Woodland, College Road North, Aylesbury	990	B	0	990	30	150	<p>This site forms part of site allocation policy 'D-AGT3 Aylesbury north of A41' (parcel WTV018) in the Vale of Aylesbury Local Plan, which is one of the strategic allocations around Aylesbury Garden Town. The site received recommendation for approval for outline permission under application 16/01040/AOP by the former AVDC's Strategic Development Management Committee in October 2017, subject to section 106 agreement. The development has permission, subject to S106, for up to 1,100 dwellings but only 990 of these are allocated in the VALP and therefore counted within the trajectory because the remaining 110 homes will be delivered outside of the plan period i.e. after the financial year 2032/33.</p> <p>Since the committee recommendation, the former Buckinghamshire County Council adopted the Aylesbury Transport Model 2020. The application is now the subject of further work in order for the proposal to be assessed using the new model data.</p> <p>The site is currently used for agriculture and there is not yet a house builder involved. The agent has confirmed that once outline permission has been granted, a detailed application will follow and the site will be marketed.</p> <p>The commencement of housing on this site is dependent on the completion of the Aylesbury Eastern Link Road (South). The agent set out in June 2020 that housing completions on the site are expected from the financial year 2024/25 onward, subject to the timings of the Aylesbury ELR(S) being completed.</p> <p>For delivery commentary on the extra care units at Aylesbury Woodlands, please refer to the separate entry under the section 'Use class C2: residential institutions'.</p>
17/02280/AOP	HAD007 - Land north of Rosemary Lane, Haddenham	273	B	0	273	128	203	<p>Site HAD007, named Land north of Rosemary Lane, is allocated in the VALP. It is in the ownership of the Aston and Rose family with the exception of the part of HAD007 to the rear of 14 Townsend that is in separate ownership (and not part of the planning application referred to below). The site agent is Jake Collinge of JCPC Ltd and the site is under Promotion Agreement to Astonhill Lane Ltd. The site is available immediately and has no known constraints to delay housing being delivered on the site.</p> <p>An outline application for the site, reference 17/02280/AOP, was submitted in June 2017 for 285 dwellings and was amended to 269 dwellings and then most recently to 273 dwellings. It was approved subject to S106 in January 2020. A draft S106 has been published online but a decision has not been issued.</p>
16/00151/AOP	MMO006 - Land east of Walnut Drive and West of Foscore Road, Maids Moreton	170	B	0	170	65	105	<p>An outline planning application (16/00151/AOP) for up to 170 homes, public open space and associated infrastructure on what is now the VALP as proposed to be modified site MMO006 was validated in January 2016 and is currently pending a decision. There has been consultation on the original plans and various amended plans since and more recently parish council and an action group comments on the draft Section 106 agreement.</p> <p>At the former Aylesbury Vale District Council's Strategic Development Management Committee on the 20th February 2019 it was approved subject to the completion of a S106 legal agreement. This has been published online in draft.</p> <p>The agent has confirmed in early August 2020 that there is a housebuilder involved, David Wilson Homes.</p>
17/04819/AOP	Westonmead Farm, Aylesbury	157	B	0	157	120	157	<p>Westonmead farm is part of the AGT3 allocation in VALP. It has outline permission (17/04819/AOP) for 157 dwellings which was granted permission in May 2020, since the basedate of 31 March 2020 for this trajectory. There is a appeal still running on the site (19/00619/AOP) which matches the application approved. There are no areas of dispute between the parties subject to the completion of a S106 for 19/0619/AOP but the applicant wishes the appeal to proceed. The site is vacant and there are no known constraints to delivery of the site. The applicants have a Deed of Grant with the adjacent owners of the MDA site as they need access through their site as well. To meet the terms of this they had to have permission by the end of May and they gained this with 17/04819/AOP. The agent for the site, in July 2020, has confirmed that the intention is to market the site later this year and indicated completions could start in early 2022.</p>
19/01853/APP	Oxford House, Oxford Road, Aylesbury	29	B	0	29	29	29	<p>In November 2019, the application 19/01853/APP for 29 dwellings received a resolution to grant planning permission subject to Section 106 agreement. This application covers the part of the ground floor of Oxford House which was not covered by the prior approval application 17/03425/COUOR for 193 dwellings.</p> <p>The site is already under construction and as of 31 March 2020 there were already 77 homes built under the application 17/03425/COUOR, which demonstrates that the site is available, suitable and achievable with a realistic prospect that housing will be delivered with in five years under application 19/01853/APP.</p>
17/04837/AOP	Coldstream Farm/ Rear Of The Clifden Arms, Worminghall	18	A	0	18	18	18	<p>This site was allocated for 18 dwellings in the made Worminghall Neighbourhood Plan (April 2018) under policy NH3.</p> <p>An outline application was submitted in December 2017 and it was deferred and delegated for officer approval by the Strategic Development Management Committee in December 2019, subject to section 106 agreement.</p> <p>The completed section 106 agreement was published in June 2020. The post section 106 report was published shortly after this and included the officer recommendation for approval as well as setting out the condition that "the application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of 18 months from the date of this permission". Planning permission was issued as a decision 29 June 2020 and so this site since the basedate has become a Category A site according to the NPPF definition of deliverability. A reserved matters planning application 20/02677/ADP for up to 18 dwellings was received in August 2020.</p> <p>The agent has confirmed that the site is currently being used for agriculture and horse grazing and there are no known constraints. Brickhill Homes are the house-builder involved. A reserved matters application is being prepared for submission as soon as possible following issue of the outline permission and preparation of supporting documentation.</p> <p>Housing completions are expected to deliver over two years and the agent anticipates the first home being completed in the financial year 2020/21.</p>
18/01037/AOP	Land Adjacent To Haddenham Nurseries, Haddenham	17	B	0	17	17	17	<p>Outline permission (18/01037/AOP) for the site was approved subject to S106 in February 2020 and then permission given in June 2020. There are no known constraints to the site being delivered and it is adjacent a site that has recently completed building 14 dwellings.</p>
15/02242/AOP	Cobb Hall Road, Newton Longville	15	B	0	15	15	15	<p>Outline permission was originally given under reference 15/02242/AOP but the decision was quashed by a consent order in March 2018 after judicial review and remitted back to the former AVDC to re-determine. It was then approved by committee in May 2019, subject to new S106 agreement. This new S106 has been published in draft for consultation in July 2020. The agent confirmed in May 2020 that the site will be sold for development as soon as possible once the site has permission.</p>
16/02669/AOP	Land at Scotts Farm, Maids Moreton	12	B	0	12	12	12	<p>This site previously received outline permission for 12 dwellings after it was deferred and delegated for officer approval at former AVDC's Development Management Committee in November 2017 under application 16/02669/AOP.</p> <p>The current outline application 18/01385/AOP was submitted as a revised scheme in April 2018. This outline application was recommended for approval via Planning Committee in December 2019, subject to section 106 agreement. The section 106 has reached engrossment stage and the unsigned version of the agreement was published in June 2020.</p> <p>The agent has confirmed in July 2020 that the site is vacant and there are no known constraints. There is not yet a house-builder involved and the site is not currently being marketed. A detailed planning application is anticipated in the fourth quarter of 2020, subject to the outline decision being issued, and completion of the first home is expected in the first quarter of 2022.</p>

Appendix 2: Aylesbury Vale Deliverable Sites Commentary (September 2020)

Planning reference	Site name	Total number of dwellings up to 2033	NPPF category A or B	Number of dwellings under construction at 31 March 2020	Remaining completions 2020-2033	Five year delivery (2020-2025)	Five year delivery (2021-2026)	Planning commentary
19/03398/APP	Oddfellows Hall, 48 Well Street, Buckingham	9	B	0	9	9	9	At the end of year position on 31.03.2020 this site had a resolution to grant planning permission for nine student dwellings, subject to section 106 agreement. The site then received full planning permission on 24.04.20, meaning that at the time of publication it has now become a Category A site under the NPPF definition of a deliverable site. There are two submission of details applications which need to be discharged before development can commence. Application 19/B3398/DIS was approved on 27.07.20 and application 19/A3398/DIS (discharge of condition 4 regarding window details) is progressing, with the latest revisions to the window details published on 10.08.20.
Total sites with resolution to grant p.p. subject to S106					6100	973	1720	
Allocated sites in neighbourhood plans without permission								
N/A	Above Rumbolds Well & next to Field Farm (I), Buckingham	100	B	0	100	0	0	The site, located in the western part of the Tingewick Road Industrial Estate, is allocated as Site I for around 100 homes in the made Buckingham Neighbourhood Development Plan (September 2015). There have been no planning application as yet for its redevelopment for housing. The Town Council has responded in March 2020 that there are three units on Site I: one is occupied and the others are vacant although one of these was being marketed but for employment use. There is therefore not sufficient evidence to confirm that this site will come forward within the next five years.
N/A	Land North East of the village, Waddesdon	75	B	0	75	45	75	The site is allocated for 75 homes in the made Waddesdon neighbourhood plan (October 2017). In May 2020, an outline planning application was submitted (20/01426/AOP) for up to 75 dwellings. The application has undergone a full public consultation over spring and summer 2020, with a number of responses made, and is pending determination at the time of writing this summary. The site has had interest from a number of housebuilders about carrying out the development once planning permission has been secured. The relocation of the allotments is an issue to resolve. The agent hopes the application can be reported to committee by September or October 2020 at the latest. Any future reserved matters application will be subject to the eventual developer's timetable. In terms of the construction period, the agent has estimated between 1 and 2 yrs build-out at a max rate of 52 dwellings per year.
N/A	Land at Winslow Rugby Club, Winslow	75	B	0	75	50	75	Land at Winslow Rugby Club and Land at Winslow Centre are allocated in the Winslow Neighbourhood Plan for 75 and 30 dwellings respectively. The two sites adjoin each other and are owned by Buckinghamshire Council. They could potentially come forward as one scheme. The development of the Rugby Club site is dependent on access to the site being provided through the neighbouring site (Land Adjacent To Furze Lane), which is currently under construction. It is also dependent on the relocation of the existing sports pitches to a site in the north of the town (part of HELAA site WIN020 - Land to the north of Buckingham Road) as set out in the Neighbourhood Plan. WIN020 is also owned by Buckinghamshire Council and is allocated in the neighbourhood plan partly for employment uses as well as the relocated sports pitches. In the VALP Main Modification document (October 2019), it was proposed to include a C2 allocation on the employment part of site WIN020. The former Buckinghamshire County Council responded to the Main Modifications consultation raising concerns about the impact this allocation could have on the relocation of the sports facilities, as a larger area than previously allocated is being considered. In this response, they also set out that Land at Winslow Centre has an existing scheme proposed for up to 90 Extra Care homes as well as a medical centre and community facilities, including a library. This scheme has financial backing from the One Public Estate Board. The C2 allocation at WIN020 in VALP is therefore now proposed to be removed and the Winslow Neighbourhood Plan is undergoing a review.
N/A	Land off Station Road, Winslow	65	B	0	65	65	65	The site was allocated in the Winslow Neighbourhood Plan (September 2014) for 65 dwellings and since then a full application for 63 dwellings was submitted (18/04590/APP) in December 2018, which is pending a decision. The application is progressing and new drawings and revised evidence were submitted in Spring 2020. The Highways and Ecology consultees have confirmed there are no objections following this further submission and have also provided draft conditions. There is an outstanding issue regarding the provision of a LEAP.
N/A	Land Off Slicketts Lane And Dove House Close, Edlesborough	40	B	0	40	0	20	The site was allocated in the Edlesborough Neighbourhood Plan (October 2017) for approximately 40 dwellings, with the land to the south allocated as a reserve site for approximately 40 dwellings. Since then an outline application for 40 dwellings has been submitted (17/02539/AOP) in July 2017, which is pending a decision. The application has been through a consultation and a significant number of comments have been received and revised plans have been made.
N/A	St Rumbolds Well(J), Buckingham	39	B	0	39	0	0	Site J is allocated in the Buckingham Neighbourhood Development Plan (September 2015) for 39 dwellings. The site is constrained by the steep gradient of the land from Tingewick Road and by St Rumbold's Well, a Scheduled Ancient Monument, on the southern site boundary. The adjacent Site G from the neighbourhood plan is now permitted as 'Land North Of A421 Tingewick Road' and part of the approval of details (17/04668/ADP) for this site involved the provision of vehicular access to Site J, therefore mitigating potential access issues from the topography of the site. The Town Council responded in March 2020 that there has been no development interest for the site expressed to them. However, they consider there may be interest once the adjacent housing site has been further development and that retirement housing could be a possibility. There is therefore not sufficient evidence to confirm that this site will come forward within the next five years.
16/04085/APP	Land South of Twelve Leys, Wingrave	30	B	0	30	30	30	There is a pending full planning application (16/04085/APP) for 32 dwellings which has a resolution to grant subject to completion of a satisfactory S106 agreement. The application was submitted by Cala Homes and the site will be built out by them. This site is allocated in the made Wingrave with Rowsham neighbourhood plan as modified (September 2019). Negotiations on the S106 have been progressing and the Council is optimistic that agreement will be reached and a permission issued soon, by the end of the year at the latest. The applicant has confirmed that subject to the satisfactory completion of the S106 and discharge of the (relatively standard) conditions there are no obvious impediments to delivery and anticipate a start on site in early 2021.
N/A	Land at corner of Well and Bridge Streets (K), Buckingham	28	B	0	28	0	0	The site allocated in the made neighbourhood plan as Site K is mostly an employment area. It is bordered to the north and east by Bridge Street, which is a main thoroughfare to the town centre. To the south is the Well Street Centre, a former County Council Social Care facility. The allocated site is in very close proximity to listed buildings. The proposal submitted to the Town Council for the site to be included in the neighbourhood plan was for the site to produce 28 flats and one guest flat. Buckinghamshire Council has yet to receive a planning application for housing on the site. The Town Council have responded in March 2020 that the office space on the site seems unused by there is a children's soft play business operating on the site. There is therefore not sufficient evidence to confirm that this site will come forward within the next five years.
N/A	Land Rear Of Good Intent, Edlesborough	15	B	0	15	15	15	The site was allocated in the Edlesborough Neighbourhood Plan (made October 2017) for approx. 15 dwellings, with access off Cow Lane only (through neighbouring site). Application 17/02222/APP submitted for 14 dwellings in June 2017. This was refused in May 2018 and an appeal was dismissed in June 2019. This was refused because the access proposed was not off Cow Lane and was considered unacceptable as well as being contrary to the neighbourhood plan. The neighbouring site has been developed for housing and was completed in 2019 and an access through this site to the neighbourhood plan site from Cow Lane has been made possible. The agent for the site has confirmed, in May 2020, that a new application which has proposed access agreed by Highways will be submitted shortly. The site is vacant and has no known constraints to it being delivered.

Appendix 2: Aylesbury Vale Deliverable Sites Commentary (September 2020)

Planning reference	Site name	Total number of dwellings up to 2033	NPPF category A or B	Number of dwellings under construction at 31 March 2020	Remaining completions 2020-2033	Five year delivery (2020-2025)	Five year delivery (2021-2026)	Planning commentary
N/A	Land off Sandy Lane, Long Crendon	10	B	0	10	5	10	The Long Crendon Neighbourhood Plan, made in 2017, allocated two parcels of land off Sandy Lane for 5 houses each. The southern one has a application on it 19/01305/APP for 5 dwellings which was approved in July 2020 (after the base date of this position statement) with some pre-commencement conditions. The application was submitted by Rectory Homes, a housebuilder who has delivered other sites within the district. Rectory Homes have confirmed, in July 2020, that they anticipate starting on site towards the end of this year, with all 5 units to be delivered in the 2021 / 22 period.
N/A	Land off Westfield Road, Long Crendon	8	B	0	8	0	8	The Long Crendon Neighbourhood Plan, made in 2017, allocated two parcels of land either side of the road with the northern parcel allocated for 8 houses and the southern parcel allocated for 5 houses. The southern parcel now has planning permission but no application has been submitted yet for the northern parcel. There is therefore not sufficient evidence to confirm that this site will come forward within the next five years.
N/A	29 The Green, Edlesborough	5	B	0	5	0	2	The site has had a planning application submitted for 6 dwellings (net 5) 15/01519/APP that was withdrawn in June 2015. This is what the site is allocated for under Policy EP2 of the made neighbourhood plan. A new application came in October 2018 for 3 dwellings (net 2) and access from Taskers Row and this is reference 18/03448/APP. This application is considered to be at an advanced stage of consideration as it has had a public consultation on the original plans, comments were received and amended plans were made in December 2019. At the time of writing the application was still pending consideration although the Council officers are optimistic it will be able to resolve any outstanding issues. In terms of timing of the site to be developed , the agent has been contacted for the purposes of the 5 year housing land supply work but so far no response has been forthcoming. There is therefore not sufficient evidence to confirm that this site will come forward within the next five years.
Total allocated sites in neighbourhood plans					490	210	300	
Permitted development								
17/03425/COUOR	Oxford House, Oxford Road, Aylesbury	193	A	0	116	116	76	
17/02123/COUOR	Hampden House, Aylesbury	112	A	0	112	112	112	
19/02905/COUOR	Unit 1, Triangle Business Park, Quilters Way, Stoke Mandeville	90	A	0	90	90	90	
16/03976/COUOR	Sloane House, 24 New Street, Aylesbury	52	A	0	52	52	52	
16/04199/COUOR	Prebendal Court, Oxford Road, Aylesbury	49	A	0	10	10	0	
18/02217/COUOR	Verney House, Gatehouse Road, Aylesbury	28	A	0	28	28	28	
20/00135/COUOR	Elsinore House, 43 Buckingham Street	27	A	0	27	27	27	
16/01299/COUOR	Western House, 14 Rickfords Hill, Aylesbury	15	A	15	15	15	15	
18/00066/COUOR	Chiltern House, Thame Road, Haddenham	12	A	0	12	12	12	
16/04619/COUOR	Plenham Ltd, The Firs, Whitchurch	8	A	0	8	8	8	
18/02668/COUOR	Rycote Court, 23-25 Buckingham Street, Aylesbury	5	A	0	5	5	0	
Total permitted development					475	475	420	
Older persons' housing C3 commitments								
16/02748/APP (allowed on appeal)	Land rear of 23 Anstey Close, Waddesdon	16	A	0	16	0	16	
16/03302/APP	Rear of Grand Junction PH, High Street	14	A	14	14	14	14	
Total older persons' housing C3 commitments					30	14	30	
Use class C2: residential institutions								
15/03806/AOP	Land North Of Aston Clinton Road, Aylesbury (Former Aston Clinton MDA Site)	80	B	0	80	80	80	This care home is part of the wider development 'Land North of Aston Clinton Rd, Weston Turville' which is for 386 dwellings and under construction. The outline for the whole scheme (15/03806/AOP) included 80 bed extra care housing (C2/C3). The site now has a pending application (20/00530/ADP) which was submitted in February 2020 for an 85 bed carehome (C2). Hallmark Care Homes are the applicants. The application is progressing and work is being undertaken to resolve outstanding design issues before a decision can be issued. The main residential dwellings are now under construction and the majority of these will be delivered over the next five years, therefore it can be expected that the care home will also be delivered within this period.
16/00847/APP (allowed on appeal)	West End Farm Brackley Road, Buckingham	72	A	0	72	72	72	

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Planning reference	Site name	Total number of dwellings up to 2033	NPPF category A or B	Number of dwellings under construction at 31 March 2020	Remaining completions 2020-2033	Five year delivery (2020-2025)	Five year delivery (2021-2026)	Planning commentary
N/A	AGT2 South West Aylesbury	1300	B	0	1300	60	160	<p>This site forms the largest parcel of site allocation policy 'D-AGT2 South west Aylesbury' (parcels STO016 and SMD009) in the Vale of Aylesbury Local Plan, which is one of the strategic allocations around Aylesbury Garden Town. VALP allocation AGT2 has a permission accounted for in the rows above for 190 dwellings which is currently being built out. This site has a outline planning application pending, 18/04346/AOP, for 1,400 dwellings which was submitted in December 2018. The former Buckinghamshire County Council adopted the Aylesbury Transport Model 2020 and the application is now the subject of further work in order for the proposal to be assessed using the new model data. The council is working proactively with the agents for this site and there are currently monthly meetings happening with stakeholders including HS2.</p> <p>There are three owners of the site, the largest site parcel (STO016) is owned by The Ernest Cook Trust and the Trustees of Lord Carrington's 1963 Settlement; the smaller site parcel (SMD009) is owned by the Pearce Family, both site parcels are being represented by Nexus Planning Limited. Both site parcels are being promoted for development by Gleeson Strategic Land on behalf of the landowners.</p> <p>The site is available immediately and will require some flood, noise and landscape mitigation. Existing public rights of way, which cross the HS2 railway line, will be retained within the development. The southern access is dependent on the delivery of new major infrastructure. The agent, in 2018, set out the site is intended to have a 10 year build out timeframe and a peak in delivery of 180 dwellings per annum (similar to the build out rate achieved by the development at the Fairford Leys development (a MDA on the edge of Aylesbury delivered in the late 1990's/early 2000's) on land owned by the Ernest Cook Trust) and the agent has confirmed, in July 2020, that their clients are keen to develop the land as soon as possible.</p>
N/A	WHA001, Shenley Park, Whaddon	1150	B	0	1150	50	150	<p>This site is a proposed allocation in the Main Modifications VALP following the inspectors request to allocate more housing on the edge of Milton Keynes. It is currently vacant agricultural land that is available immediately with no known constraints that would hold up delivery. There is a housebuilder involved, Crest Nicholson. The agent confirmed in May 2020 that Crest Nicholson's intend to bring forward an outline planning application (including detailed first phase) soon after the site is formally allocated in the adopted VALP. The expected trajectory as set out in the Main Modifications representation by the agent was based on Crest Nicholson's belief the site could accommodate 1,580 dwellings and set out completions first coming forward in 2021/22 with a 8 year build out and rates peaking at 250 dwellings per annum.</p>
N/A	HAL003 RAF Halton, Wendover	1000	B	0	1000	25	125	<p>This site is a proposed allocation in VALP. It is currently a operational training base for initial entrants to the RAF. The government has announced it will close as part of the nationalisation of defence properties, with a phased vacation from 2022 to a final disposal in 2025. The housing is expected to come forward on a phased basis as parts of the site become vacant through reuse and redevelopment of existing buildings. The site benefits from an existing road network and connections to utilities. A masterplan SPD is being prepared for the site and following the adoption of this the agent has said a planning application that meets the requirements of the SPD would then follow. There are no known constraints to the site that would delay delivery. The agent for the site confirmed in May 2020 that the DIO are continuing to bring forward this site in line with the Site Delivery Statement and market conditions. The Site Delivery Statement set out a projected trajectory of housing coming forward in 2024/25 and then delivering until 2032/33 with a peak in delivery of 125 dwellings per annum.</p>
N/A	AGT1 South Aylesbury	875	B	0	875	75	175	<p>An outline planning application for up to 750 homes covering part of this site was submitted in April 2019 and is pending. An application for the South East Aylesbury Link Road (SEALR) through the site was submitted by Buckinghamshire Council in April 2020 (CC/0015/20) which is also pending. Further applications covering other parcels to the east of the railway line of the site are anticipated soon.</p> <p>The council are working proactively with the agents to bring forward a SPD to inform the context for these applications and comprehensive delivery for the whole of the site.</p> <p>The northern part of AGT1 has detailed planning permission for 125 homes granted in November 2018. The site is at an advanced stage of construction with 39 homes of the 125 having already been completed. The developer is Crest Nicholson. Information provided as part of the joint response by the some of the landowners to the VALP Main Modification consultation in November 2019 represented three parcels of land, one by Lands Improvement for the 750 homes application that's already submitted. They estimated delivery of completions starting in 2023 and finishing 2027, but based on approval subject to S106 Q2 2020. The second parcel has Redrow Homes and Vanderbilt homes involved for an estimated 680 homes delivering 2022 - 2026. The third parcel has the housebuilder CALA involved for an estimated 125 dwellings delivering between 2022 - 2024.</p>
N/A	AGT3 Aylesbury north of A41	600	B	0	600	0	0	<p>This refers to the parts of the VALP allocation AGT3 that don't have permission. This is made up of two different parcels of land ownership, College Farm (allocated for 250 dwellings) and Manor Farm (allocated for 350 dwellings).</p> <p>College Farm – the agent for this site, in July 2020, has said the timing of this site coming forward is dependent on the adjacent site Woodlands for provision of services to the site boundary but that a planning application is anticipated being submitted mid 2021 and indicated that completions could start in 2023.</p> <p>Manor Farm – the agent for this site, in July 2020, has said that there is a housebuilder involved, Mactaggart and Mickel who are seeking to progress a planning application for the site within the next 12 months. The agent set out that their initial masterplanning indicated a higher capacity of around 450 dwellings. The site is reliant on the Eastern Link Road (South) being delivered. Subject to obtaining planning permission and the Eastern Link Road (South) being delivered by 2021/22 the agent set out it is expected that development could commence on site in 2023/24 with a four year build out.</p>
N/A	BUC046 Land off Osier Way (south of A421 and east of Gawcott Rd), Buckingham	420	B	0	420	130	250	<p>The site is mostly in the Buckingham neighbourhood plan area and outside the plan's settlement boundary. The site is allocated in the VALP as proposed to be Modified as site BUC046 for at least 420 homes and other development. A Site Delivery Statement was prepared for the VALP examination hearings setting out Boyer Planning as the agent for the site promoting the site through the local plan process for Wates Developments.</p> <p>An outline planning application (19/00148/AOP) was validated in January 2019 for up to 420 homes and other development. This is pending consideration but has undergone consultation with comments received back from the public and stakeholders.</p> <p>The application agent Boyer were contacted in May 2020 for their expectations for the development of the site moving forward and they consider that If they secure outline planning permission by the end of 2020 the site will be marketed shortly after. They expect significant interest from housebuilders and housebuilders would take forward the reserve matters in a timely manner. The agent also considers detailed planning permission could be secured by summer/autumn 2021 and so the following could be expected as completions figures per annum 2021/22 - 20, 2022/23 - 100, 2023/24 - 120, 2024/25 - 100, 2025/26 - 80.</p>

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Planning reference	Site name	Total number of dwellings up to 2033	NPPF category A or B	Number of dwellings under construction at 31 March 2020	Remaining completions 2020-2033	Five year delivery (2020-2025)	Five year delivery (2021-2026)	Planning commentary
N/A	WIN001 Land to east of B4033 Great Horwood Rd, Winslow	315	B	0	315	140	220	<p>This site has been allocated in the Vale of Aylesbury Local Plan for 315 dwellings under site policy 'D-WIN001 Land to east of B4033 Great Horwood Rd, Winslow'. The site was previously allocated for 585 homes in the submission version of the VALP (November 2017) but this was revised to 315 dwellings through further, more detailed assessment work as part of the VALP Main Modifications (October 2019).</p> <p>There are currently two applications on the site: 18/03422/AOP which was submitted in October 2018 by Gladman for 215 dwellings and 19/03482/AOP which was submitted in September 2019 by Land and Partners for 120 dwellings. Gladman also submitted application 18/03421/AOP for 235 dwellings which they submitted to appeal for non-determination but this was withdrawn in September 2019.</p> <p>The site comprises several fields currently used for pasture with some light industrial and agricultural uses, including some built form and scrap material storage towards the site's western boundary.</p> <p>Gladman are the land promoter for application 18/03422/AOP and they have confirmed that the land will be marketed to be sold to a housing developer once outline planning permission is secured. Following the sale of the site, they expect a reserved matters application to be submitted within a year.</p> <p>Land and Partners are currently going through a selection process for a developer partner. If the outline permission is issued before a house builder is appointed then the site will be openly marketed with outline permission in place. Land and Partners anticipate that the development will commence up to 12 months after a resolution to grant outline planning permission, during which time a housebuilder will be appointed (if not already selected prior to the resolution), and reserved matters submitted and granted. It is then expected to take around 2 to 2.5 years to complete the development. The agent anticipates the a three year build out period, starting in the year 2021/22, on the assumption of a resolution to grant in November 2020.</p>
N/A	AYL115 Rabans Lane, Aylesbury	200	B	0	200	65	115	<p>This site has been allocated in the Vale of Aylesbury Local Plan for 200 dwellings under site policy 'D-AYL115 Rabans Lane, Aylesbury'. It is now subject to an outline planning application for 200 dwellings, 20/02611/AOP, which was submitted on 31.07.2020.</p> <p>The agent has confirmed that the site is currently occupied for commercial industrial use and the vacancy date is to be determined. There are no known constraints, there is not yet a house-builder involved and the site is not currently being marketed.</p> <p>The agent has indicated that completions are expected to begin in the financial year 2023/24 followed by a five year build out period.</p>
N/A	AGT4 Aylesbury south of A41	159	B	0	159	108	134	<p>The remaining allocated parcels of VALP site 'D-AGT4 Aylesbury south of A41' are 'Land adjacent to Aston Clinton Holiday Inn, Weston Turville' and 'Land at New Road, Weston Turville'. In total, the two remaining parcels are allocated for 159 dwellings.</p> <p>'Land adjacent to Aston Clinton Holiday Inn, Weston Turville' is allocated for 108 homes and in the VALP site policy, the site is identified by its Housing and Economic Land Availability Assessment (HELAA) parcel reference WTV019.</p> <p>An outline planning application (16/03388/AOP) was submitted in September 2016 for 120 dwellings, which was then revised to 108 dwellings. Since then, a full application (18/02495/APP) was submitted in July 2018 for 121 dwellings and this is the application which is being progressed.</p> <p>The former Buckinghamshire County Council adopted the Aylesbury Transport Model 2020. The application is now the subject of further work in order for the proposal to be assessed using the new model data. The applicant has undertaken the further work required, which was submitted to the council in June is currently being assessed by the council's Highways team.</p> <p>The application is expected to go before Strategic Sites Committee autumn this year, subject to the further work being deemed acceptable to proceed.</p> <p>The agent has confirmed that the site is currently being used for agriculture and that there are no known constraints. CALA (Chilterns) are the applicant as well as the house-builder involved but have not yet started marketing the site. Work is expected to start on site in autumn 2020, subject to approval decision, and the first completions are expected in summer/ autumn 2021 followed by a three year build out period.</p> <p>'Land at New Road, Weston Turville' is allocated for 51 homes in the Vale of Aylesbury Local Plan and in the VALP site policy, the site is identified by its Housing and Economic Land Availability Assessment (HELAA) parcel reference WTV021. The site is currently used for agriculture and the landowner has confirmed it is available immediately. An application is currently being prepared for submission as soon as possible and the landowner would expect to be ready to commence on site in 2021, subject to planning permission and the future Covid-19 situation.</p>
N/A	BUC043 Land west of AVDLP allocation BU1, Moreton Rd, Buckingham	130	B	0	130	110	130	<p>The site is owned by Avenue Farms Ltd who have an option to Bellway Homes , Bellcross Co. Ltd and Fosbern Manufacturing Ltd who have successfully delivered two previous phases of development on land immediately east of the site. There has been a previous hybrid planning application on the site for 130 dwellings, (14/02601/AOP) submitted in 2014 this was initially approved subject to Section 106 at committee in 2015 but was then subject to a call in by the Secretary of State in 2016 because of conflict with the recently made Buckingham Neighbourhood Plan. In 2017, following a public inquiry, the Secretary of State dismissed the call-in application due to the conflict with the Neighbourhood Plan. This summary is detailed in a Site Delivery Statement prepared to support the allocation of the site in the VALP examination hearings.</p> <p>A full planning application for 130 dwellings was submitted in February 2020 (20/00510/APP) and this is pending determination. A public consultation has been undertaken.</p> <p>The agent has been contacted in May 2020 for estimates of construction and completion of the houses and the estimate from agent from the agent is 2021/22 - 10 homes, 2022/23 - 50 homes, 2023/24 - 50 homes, 2024/25 - 20 homes.</p>
N/A	AYL032 Ardenham Lane, Aylesbury	54	B	0	54	0	0	<p>This site is allocated for 54 homes in the Vale of Aylesbury Local Plan under the site policy 'D-AYL032 Ardenham Lane, Aylesbury'. The two buildings on the site, Ardenham Court and Sunley House, are currently used for employment but site assessment work has identified the possibility of housing being delivered through conversion under permitted development rights. The site policy in the VALP estimates that around 16 homes could be delivered at Ardenham Court and around 38 homes could be delivered at Sunley House.</p> <p>The owner of Ardenham Court has confirmed that it can deliver 16 homes as a minimum. An application is not currently being prepared but the property is let under mid-term length agreements to allow flexibility for a housing proposal to be submitted whilst leaving sufficient time for this to be prepared.</p> <p>The agent for Sunley House has confirmed that the site is currently let and the final lease does not expire until 2028. There is also an active application to convert the fourth floor from B1 (office use) to D1 (religious use) under 20/02081/APP but the agent has confirmed that the applicant is only seeking a five year lease.</p> <p>The evidence for this site therefore concludes that it will not deliver housing within the next five years.</p>

Appendix 2: Aylesbury Vale Deliverable Sites Commentary (September 2020)

Planning reference	Site name	Total number of dwellings up to 2033	NPPF category A or B	Number of dwellings under construction at 31 March 2020	Remaining completions 2020-2033	Five year delivery (2020-2025)	Five year delivery (2021-2026)	Planning commentary
N/A	AYL068 Land North of Manor Hospital, Birtton Rd, Aylesbury	39	B	0	39	0	0	<p>This site is allocated in the Vale of Aylesbury Local Plan for 39 homes under site policy 'D-AYL068 Land North of Manor Hospital, Birtton Rd, Aylesbury'. The allocated area forms part of the HELAA site AYL068 and the southern parcel received outline permission for up to 50 dwellings in May 2015 under the application 14/02689/AOP. This was built by Ridgepoint Homes and was completed in September 2018.</p> <p>The site is owned by Oxford Health NHS Foundation Trust and is currently used as a clinic and office base for adult and children's mental health services serving the county of Buckinghamshire. The Trust has previously indicated to the council that there may be opportunities to redevelop another part of its neighbouring Whiteleaf campus to enable these services to be re-housed in more modern accommodation, therefore leaving the current site vacant and available.</p> <p>In August 2020, the Trust indicated that the site will remain operational for NHS use for the short to mid term future but there are still plans to consolidate the estate within the next five to ten years. The Trust also indicated that this timeframe should be used as the period of when any potential residential use will come forward.</p> <p>The evidence for this site therefore concludes that it will not deliver housing within the next five years.</p>
N/A	STO008 Land south of Creslow Way, Stone	26	B	0	26	26	26	<p>This site is allocated for 26 homes in the Vale of Aylesbury Local Plan under site policy 'D-STO008 Land south of Creslow Way, Stone'. This site was previously allocated for 10 homes in the submission version of the VALP (November 2017) but during the examination in public hearings the local plan Inspector concluded that this was an underestimation of the site capacity. The council reassessed the capacity and as a result it was increased to 26 homes. This change was approved by the Inspector to be included in the Main Modifications version of the VALP (October 2019) which underwent public consultation during November and December 2019.</p> <p>Vistry Homes Limited (Bovis Homes Limited) has an option agreement on the land enabling them to purchase the site following receipt of planning permission. They have confirmed the land is vacant greenfield and is available immediately for development. There are no known constraints.</p> <p>Vistry Homes have indicated that they anticipate submission of a full planning application during 2021, pending adoption of the VALP. They have indicated that in the context of the Covid-19 pandemic there have been constraints in the development industry to complete evidence such as traffic surveys.</p> <p>They anticipate that house building could begin in the first half of 2022 with the first completion in the second half of 2022.</p> <p>Vistry homes object to the capacity estimate for the site and have made their own capacity assessment of 60 homes, which they have set out in representations during the local plan process as well as in their site delivery information for the housing land supply process.</p>
N/A	QUA014-016 Land adj to Station Rd, Quainton	24	B	0	24	0	12	<p>The site is allocated in the VALP as QUA014-016 for at least 24 dwellings. All 4 owners have responded during the Local Plan process to confirm the site inclusion in the plan for housing.</p> <p>For all three parts of the site (in the HELAA this was three separate sites, on the ground it is 3 parts of 3 fields and one other field) it will be necessary to consider the road alterations resulting from HS2, which is also likely to affect the timing of the sites coming forward.</p> <p>The largest parcel of this allocation, QUA015 Land around Melling Farm, Station Road, is owned as two separate parcels of land. One parcel in a single ownership, known as Melling Farm, Station Road has an undetermined planning application for a Certificate of Appropriate Alternative Development for residential (use class C3) purposes comprising 4 dwellings under reference 16/03886/A17.</p>
N/A	AYL052 PO Sorting Office Cambridge Street, Aylesbury	23	B	0	23	0	23	<p>This site is allocated for 23 homes in the Vale of Aylesbury Local Plan under site policy 'D-AYL052 PO Sorting Office Cambridge Street, Aylesbury'.</p> <p>The site is owned by the Royal Mail Group and there is currently no known house-builder involved.</p> <p>The council is awaiting an update on the 2020 position of this site but until a response is received, there is currently not sufficient up to date evidence to confirm that this site is deliverable within five years.</p>
N/A	AYL073 Land at Thame Rd/Leach Rd, Aylesbury	18	B	0	18	0	18	<p>This site is allocated for 18 homes in the Vale of Aylesbury Local Plan under site policy 'D-AYL073 Land at Thame Rd/Leach Rd, Aylesbury'.</p> <p>The site was owned and promoted by the legacy Buckinghamshire County Council and the ownership has transferred to the unitary Buckinghamshire Council.</p> <p>The Buckinghamshire Council Asset Management team have confirmed that the site is vacant, there are no known constraints and there is not yet a house-builder involved. An updated options appraisal is expected to be undertaken this year and a legal report on title will also be required. There is currently no planning application on the site.</p>
N/A	CDN003 Dadbrook Farm, Cuddington	15	B	0	15	0	10	<p>This site is allocated for 15 dwellings in the Vale of Aylesbury Local Plan under site policy 'D-CDN003 Dadbrook Farm, Cuddington'.</p> <p>In March and April 2019, the council received communication from the house-builder, Spitfire Homes, and the landowner to confirm that the site was deliverable at a capacity of 15 dwellings and that it could come forward within five years. This communication was provided to the local plan examination Inspector as examination documents ED182 and ED182A.</p> <p>The council is awaiting an update on the 2020 position of this site but until a response is received, there is currently not sufficient up to date evidence to confirm that this site is deliverable within five years.</p>
N/A	AYL059 Land at jct of Buckingham Street and New Street	14	B	0	14	0	0	<p>This site is allocated for 14 homes in the Vale of Aylesbury Local Plan under site policy 'D-AYL059 Land at jct of Buckingham Street and New Street, Aylesbury'.</p> <p>The site is made up of multiple owners, including the Vale of Aylesbury Housing Trust (VAHT) who also occupy Fairfax House which is adjacent to the site. VAHT own the northern parcel of the site and currently use it as a car park. They have confirmed there are no immediate plans to develop the car park for residential use but have indicated the possibility of developing the entire site for housing in the future.</p> <p>The evidence for this site therefore concludes that it will not deliver housing within the next five years.</p>
Total proposed VALP allocations					6362	789	1548	
Total for all sites					19987	8065	8557	

Appendix 3: Aylesbury Vale projected supply from sites less than five dwellings (September 2020)

Location	ParishName	Status as at 31 March 2020	Net Commitments*
Moat House Addington Estate Roads	Addington	Permission; under construction	0
Folly Inn PH Buckingham Road MK18 2HS	Adstock	Permission; under construction	1
Land adjacent to Adstock House, East Street	Adstock	Permission	1
Foxglove Cottage, Akeley Wood Lodge Road	Akeley	Permission; under construction	0
Land Between 17 & 18 Coronation Cottages	Akeley	Permission	4
Home Farm, Akeley Wood Lodge Road	Akeley	Permission	1
Land Adj Rose Cottage, Chapel Lane	Akeley	Permission	1
Land At Upper Pollicott	Ashendon	Permission	3
Valley Farm, Upper Pollicott	Ashendon	Permission	3
Land Adj Hillrise House, Cublington Road	Aston Abbots	Permission; under construction	1
Saddlers Farm, Cublington Road	Aston Abbots	Permission; under construction	1
Silos, Burston Hill Farm, Weedon Road	Aston Abbots	Permission	2
Norduck Farm, Moat Lane	Aston Abbots	Permission	1
Burston Hill Farm, Weedon Road	Aston Abbots	Permission	1
2 The Firs Cottages, Wingrave Road	Aston Abbots	Permission	1
Conifer Cottage, Chivery	Aston Clinton	Permission; under construction	1
6 Lower Icknield Way	Aston Clinton	Permission	1
Longhorn Farm, Weston Road	Aston Clinton	Permission	1
Merrymead Farm, College Road North	Aston Clinton	Permission	1
98 Weston Road	Aston Clinton	Permission	1
Kibigori. 3A Upper Icknield Way	Aston Clinton	Permission	1
Longhorn Farm, Weston Road	Aston Clinton	Permission	1
7 Wendover Road	Aylesbury	Permission; under construction	0
34 Wendover Road	Aylesbury	Permission; under construction	1
Site Of Former 40 To 42, Mill Street	Aylesbury	Permission; under construction	2
1-2 Castle Close	Aylesbury	Permission; under construction	2
Sheffield Funerals, 152 High Street	Aylesbury	Permission; under construction	2
13 Russell Avenue	Aylesbury	Permission; under construction	1
14-18 Temple Street	Aylesbury	Permission; under construction	2
29 Aiston Place	Aylesbury	Permission; under construction	1
33 Prebendal Avenue	Aylesbury	Permission; under construction	1
1 Redcliffe Walk	Aylesbury	Permission; under construction	1
55 Buckingham Road	Aylesbury	Permission; under construction	3
10 Glaven Road	Aylesbury	Permission; under construction	1
16-18 High Street	Aylesbury	Permission	4
Ramblers, 20 Buckingham Street	Aylesbury	Permission	4
79 Meadowcroft	Aylesbury	Permission	3
12 Temple Square	Aylesbury	Permission	4
10 High Street	Aylesbury	Permission	3
Western House, 14 Rickfords Hill	Aylesbury	Permission	3
32 Havelock Street	Aylesbury	Permission	1
Bakery House, 27 - 29 Buckingham Street	Aylesbury	Permission	3
6-18 Mill Street	Aylesbury	Permission	2
165A Cambridge Street	Aylesbury	Permission	1
10 Meadow Way, Aylesbury	Aylesbury	Permission	1
56 Kingsbury	Aylesbury	Permission	2
5-7 Market Street	Aylesbury	Permission	2
Land Adj 11 Grenville Road	Aylesbury	Permission	2
Heron House49 Buckingham Street	Aylesbury	Permission	1
6 Douglas Road	Aylesbury	Permission	1
20 Berryfield Road	Aylesbury	Permission	1
Mission Hall , Fleet Street	Aylesbury	Permission	1
78 Oxford Road	Aylesbury	Permission	1
Land R/O 149 Wendover Road	Aylesbury	Permission	1
Hairset, 18A Cambridge Street	Aylesbury	Permission	1
Top Friars Fish Restaurant, 11 Buckingham Street	Aylesbury	Permission	1
The Old Coach House, Land Adjacent To 1C Queen Street	Aylesbury	Permission	1
3 Newell Close	Aylesbury	Permission	1
45 Buckingham Street	Aylesbury	Permission	1
Land Adjacent To 28 Ascott Road	Aylesbury	Permission	1
Lower Farm, Berryfields	Aylesbury	Permission	0
94 Rowland Way	Aylesbury	Permission	1
61 Thrasher Road	Aylesbury	Permission	-1

Appendix 3: Aylesbury Vale projected supply from sites less than five dwellings (September 2020)

Location	ParishName	Status as at 31 March 2020	Net Commitments*
39 Highbridge Walk	Aylesbury	Permission	0
5 Earlswood Close	Aylesbury	Permission	1
14-18 Market Square	Aylesbury	Permission	3
Unit 1-3, Beachampton Business Park, Potash Farm, Nash Road	Beachampton	Permission	3
Unit 10, Beachampton Business Park, Potash Farm, Nash Road	Beachampton	Permission	2
Unit 6, Beachampton Business Park, Potash Farm, Nash Road	Beachampton	Permission	1
Unit 7, Beachampton Business Park, Potash Farm, Nash Road	Beachampton	Permission	1
Unit 8, Beachampton Business Park, Potash Farm, Nash Road	Beachampton	Permission	1
Hall Farm, Thornton Road	Beachampton	Permission	1
Dropshort Farm, Buckingham Road	Biddlesden	Permission	0
72 Aylesbury Road	Bierton With Broughton	Permission; under construction	1
80 Aylesbury Road	Bierton With Broughton	Permission	2
Land Adjacent To 194 Aylesbury Road	Bierton With Broughton	Permission	1
Badricks Farm, 94 Aylesbury Road	Bierton With Broughton	Permission	1
Rowberton, Rowsham Road	Bierton With Broughton	Permission	1
Boarstall Barn	Boarstall	Permission	1
Hillside Farm, Oakley Road	Brill	Permission; under construction	1
Laplands Farm, Ludgershall Road, Brill	Brill	Permission; under construction	1
Little Dean, Thame Road	Brill	Permission	1
Land To The Rear Of The Firs	Brill	Permission	1
Hillside Farm, Oakley Road	Brill	Permission	1
18 Church Street	Brill	Permission	-1
Land At Fleece Yard, Market Hill	Buckingham	Permission; under construction	1
Nursery Bungalow, West Street	Buckingham	Permission; under construction	4
Dipalee Tandoori, 18 Castle Street	Buckingham	Permission	2
Land To Rear Of Wharf Hill Terrace, Stratford Road	Buckingham	Permission	2
Willowby, Bath Lane	Buckingham	Permission	0
Buckingham West End Bowls Club, Brackley Road	Buckingham	Permission	1
Land Adjoining 2 Bourtonville	Buckingham	Permission	1
61 Moreton Road	Buckingham	Permission	0
Ring Road Garage, Gawcott Road	Buckingham	Permission	1
Willow Bank, Mill Lane	Buckingham	Permission	-1
New Farm Bungalow Main Road	Buckland	Permission	0
Bees Cottage, Main Road	Buckland	Permission; under construction	1
Land Adj 69 Buckland Road	Buckland	Permission	1
Charndon Grounds, Twyford To Marsh Gibbon Road, Marsh Gibbon	Charndon	Permission	2
Fairview Cottage, Bernards Close	Chearsley	Permission	1
Merrydowne, 2 Crendon Road	Chearsley	Permission	0
40 Mentmore Road, Cheddington	Cheddington	Permission	4
97 High Street	Cheddington	Permission	3
40 Mentmore Road	Cheddington	Permission	-1
1 Roses Close	Cublington	Permission; under construction	1
Wychert Barn, Frog Lane	Cuddington	Permission; under construction	1
Dadbrook Farm, Dadbrook	Cuddington	Permission; under construction	0
Os 7924, Upton Road	Dinton	Permission; under construction	1
Springhill House, Cuddington Road	Dinton	Permission; under construction	1
Plumtree Cottage, Westlington Lane	Dinton	Permission	0
Land Adj Rose Barn, Gibraltar	Dinton	Permission	1
Motts Coaches, Oxford Road	Dinton	Permission	1
Westlington House, Oxford Road	Dinton	Permission	1
Land At Ridge Farm, Main Road	Drayton Parslow	Permission; under construction	1
Highfield Farm, Newton Road	Drayton Parslow	Permission; under construction	2
The Barns, 3 Main Road	Drayton Parslow	Permission	1
The Barn, Newton Road	Drayton Parslow	Permission	1
The Barn, Newton Road	Drayton Parslow	Permission	1
Lower Park Farm, Main Road	Dunton	Permission; under construction	1
Dunton Manor Barn, Hoggston Road	Dunton	Permission	1
Monkomb Farm, Winslow Road	East Claydon	Permission	4
29 Botyl Road, Botolph Claydon	East Claydon	Permission	1
Linden House, Grendon Road	Edgcott	Permission; under construction	1
Garage Site Buckingham Road	Edgcott	Permission	2
Clover Meadow, Marsh Gibbon Road, Edgcott	Edgcott	Permission	1
Lea House, Lawn Hill	Edgcott	Permission	1

Appendix 3: Aylesbury Vale projected supply from sites less than five dwellings (September 2020)

Location	ParishName	Status as at 31 March 2020	Net Commitments*
The Waste Land, Dunstable Road, Dagnall	Edlesborough	Permission; under construction	0
Land At Avenue House, Moor End	Edlesborough	Permission; under construction	1
The Old Bakery, Leighton Road	Edlesborough	Permission; under construction	1
Garage Site, Chiltern Avenue	Edlesborough	Permission	1
18 Leighton Road, Northall	Edlesborough	Permission	1
Agricultural Land Adj To Lenborough Farm, Hillesden Road	Gawcott	Permission; under construction	1
Milford House, Hillesden Road	Gawcott	Permission	2
Primrose Hill Farm, Preston Road	Gawcott	Permission	1
Durrants Farm, Radcliffe Road	Gawcott	Permission	0
Milford House, Hillesden Road	Gawcott	Permission	-2
Lathwells Farm Marston Road	Granborough	Permission; under construction	3
Barns At Green End Farm, Green End, Granborough	Granborough	Permission	2
The Farm, 34 Green End	Granborough	Permission	1
Land To West Of Winslow Road	Granborough	Permission	1
The Old Vicarage, 5 Green End	Granborough	Permission	1
St Margarets Farm, Little Brickhill Lane	Great Brickhill	Permission	2
30 Cuff Lane	Great Brickhill	Permission	0
Paper Mill Farm, Bragenham Side	Great Brickhill	Permission	1
Church End House, 55 Lower Way	Great Brickhill	Permission	1
21 Lower Way	Great Brickhill	Permission	1
Vine Cottage, 3 Little Horwood Road	Great Horwood	Permission	3
Abbey Farm, Singleborough Lane	Great Horwood	Permission	1
Old Chapel, Little Horwood Road	Great Horwood	Permission	1
Unit 02, Washbrook Meadows, Great Horwood Road, Winslow	Great Horwood	Permission	1
Spring Cottage, 28 Spring Lane	Great Horwood	Permission	0
Land Adj Spring Cottage, 28 Spring Lane	Great Horwood	Permission	0
Woodleigh Cottage, 16 Nash Road	Great Horwood	Permission	0
Land to Rear of Grove Farm, Main Street	Grendon Underwood	Permission; under construction	1
Maryoak, Main Street	Grendon Underwood	Permission; under construction	0
Barns At Dunmead Farm, Marsh Gibbon Road, Edgcott	Grendon Underwood	Permission	2
Bernwode, Main Street	Grendon Underwood	Permission	0
Dunmead Farm, Marsh Gibbon Road, Edgcott	Grendon Underwood	Permission	1
Foxden House, Main Street	Grendon Underwood	Permission	1
Scotsgrove Farm, Aylesbury Road,	Haddenham	Permission; under construction	1
11 Pilots Place	Haddenham	Permission; under construction	1
Core Business Services, 2 Thame Road	Haddenham	Permission; under construction	1
10 Roberts Road	Haddenham	Permission	1
Former Dairy On Land Off Aylesbury Road	Haddenham	Permission	1
Ivor Newton & Sons, Aston Road	Haddenham	Permission	1
10 Bridens Way	Haddenham	Permission	1
Land Rear Of White Tara Cottage, Buckingham Road	Hardwick	Permission	1
26 Bushmead Road, Whitchurch	Hardwick	Permission	0
Portway, Buckingham Road	Hardwick	Permission	1
The Old Dairy, Jubilee Farm Road	Hillesden	Permission	1
Dairy Farm Hillesden Road	Hillesden	Permission; under construction	0
Hogshaw Farm, Claydon Road	Hogshaw	Permission; under construction	3
Green Dragon Rare Breeds Farm And Eco Centre, Claydon Road	Hogshaw	Permission	1
Borshaw Farm, Claydon Road	Hogshaw	Permission	1
Cane End Farm	Hulcott	Permission	1
17 Sheldon Road, Ickford	Ickford	Permission	1
Orchard Cottage, 7 Little Ickford	Ickford	Permission	1
Builders Yard, High Street	Ivinghoe	Permission	1
Down Farm, Stocks Road, Pitstone	Ivinghoe	Permission; under construction	1
The Brownlow, Horton Road	Ivinghoe	Permission; under construction	4
Beacon House, Orchard Farm	Ivinghoe	Permission	1
Storage Building at Tythrop Park Farm, Tythrop Hall, Tythrop Park	Kingsey	Permission	1
Barn At Keepers Cottage, Tythrop Park, Thame Road	Kingsey	Permission	1
Limes Farmhouse, Wicken Road	Leckhampstead	Permission	1
Bridge Farm, Akeley Road	Lillingstone Lovell	Permission; under construction	1
Lovel Wood, Towcester Road	Lillingstone Lovell	Permission	1
Land Adj. To Hillside, Winslow Road	Little Horwood	Permission; under construction	2
Land Adjoining, 22 Mursley Road	Little Horwood	Permission; under construction	2
Fernfield, Warren Road	Little Horwood	Permission	1

Appendix 3: Aylesbury Vale projected supply from sites less than five dwellings (September 2020)

Location	ParishName	Status as at 31 March 2020	Net Commitments*
Land Adj Old Oaks, 18 Wood End	Little Horwood	Permission	1
5 Burns Close	Long Crendon	Permission	1
Glebe Farm, Chearsley Road	Long Crendon	Permission; under construction	1
Green Acres, Westfield Road	Long Crendon	Permission	2
8 Easington Terrace, Easington	Long Crendon	Permission	1
22 Chearsley Road	Long Crendon	Permission	1
14 The Square	Long Crendon	Permission	1
22 Carters Lane	Long Crendon	Permission	0
Land Adj To 8 Burns Close	Long Crendon	Permission	1
Land to rear of 1 and 1a The Square, Long Crendon	Long Crendon	Permission	1
Barn Adj To Green Acres Westfield Road	Long Crendon	Permission	1
Land Adjacent To 5 Burns Close	Long Crendon	Permission	1
Land Adj To Honeysuckle Cottage, Frogmore Lane	Long Crendon	Permission	1
55 High Street	Long Crendon	Permission	0
Entrance Cottage, Westfield Road	Long Crendon	Permission	1
Chaundys Farm, Westfield Road	Long Crendon	Permission	1
1 Chearsley Road	Long Crendon	Permission	-1
Entrance Cottage, Westfield Road	Long Crendon	Permission	-1
Land Rear Of 3 The Pightle	Maids Moreton	Permission	2
The Veterinary Centre, Towcester Road	Maids Moreton	Permission	2
Upper Farm, Towcester Road	Maids Moreton	Permission	1
Plot 2, Box Farm, Castle Street	Marsh Gibbon	Permission	1
Plot 1 Box Farm, Castle Street	Marsh Gibbon	Permission	1
Part Masons Farm, Blackthorn Road	Marsh Gibbon	Permission	1
Box Farm House, Castle Street	Marsh Gibbon	Permission	1
Mentmore Smithy, Stag Hill	Mentmore	Permission; under construction	1
Horses Helping People, Sunrise Farm, Rowden Farm Lane	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
Land to the rear of 12 Main Street	Mursley	Permission; under construction	1
Lower Church Farm, Church Lane	Mursley	Permission; under construction	1
Former Baptist Hall, Whaddon Road	Mursley	Permission; under construction	3
Woodlands, 9 Church Lane	Mursley	Permission	1
26 Main Street	Mursley	Permission	1
Richmond Cottage, Stewkley Lane	Mursley	Permission	1
Richmond Cottage, Stewkley Lane	Mursley	Permission	-1
The Barn, Church Hill Farm, Church Lane	Mursley	Permission	1
The Barn at The Rectory, Stratford Road	Nash	Permission; under construction	1
Land Adjacent To 1 Stratford Road	Nash	Permission	2
Land Off Winslow Road	Nash	Permission	1
1 The Green	Nash	Permission	1
Causter Farm, Winslow Road	Nash	Permission	0
18 Church End, Newton Longville	Newton Longville	Permission	2
Borough Farm, Stoke Road	Newton Longville	Permission	0
Wyndham Cottage, Whaddon Road	Newton Longville	Permission	1
The Crooked Billet PH, 2 Westbrook End	Newton Longville	Permission	1
Beckfield House, 16 Stoke Road	Newton Longville	Permission	-1
The Old Hay Barn, Dancers Farm, St Johns Lane	North Marston	Permission; under construction	1
12 Granborough Road	North Marston	Permission; under construction	1
Stonehill Farm, Quainton Road	North Marston	Permission	1
14 High Street	North Marston	Permission	1
Royal Oak PH, 2 Worminghall Road	Oakley	Permission; under construction	2
Meads FarmWorminghall Road	Oakley	Permission; under construction	1
New Farm Oxford Road	Oakley	Permission	1
New Farm, Oxford Road	Oakley	Permission	1
Land South Of Brill Road	Oakley	Permission	1
Walnut Farm, 68 Worminghall Road	Oakley	Permission	0
58 Worminghall Road	Oakley	Permission	2
1 Stone View	Oving	Permission	1
Church Farm, Church Lane	Oving	Permission	1
Former Garages Rear Of Nos. 23-25, Old End	Padbury	Permission; under construction	1
Padbury Hill Farm, Steeple Claydon Road	Padbury	Permission; under construction	1
Land Adjoining West Bourn, Main Street	Padbury	Permission	3

Appendix 3: Aylesbury Vale projected supply from sites less than five dwellings (September 2020)

Location	ParishName	Status as at 31 March 2020	Net Commitments*
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; under construction	1
Barley End , Aldbury Lane	Pitstone	Permission; under construction	1
Home Farm Barn Stratton Audley Road	Poundon	Permission; under construction	0
Barn At Home Farm, Stratton Audley Road	Poundon	Permission; under construction	2
The Old Piggery, The Common	Preston Bissett	Permission	3
Cowley Farm, Cowley Road	Preston Bissett	Permission	2
Land Adjacent To Well House, The Common	Preston Bissett	Permission	1
A & R Mullins Livestock & Equestrian Services, Sandhill Farm, Cowley Road	Preston Bissett	Permission	1
Casemore Farm Cottage, Preston Bissett Road, Chetwode	Preston Bissett	Permission	1
Casemore Farm Cottage, Preston Bissett Road, Chetwode	Preston Bissett	Permission	0
Oak Tree Farm, Doddershall	Quainton	Permission; under construction	1
Land At 52 Lower Street	Quainton	Permission; under construction	2
Sloping Acre, North End Road	Quainton	Permission	2
Land at 36 Upper Street	Quainton	Permission	1
Station Road Farm Station Road HP22 4BW	Quainton	Permission	1
Ladymead Farm, Denham	Quainton	Permission	1
Swan And Castle PH 52 Lower Street	Quainton	Permission	1
Barn At Doddershall House, Doddershall	Quainton	Permission	1
Barn Adj To Chackmore To Radclive Road/Junction Of A422	Radclive	Permission	1
Land Between Lulsgate And Old Bryers Close, Ickford Road	Shabbington	Permission	3
Land At 1 Dukes Close	Shabbington	Permission	1
20 Horton Road	Slapton	Permission; under construction	4
Carpenters Arms Ph, Horton Road	Slapton	Permission	0
Hollingdon Farm Grove Farm Lane Hollingdon	Soulbury	Permission; under construction	1
2-3 Stockgrove Park House, Stockgrove Park	Soulbury	Permission; under construction	1
Hillview Farm, Dean Farm Lane, Soulbury	Soulbury	Permission	2
The White House , High Road	Soulbury	Permission	1
The Stables, Ivy Lane, Great Brickhill	Soulbury	Permission	1
Land Adj Three Locks Ph, Leighton Road, Three Locks	Soulbury	Permission	1
The Phoenix Ph, 11 Queen Catherine Road	Steeple Claydon	Permission; under construction	1
58 Vicarage Lane	Steeple Claydon	Permission; under construction	1
Shepherds Furze Farm, Steeple Claydon To Calvert Road Steeple Claydon	Steeple Claydon	Permission	1
Pear Tree House, Queen Catherine Road, Middle Claydon	Steeple Claydon	Permission	1
Shepherds Furze Farm, Steeple Claydon To Calvert Road Steeple Claydon	Steeple Claydon	Permission	-1
Harmansfield, Wing Road	Stewkley	Permission	2
Bury Farm , Fishweir	Stewkley	Permission	1
Land Rear Of Tythe House, High Street South	Stewkley	Permission	1
Common Farm, Newton Road	Stoke Hammond	Permission; under construction	2
Land At The Rear Of 23 The Green	Stoke Hammond	Permission	4
Longacre, Risborough Road	Stoke Mandeville	Permission; under construction	0
3 Lower Road	Stoke Mandeville	Permission; under construction	1
Swindon House, Lower Road	Stoke Mandeville	Permission	1
1 Edward Walk	Stoke Mandeville	Permission	1
69 Lower Road	Stoke Mandeville	Permission	1
Post Office, 37 Station Road	Stoke Mandeville	Permission	1
48 Station Road	Stoke Mandeville	Permission	1
Land Adjacent To Whitheridge, 28 Oxford Road	Stone	Permission; under construction	1
Elm Cottage, 33 Upper Hartwell	Stone	Permission	1
Beech Cottage, 14 Bishopstone, Bishopstone	Stone	Permission	1
The Leys, Upper Hartwell	Stone	Permission	1
Stowe School, Stowe Park	Stowe	Permission; under construction	1
Stowe School , Stowe Park	Stowe	Permission	3
Boycott Farm, Welsh Lane, Stowe	Stowe	Permission	1
Vyladd, Silverstone Road, Dadford	Stowe	Permission	0
Land adj to 18 Smithfield End Swanbourne	Swanbourne	Permission; under construction	1
31A Nearton End	Swanbourne	Permission	0
Thornborough Manor, High Street	Thornborough	Permission; under construction	0
Coombs Farm, Padbury Road	Thornborough	Permission	4
Middleton Farm, Nash Road	Thornborough	Permission	3
Land At The Green, The Green	Thornborough	Permission	1

Appendix 3: Aylesbury Vale projected supply from sites less than five dwellings (September 2020)

Location	ParishName	Status as at 31 March 2020	Net Commitments*
Holbrook, Padbury Road	Thornborough	Permission	0
Home Farm, Nash Road	Thornborough	Permission	1
Oaktree Stables , Preston Road	Tingewick	Permission; under construction	1
Bicester House, Main Street	Tingewick	Permission; under construction	1
West Well Farm, Barton Road	Tingewick	Permission; under construction	0
Land At Wayside, Main Street	Tingewick	Permission	3
Crown Inn Ph, Main Street	Tingewick	Permission	2
Old Red Lion, Church Street	Twyford	Permission; under construction	1
Elm Cottage, Portway Road	Twyford	Permission	2
The Stores, Main Street, Twyford	Twyford	Permission	2
Land Off School Lane	Twyford	Permission	1
47 Baker Street	Waddesdon	Permission; under construction	1
64 High Street	Waddesdon	Permission	2
Littleton Manor Farm Bicester Road	Waddesdon	Permission	2
15 Goss Avenue	Waddesdon	Permission	1
Warmstone Lodge, Warmstone Lane	Waddesdon	Permission	1
Upper Blackgrove Farm, Berryfields	Waddesdon	Permission	1
Garage And Stable At 120 High Street	Waddesdon	Permission	1
64 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
Weedon Hill Farm, Buckingham Road	Weedon	Permission; under construction	0
The Colt House, Weedon Hill Farm, Buckingham Road	Weedon	Permission	1
Appleacre, Hale Lane	Wendover	Permission; under construction	1
11 Manor Crescent	Wendover	Permission; under construction	1
19 Aylesbury Road	Wendover	Permission; under construction	1
26 Hale Road	Wendover	Permission; under construction	0
Land Adjacent To Hale Lane	Wendover	Permission; under construction	1
2A Grenville Avenue	Wendover	Permission; under construction	1
10 Hale Road	Wendover	Permission; under construction	0
Bacombe Warren, Bacombe Lane	Wendover	Permission	0
28 Perry Street	Wendover	Permission	0
The Hay Loft, Church Lane	Wendover	Permission	1
Mallydams, Dunsmore Lane	Wendover	Permission	0
Milesfield Farm, Hale Lane	Wendover	Permission	1
Land At Reindeer House,Buckingham Road	Westbury	Permission; under construction	1
Land Adjacent To Mill Farm, Mill Lane	Westbury	Permission	4
Land At 1 Linnet Drive	Westcott	Permission	1
High Meadow, Linnet Drive	Westcott	Permission	1
31 Marroway	Weston Turville	Permission	3
Maple Lodge, 63 New Road	Weston Turville	Permission	1
27 Marroway	Weston Turville	Permission	1
Land At Rear Of 29 Marroway	Weston Turville	Permission	1
332 Wendover Road	Weston Turville	Permission	0
The Oaks, Stratford Road	Whaddon	Permission	1
The Vicarage, White Horse Lane	Whitchurch	Permission	2
Kempson Cottage, 3 Church Headland Lane	Whitchurch	Permission	0
Beechmoor House, 26 High Street	Whitchurch	Permission	1
Land Off Post Office Lane	Whitchurch	Permission	1
Glebe Farm, Stewkley Road	Wing	Permission	4
Burcott Lodge, High Street, Burcott	Wing	Permission	1
The Old Barn, Upper Wingbury Farm, Leighton Road	Wingrave	Permission; under construction	1
3 Mill Close	Wingrave	Permission; under construction	1
Land Adjacent 10 Bennetts Lane	Wingrave	Permission	2
Wayside, 45 Leighton Road	Wingrave	Permission	0
Land Adjacent To 16 Leighton Road	Wingrave	Permission	1
Home Farm, Manor Road	Wingrave	Permission	1
Baileys Yard, Aylesbury Road, Rowsham	Wingrave	Permission	1
Barn At Seabrook Farm, Bennetts Lane, Rowsham	Wingrave	Permission	1
The Garage, The Green	Wingrave	Permission	1
40-42 Highfield Road	Winslow	Permission; under construction	1
Foxhole Farm, Little Horwood Road	Winslow	Permission	1

Appendix 3: Aylesbury Vale projected supply from sites less than five dwellings (September 2020)

Location	ParishName	Status as at 31 March 2020	Net Commitments*
Land Adj 18 Vicarage Road	Winslow	Permission; under construction	1
Land Rear Of 15 Missenden Road	Winslow	Permission	3
26 High Street	Winslow	Permission	1
Rosies, 14 High Street	Winslow	Permission	1
69 Verney Road	Winslow	Permission	0
24 Horn Street	Winslow	Permission	1
Little Yeat, Bicester Road	Woodham	Permission	3
Oving Hill Farm, North Farm Lane, Grendon Underwood	Woodham	Permission	2
Barn At Brissenden Farm, Ickford Road	Worminghall	Permission	2
68 The Avenue	Worminghall	Permission	1
Hollow Brook Farm Barns, Oakley Road	Worminghall	Permission	1
Total net commitments on sites less than 5 dwellings			448

* 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 2020 to March 2023, so the projected supply from sites less than 5 dwellings is as follows:

	2020/21	2021/22	2022/23
Whole Aylesbury Vale area	149	149	150