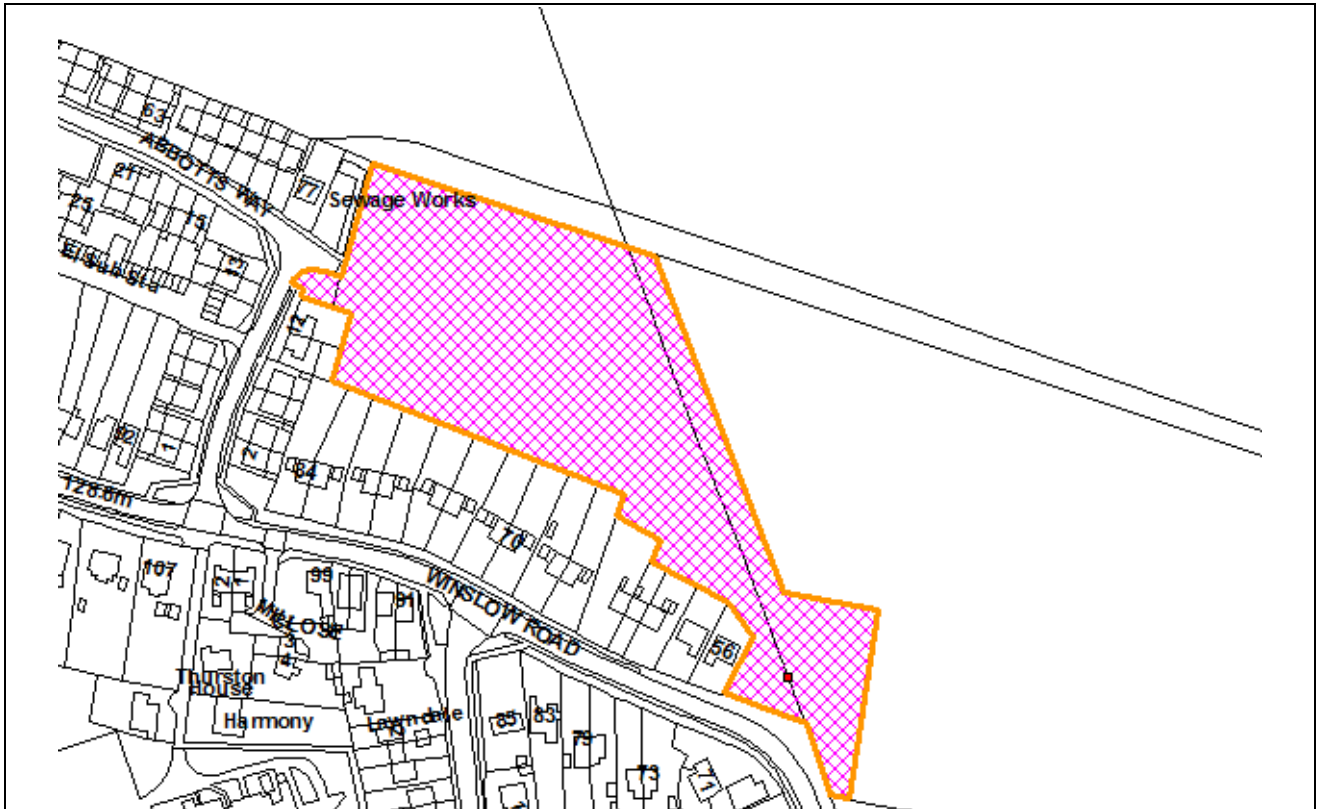


15/04019/AOP



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REFERENCE NO	PARISH/WARD	DATE RECEIVED
15/04019/AOP	WINGRAVE WITH ROWSHAM	03/02/16
<p>Outline planning application access to be considered and all other matters reserved for a residential development of up to 30 dwellings, including vehicular access, pedestrian and cycle links, public open space, car parking, landscaping, drainage and associated works.</p> <p>Land North of Winslow Road, Wingrave HP22 4QB</p> <p>STREET ATLAS PAGE NO. 89</p>	<p>The Local Member for this area is:-</p> <p>Councillor P Cooper</p>	

1.0 The Key Issues in determining this application are:-

- *The consistency of the proposed development with the Development Plan including the Neighbourhood Plan for the area;*
- *NPPF policies on delivering a wide choice of high quality homes, in particular those set out in paragraph 50;*
- *Any other matters considered relevant.*

It is recommended that the application is REFUSED

CONCLUSION

The change in circumstances since this application was last considered by the Committee on 8 June 2016 necessitates a reconsideration of the Council's approach. The identification of a 5-year housing land supply within the District changes the status of the housing related policies in the Wingrave with Rowsham Parish Neighbourhood Plan 2013-2033 which was adopted in September 2016 following referendum. This means the housing policies in respect of proposals within Wingrave are now to be considered up to date. The planning authority is therefore required to determine applications in accordance with those policies unless material considerations indicate otherwise. The recent ministerial statement, indicating that NP policies must be considered up to date if a 3-year housing land supply can be identified, only reinforces this requirement.

Under the circumstances it is concluded that the proposed development fails to accord with the overall housing strategy for Wingrave with Rowsham Parish Neighbourhood Plan 2013-2033, and in particular fails to accord with policy 1. NPPF paragraph 198 states that where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted. Whilst the delivery of housing is a material consideration of significant weight, in these particular circumstances, where there is both a 3 year and 5 year housing land supply it is not considered sufficient to outweigh the conflict with the WRPNP and therefore officers recommend refusal of the application.

RECOMMENDATION

Members are therefore recommended to REFUSED permission for the following reason:

The proposed residential development represents intrusion of built development on to greenfield land within the open countryside beyond the defined settlement boundary for Wingrave contrary to the overall housing distribution strategy of the Wingrave with Rowsham Parish Neighbourhood Plan 2013-2033 and specifically contrary to the provisions of policy 1 which makes provision for housing on 3 other sites for development of up to 100 dwellings, without any justification advanced of sufficient weight to justify approval to a scheme in direct conflict with that policy. Approval in this case would thereby conflict with the guidance in the NPPF which at paragraph 198 states that where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted.

2.0 INTRODUCTION

- 2.1 This application, seeks outline permission for the erection of up to 30 residential dwellings together with associated access from Abbots Way for determination at this stage with all other matters reserved for later consideration. It has been considered by SDMC previously at the meeting on 8 June 2016 where Members agreed that the application should be deferred and delegated with a view to approval subject to the completion of a S106 planning obligation agreement (in respect of securing affordable housing, financial contributions towards off-site leisure, education and highways improvements facilities, and a number of highway improvements and sustainable transport measures) and appropriate conditions. This was a decision, made in accordance with the balancing exercise as required by NPPF paragraph 14, and in the knowledge that development plan housing policies had to be considered out of date. Following that meeting the section 106 agreement was progressed to secure the matters necessary for a planning permission to be issued.
- 2.2 At that time the Council's most recent "Five year housing land supply position statement" (January 2016) showed a housing land supply sufficient for only 4.5 years, dropping to 4.2 years' supply next year. Under these circumstances, in the absence of 5 years land supply, the "Planning Balance" approach endorsed by NPPF paragraph 14 needed to be applied with reference to paragraph 49 which requires that housing applications should be considered in the context of the presumption in favour of sustainable development, and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.
- 2.3 The Committee report advised that policies in the WRPNP could not therefore be considered up to date, and that the benefits of the development in terms of housing supply and economic activity outweighed the limited harm that would be caused. In accordance with the recommendation, Members resolved that the application be deferred and delegated to officers to approve subject to the completion of a S106 agreement and relevant planning conditions.
- 2.4 During the preparation of the S106 agreement there had been a material change in circumstances in that the Wingrave with Rowsham Parish Neighbourhood Development Plan (WRPNP) 2013–2033 had made progress and was approaching the final stage of preparation. The WRPNP was subsequently "made" on 30 September 2016 following a referendum on 22 September which resulted in a large majority of votes – 78% - cast in favour of the Plan.

3.0 CHANGED CIRCUMSTANCES

a) Housing Land Supply:

- 3.1 The Council published its most recent “Five year housing land supply position statement” in August 2017. The position statement is not adopted policy and so will not form part of the Development Plan. However it provides supporting evidence that is a material consideration in determining planning applications. The statement identifies 9 years housing land supply for the period 1 April 2017 to 31st March 2022. This figure, based on the updated draft Buckinghamshire Housing and Economic Needs Assessment (HEDNA), and includes a 5% buffer and 10% deduction for non-implementation. The Position Statement is appended as Appendix A.
- 3.2 Whilst the HEDNA is yet to be tested, it can be taken to be an up to date assessment of need and suitable for use in the determination of applications and appeals. It has been prepared in accordance with national guidance in the PPG and NPPF and it represents the best evidence available of the full objectively assessed need for the district.
- 3.3 It is acknowledged that this 5 year housing land supply calculation does not include any element of unmet need, however at this stage it would not be appropriate to do so. Whilst the unmet need figure has progressed, it has not been tested through examination and it would not be appropriate to use a ‘policy on’ figure for the purposes of calculating a 5 year housing land supply for Aylesbury until the “policy on” figures and general policy approach has been examined and found sound. The approach is set out within the attached Overview Report.
- 3.4 This change to the housing land supply situation represents a fundamental material change in circumstances. It remains the case that housing policies in AVDLP are outdated as they are “time expired”, but policies within the Wingrave with Rowsham Parish Neighbourhood Plan must be considered up to date and given full weight in accordance with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 which requires that decisions are made in accordance with the development plan unless material considerations indicate otherwise.

b) Ministerial Statement:

- 3.5 In addition, it is necessary to have regard to a Ministerial (written) Statement made by Gavin Barwell, Minister of State for Housing & Planning, on 12 December 2016. The Statement notes:

“As more communities take up the opportunity to shape their area we need to make sure planning policy is suitable for a system with growing neighbourhood plan coverage. Building on proposals to further strengthen neighbourhood planning through the

Neighbourhood Planning Bill, I am today making clear that where communities plan for housing in their area in a neighbourhood plan, those plans should not be deemed to be out-of-date unless there is a significant lack of land supply for housing in the wider local authority area. We are also offering those communities who brought forward their plans in advance of this statement time to review their plans.

This means that relevant policies for the supply of housing in a neighbourhood plan, that is part of the development plan, should not be deemed to be 'out-of-date' under paragraph 49 of the National Planning Policy Framework where all of the following circumstances arise at the time the decision is made:

- This written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;
- the neighbourhood plan allocates sites for housing; and
- the local planning authority can demonstrate a three-year supply of deliverable housing sites.

This statement applies to decisions made on planning applications and appeals from today [12/12/16]. This statement should be read in conjunction with the National Planning Policy Framework and is a material consideration in relevant planning decisions.

c) Status of the Wingrave with Rowsham Parish Neighbourhood Plan (WRPNP) 2013-2033:

3.6 The WRPNP is a recent planning policy document, "made" as part of the Development Plan in September 2016 following an Examiner's Report which concluded that the draft neighbourhood plan accorded with the required basic conditions - the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act:

- having regard to national policies and advice contained in guidance issued by the Secretary of State (including the NPPF), it is appropriate to make the neighbourhood development plan,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

Having been certified as in compliance with these basic conditions, the WRPNP must be recognised as NPPF compliant.

- 3.7 Paragraph 49 of the NPPF states that development plan policies should not be considered up to date unless a 5-year housing land supply can be identified. As noted above, the District figure is now assessed as 9 years. In addition, the recent Statement requires authorities to consider NP housing policies up to date if a housing land supply exceeding 3 years can be identified. It is evident therefore that the housing supply policies in the WRPNP must be considered up to date. S38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. Therefore, as the WRPNP comprises the key element in the development plan for the purposes of this application, a decision should be made in accordance with WRPNP policies unless material considerations indicate otherwise.

4.0 POLICY CONTEXT

- 4.1 The WRPNP provides for 100 dwellings (shared over 3 housing sites described under policies 2, 3 and 4 of the WRPNP) over the plan period 2013–2033, in addition to any windfall sites. Policy 1 of The Neighbourhood Plan designates a Settlement Boundary for Wingrave, as shown on the Policies Map within which proposals for new housing development will be supported. Rowsham is intended to remain a hamlet in the open countryside without a defined settlement boundary where new infill housing will be supported subject to other policies in this Plan.
- 4.2 Policy 1 goes on to say, apart from infill housing in Rowsham, development proposals on land outside the defined settlement boundary at Wingrave will not be supported in the countryside unless it is necessary for the purposes of agriculture or forestry, or for enterprise, diversification, recreation or tourism that benefits the rural economy without harming countryside interests. New isolated homes in the countryside will not be supported except in special circumstances described in paragraph 55 of the Framework.
- 4.3 The policy includes provision for identification of additional or reserve site housing development land that could be developed should the sites allocated in Policies 2, 3 and 4 not deliver a sufficient number of dwellings to meet updated assessment of housing need. The neighbourhood plan will be reviewed in line with VALP Draft Plan Policy securing development through neighbourhood plans (or its successor/replacement) to find a suitable additional / reserve site within a year of the adoption of VALP.
- 4.4 Policy 5 seeks to ensure all development proposals to deliver high quality schemes that reflect the distinct character of the two settlements. The policy indicates the scale, massing, layout and design of all development proposals, including alterations to existing

buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and the topography and setting of the site to be developed. The layout and plot coverage will provide open views and glimpses from within the village to the countryside. It will seek to avoid closing in development. Facing materials and finishes must be in keeping with those used in neighbouring properties and should, where appropriate, include reclaimed vernacular materials. External lighting should not be visually intrusive nor create adverse light pollution.

4.5 The NPPF sets out the Government's objective to boost significantly the supply of housing. Paragraph 50 states that, to ensure delivery of a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

5.0 PROPOSAL

5.1 The application as considered by the Committee seeks outline planning permission for the construction of up to 30 residential units together with associated access from Abbots Way for determination at this stage with all other matters reserved for later consideration.

5.2 The illustrative plans suggest mainly two storey houses but with the potential for some single storey and two and a half storey dwellings, with a density of approximately 22 dwellings per hectare. The indicative layout indicates how the development could come forward and shows the access road from the existing turning head on Abbots Way. The proposed access would require a revision to the junction arrangements with Abbots Way so that it becomes a priority junction.

5.3 Affordable housing is proposed at 30% of the total number of units. The Planning Statement advises there would be a split of 75% affordable rented and 25% shared

ownership. An indicative mix of both market housing and affordable housing has been provided and will span 1 – 4 bed house sizes.

5.4 A new pedestrian footway would be provided along the eastern boundary of the site which would connect to the existing field access off Winslow Road on the corner of the bend on Winslow Road. In addition, a new zebra crossing on the Winslow Road and improved footway/cycleway provision providing a footway to the front of properties on Winslow Road which is currently grass verge is proposed.

5.5 Submitted with the application, amongst other documentation, were relevant drawings, a transport statement, design and access statement, planning statement, flood risk assessment, ecological assessment, arboricultural impact assessment, landscape visual impact assessment, archaeological assessment, contamination report, agricultural land statement, heritage statement, utilities statement and a sustainability & energy statement..

6.0 EVALUATION

6.1 The report (attached at Appendix B) considered by the Committee in the past gave consideration to the proposed development on the basis of the “Planning Balance” exercise required by the NPPF in the second part of the “decision-taking” section of paragraph 14:

“where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
- *specific policies in this Framework indicate development should be restricted.”*

In the absence of a 5-year housing land supply, NPPF paragraph 49 states that relevant policies in the development plan should be considered out of date. The balancing exercise, therefore, was the appropriate approach to take in consideration of the application at this time.

6.2 If, however, a 5-year land supply can be identified, the first part of the “decision-taking” section of paragraph 14 states that the correct approach to be taken is:

- *“approving development proposals that accord with the development plan without delay”*

6.3 It is the WRPNP that contains relevant policies relating to the supply of housing that are relevant to the determination of this application. While the balancing exercise remains the appropriate approach to housing proposals for the most part across the District as policies for the supply of housing contained in AVDLP are by definition time-expired, those areas with a made NP that sets out policies for the supply of housing fall to be considered on the

basis of those policies, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004: *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”*

- 6.4 The “plan-led” approach is endorsed by the NPPF. Paragraph 196 states: *“The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.”* Paragraph 198 refers specifically to Neighbourhood Plans: *“Where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted.”*
- 6.5 The WRPNP allocates land for the construction of 100 new dwellings plus windfall sites during the plan period with allocated sites identified under policies 2, 3 and 4 of the plan. Policy 1 designates a Settlement Boundary for Wingrave, as shown on the Policies Map, within which new housing development will be supported. The policy indicates, apart from infill housing in Rowsham, housing outside the boundary of Wingrave will not be supported in the countryside unless it meets one of the exceptions listed in the policy.
- 6.6 The application site is not one of the allocated sites and is outside the identified settlement boundary set out in Policy 1. Policy 1 specifically resists housing proposals on unallocated sites outside the settlement boundary unless it meets a number of exceptions including, amongst others, it is necessary for the purposes of agriculture or Forestry, or for enterprise, diversification, recreation or tourism that benefits the rural economy without harming countryside interests. The proposal does not comply with any of the exceptions as set out above.
- 6.7 It is clear from the wording of the policy, therefore, that proposals for housing development on land beyond the settlement boundary will be resisted – i.e. refused in accordance with the Plan unless material considerations indicate otherwise.
- 6.8 The application site comprises open fields in agricultural use, forming part of the countryside beyond the edge of the existing built up area of the town. No material considerations have been identified of sufficient weight to justify a decision in this case that is not in accordance with policy 1 of the WRPNP. In other words, there are no material considerations put forward that are considered sufficient to outweigh the identified conflict with policy 1.
- 6.9 The proposal is considered to represent an intrusion of built development on to green field land within the countryside beyond the settlement boundary contrary to the provisions of policy 1 which makes provision on other sites (described under policies 2, 3 and 4) for

development of up to 100 dwellings, without sufficient justification for approval to a scheme in direct conflict with that policy.

- 6.10 It is acknowledged that NPPF sets out the objective of boosting housing supply, and that paragraph 50 requires authorities to ensure delivery of a wide choice of high quality homes and to widen opportunities for home ownership by planning for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. It is acknowledged that, viewed in isolation, the development of this site as proposed has the potential to make a contribution towards the achievement of those objectives. It is necessary, however, to have regard to the NPPF framework as a whole, and to take account of all relevant planning legislation. Section 38(6) of the Planning and Compulsory Purchase Act 2004 puts the primacy of the development plan on a statutory footing. This approach is reflected in the NPPF. The relevant element of the development plan – the WRPNP – accords with NPPF guidance and has set out a strategy that identifies land sufficient to provide the housing necessary to meet current and future demographic needs in the local area. On a District-wide scale, the planning authority has approved or identified sufficient land to provide a 9 year supply of land for housing. The objectives set out in paragraph 50, therefore, are achieved without the need for additional development on this site.
- 6.11 Turning to other relevant WRPNP policies, the applicants have agreed relevant planning obligations that would be secured as part of the s106 legal agreement to mitigate the impact on local infrastructure. The proposals whilst in outline form, subject to future detailed submissions, would not give rise to conflict with policy 5 (Design).

Case Officer: Jay Singh

Telephone No:01296 585203

Aylesbury Vale District Council - Five year housing land supply position statement, August 2017

Purpose of this position statement

- 1.0 Paragraph 47-49 of the National Planning Policy Framework (NPPF) requires local planning authorities to identify and keep up-to-date a deliverable five year housing land supply against their housing requirements. Where the Council cannot demonstrate a 5 year housing land supply, there is a presumption in favour of sustainable development in line with the NPPF (para 14). Having an understanding of supply is also key to fulfilling the NPPF requirement to demonstrate the expected rate of housing delivery and how housing targets will be met (paragraph 47).
- 1.1 This position statement sets out the approach to meeting housing requirements in Aylesbury Vale pending the adoption of the new Local Plan (the Vale of Aylesbury Local Plan, VALP). This statement sets out how the current housing supply has been calculated, and the housing requirement target, to be used by the Council in order to apply the appropriate development plan policy tests and the tests set out in the NPPF when determining relevant planning applications in the period before VALP is adopted.
- 1.2 The five year housing land supply calculation is dynamic and changes as planning permissions are granted and as existing commitments are completed. Therefore it is important that any developer considering submitting a planning application should consider the latest position on the five year housing supply calculation from the Council. It is intended that the position statement is a living draft that will be regularly updated as the evidence emerges through the Local Plan preparation processes.
- 1.3 This is an update to the last position statement (October 2016) to take account of new planning permissions and completions up to the new basedate of 31st March 2017. It also updates the estimated delivery of sites based on the latest information, updates the housing requirement to take account of the HEDNA addendum, has refined the use of the 10% non implementation deduction and applies a 5%, rather than a 20% buffer. This is explained in more detail in later sections of this position statement.

Use of this position statement in the consideration of planning applications

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

Five Year Housing Land Supply Context

- 3.1 A housing requirement needs to be established in order to monitor the state of the Council's 5 year housing land supply. Paragraph 47 of the NPPF indicates that the requirement should be identified in a Local Plan.
- 3.2 The current development plan for Aylesbury Vale is Aylesbury Vale District Local Plan (AVDLP) adopted in 2004. The housing requirement in AVDLP was superseded by the South East Plan (SEP) which set a housing target for the district. SEP was used to calculate the housing land supply until it was revoked in March 2013. Following this, the then emerging draft Vale of

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

- 3.3 The VAP inspector recommended withdrawal of the VAP Strategy, and the plan was subsequently withdrawn in February 2014. As such there is effectively no up-to-date development plan setting out a housing requirement for Aylesbury Vale, because the relevant strategic policies in AVDLP are no longer 'saved'.
- 3.4 Since the withdrawal of the VAP, the DCLG household projections formed the basis for the need requirement. Then subsequently, the final draft Aylesbury Vale HEDNA was published and the FOAN figure within this was used as the most appropriate need requirement figure in the July 2015 position statement. This figure represented a locally generated housing need figure solely for the area of Aylesbury Vale based on demographic projections, economic forecasting, affordable housing and market signals. It did not accord with the NPPF's requirement for housing need to be based on Housing Market Areas.
- 3.5 Alongside the Aylesbury Vale HEDNA, the functional and 'best fit' Housing Market Areas (HMA) within which the district falls have been defined in cooperation with other authorities. This study¹ identifies that Aylesbury Vale, Chiltern and Wycombe districts comprise the 'best fit' for a Central Buckinghamshire HMA. The NPPF requires that any assessment of housing need should be based on a Housing Market Area (HMA). Following the results of the HMA study, the Buckinghamshire authorities jointly commissioned a Central Buckinghamshire HEDNA which has now been published in final draft form and assesses the housing need for the HMA. This work superseded the work done by the Aylesbury Vale HEDNA. Since then Chiltern District Council and South Bucks District Council took the decision to produce a joint Local Plan. It was concluded that the joint plan area relates best to the Buckinghamshire HMA and therefore the HEDNA was updated to include a needs assessment for South Bucks and published in January 2016 (the Buckinghamshire HEDNA). The housing requirement for Aylesbury Vale in this document remained the same as in the Central Buckinghamshire HEDNA. The Buckinghamshire HEDNA has since been updated again to take into account the release of new population and household projections and the draft version was published in October 2016, which the October 2016 position statement was based on. The Final Buckinghamshire HEDNA was published December 2016, with no changes to the FOAN figure. Since then, an addendum to the HEDNA has been published, which has increased the housing need figure from 965 to 970dpa due to a calculation error. The Buckinghamshire HEDNA is fully compliant with the NPPF and PPG, taking account of the latest demographic data and guidance, employment forecasting and market signals. The adjoining authorities to the HMA and other stakeholders have had the opportunity to comment on the study but it has not yet been tested through the examination process and as such can not be afforded full weight.
- 3.6 The Buckinghamshire HEDNA considers the HMA's own objectively assessed needs and gives a figure for each constituent authority. As part of the plan-making process there will be a need to consider:
- Potential unmet needs from authorities within the Housing Market Area; and
 - Potential unmet needs from adjoining authorities not within the Housing Market Area.
- 3.7 The Draft Plan consultation for VALP which ran from July-September 2016, as well as containing Aylesbury Vale's housing need included an estimation that Aylesbury Vale would need to provide 12,000 dwellings to provide for the unmet needs of other authorities within the HMA.

¹ <http://www.aylesburyvaledc.gov.uk/planning-policy/vale-of-aylesbury-local-plan/supporting-evidence/>

Since then work has progressed and the current estimation of unmet need to be accommodated within Aylesbury Vale is 8,000 dwellings. An MOU exists between Wycombe, Chiltern and South Bucks² that this figure is currently the best estimate, reflecting the work done since the publication of the draft plans and to provide clarity for progressing work on the Local Plan. The redistribution of the unmet need to Aylesbury Vale is a “policy on” approach. Whilst the unmet need figure has progressed, it has not been tested through examination and it would not be appropriate to use a ‘policy on’ figure for the purposes of calculating a 5 year housing land supply for Aylesbury until the “policy on” figures and general policy approach has been examined and found sound.

3.8 Together with housing the independent examination will also need to consider the approach to growth distribution and infrastructure provision, the testing of the development options through Sustainability Appraisal, community and stakeholder engagement, deliverability and viability assessments to determine whether the policy on approach is sound.

3.9 The policy approach off approach in calculating the five year supply has been endorsed by recent inspectors³, in the Waddesdon appeal (July 2017) the inspector concluded at paragraph 81 that “Although there may be some distribution from other districts to Aylesbury Vale, and although what this figure is might be emerging, at this stage in the local plan process any redistribution would represent the application of policy and thus represent a ‘policy on’ figure. As the Courts have made clear this is not appropriate for consideration in a Section 78 appeal and I am therefore satisfied that for this appeal the OAN figure for Aylesbury Vale should be 965 dwellings per annum”.

3.10 For the purpose of the 5 year housing land supply, during this period of not having a new Local Plan in place, the housing requirement set out in the December 2016 Buckinghamshire HEDNA and addendum represents the most up to date policy off assessment of housing need for Aylesbury Vale which will be used to calculate the current five year housing land supply.

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

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

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

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

² www.aylesburyvaledc.gov.uk/supporting-evidence

³ Land at Valley Farm, Soulbury (January 2017) (APP/J0405/W/16/3146817)
 Land west of College Road, Aston Clinton (April 2017) (APP/J0405/W/16/3147513)
 Littleton Manor Farm, Waddesdon (July 2017) (APP/J0405/W/16/3152120 & 3152132)
 Land east of Buckingham Road, Steeple Claydon (July 2017) (APP/J0405/W/16/3154432)

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

5.1 The NPPF (para 47) requires an additional buffer of 5% to be added (moved forward from later in the plan period). Or, where there has been ‘a record of persistent under delivery of housing’, local planning authorities should increase the 5% buffer to 20%. “Persistent under delivery” is not defined in the NPPF. The following table shows since 2007 the annual requirement of homes for the district compared to what has been delivered.

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

Year	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17
Requirement (dwellings)	810	810	810	810	955	955	970	970	970	970
Completions (dwellings)	822	744	795	755	1,103	934	990	1,419	1,191	1,323
Shortfall against requirement	+12	-66	-15	-55	+148	-21	+20	+449	+221	+358
Cumulative total	+12	-54	-69	-124	+24	+3	+23	+472	+693	+1,046
Unimplemented permissions or allocations at end of each year (31 st March) ⁴	8,463	7,865	7,805	7,371	9,200	8,245	8,408	8,051	8,796	9,948

5.2 Between 2006 and 2011 the requirement is assessed against AVDLP as this was the adopted plan for the district during that time period. DCLG household projections were released in 2015 with a base date of 2012. As such for 2011/12 and 2012/13 the delivery rates have been measured against the 2012 household projections, since 2013 the FOAN identified in the Buckinghamshire HEDNA (December 2016) for the period 2013-2033 has been used.

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

5.4 Previously a 20% buffer has been applied to the five year supply calculation based on inspector decisions since 2014⁵. A recent inspector’s decision in 2016 concluded “Recent performance has significantly improved. If repeated, recent performance would justify a lower buffer”⁶. All inspector decisions up until the publication of this position statement have only considered the completions for the period up to 2015/2016. The completion figures for 2016/2017 are now available and have now been taken into account in considering whether it is still appropriate to apply a 20% buffer.

⁴ Not including a 10% discount to sites under 5 which had been applied in previous position statements

⁵ Land off Chapel Drive, Aston Clinton (October 2014) APP/J0405/A/13/2210864, and Glebe Farm, Winslow (November 2014) APP/J0405/A/13/2205858

⁶ Para 129 Land South of Weston Road, Great Horwood (September 2016) (APP/J0405/V/15/3137967)

5.5 Table 2 illustrates there has been materially higher delivery in the past six years with 1,103 dwellings delivered in 2011/2012, 934 in 2012/2013, 990 in 2013/2014, 1,419 in 2014/2015, 1,191 in 2015/2016 and 1,323 in 2016/2017. The target has now been exceeded in six of the last ten years and more recently five out of the last six years. Looking cumulatively over the past 10 years the number of completions have exceeded the target by 1,046 dwellings, with the cumulative total being above the requirement since 2011. It is considered that in the light of this a 5% buffer is now appropriate.

5.6 Permissions have continued to be granted to ensure a supply of housing land so there has been a consistently high supply of sites in the district (exceeding 7,300 every year since 2007), this year has almost reached 10,000 commitments which is the highest number in the last ten years. An Inspector⁷ commented on that the District "has an exceptionally large number of outstanding planning permissions". However it is the expected delivery rate which is the key determinant of supply not the amount of permitted development.

Calculating projected supply from deliverable sites

6.1 The supply for Aylesbury Vale includes:

- sites with unimplemented planning permissions;
- sites that do not yet have planning permission but that have been approved in principle, subject to a S106 or planning obligation agreement;
- made neighbourhood plan allocations (without planning permission).
- sites that have been approved via notification to come forward under permitted development rights

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

6.2 The supply used to calculate the housing land supply is realistic and supported by evidence, housing developers are regularly contacted to verify their latest projected build out rates, phasing and completions, last carried out in April/May 2017. All sites of 5 dwellings and above that are included in the supply have been individually assessed as being available, achievable and suitable. This along with past delivery rates is used to inform the housing land supply. This information is detailed for each site in appendix 1 of the calculation housing land supply document. A further 10% deduction for non-implementation has been applied to sites that are allocated in Neighbourhood Plans but do not have planning permission to help take into account the risk of unexpected delays. This follows an inspector's decision⁸ which concluded a non-implementation deduction would be more robust. Whilst the Council previously applied this 10% deduction to all sites in the supply, further detailed analysis has since been carried out to determine the actual rates that sites are delivering, and as a result this 10% deduction is now applied only to just sites that are earliest on in the planning process.

6.3 For sites under 5 dwellings, which are all listed in appendix 2 of the calculation of housing land supply document, a 10% deduction is applied to these as they have not been subject to the same level of analysis in terms of their delivery as the sites of 5 dwellings or more. Many of these are already under construction as noted in appendix 2.

6.4 There are also a number of sites which have planning permission but which are not considered deliverable, so these are not included in the supply for calculating the housing land supply.

⁷ Para 73 Land off Chapel Drive, Aston Clinton (October 2014) APP/J0405/A/13/2210864

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

Calculating projected supply from windfall sites

- 7.1 Supply will also come forward through windfall sites⁹. The NPPF allows for a windfall allowance in the five year supply if there is “compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply” (para 48). Any allowance must be realistic and should not include residential garden land. It is anticipated that additional small and large windfall sites will continue to come forward (as have done historically) and contribute towards meeting the additional housing requirement to be planned for in the future.
- 7.2 Based on the NPPF requirements, the Council has gathered evidence for windfall projections for sites of 9 or less which has been accepted by Inspectors¹⁰. This evidence has taken into account historic delivery rates and expected future trends and does not include residential gardens in accordance with the NPPF definition. Aylesbury Vale is a large rural district and therefore the majority of windfall sites are greenfield.
- 7.3 The National Planning Practice Guidance (NPPG) allows for sites that are identified in our Housing and Economic Land Availability Assessment (HELAA) to be included in the five year supply. However we have taken a cautious approach and, for the purpose of identifying windfall sites, only small sites have been included as this is considered the most robust approach for the District. Aylesbury Vale is a large rural district, with many deliverable sites identified in the HELAA for sites of 5 or more. The supply of these sites is not necessarily delivered consistently and therefore projecting forward a windfall allowance would not be robust for large sites (10 or more dwellings).
- 7.4 Windfall projections are based on the average dwelling completions for small sites (9 or less) over the last nine years (2008 – 2017) (the windfall allowance is based on completions, therefore a non-implementation allowance is not needed). There has been a consistent and reliable supply of windfall sites as follows:

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

<u>Year</u>	Completions on Small Windfall Sites (= < 9 Dwellings) Net (excluding residential gardens)
2008/09	138
2009/10	95
2010/11	65
2011/12	100
2012/13	96
2013/14	107
2014/15	120
2015/16	123
2016/17	135

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

⁹ Defined in NPPF as sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

¹⁰ APP/J0450/A/14/2213924 paragraph 166 and APP/J0405/A/13/2210864 paragraph 66

7.6 The NPPF provides the opportunity to include an windfall allowance for sites within the later years of the supply. Therefore a windfall allowance is made for years 2020/21 to 2022/23.

7.7 This gives a total windfall allowance of 218 dwellings for the 5 year period 2017-2022, representing 3% of the expected supply, increasing the 5 year housing supply from 8.7 years to 9.0 years. The windfall allowance will be monitored annually.

Aylesbury Vale District Council - Housing Land Supply Calculation

Table 4: Summary of housing land supply position

	Total number of dwellings (net of losses)
Deliverable sites with planning permission	7,997
Deliverable sites not yet with planning permission but approved subject to S106	839
Deliverable sites allocated in Neighbourhood Plans but not yet with planning permission or approved subject to S106	621
Permitted Development	491
Total deliverable supply 2017-2033	9,948

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

Table 5: Five year supply position

	Total
Deliverable supply 2017-2022	7,067
Deliverable supply 2018-2023	6,601

- 8.2 It can be seen that 7,067 dwellings are deliverable within the 5 year period 2017-2022 (an average annual figure of 1,413 dwellings). When these figures are compared against the trajectory of housing delivery that has taken place within the district, they indicate that there is sufficient supply to deliver a increased level of housing over the next 5 years, compared to earlier years (the average annual number of dwellings completed over 2012-2017 was 1,171).
- 8.3 Tables are set out below showing the calculations of housing land supply based on the FOAN identified in the Buckinghamshire HEDNA (December 2016). This is shown firstly for the period 2017 to 2022, and then for the period 2018 to 2023. In accordance with a recent completion rates and the National Planning Policy Framework (paragraph 47) a buffer of 5% is added to the requirement.

Table 6: Housing land supply for 1st April 2017 to 31st March 2022

	District
Requirement	4,850
Pre-2017 oversupply*	1,043
Total 5 year requirement	3,807
Total 5 year requirement plus additional buffer of 5%	3,997
Total projected supply from deliverable sites	7,067
10% non implementation deduction ¹¹	-83
Total projected supply from windfall sites	218
Total projected supply	7,202
Projected supply as percentage of requirement	180.2% (9.0 years)

*This adjustment takes account of the number of actual housing completions in the period 2013 to 2017. This has been above the proposed FOAN.

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

	District
Requirement	4,850
Pre-2018 oversupply*	1,362
Total 5 year requirement	3,488
Total 5 year requirement plus additional buffer of 5%	3,662
Total projected supply from deliverable sites	6,601
10% non implementation deduction ¹²	-80
Total projected supply from windfall sites	327
Total projected supply	6,848
Projected supply as percentage of requirement	187.0% (9.4 years)

*This adjustment takes account of the number of actual housing completions in the period 2013 to 2017 and the number of projected completions from 2017 to 2018. This has been above the proposed FOAN.

¹¹ Applied to allocated sites that haven't yet got planning permission and sites under 5 dwellings

¹² Applied to allocated sites that haven't yet got planning permission and sites under 5 dwellings

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

	Past completions				Projected completions															TOTAL		
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32		2032/33	
Sites with permission																						
Berryfields MDA, Aylesbury	321	450	288	317	250	150	125	125	125	100	100	100	90									1165
Aylesbury East, Broughton Crossing				92	175	175	175	175	175	175	175	175	175	175	158	150	150	150				2358
Land to south of the A421 and east of A413, London Road, Buckingham	172	180	159	101	16																	16
Land below Field farm and next to High Acre Farm(G), Buckingham							50	100	100	100	50											400
Gatehouse Quarter, Aylesbury	17	8	67	51	50	29																79
Land to south of Newton Leys, Stoke Hammond	29	53	57	27	15		44	50	50	26												185
Haddenham Glebe							50	60	60	60	50											280
Land Adjacent To Furze Lane, Winslow					30	50	60	60	47													247
Haddenham Airfield, Thame Road, Haddenham						40	50	60	50	33												233
Lower Road, Stoke Mandeville							50	70	70													190
Land bounded by New Road and Aston Clinton Road, Weston Turville					35	50	50															135
Land adj Tesco, Tring Road, Aylesbury								35	50	50												135
Land east of Lower Road, Stoke Mandeville								35	50	32												117
Off Gatehouse Way, Aylesbury				28	20		50															70
Land off Chapel Drive/Green End Street, Aston Clinton						30	35	30														95
Land North of Brook Farm, Aston Clinton						40	40	11														91
Tingewick Road, Buckingham		1	3	51	31																	31
Land off Main Street, Tingewick				16	35	34																69
Sainsburys 13-19 Buckingham Street						27	49															76
Allotments, Baker Street, Waddesdon					15	30	30															75
Fenny Road, Stoke Hammond						25	25	24														74
Circus Fields, Aylesbury		2	41	30	1																	1
Former TRW Site, Buckingham Road, Aylesbury		21	40		12																	12
Land Rear Of Vicarage Road, Pitstone								30	38													68
Land east of New Road, Weston Turville							30	34														64
Land At North End Farm, North End Road, Steeple Claydon							25	25	10													60
Tindal Centre, Bierton Road, Aylesbury					20	40																60

	Past completions				Projected completions															TOTAL	
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32		2032/33
Former BCC Offices/Civic Centre, Aylesbury						30	28														58
Hartwell Sidings, Oxford Road, Aylesbury					55																55
Land at Stewkley Road/Dormer Avenue, Wing				20	32																32
Meadow Way/Moorlands, Wing					27	25															52
Land rear of Aylesbury Road, Aston Clinton							25	25													50
Manor House Hospital, Bierton Road, Aylesbury								22	22												44
Land at 108 Weston Road & Longhorn Farm, Aston Clinton								25	25												50
Land at Stablebridge Road, Aston Clinton			7	37	4																4
Kingfisher House, 61 Walton Street, Aylesbury					37	11															11
Land off Chapel Drive, Aston Clinton					44	3															3
Pegasus Way, Haddenham					38	7															7
Land East of Circus Fields, Stocklake, Aylesbury						25	17														42
Land at Madges Farm, Chearsley Road, Long Crendon								10	20	11											41
Stanbridge Road, Haddenham								20	20												40
Land rear of Glebe Close and Rushendon Furlong, Pitstone						15	25														40
Land rear of Brook Farm, Leighton Road, Stoke Hammond					34	6															6
Southern Road, Aylesbury						30	7														37
Cow Lane, Edlesborough								10	20												30
Stratford Close, Aston Clinton						15	15														30
Land off Brook Street, Aston Clinton						13	14														27
Mount Pleasant, Tamarisk Way, Weston Turville						13	14														27
Dollicott, Haddenham						10	15														25
Bell Business Park, Brunel Road, Aylesbury								24													24
Land off Isis Close and Oat Close, Aylesbury						12	12														24
Land off Wainwrights, Long Crendon								10	9												19
Berryfields Cottage, Berryfields, Quarrendon								19													19
County Farm, Wendover Road, Weston Turville						16															16
66 High Street North And Adjoining Land, Stewkley									14												14
Garage site, Whaddon Chase, Aylesbury						14															14
Frm Police Station, 50 Moreton Road, Buckingham						13															13
Bragenham Side, Stoke Hammond								13													13

	Past completions				Projected completions																TOTAL	
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33		
Fmr Britannia PH, Buckingham Road, Aylesbury					13																	13
Land East of 14 & 27 New Street, Waddesdon							12															12
21-39 Clifden Road, Worminghall							12															12
Bishopstone Road, Stone					12																	12
Stoke Hammond Garage, Stoke Hammond						10																10
Chelsea Road, Fairford Leys					5	5																10
23 Station Road, Winslow				9	1																	1
Chandos Road, Buckingham							10															10
138 London Road, Aston Clinton							9															9
Land east of New Road, Weston Turville						9																9
Fmr Police Station, 166/67 Ayl Road, Wendover							9															9
Land off Gorrell Lane, Tingewick							9															9
Land at Stratford Road, Nash			7		2																	2
Land between Old Quarry barn and 29 Bushmead Road							8															8
Mill Road, Slapton							8															8
Victor House, Westfield Road, Pitstone							8															8
Franklins Farm, Ickford Road, Shabbington							8															8
The Saleroom, Moreton Road, Buckingham			1		7																	7
Land off Chapel Drive, Aston Clinton							7															7
Horwood Mill, Spring Lane, Great Horwood							7															7
Land Off Mill Lane, Westbury						7																7
Clocks and Chimes Court, 2a Ricksfords Hill, Aylesbury					6																	6
Elmhurst Youth Centre, 36 Fairfax Crescent, Aylesbury						6																6
Dagnall House, Buckingham Road, Newton Longville						6																6
New Farm, 2 St Marys Road, East Claydon						6																6
The Surprise, Buckland Wharf, Buckland					6																	6
Kingsbury House, 2 George Street, Aylesbury							6															6
Heron House, Ground Floor, 49 Buckingham Street, Aylesbury							6															6
23 High Street, Haddenham					6																	6
Fleece Yard, Market Hill, Buckingham					5																	5
Hillcroft Industrial Estate, Stewkley Road, Soulbury	2		1	1	1																	1

	Past completions				Projected completions																	TOTAL
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33		
40 Thame Road, Haddenham		1			4																4	
Land at Lodge Lane, Stoke Hammond						5															5	
25 Oxford Road, Oakley					5																5	
112 High Street, Aylesbury						5															5	
Garages adj 8 Eastern Street, Aylesbury							5														5	
37 Bicester Road, Aylesbury							5														5	
Whales Lane, Marsh Gibbon						5															5	
Ringwood House 4th floor, Walton Street						5															5	
Sites less than 5 dwellings																						
See separate housing land supply document for list of sites					157	158	158														473	
Total sites with permission					1256	1159	1393	1079	836	576	375	275	265	175	158	150	150	150	0	0	7997	
Sites approved subject to S106																						
Land North of Aston Clinton Rd, Weston Turville								25	75	75	75	75	75								400	
Land South of Aylesbury Road, Aston Clinton							30	33	30												93	
Land off Soulbury Road & Dove Street, Stewkley							25	25	17												67	
Land Off High Street, Edlesborough							28	29													57	
Land at Leighton Road, Wingrave							20	20													40	
Land adj Winslow Road, Padbury							20	20													40	
Park Farm, Church Lane, Aston Clinton							20	16													36	
Land South of Little Horwood Road, Great Horwood							15	15													30	
Site A, Land South Of Little Marsh Road And East Of Swan Lane, Marsh Gibbon							11	11													22	
Cobb Hall Road, Newton Longville							15														15	
Land Adj 73 Moreton Road							13														13	
Land Off Shakespeare Orchard							11														11	
5 Slicketts Lane, Edlesborough							10														10	
Land To The West Of Rowsham Road							5														5	
Total sites approved subject to S106					0	0	0	248	244	122	75	75	75	0	0	0	0	0	0	0	839	
Allocated sites in Neighbourhood plans without permission																						

	Past completions				Projected completions																TOTAL	
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33		
Above Rumbolds Well & next to Field Farm (I)									30	50	20											100
Land at Winslow Rugby Club, Winslow											25	25	25									75
Land at Marsworth Road/Vicarage Road, Pitstone									35	35												70
Land off Station Road, Winslow												30	35									65
Land off Mentmore Road, Cheddington							15	20	15													50
St Rumbolds Well(J), Buckingham								19	20													39
Land off Barkham Close, Cheddington								15	20													35
Land South of Twelve Leys, Wingrave								15	15													30
Land South of Leighton Road, Wingrave									15	15												30
Winslow Centre, Winslow								15	15													30
Land at corner of Wells and Bridge Streets (K), Buckingham							14	14														28
Land off Granborough Road, Winslow								12	12													24
Land north of Little Horwood Road, Great Horwood								15														15
Land off Nash Road, Great Horwood									15													15
Land off Partridge Close, Cheddington									15													15
Total allocated sites					0	15	41	140	165	125	75	60	0	0	0	0	0	0	0	0	0	621
Permitted development																						0
Oxford House, Oxford Road							65	65	60													190
Heron House, 49 Buckingham Street, Aylesbury							55															55
Prebendal Court, Oxford Road, Aylesbury							50															50
Ringwood House, Walton Street, Aylesbury					33																	33
Kings Court, George Street, Aylesbury						19																19
Units 8A&B, 9A&B, Alton Business Park, Gatehouse Way								18														18
Wing House, 5 Britannia Street, Aylesbury							18															18
Western House, 14 Rickfords Hill, Aylesbury						15																15
Unit 1, 2A&2B, Alton House Business Park, Gatehouse Way								15														15
Units 5, 6A&B Alton Business Park, Gatehouse Way								14														14
Pembroke Court, 22-28 Cambridge Street, Aylesbury							12															12
Units 4A And 4B, Alton House Business Park, Gatehouse Way								11														11
Ardenham Lane House, Ardenham Lane, Aylesbury							9															9

	Past completions				Projected completions																TOTAL	
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33		
The Firs, Whitchurch							8															8
Elizabeth House, Wornal Park, Wормinghall							8															8
Units 3A And 3B, Business Park, Gatehouse Way Alton House								8														8
Units 7A & 7B Alton House Business Park, Gatehouse Way								8														8
Total permitted development					33	107	152	139	60	0	0	0	0	0	0	0	0	0	0	0	0	491
Total projections all deliverable sites					1289	1281	1586	1606	1305	823	525	410	340	175	158	150	150	150	0	0	0	9948
Windfall Sites								109	109	109												327

Position as at end March 2017 - Prepared August 2017

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

Our ref	Status as at 31/03/2017	Total number of dwellings	Estimated number of completions			Deliverability commentary			
			2017-2023 *	2017-2022 (five years)	2018-2023 (five years)	Available	Suitable	Achievable	
	Sites with Planning Permission								
001h0157	Berryfields Major Development Area (MDA) Aylesbury	AVDLP & Permission	3000	1165	775	625	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0375	Land East of Aylesbury, Broughton	Permission	2450	2358	875	875	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
016h0143	Land to south of the A421 and east of A413, London Road, Buckingham	Permission	656	16	16	0	✓	✓	Under construction. Outline Permission for 700 but only 656 expected. Contact made for estimated completion rate from developers/agents.
016h0175	Land below Field farm and next to High Acre Farm(G), Buckingham	Permission & BNP allocation	400	400	250	350	✓	✓	Contact made for estimated completion rate from developers/agents.
001h0278	Gatehouse Quarter, Aylesbury	Permission	370	79	79	29	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
102h0029	South of Newton Leys, Stoke Hammond	Permission	351	185	159	170	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
058h0087	Haddenham Glebe	Permission	280	280	170	230	✓	✓	Contact made for estimated completion rate from developers/agents.
125h0123	Land Adjacent To Furze Lane, Winslow	Permission	247	247	247	217	✓	✓	Contact made for estimated completion rate from developers/agents.
58h0081	Haddenham Airfield, Thame Road, Haddenham	Permission	233	233	200	233	✓	✓	Contact made for estimated completion rate from developers/agents.
103h0045	Lower Road, Stoke Mandeville	Permission	190	190	190	190	✓	✓	Assume completions start in 2019/20
120h0055	Land bounded by New Road & Aston Clinton Road, Weston Turville	Permission	135	135	135	100	✓	✓	Contact made for estimated completion rate from developers/agents.
001h0163	Land adj Tesco, Tring Road, Aylesbury	Permission	135	135	85	135	✓	✓	Assume completions start in 2020/21
103h0044	Land east of Lower Road, Stoke Mandeville	Permission	117	117	85	117	✓	✓	Assume completions start in 2020/21
001h0363,363a	Off Gatehouse Way, Aylesbury	Permission	98	70	70	50	✓	✓	Under construction.
026h0091	Land off Chapel Drive/Green End Street, Aston Clinton	Permission	95	95	95	95	✓	✓	Contact made for estimated completion rate from developers/agents.
026h0088	Land North of Brook Farm, Aston Clinton	Permission	91	91	91	91	✓	✓	Contact made for estimated completion rate from developers/agents.
016h0160	Tingewick Road, Buckingham	Permission	86	31	31	0	✓	✓	Under construction. Contact made for estimated completion rate from
110h0048	Land off Main Street, Tingewick	Permission	85	69	69	34	✓	✓	Under construction.
001h0403	Sainsburys, 13-19 Buckingham Street	Permission	76	76	76	76	✓	✓	Under construction.

114h0045	Allotments, Baker Street, Waddesdon	Permission	75	75	75	60	✓	✓	Under construction.
102h0040	Fenny Road, Stoke Hammond	Permission	74	74	74	74	✓	✓	Assume completions start in 2018/19
001h0227	Circus Fields, Oakfield Road, Aylesbury	Permission	74	1	1	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0397	Former TRW Site Buckingham road, Aylesbury	Permission	73	12	12	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
091h0049	Land Rear Of Vicarage Road, Pitstone	Permission	68	68	68	68	✓	✓	Assume completions start in 2020/21
120h0061	Land east of New Road, Weston Turville	Permission	64	64	64	64	✓	✓	Assume completions start in 2019/20
100h0059	North End Farm, Steeple Claydon	Permission	60	60	60	60	✓	✓	Assume completions start in 2019/20
001h0403	Tindal Centre, Bierton Road, Aylesbury	Permission	60	60	60	40	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0435	Fmr BCC Offices/Civic Centre Site, Aylesbury	Permission	58	58	58	58	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0286	Hartwell Sidings, Oxford Road, Aylesbury	Permission	55	55	55	0	✓	✓	Under construction.
123h0066	Land off Dormer Avenue, Wing	Permission	52	32	32	0	✓	✓	Under construction.
123h0065	Meadow Way/Moorlands, Wing	WNP & Permission	52	52	52	25	✓	✓	Under construction.
026h0098	Land rear of Aylesbury Road, Aston Clinton	Permission	50	50	50	50	✓	✓	Assume completions start in 2019/20
001h0488	Manor House Hospital, Bierton Road, Aylesbury	Permission	44	44	44	44	✓	✓	Contact made for estimated completion rate from developers/agents.
026h0099	Land at 108 Weston Road & Longhorn Farm, Aston Clinton	Permission	50	50	50	50	✓	✓	Assume completions start in 2019/20
026h0075	Land at Stablebridge Road, Aston Clinton	Permission	48	4	4	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0453	Kingfisher House, 61 Walton Street, Aylesbury	Permission	48	11	11	0	✓	✓	Under construction.
026h0089	Land off Chapel Drive, Aston Clinton	Permission	47	3	3	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
058h0076	Pegasus Way, Haddenham	Permission	45	7	7	0	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h0227	Land East of Circus Fields, Stocklake, Aylesbury	Permission	42	42	42	17	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
074h0078	Land at Madges Farm, Chearsley Road, Long Crendon	Permission	41	41	41	41	✓	✓	Assume completions start in 2019/20
058h0089	Stanbridge Road, Haddenham	Permission	40	40	40	40	✓	✓	Assume completions start in 2019/20

091h0045	Land Rear Of Glebe Close and Rushendon Furlong Pitstone	Permission	40	40	40	25	✓	✓	Under construction.
102h0034	Land rear of Brook Farm, Leighton Road, Stoke Hammond	Permission	40	6	6	0	✓	✓	Under construction.
001h0476	Southern Road, Aylesbury	Permission	37	37	37	7	✓	✓	Under construction.
050h0050	Cow Lane, Edlesborough	Permission	30	30	30	30	✓	✓	Assume completions start in 2019/20
026h0093	Stratford Close, Aston Clinton	Permission	30	30	30	15	✓	✓	Under construction.
026h0087	Land off Brook Street, Aston Clinton	Permission	27	27	27	14	✓	✓	Under construction.
120h0051	Mount Pleasant, Tamarisk Way, Weston Turville	Permission	27	27	27	14	✓	✓	Under construction.
058h0088	Dollicott, Haddenham	Permission	25	25	25	15	✓	✓	Under construction.
001h0477	Bell Business Park, Brunel Road, Aylesbury	Permisson	24	24	24	24	✓	✓	Assume completions start in 2019/20
103h0038	Land off Isis Close and Oat Close, Aylesbury	Permission	24	24	24	12	✓	✓	Contact made for estimated completion rate from developers/agents.
047h0079	Land off Wainwrights, Long Crendon	Permission	19	19	19	19	✓	✓	Assume completions start in 2019/20
001h0419	Berryfields Cottage, Berryfields, Quarrendon	Permission	19	19	19	19	✓	✓	Assume completions start in 2018/19
120h0053	County Farm, Wendover Road, Weston Turville	Permission	16	16	16	0	✓	✓	Under construction.
101h0096	66 High Street North And Adjoining Land. Stewkley	Permission	14	14	14	14	✓	✓	Assume completions start in 2020/21
001h0402	Garage site, Whaddon Chase, Aylesbury	Permission	14	14	14	0	✓	✓	Under construction.
016h0170	Fmr Police Station, 50 Moreton Road, Buckingham	Permission	13	13	13	0	✓	✓	Under construction.
102h0036	Bragenham Side, Stoke Hammond	Permission	13	13	13	13	✓	✓	Assume completions start in 2018/19
001h0467	Fmr Britannia PH, Buckingham Road, Aylesbury	Permission	13	13	13	0	✓	✓	Under construction.
114h0039	Land East of 14 & 27 New Street, Waddesdon	Permission	12	12	12	12	✓	✓	Contact made for estimated completion rate from developers/agents.
127h0026	21-39 Clifden Road, Worminghall	Permission	12	12	12	12	✓	✓	Assume completions start in 2019/20
104h0065	Bishopstone Road, Stone	Permission	12	12	12	0	✓	✓	Under construction.

102h0038	Stoke Hammond Garage, Stoke Hammond	Permission	10	10	10	10	✓	✓	Assume completions start in 2018/19
003h0002	Chelsea Road, Coldharbour, Aylesbury	Permission	10	10	10	5	✓	✓	Assume completions start in 2017/18.
125h124	23 Station Road, Winslow	Permission	10	1	1	0	✓	✓	Under construction.
016h0189	Chandos Road, Buckingham	Permission	10	10	10	10	✓	✓	Assume completions start in 2019/20
026h0110	138 London Road, Aston Clinton	Permission	9	9	9	9	✓	✓	Assume completions start in 2019/20
120h0058	Land East New Road, Weston Turville	Permission	9	9	9	9	✓	✓	Assume completions start in 2018/19
117h0112	Frmr Police Station, 166/67 Ayl Road, Wendover	Permission	9	9	9	9	✓	✓	Assume completions start in 2019/20
110h0053	Land off Gorrell Lane, Tingewick	Permission	9	9	9	9	✓	✓	Assume completions start in 2019/20
084h0024	Land at Stratford Road, Nash	Permission	9	2	2	0	✓	✓	Contact made for estimated completion rate from developers/agents.
122h0033	Land between Old Quarry barn and 29 Bushmead Road, Whitchurch	Permission	8	8	8	8	✓	✓	Assume completions start in 2019/20
099h0027	Mill Road, Slapton	Permission	8	8	8	8	✓	✓	Assume completions start in 2019/20
091h0051	Victor House, Westfield Road, Pitstone	Permission	8	8	8	8	✓	✓	Assume completions start in 2019/20
097h0021	Franklins Farm, Ickford Road, Shabbington	Permission	8	8	8	8	✓	✓	Assume completions start in 2019/20
016h0116	The Saleroom, Moreton Road, Buckingham	Permission	8	7	7	0	✓	✓	Under construction.
026h0108	Land off Chapel Drive, Aston Clinton	Permission	7	7	7	7	✓	✓	Assume completions start in 2019/20
055h0042	Horwood Mill, Spring Lane, Great Horwood	Permission	7	7	7	7	✓	✓	Assume completions start in 2019/20
118h0023	Land off Mill Lane, Westbury	Permission	7	7	7	7	✓	✓	Assume completions start in 2018/19
001h0401	Clocks and Chimes Court 2a Rickfords Hill, Aylesbury	Permission	6	6	6	0	✓	✓	Under construction.
001h0463	Elmhurst Youth Centre, Aylesbury	Permission	6	6	6	6	✓	✓	Assume completions start in 2018/19
085h0041	Dagnall House, Buckingham Road, Newton Longville	Permission	6	6	6	6	✓	✓	Assume completions start in 2018/19
048h0018	New Farm, St Marys Road, East Claydon	Permission	6	6	6	6	✓	✓	Assume completions start in 2018/19
034h0029	The Surprise, Buckland Wharf, Buckland	Permission	6	6	6	0	✓	✓	Under construction.

001h0388	Kingsbury House, 2 George Street, Aylesbury	Permission	6	6	6	6	✓	✓	Assume completions start in 2019/20
001h0439	Heron House, Ground Floor, 49 Buckingham Street,	Permission	6	6	6	6	✓	✓	Under construction.
058h0079	23 High Street, Haddenham	Permission	6	6	6	0	✓	✓	Under construction.
016h0156	Fleece Yard, Market Hill,	Permission	5	5	5	0	✓	✓	Under construction.
107h0025 & 25a	Hillcroft Industrial Estate, Stewkley Road, Soulbury	Permission	5	1	1	0	✓	✓	Under construction.
058h0055	40 Thame Road, Haddenham	Permission	5	4	4	0	✓	✓	Under construction.
102h0037	Land at Lodge Lane, Stoke Hammond	Permission	5	5	5	5	✓	✓	Assume completions start in 2018/19
087h0037	25 Oxford Road, Oakley	Permission	5	5	5	0	✓	✓	Assume completions start in 2017/18.
001h0480	112 High Street	Permission	5	5	5	5	✓	✓	Assume completions start in 2018/19
001h0518	Garages adj 8 Eastern Street, Aylesbury	Permission	5	5	5	5	✓	✓	Assume completions start in 2019/20
001h0499	37 Bicester Road, Aylesbury	Permission	5	5	5	5	✓	✓	Assume completions start in 2019/20
079h0038	Whales Lane, Marsh Gibbon	Permission	5	5	5	5	✓	✓	Assume completions start in 2018/19
001h0506	Ringwood House 4th floor, Walton Street	Permission	5	5	5	5	✓	✓	Assume completions start in 2018/19
	Sites < 5 dwellings (see appendix 2 below)			473	473	316			
	Total - With Planning Permission			7997	5723	5043			
	Sites approved subject to S106** Agreement								
001h0304	Land North of Aston Clinton Road, Weston Turville	Application approved subject to S106	400	400	100	175	✓	✓	Assume completions start in 2020/21
026h0101	Land South of Aylesbury Road, Aston Clinton	Application approved subject to S106	93	93	63	93	✓	✓	Assume completions start in 2020/21
101h0099	Land off Soulbury Road & Dove Street, Stewkley	Application approved subject to S106	67	67	50	67	✓	✓	Assume completions start in 2020/21
050h0057	Land off High Street, Edlesborough	Application approved subject to S106	57	57	57	57	✓	✓	Assume completions start in 2020/21
124h0046	Land at Leighton Road, Wingrave	Wingrave NP & Application approved subject to S106	40	40	40	40	✓	✓	Assume completions start in 2020/21
089h0027	Land adj Winslow Road, Padbury	Application approved subject to S106	40	40	40	40	✓	✓	Assume completions start in 2020/21
026h0104	Park Farm, Church Lane, Aston Clinton	Application approved subject to S106	36	36	36	36	✓	✓	Assume completions start in 2020/21

055h0036	Land South of Little Horwood Road, Great Horwood	Great Horwood NP & Application approved subject to S106	30	30	30	30	✓	✓	Assume completions start in 2020/21
079h0043	Site A, Land South Of Little Marsh Road And East Of Swan Lane, Marsh Gibbon	Application approved subject to S106	22	22	22	22	✓	✓	Assume completions start in 2020/21
085h0036	Cobb Hall Road, Newton Longville	Application approved subject to S106	15	15	15	15	✓	✓	Contact made for estimated completion rate from developers/agents.
016h0185	Land Adj 73 Moreton Road, Buckingham	Application approved subject to S106	13	13	13	13	✓	✓	Assume completions start in 2020/21
056h0048	Land Off Shakespeare Orchard, Grendon Underwood	Application approved subject to S106	11	11	11	11	✓	✓	Assume completions start in 2020/21
050h0062	5 Slicketts Lane, Edlesborough	Application approved subject	10	10	10	10	✓	✓	Assume completions start in 2020/21
031h0044	Land To The West Of Rowsham Road, Berton	Application approved subject to S106	5	5	5	5	✓	✓	Assume completions start in 2020/21
Total - Approved subject to S106				839	492	614			
Sites allocated in Neighbourhood Plans without permission									
016h0177	Above Rumbolds Well & next to Field Farm (I)	Buckingham NP	100	100	30	80	✓	✓	Contact made for estimated completion rate from developers/agents.
125h0126	Land at Winslow Rugby Club, Winslow	Winslow NP	75	75	0	25	✓	✓	Contact made for estimated completion rate from developers/agents.
091h0022	Land at Marsworth Road/Vicarage Road, Pitstone	Pitstone NP	70	70	35	70	✓	✓	Assume completions start in 2021/22
125h0127	Land off Station Road, Winslow	Winslow NP	65	65	0	0	✓	✓	Contact made for estimated completion rate from developers/agents.
037h0026	Land off Mentmore Road	Cheddington NP	50	50	50	50	✓	✓	Assume completions start in 2019/20
016h0176	St Rumbolds Well (J), Buckingham	Buckingham NP	39	39	39	39	✓	✓	Assume completions start in 2019/20
037h0028	Land off Barkham Close	Cheddington NP	35	35	35	35	✓	✓	Assume completions start in 2020/21.
124h0047	Land South of Twelve Leys, Wingrave	Wingrave with Rowsham NP	30	30	30	30	✓	✓	Assume completions start in 2020/21.
124h0048	Land South of Leighton Road, Wingrave	Wingrave with Rowsham NP	30	30	15	30	✓	✓	Assume completions start in 2021/22
125h0129	Winslow Centre, Winslow	Winslow NP	30	30	30	30	✓	✓	Contact made for estimated completion rate from developers/agents.
016h0173	Land at corner of Wells & Bridge Street (K), Buckingham	Buckingham NP	28	28	28	28	✓	✓	Assume completions start in 2019/20
125h0128	Land off Granborough Road, Winslow	Winslow NP	24	24	24	24	✓	✓	Contact made for estimated completion rate from developers/agents.
055h0037	Land North of Little Horwood Road	GHNP	15	15	15	15	✓	✓	Assume completions start in 2020/21.

055h0038	Land off Nash Road	Great Horwood NP	15	15	15	15	✓	✓	Assume completions start in 2018/19.
037h0027	Land off Partridge Close	Great Horwood NP	15	15	15	15	✓	✓	Assume completions start in 2020/21.
	Total - Sites Allocated in Neighbourhood Plans			621	361	486			
	Permitted development								
001h0516	Oxford House, Oxford Road, Aylesbury	Prior approval application	190	190	190	190	✓	✓	Assume completions start in 2019/20
001h0411	Heron House, Floors 1-5, 49 Buckingham Street, Aylesbury	Prior approval application	55	55	55	55	✓	✓	Under construction. Contact made for estimated completion rate from developers/agents.
001h05100	Prebendal Court, Oxford Road, Aylesbury	Prior approval application	50	50	50	50	✓	✓	Assume completions start in 2019/20
001h0461	Ringwood House, Walton Street, Aylesbury	Prior approval application	33	33	33	0	✓	✓	Under construction.
001h0440	Kings Court, George Street, Aylesbury	Prior approval application	19	19	19	19	✓	✓	Assume completions start in 2016/17
001h0496	Units 8A&B, 9A&B, Alton Business Park, Gatehouse Way, Aylesbury	Prior approval application	18	18	18	18	✓	✓	Assume completions start in 2020/21
001h0451	Wing House, 5 Britannia Street	Prior approval application	18	18	18	18	✓	✓	Assume completions start in 2016/17.
001h0472	Western House, 14 Rickfords Hill, Aylesbury	Prior approval application	15	15	15	15	✓	✓	Assume completions start in 2018/19
001h0484	Unit 1, 2A&2B, Alton House Business Park, Gatehouse Way, Aylesbury	Prior approval application	15	15	15	15	✓	✓	Assume completions start in 2020/21
001h0494	Units 5, 6A&B Alton Business Park, Gatehouse Way, Aylesbury	Prior approval application	14	14	14	14	✓	✓	Assume completions start in 2020/21
001h0408	Pembroke Court, 22-28 Cambridge Street, Aylesbury	Prior approval application	12	12	12	12	✓	✓	Under construction.
001h0482	Units 4A And 4B, Alton House Business Park, Gatehouse Way, Aylesbury	Prior approval application	11	11	11	11	✓	✓	Assume completions start in 2020/21
001h0375	Ardenham Lane House, Ardenham Lane, Aylesbury	Prior approval application	9	9	9	9	✓	✓	Assume completions start in 2019/20
122h0041	The Firs, Whitchurch	Prior approval application	8	8	8	8	✓	✓	Assume completions start in 2019/20
127h0027	Elizabeth House, Wornal Park, Worminghall	Prior approval application	8	8	8	8	✓	✓	Assume completions start in 2019/20
001h0483	Units 3A And 3B, Business Park, Gatehouse Way Alton House, Aylesbury	Prior approval application	8	8	8	8	✓	✓	Assume completions start in 2020/21
001h0495	Units 7A & 7B Alton House Business Park, Gatehouse Way, Aylesbury	Prior approval application	8	8	8	8	✓	✓	Assume completions start in 2020/21
	Total - Permitted development			491	491	458			

	District - Total for all sites		9948	7067	6601
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All dwelling figures are net of losses through demolition or conversion

* This is not necessarily the same as the total number of dwellings on the site, as there may have been completions prior to 2013

** S106: Section 106 or planning obligation agreement

*** Aylesbury Vale District Local Plan

Appendix 2: Projected supply from sites less than 5 dwellings

Location	Parish	Status as at 31st March 2017	Net Commitments*
Hanover Farmhouse Barn, Addington Estate Roads	Addington	Permission	1
Folly Inn Ph, Buckingham Road	Adstock	Permission	4
Folly Inn PH Buckingham Road MK18 2HS	Adstock	Permission	1
Land adjacent to Adstock House, East Street	Adstock	Permission	1
Maple Tree Cottage, Chapel Lane	Akeley	Permission	1
The Milking Parlour, Pottery Farm, Chapel Lane	Akeley	Permission	1
Foxglove Cottage, Akeley Wood Lodge Road	Akeley	Permission	0
Manor Farm Lower Pollicott	Ashendon	Permission; under construction	4
Burston Hill Farm, Weeden Road	Aston Abbots	Permission	1
Burston Hill Farm, Weedon Road	Aston Abbots	Permission	1
Saddlers Farm, Cublington Road	Aston Abbots	Permission	1
Land Adj To Windmill Hill Barns Moat Lane	Aston Abbots	Permission	1
Saddlers Farm, Cublington Road	Aston Abbots	Permission	1
The Royal Oak Ph, Wingrave Road	Aston Abbots	Permission	1
42 & 46 Green End Street	Aston Clinton	Permission; under construction	-1
Woodgate House, Park View	Aston Clinton	Permission; under construction	1
Land Adj Old Rectory London Road	Aston Clinton	Permission	4
The Paddock House, 31 London Road, Aston Clinton	Aston Clinton	Permission	2
93 Weston Road	Aston Clinton	Permission	2
Aston Hill Place, Aston Hill, Chivery, HP22 5NQ	Aston Clinton	Permission	0
Land adjoining Overways, Aston Clinton	Aston Clinton	Permission	1
140 Weston Road	Aston Clinton	Permission	0
Longhorn Farm, Weston Road	Aston Clinton	Permission	1
Masons Meadow, Aylesbury Road	Aston Clinton	Permission	1
The Bungalow, Green Park, Stablebridge Road	Aston Clinton	Permission	1
Conifer Cottage, Chivery	Aston Clinton	Permission	1
Conifer Cottage, Chivery	Aston Clinton	Permission	-1
Woodgate House, Park View	Aston Clinton	Permission	1
Land Adjacent To Chimneys, Aylesbury Road	Aston Clinton	Permission	1
Land Adjacent to 1 Wendover Way,	Aylesbury	Permission; under construction	1
7 Wendover Road	Aylesbury	Permission; under construction	0
34 Wendover Road	Aylesbury	Permission; under construction	1
2 Austen Place	Aylesbury	Permission; under construction	1
Site Of Former 40 To 42, Mill Street	Aylesbury	Permission; under construction	2
Albion House, Albion Street	Aylesbury	Permission; under construction	1
108 Aylesbury Road, Elmhurst,	Aylesbury	Permission; under construction	1
12 Gatehouse Road	Aylesbury	Permission; under construction	1
20 Cumberland Close	Aylesbury	Permission; under construction	1
Heron House, 49 Buckingham Street	AYLESBURY	Permission	4
Garage Court, Narbeth Drive	Aylesbury	Permission	4
57 Buckingham Road	Aylesbury	Permission	4
19-21 High Street	Aylesbury	Permission	4
6-12 And 18-20 Mill Street	Aylesbury	Permission	3
65 Fleet Street	Aylesbury	Permission	2
Gi Gees Takeaway, 23 Kingsbury	Aylesbury	Permission	3
65 High Street	Aylesbury	Permission	3
55 Buckingham Road	Aylesbury	Permission	3
55 Buckingham Road	Aylesbury	Permission	-1
15 Wigmore Road	Aylesbury	Permission	1
1-2 Castle Close	Aylesbury	Permission	2
14-18 Temple Street	Aylesbury	Permission	2
33 Prebendal Avenue	Aylesbury	Permission	1
80 Narbeth Drive	Aylesbury	Permission	1
12 Kingsbury	Aylesbury	Permission	2
16-18 High Street	Aylesbury	Permission	2
26 Mount Street	Aylesbury	Permission	1
Sheffield Funerals, 152 High Street	Aylesbury	Permission	2
29 Russell Avenue, Aylesbury	Aylesbury	Permission	1
17 Abbots Road	Aylesbury	Permission	1
84 Wendover Road	Aylesbury	Permission	1
Heron House, 49 Buckingham Street	Aylesbury	Permission	1
29 Aiston Place	Aylesbury	Permission	1
Garage Site, Henry Road	Aylesbury	Permission	1
Flat 1, Green End House, 10 Rickfords Hill, Aylesbury	Aylesbury	Permission	1
7 Montague Road	Aylesbury	Permission	1
55 Camborne Avenue	Aylesbury	Permission	1
108 Broughton Avenue	Aylesbury	Permission	0
122C High Street	Aylesbury	Permission	1
Former Azurie Blue Factory Site, Willow Road	Aylesbury	Permission	1
Prontaprint, 40 High Street	Aylesbury	Permission	1
9 & 11 Wendover Road	Aylesbury	Permission	1
Garage Court Rear Of Shops, Parton Road	Aylesbury	Permission	1
1 Redcliffe Walk	Aylesbury	Permission	1
79 Meadowcroft	Aylesbury	Permission	1
6 Douglas Road	Aylesbury	Permission	1
18 Queen Street	Aylesbury	Permission	1

Land Rear Of 18 Northumberland Avenue	Aylesbury		Permission	1
Berryfield Cottage, Berryfields, Quarrendon	Aylesbury		Permission	-1
49 Russell Avenue, Aylesbury	Aylesbury		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
46 Burcott Lane	Bierton with Broughton		Permission	1
106 Aylesbury Road, Bierton	Bierton with Broughton		Permission	2
Land Adj Grove Court, Rowsham Road	Bierton with Broughton		Permission	1
202 Aylesbury Road	Bierton with Broughton		Permission	1
Badricks Farm, 94 Aylesbury Road	Bierton with Broughton		Permission	1
Land Adj To Conkers Barn 178A Aylesbury Road	Bierton with Broughton		Permission	1
Hybanks North Hills	Brill		Permission	0
Land Adj To 27 Brae Hill	Brill		Permission	1
Hillside Farm, Oakley Road	Brill		Permission	1
Hillside Farm, Oakley Road	Brill		Permission	1
Land At Fleece Yard, Market Hill	Buckingham	Permission; under construction		1
10 Market Square	Buckingham	Permission; under construction		1
Meadows House, Well Street	Buckingham	Permission; under construction		4
Land Adjacent to Verdun, Western Avenue	Buckingham		Permission	4
Nursery Bungalow, West Street	Buckingham		Permission	4
Nursery Bungalow, West Street	Buckingham		Permission	-1
Manor Beeches Avenue Road	Buckingham		Permission	3
24 West Street	Buckingham		Permission	3
1 Portfield Way,	Buckingham		Permission	1
Land To The Rear Of Hamilton House West Street	Buckingham		Permission	1
Land At Lenborough Road	Buckingham		Permission	1
19 Well Street	Buckingham		Permission	1
1 Portfield Way,	Buckingham		Permission	-1
Willow Bank, Mill Lane	Buckingham		Permission	-1
Canal Farm, Lower Buckland Road	Buckland	Permission; under construction		1
New Farm Bungalow Main Road	Buckland	Permission; under construction		0
New Farm Bungalow Main Road	Buckland		Permission	1
Land Adj 69 Buckland Road	Buckland		Permission	1
Round Spring, Dancers End Lane	Buckland		Permission	0
Bees Cottage, Main Road	Buckland		Permission	1
Pine Ridge, Dancers End Lane	Buckland		Permission	0
Badgers Wood, Dancers End Lane	Buckland		Permission	1
Pound Orchard, Peggs Lane	Buckland		Permission	1
The Surprise, Buckland Wharf	Buckland		Permission	-1
Badgers Wood, Dancers End Lane	Buckland		Permission	-1
13 Brackley Lane,	Charndon		Permission	1
River View, Church Lane	Chearsley	Permission; under construction		0
48 Chearsley Road	Chearsley	Permission; under construction		1
The Lodge, Church Lane	Chearsley		Permission	1
Grove Farm, Chearsley Road	Chearsley		Permission	1
12 Mentmore Road	Cheddington		Permission	1
Land Adjacent To Mentmore Cottage, 32-34 Mentmore Road	Cheddington		Permission	1
Land Adjacent To 1A Church Hill	Cheddington		Permission	1
Hillview, The Baulk	Cheddington		Permission	1
The Clock Tower House,Chilton House,Thame Road	Chilton		Permission	3
13 Thame Road	Chilton		Permission	1
The Old Estate Yard, Thame Road	Chilton		Permission	1
Cutter's Barn, Chilton Grounds Farm, Chapel Lane	Chilton		Permission	1
The annex at The Old Stables, Reads Lane	Cublington	Permission; under construction		1
Lands At Reads Lane	Cublington	Permission; under construction		1
New Dairy Farm, Stewkley Road	Cublington		Permission	2
Thomson Brook Stud, New Dairy Farm, Stewkley Road, LU7 0LS	Cublington		Permission	1
1 Roses Close	Cublington		Permission	1
Land Off Bridle Track, Bridgeway	Cuddington		Permission	1
Wychemt Barn, Frog Lane	Cuddington		Permission	1
Chestnut Farm, Ford Road, Dinton	Dinton		Permission	2
Staddlestones, New Road,	Dinton		Permission	1
Motts Coaches, Oxford Road	Dinton		Permission	1
Dinton Castle, Oxford Road	Dinton		Permission	1
Middlemeadow	Dorton		Permission	0
Bates Mooring, Lock 1, Puttenham Road,	Drayton Beauchamp	Permission; under construction		1
Stoke Road Farm, Bletchley Road	Drayton Parslow		Permission	4
Bargate Farm The Highway	Drayton Parslow		Permission	1
Ridge Farm, Main Road	Drayton Parslow		Permission	1
Old RAF Buildings, Dorcas Farm Lane	Drayton Parslow		Permission	1
Lower Park Farm, Main Road	Dunton		Permission	1
Dunton Manor Barn, Hoggston Road	Dunton		Permission	1
New Farm, 2 St Marys Road	East Claydon		Permission	4
Monkomb Farm, Winslow Road	East Claydon		Permission	1
Bernwood Farm, Weir Lane, Botolph Claydon	East Claydon		Permission	1
Barn At Monkomb Farm, Winslow Road	East Claydon		Permission	1
Garage Site Buckingham Road	Edgcott		Permission	2
B & H Autos Crossways Garage, Dunstable Road	Edlesborough		Permission	3

Yew Tree Malting Lane Dagnall	Edlesborough	Permission	1
Land At Avenue House, Moor End	Edlesborough	Permission	1
Land Adjacent To 3 & 4 Leighton Road,Northall	Edlesborough	Permission	1
Churchgate House, High Street	Edlesborough	Permission	0
Primrose Studham Lane, Dagnall	Edlesborough	Permission	1
1 And 2 Bethshan, Dunstable Road	Edlesborough	Permission	-1
The Waste Land, Dunstable Road, Dagnall	Edlesborough	Permission	0
Bassetts, Main Street	Gawcott	Permission; under construction	3
The Granary,Gawcott Fields Farm, Gawcott Road	Gawcott	Permission; under construction	1
Primrose Hill Farm, Tingewick Road	Gawcott	Permission	1
The Laurels , Lenborough Road	Gawcott	Permission	1
Land Adj To Lenborough Farm, Hillesden Road	Gawcott	Permission	1
Milford House, Hillesden Road	Gawcott	Permission	-2
Lower Green End Farm, 34 Green End	Granborough	Permission; under construction	0
Land at 4A Marston Road	Granborough	Permission; under construction	1
Lathwells Farm Marston Road	Granborough	Permission	3
The Farm, 34 Green End	Granborough	Permission	1
3 Winslow Road	Granborough	Permission	1
3 Winslow Road	Granborough	Permission	-1
Land At 4 And 6, Heath Road	Great Brickhill	Permission; under construction	1
Blossom Hill Farm, Partridge Hill, Great Brickhill	Great Brickhill	Permission	1
53 Lower Way	Great Brickhill	Permission	0
2 Home Farm Lane	Great Brickhill	Permission	1
Land At Green End Cottage, Green End	Great Brickhill	Permission	1
The Grange, 2 Winslow Road	Great Horwood	Permission; under construction	1
Orchard Bungalow, Singleborough Lane,Singleborough	Great Horwood	Permission	0
Woodleigh Cottage, 16 Nash Road	Great Horwood	Permission	0
Paddock View, 15C Little Horwood Road, Great Horwood	Great Horwood	Permission	1
Plot 1, Three Horseshoes Close (Grange Farm, Main Street)	Grendon Underwood	Permission; under construction	1
Land at Saye and Sele Close, Main Street,	Grendon Underwood	Permission	2
116 Springhill Road, Grendon Underwood	Grendon Underwood	Permission	1
9 Park Road, Springhill,	Grendon Underwood	Permission	1
Land to Rear of Grove Farm, Main Street	Grendon Underwood	Permission	1
Little Grove, Main Street	Grendon Underwood	Permission	1
Ebenezer Cottage, Bicester Road,Kingswood	Grendon Underwood	Permission	1
1 Park Road	Grendon Underwood	Permission	1
Prune Farm, Lawn Hill, Edgcott	Grendon Underwood	Permission	1
Scotsgrove Mill, Mill Lane,	Haddenham	Permission; under construction	1
Scotsgrove Farm, Aylesbury Road,	Haddenham	Permission; under construction	1
11 Pilots Place	Haddenham	Permission	1
Downsview, Lower Road	Haddenham	Permission	1
Ivor Newton & Sons, Aston Road	Haddenham	Permission	1
Stockwell Farm Cottage, 17 High Street	Haddenham	Permission	0
Core Business Services, 2 Thame Road	Haddenham	Permission	1
Portway Field, Buckingham Road,	Hardwick	Permission; under construction	1
Land Rear Of White Tara Cottage, Buckingham Road	Hardwick	Permission	1
Dairy Farm Hillesden Road	Hillesden	Permission	0
Hogshaw Farm, Claydon Road	Hogshaw	Permission	3
Borshaw Farm, Claydon Road	Hogshaw	Permission	1
Hill End Stables	Hogshaw	Permission	1
17 Little Ickford	Ickford	Permission; under construction	0
LandRear of 42 Worminghall Road, Ickford	Ickford	Permission	1
Church Farm House, 23 Church Road	Ickford	Permission	1
Land at the Old Tring Brewery, Tring Road	Ivinghoe	Permission; under construction	1
Builders Yard, High Street	Ivinghoe	Permission	2
Land at Foxhill, Risborough Road	Kingsey	Permission	1
Land Adj To Oakfield Fishery, Kingswood Lane	Kingswood	Permission	1
The Orchard, Wicken Road	Leckhampstead	Permission	0
The Exchange Towcester Road MK18 5AF	Lillingstone Dayrell	Permission	1
The Barn, Shire Hill Farm, Towcester Road	Lillingstone Lovell	Permission	1
Lovel Wood, Towcester Road	Lillingstone Lovell	Permission	1
Land Adj. To Hillside, Winslow Road	Little Horwood	Permission; under construction	2
Land Adj. To Hillside, Winslow Road	Little Horwood	Permission	2
The Bungalow, 4 Wood End	Little Horwood	Permission	2
Land Adj Old Oaks, 18 Wood End	Little Horwood	Permission	1
The White House Bungalow, Winslow Road	Little Horwood	Permission	1
The Bungalow, 4 Wood End	Little Horwood	Permission	-1
Dovecote House Jesses Lane	Long Crendon	Permission; under construction	1
57 High Street	Long Crendon	Permission; under construction	0
Hill Farm, Westfield Road	Long Crendon	Permission	2
5 Burns Close	Long Crendon	Permission	2
5 Burns Close	Long Crendon	Permission	-1
18 Chilton Road	Long Crendon	Permission	2
Crendon House Westfield Road	Long Crendon	Permission	1
Land adj. to Broad View Westfield Road HP18 9EG	Long Crendon	Permission	1
Land to rear of 1 and 1a The Square, Long Crendon	Long Crendon	Permission	1
Lopemead Farm, Thame Road	Long Crendon	Permission	1
Land Adjacent To 5 Burns Close	Long Crendon	Permission	1
Broad View Westfield Road HP18 9EG	Long Crendon	Permission	0

61 High Street	Long Crendon	Permission	1
Land Adjacent To 48 Chearsley Road	Long Crendon	Permission	1
14 The Square	Long Crendon	Permission	1
Entrance Cottage, Westfield Road	Long Crendon	Permission	1
18 Chilton Road	Long Crendon	Permission	-1
1 Chearsley Road	Long Crendon	Permission	-1
Entrance Cottage, Westfield Road	Long Crendon	Permission	-1
Elmwood House, Wotton End	Ludgershall	Permission	1
St Anthonys, Tetchwick Farm Road	Ludgershall	Permission	1
Pennwood House, High Street	Ludgershall	Permission	1
Manor Farm, Station Road	Marsh Gibbon	Permission; under construction	1
Cottage, West Edge	Marsh Gibbon	Permission	1
Annex at 28 Scotts Close	Marsh Gibbon	Permission	1
Lanes End Cottage, Townsend Lane	Marsh Gibbon	Permission	1
Land Adjacent To Sunnymead Station Road	Marsh Gibbon	Permission	1
Mentmore Smithy, Stag Hill	Mentmore	Permission; under construction	1
Rowden Farm Barns, Rowden Farm Lane,	Mentmore	Permission; under construction	3
Barn to the West of Rowden Farm, Rowden Farm Lane	Mentmore	Permission	3
Horses Helping People Sunrise Farm Rowden farm Lane LU7 OQD	Mentmore	Permission	1
Top Bliss Barn,Crafton Stud Farm, Crafton Lodge Road	Mentmore	Permission	1
Rowden Farm, Rowden Farm Lane, Mentmore	Mentmore	Permission	1
Ashfields Land, Whaddon Road	Mursley	Permission; under construction	1
Land Adjacent To Taylors Corner, Station Road	Mursley	Permission; under construction	4
Land to the rear of 12 Main Street	Mursley	Permission	1
Brook Cottage, 8 Church Lane,	Mursley	Permission	1
Richmond Hill Farm , Stewkley Lane	Mursley	Permission	1
The Weasels Lodge, Salden Lane	Mursley	Permission	0
Lower Church Farm, Church Lane	Mursley	Permission	1
Woodlands, 9 Church Lane	Mursley	Permission	1
Woodlands, 9 Church Lane	Mursley	Permission	-1
The Barn at The Rectory, Stratford Road	Nash	Permission; under construction	1
Garage site 676999G 12 Stratford Road	Nash	Permission; under construction	1
Barn 2, The Pond Barn, Wood End Farm, Wood End	Nash	Permission	1
Causter Farm, Winslow Road	Nash	Permission	0
Land To The Rear Of 20 Whaddon Road	Newton Longville	Permission; under construction	1
St Annes Grange, 1 Drayton Road	Newton Longville	Permission	3
25 Bletchley Road	Newton Longville	Permission	2
23 Westbrook End	Newton Longville	Permission	1
34 Westbrook End	Newton Longville	Permission	1
Artist Studio, London End	Newton Longville	Permission	1
Land At 51 Quainton Road	North Marston	Permission; under construction	1
The Old Hay Barn, Dancers Farm, St Johns Lane	North Marston	Permission; under construction	1
Hillview Paddocks, Carters Lane	North Marston	Permission	1
8 Church Street	North Marston	Permission	1
12 Granborough Road	North Marston	Permission	1
Nap Farm, The Nap	Oakley	Permission	3
Nap Farm, The Nap	Oakley	Permission	-1
Royal Oak PH, 2 Worminghall Road	Oakley	Permission	2
New Farm Oxford Road	Oakley	Permission	1
Poplar Farm, Oxford Road	Oakley	Permission	1
Catsbrain Farm, Worminghall Road	Oakley	Permission	1
Land At Bicester Road	Oakley	Permission	1
58 Worminghall Road	Oakley	Permission	2
58 Worminghall Road	Oakley	Permission	-1
The Cave , Meadway	Oving	Permission	1
Church Farm,Church Lane	Oving	Permission	1
N F Hodges & Son Buttermilk Hall Farm, Meadway	Oving	Permission	1
Kirtands Old End	Padbury	Permission; under construction	0
Former Garages Rear Of Nos. 23-25, Old End	Padbury	Permission; under construction	1
Fair View, Lower Way	Padbury	Permission; under construction	1
Padbury Hill Farm, Steeple Claydon Road	Padbury	Permission	1
Springfield House Orchard Way	Pitstone	Permission; under construction	0
19 & 20 Pitstone Green Cottages, The Green, Pitstone	Pitstone	Permission	-1
Land West of 120 Vicarage Road	Pitstone	Permission	1
Barley End , Aldbury Lane	Pitstone	Permission	0
Home Farm Barn Stratton Audley Road	Poundon	Permission; under construction	0
Barn At Home Farm, Stratton Audley Road	Poundon	Permission	2
Church Farm, North End	Preston Bissett	Permission	4
Former Piggery Site, Pound Lane	Preston Bissett	Permission	2
133 Station Road	Quainton	Permission; under construction	0
Swan And Castle PH, 52 Lower Street	Quainton	Permission	2
Land at 36 Upper Street	Quainton	Permission	1
Sawpit Yard, The Green,	Quainton	Permission	1
Station Road Farm Station Road HP22 4BW	Quainton	Permission	1
Oak Tree Farm, Doddershall	Quainton	Permission	1
Land Adj To 4 Station Road	Quainton	Permission	1
151 Station Road	Quainton	Permission	1
Ladymead Farm, Denham	Quainton	Permission	1
Ladymead Farm, Denham	Quainton	Permission	1

52 Upper Street	Quinton	Permission	1
Land Adj Vine Cottage, Crendon Road	Shabbington	Permission	3
Land Adjacent To Mellor House,Ickford Road	Shabbington	Permission	3
The Paddock, Crendon Road	Shabbington	Permission	1
20 Horton Road	Slapton	Permission	4
The Chapel, Horton Road	Slapton	Permission	1
20 Horton Road	Slapton	Permission	-2
Hollingdon Grange Grove Farm Lane	Soulbury	Permission; under construction	-1
Home Farm Liscombe Park	Soulbury	Permission; under construction	1
Hollingdon Farm Grove Farm Lane Hollingdon	Soulbury	Permission; under construction	1
Garage Site 762999G, Mount Pleasant,	Soulbury	Permission; under construction	2
Land Adjacent To The Cottage, Church Lane	Soulbury	Permission; under construction	1
Barns At Upper Hollingdon Farmhouse, Hollingdon Road	Soulbury	Permission	3
2-3 Stockgrove Park House, Stockgrove Park	Soulbury	Permission	1
Hillview Farm, Dean Farm Lane, Soulbury	Soulbury	Permission	2
Hollingdon Grange Grove Farm Lane	Soulbury	Permission	0
Land At Upper Hollingdon Farm, Hollingdon Road	Soulbury	Permission	1
Cloverhill House , Ivy Lane	Soulbury	Permission	1
Barn At Stapleford Mill Road	Soulbury	Permission	1
Land Adj Hollingdon Road	Soulbury	Permission	1
Land North Of Leighton Road	Soulbury	Permission	1
The White House , High Road	Soulbury	Permission	1
Cloverhill House , Ivy Lane	Soulbury	Permission	-1
26-28 Queen Catherine Road	Steeple Claydon	Permission; under construction	1
60 Vicarage Lane	Steeple Claydon	Permission; under construction	1
Land To Rear Of 23 Buckingham Road	Steeple Claydon	Permission	2
9B Buckingham Road	Steeple Claydon	Permission	1
23 Buckingham Road	Steeple Claydon	Permission	1
18 Bletchley Road	Stewkley	Permission; under construction	1
Raywood House South Lane	Stewkley	Permission; under construction	0
18 Bletchley Road	Stewkley	Permission; under construction	0
74 High Street South	Stewkley	Permission; under construction	1
Kingsbridge Farm Dunton Road	Stewkley	Permission; under construction	0
Land at Bletchley Road	Stewkley	Permission	1
12 Ivy Lane	Stewkley	Permission	0
74 High Street South	Stewkley	Permission	0
Land Adj To 7 St Michaels Close	Stewkley	Permission	1
Land At Steart Farm, Stearts Farm Lane	Stewkley	Permission	1
14 Bletchley Road	Stewkley	Permission	1
Harmansfield, Wing Road	Stewkley	Permission	1
Bury Farm , Fishweir	Stewkley	Permission	1
Land Rear Of Tythe House, High Street South	Stewkley	Permission	1
Land At Lodge Lane	Stoke Hammond	Permission	2
81 Wendover Road	Stoke Mandeville	Permission; under construction	0
Excel Security Services, 9 Station Road	Stoke Mandeville	Permission	2
Longacre, Risborough Road	Stoke Mandeville	Permission	0
Land To Rear Of 281 Wendover Road	Stoke Mandeville	Permission	1
44 Batt Furlong	Stoke Mandeville	Permission	1
Swindon House, Lower Road	Stoke Mandeville	Permission	1
36 Oxford Road Stone HP17 8PB	Stone	Permission; under construction	0
Land At 12 Bittenham Close	Stone	Permission; under construction	1
Stowe School , Stowe Park	Stowe	Permission	3
Stowe School, Stowe Park	Stowe	Permission	1
1 Home Park Stowe School Stowe Park MK18 5DF	Stowe	Permission	-1
Nearnton End Farm, Nearnton End	Swanbourne	Permission	4
Land adj to 18 Smithfield End Swanbourne	Swanbourne	Permission	1
Barn, Land Adj. Station Road	Swanbourne	Permission	1
Thornborough Manor, High Street	Thornborough	Permission; under construction	0
Blackgrove Farmhouse, Nash Road	Thornborough	Permission	2
Thornborough Grounds, Bletchley Road	Thornborough	Permission	1
Land At The Green, The Green	Thornborough	Permission	0
Windmill Cottage, Mill Lane	Thornborough	Permission	0
North Field Barn, Old Kilns,Back Street	Thornborough	Permission	1
Manorgrove Church Lane	Tingewick	Permission; under construction	1
Crown Inn Ph, Main Street	Tingewick	Permission	2
Cross Lane Corner Cottage, Main Street	Tingewick	Permission	1
Oaktree Stables , Preston Road	Tingewick	Permission	1
West Well Farm, Barton Road	Tingewick	Permission	0
Bicester House, Main Street	Tingewick	Permission	1
Land at Chapel Lane	Turweston	Permission; under construction	3
The Stores, Main Street, Twyford	Twyford	Permission	2
Land Off School Lane	Twyford	Permission	1
Littleton Manor Farm, Bicester Road,	Waddesdon	Permission	2
10 Sherriff Cottages, Quinton Road	Waddesdon	Permission	2
Lower Denham Farm, Blackgrove Road	Waddesdon	Permission	-1
Harts Veterinary Surgery1 Frederick Street	Waddesdon	Permission	-1
Former Pumping Station Water Stratford Road	Water Stratford	Permission	1
5 The Lilies, High Street	Weedon	Permission	-1
144 Aylesbury Road,	Wendover	Permission; under construction	1

Land To Rear Of 27 High Street	Wendover	Permission; under construction	2
Beech Hut, Dunsmore Lane	Wendover	Permission; under construction	1
116 Aylesbury Road	Wendover	Permission	1
Dunsmore Lodge, Dunsmore Lane	Wendover	Permission	1
11 Manor Crescent	Wendover	Permission	1
56 Hale Road	Wendover	Permission	0
Rocketeer Bungalow, Rocky Lane	Wendover	Permission	1
19 Aylesbury Road	Wendover	Permission	1
Land To The Rear Of 8 Addington Cottages	Wendover	Permission	1
Land At Beechwood Cottages, Beechwood Lane	Wendover	Permission	1
Emerald House, Bowood Lane	Wendover	Permission	1
Mallydams, Dunsmore Lane	Wendover	Permission	0
Picket Piece, Hale Lane	Wendover	Permission	1
Rocketeer Bungalow, Rocky Lane	Wendover	Permission	-1
Appleacre, Hale Lane	Wendover	Permission	1
Appleacre, Hale Lane	Wendover	Permission	-1
1A Manor Crescent	Wendover	Permission	-1
Land Off Brackley Road, Mill Lane	Westbury	Permission	4
Field Barn Farm, Fulwell Road	Westbury	Permission	3
Land At Reindeer House, Buckingham Road	Westbury	Permission	1
land adj 2 Linnet Drive,	Westcott	Permission; under construction	1
Land At 1 Linnet Drive	Westcott	Permission	1
Walnut Cottage, 11 Brook End	Weston Turville	Permission; under construction	4
Bye Green Horseriding Stables, Bye Green Cottage, Bye Green	Weston Turville	Permission; under construction	1
31 Marroway	Weston Turville	Permission	3
332 Wendover Road	Weston Turville	Permission	0
Land To The Rear Of 2A And 2B, High Street	Whaddon	Permission	1
Land Adj To 26 Vicarage Road	Whaddon	Permission	1
The Vicarage, White Horse Lane	Whitchurch	Permission; under construction	2
Land adj Orchard Farm, Bushmead Road,	Whitchurch	Permission	1
Old Quarry Barn, Bushmead Road	Whitchurch	Permission	1
34 Oving Road	Whitchurch	Permission	2
Orchard Barn, Bushmead Road	Whitchurch	Permission	1
34 Oving Road	Whitchurch	Permission	1
Bushmead Barn, Bushmead Road	Whitchurch	Permission	1
37 Prospect Place	Wing	Permission; under construction	1
Burcott Lodge Farm, Soulbury Road	Wing	Permission; under construction	1
Land at 6 High Street Burcott	Wing	Permission; under construction	1
14 Castle Close	Wing	Permission	1
Stamford, Stewkley Road	Wing	Permission	1
Land Adjacent To Units 1 & 2, Lancaster Business Park, Cublington Road	Wing	Permission	0
The Old Barn, Upper Wingbury Farm, Leighton Road	Wingrave	Permission; under construction	1
Land Adjacent To 16 Leighton Road	Wingrave	Permission	1
3 Mill Close	Wingrave	Permission	1
The Courtyard, 27 High Street	Winslow	Permission; under construction	2
40-42 Highfield Road	Winslow	Permission	1
Garage, Park Road South	Winslow	Permission	2
White Lodge, Sheep Street, MK18 3HL	Winslow	Permission	1
Land At 42 Highfield Road	Winslow	Permission	1
69 Verney Road	Winslow	Permission	0
Foxhole Farm, Little Horwood Road	Winslow	Permission	1
27 High Street	Winslow	Permission	1
34A High Street	Winslow	Permission	1
Land At Rear Of 4 High Street	Winslow	Permission	1
Land Adj To Oakley Road	Worminghall	Permission	1

Total net commitments on sites less than 5 dwellings			473
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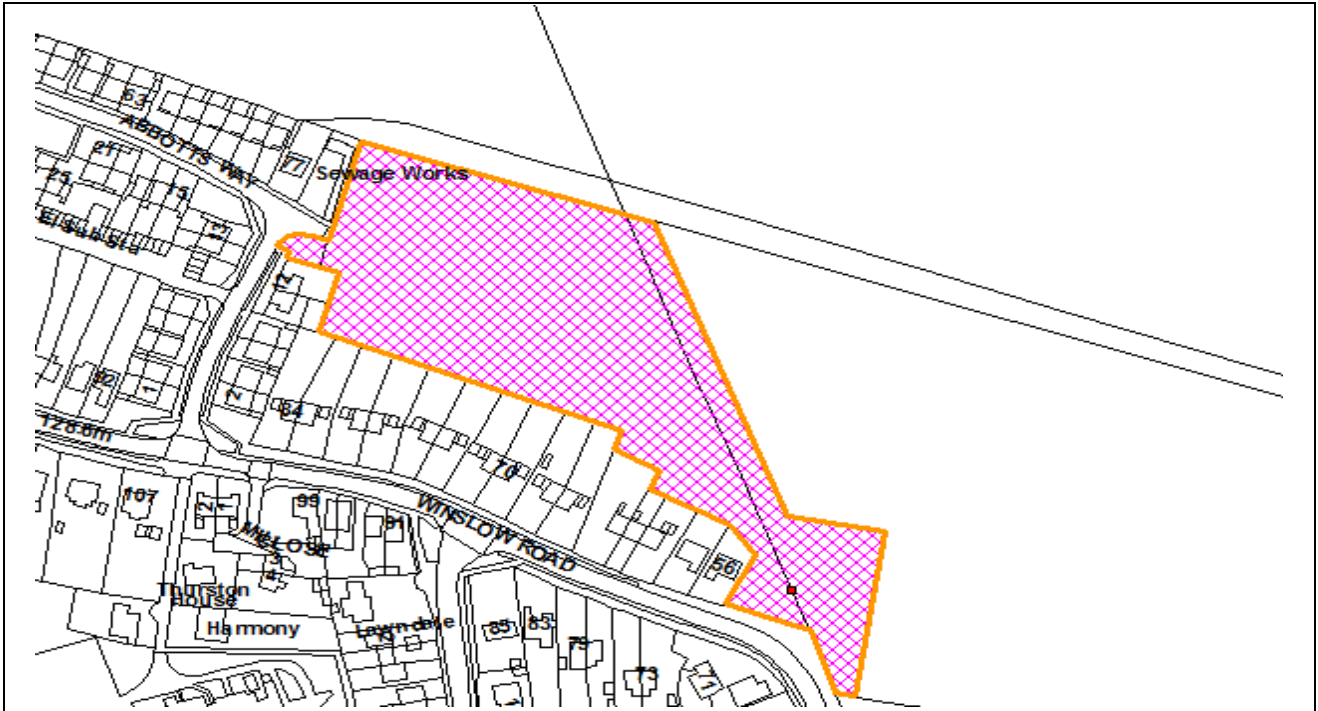
* The number of dwellings with planning permission, that have not yet been built, minus any losses through demolition or conversion

The projected completions from commitments on sites less than 5 dwellings are assumed to be equally spread over the three years from April 2017 to March 2020, so the projected supply from sites less than 5 dwellings is as follows:

	2017/18	2018/19	2019/20
Whole District	157	158	158

APPENDIX B

15/04019/AOP



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REFERENCE NO	PARISH/WARD	DATE RECEIVED
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15/04019/AOP

WINGRAVE WITH
ROWSHAM

03/02/16

Outline planning application access to be considered and all other matters reserved for a residential development of up to 30 dwellings, including vehicular access, pedestrian and cycle links, public open space, car parking, landscaping, drainage and associated works.

The Local Member for this area is:-

Councillor P Cooper

Land North Of Winslow Road,
Wingrave
HP22 4QB

STREET ATLAS PAGE NO. 89

1.0 The Key Issues in determining this application are:-

- a) The planning policy position and the approach to be taken in the determination of the application.
- b) The emerging Wingrave with Rowsham Neighbourhood Plan (WwRNP) in relation to the principle of development as a material consideration and any conflict with its policies
- c) Housing land supply and the implications on the emerging WwRNP
- d) Whether the proposal would constitute a sustainable form of development.
 - Build a strong competitive economy
 - Deliver a wide choice of high quality homes
 - Promoting sustainable transport
 - Conserving and enhancing the natural environment
 - Conserving and enhancing the historic environment
 - Promoting healthy communities
 - Good Design
 - Meeting the challenge of climate change and flooding
- e) Impact on residential amenities.

f) Developer contributions

The recommendation is that the application be **DEFERRED and DELEGATED** to Officers for approval following the completion of a Section 106 planning obligation agreement in respect of securing on-site affordable housing provision and financial contributions towards off site leisure and education and highway improvement and sustainable highway measures; any permission to be subject to such conditions as are considered appropriate. Or if an agreement is not completed, for the application to be refused by Officers for reasons considered appropriate.

CONCLUSION AND RECOMMENDATION

- 1.1 The application has been evaluated against the extant Development Plan comprising saved Development Plan policies and the NPPF, and as a material consideration to the emerging WRNP as well as assessing the application against the core planning principles of the NPPF and whether the proposals deliver sustainable development. Paragraph 14 of the NPPF requires that where the development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole.
- 1.2 The development would make a contribution to the housing land supply which, in the context of the Council currently being unable to demonstrate the 5 year housing land supply, is a benefit to be attributed significant weight in the planning balance. In addition, it would make a contribution to affordable housing provision in the locality which should be attributed significant positive weight in favour. There would also be economic benefits in terms of the construction of the development itself and those associated with the resultant increase in population to which moderate weight should be attached.
- 1.3 Compliance with some of the other core planning principles of the NPPF have been demonstrated in terms of promoting sustainable transport, agricultural land impact, ecology impact, preserving the historic environment, preserving residential amenities and promoting healthy communities. However, these matters do not represent benefits to the wider area but demonstrate an absence of harm to which weight should be attributed neutrally.
- 1.4 The application site lies outside the settlement boundary defined in the Wingrave with Rowsham Neighbourhood Plan. It would not constitute housing development that would fall within the spatial plan as outlined in Policy 1 of the WwRNP and therefore conflict with it.
- 1.5 The conflict with the emerging WRNP is an important consideration given the government and AVDCs commitment to promoting a locally led development strategy. However, policies 1 to 4 of the WRNP relate to housing allocations and provision and are recognised as being out of date in terms of both paragraph 49 and 14 of the NPPF. This approach has been confirmed in recent PPG advice and thus the weight to be accorded is reduced from significant to moderate. However, it is recognised that to grant permission for this development could impact on the overall strategy for housing growth in the emerging neighbourhood plan. However, there is no evidence that the cumulative impacts of this development taken together with the development proposed in the emerging plan would be unacceptable. This should be given moderate negative weight in the planning balance.
- 1.6 The assessment has also concluded that whilst the proposal would impact on the natural environment, the site specific characteristics together with the enhanced planting proposed

would provide sufficient physical and visual containment to the site, and it is not considered that the development would unacceptably intrude into the open countryside and would have only limited impact upon the local landscape such that this factor should only be afforded moderate negative weight.

- 1.7 Weighing all the above factors into the planning balance, and having regard to the NPPF as a whole, all relevant policies of the AVDLP and supplementary planning documents and guidance, in applying paragraph 14 of the NPPF, it is considered that this is a balanced judgement and that the adverse impacts would not significantly and demonstrably outweigh the benefits in that balance and there is therefore a presumption in favour of this as a sustainable development.
- 1.8 It is recommended that the application be **DEFERRED AND DELEGATED** to Officers for approval following the completion of a Section 106 planning obligation agreement in respect of securing on-site affordable housing provision and financial contributions towards off site leisure and education and highway improvements; any permission to be subject to such conditions as are considered appropriate. Or if an agreement is not completed, for the application to be refused by Officers for reasons considered appropriate.

2.0 INTRODUCTION

- 2.1 The application needs to be determined by committee as the Parish Council has raised material planning objections and confirms that it will speak at the Committee meeting.

3.0 SITE LOCATION AND DESCRIPTION

- 3.1 The application site is located to the north of the village of Wingrave, to the north of Winslow Road off Abbots Way and sited to the east. The site measures 1.39ha and is an open and undeveloped grassland site used as pasture land and is accessed from Abbots Way which is sited to the west. To the south of the site are the rear gardens of dwellings that front onto the Winslow Road. The northern and eastern boundaries of the site are defined by a strong hedgerow with open countryside surrounding on these remaining two sides. These natural enclosures are outside of the application site. The eastern hedgerow also features a ditch which runs parallel with the boundary. Levels within the site rise from Abbots Way to the west, to the east which is on higher ground.
- 3.2 There is a public right of way running approximately in a north to south direction located in the neighbouring field to the east of the site. This public right of way connects to Winslow Road.
- 3.3 The site is within a designated Quanton-Wing Hills Area of Attractive Landscape, which washes over the whole of the village.
- 3.4 Wingrave Conservation Area is located to the south.

4.0 PROPOSAL

- 4.1 This application, as amended, seeks outline planning permission for the erection of up to 30 residential dwellings together with associated access from Abbots Way for determination at this stage with all other matters reserved for later consideration.
- 4.2 The scheme will provide up to 30 dwellings indicated as mainly comprising two storey houses but with the potential for some single storey and two and a half storey dwellings. This will provide a density of approximately 22 dwellings per hectare. An indicative layout indicates how the development could come forward and shows the access road from the existing turning head on Abbots Way.

- 4.3 The proposed access into the site would be taken from an existing turning head on Abbots Way, and an indicative layout plan submitted with the application shows this road continuing through the site on a west-east axis with dwellings fronting the access road to the north and south. The proposed access will require a revision to the junction arrangements with Abbots Way so that it becomes a priority junction.
- 4.4 Affordable housing will be provided at 30%. The Planning Statement advises there would be a split of 75% affordable rented and 25% shared ownership. An indicative mix of both market housing and affordable housing has been provided and will span 1 – 4 bed house sizes.
- 4.5 A new pedestrian footway will be provided along the eastern boundary of the site which will connect to the existing field access off Winslow Road on the corner of the bend on Winslow Road
- 4.6 The scheme has been amended during the course of the application to reflect a change to the red application line to remove the inclusion of the adjoining eastern field (under the applicant's ownership) and the removal of a LEAP in this area. The amended red edge now follows the existing natural hedgerow to the east. There has also been amendments with a reduction in pedestrian links between the site and the eastern field so that they are only located in natural existing gaps in the hedgerow. There further is an amendment to the positioning of a building behind 56-62 Winslow Road; hardstanding has been replaced in the south east corner to provide green space/landscaping and the footpath between the site and Winslow Road is amended grasscrete. Furthermore the application has been amended to include a zebra crossing on the Winslow Road and improved footway/cycleway provision providing a footway to the front of properties on Winslow Road which is currently grass verge. The zebra crossing is proposed to be to the east of the footpath on the bend.

5.0 RELEVANT PLANNING HISTORY

75/01339/AV - Substitution of alternative house - Approve

79/01713/AV – Erection of 3 dwellings - Refuse

80/00046/AV – Erection of two dwellings and garages – Approve

6.0 PARISH COUNCIL COMMENTS

- 6.1 Wingrave with Rowsham Parish Council – Objection (Original submission)

“The Parish Council wishes to object to the above application on the following grounds:

1. Neighbourhood Plan

The Wingrave with Rowsham Neighbourhood Plan was approved by the Council at its meeting on 15 December 2015 prior to the Council's considering this application. The Plan will be presented to AVDC before 25 December 2015. The development site is part of a larger site which was considered by the Council as unsuitable for development in the Plan, having been completed and approved by the Parish Council, should be given considerable weight in the consideration of this application.

2. The future of the larger site.

The applicants suggest that part of the larger site which is not the subject of this application (3.52 hectares) can be made available as public open space. But nothing in this application goes beyond a general statement of possible intent. The larger site could accommodate 147 houses (using the AVDC standard of 30 houses per hectare) . There is no binding

commitment to dedicate the land as open space. A total development of the order of 147 houses would be disproportionate to the size of the village, would place an unacceptable strain on facilities and infrastructure and would be fiercely contested by the community. By granting this application a Pandora's box could be opened. The applicants also make no proposals either for the maintenance of an open space or meeting the cost. Without guarantees, there is a significant risk that the village would simply acquire a wasteland which it could neither maintain nor monitor.

3. Traffic access to and from the site.

The applicant proposes that access to and from the site would be via Abbots Way to Winslow Road. Abbots Way is a narrow residential street with much on-street parking both by residents, who do not have any or enough parking of their own, and parents dropping and collecting small children at the school immediately opposite Abbots Way. About 25% of the school's annual intake comes from outside the catchment area. Winslow Road is the only artery through the village, and serves as a short cut between the A418 and Tring and the A 41. Parking along Winslow Road adjacent and opposite to the Winslow Road/Abbots Way junction is heavy, partly because of the school and partly because of a shortage of residents parking. As a consequence, drivers emerging from Abbots Way frequently have no view of traffic coming along Winslow Road. The applicant's suggestion that the junction is "double-yellow lined" is impractical since there is no means of enforcement. The applicants, in their Transport Statement (see 3.3 & 3.4) speculate on the amount of traffic the development would generate. The speculation appears to assume that the large majority of residents from the development will walk everywhere. Wingrave is predominantly a commuter village with few job opportunities or amenities. The 30 houses proposed are likely to produce of the order of 45 residents journeys at peak times. Finally, the Neighbourhood Plan proposes a development close to the applicants site, traffic from which will use a junction onto Winslow Road about 200 metres from the Abbots Way junction and also pass the school. The addition of traffic from the applicants site will make what will be a difficult traffic situation into an extremely hazardous one.

4. Flooding and Sewage.

The applicants site is at the lower end of the larger site referred to earlier and, as a consequence is frequently flooded in heavy rain at its north east corner. The lowest point of Abbots Way, which forms part of the proposed access route, suffers from the same problem with which the drainage system cannot cope. Some homes in Abbots Way experience sewage back-up and have done so for many years. There is a small sewage station lying between Abbots Way and the site. Both authorities, Thames Water and Anglian Water, acknowledge there is a problem but there is no sign of a solution. The applicant also accepts it (see Utility Capacity Checks report 2.1 & 2.2) but presents no satisfactory proposal for its solution. 30 additional residences using the same system can only exacerbate things. The Neighbourhood Plan allocates sites which have neither any flooding nor foul water and sewage problems. Para. 101 of the NPPF should therefore be applied and the application refused.

6.2 Wingrave with Rowsham Parish Council – amended plans. No comments received

7.0 CONSULTATION RESPONSES

- 7.1 BCC Highways – No objections subject to securing highway transport measures and a financial contribution through the S106

The level of proposed traffic will not have a severe impact on the surrounding highway network in relation to flow and capacity. The tracking internally and the proposed access is suitable

County have visited the site at school pick up time to assess the level of parking and it was noted at the time of the County's site that there was on street parking. The applicant has offered to provide funding for the consultation and implementation (subject to the result of the public consultation) of double yellow lines around this junction to afford protection from conflicting parking with movements in and out of the junction. A contribution will be required as part of the S106 Agreement to fund this.

No objection to the zebra crossing and the footway improvements.

- 7.2 BCC Public Rights of Way (amended plans) – No objections

- 7.3 BCC Strategic Flood Authority – No objections. A Flood Risk Assessment was prepared by MJA Consulting (November 2015). The site covers 1.39ha which falls towards the western and northern boundaries. The site is located within Flood Zone 1; but Environment Agency mapping identifies an overland flow path which flows from Abbots Way to fields directly north of the highway.

The FRA 5.11 states that the proposed peak runoff for all rainfall events will be restricted to 6.0l/s. This offers significant betterment from the existing maximum peak, 18.8l/s for the 1 in 100 year event.

Section 3.5 of the Flood Risk Assessment refers to completed infiltration rate tests, but evidence of these tests has not been attached to this application. BCC recommend that this information is provided in order to ensure that a discharge receptor is selected in accordance with the hierarchy set out in Part H of the Building Regulations, as it is currently proposed to utilise a surface water sewer in Abbots Way at a restricted discharge rate of 6l/s.

It is proposed that permeable paving and underground attenuation storage will provide approximately 400 to 500m³. Should a full application be submitted BCC expect that full calculations will be provided to demonstrate that the attenuation storage is appropriately sized to manage surface water flood risk onsite for all storm events up to and including the 1 in 100 chance in any year critical storm event, including an appropriate allowance for climate change.

The Flood Risk Assessment does not provide any details of the type of maintenance activities to be carried out on the proposed drainage infrastructure, or who will be responsible for managing the required maintenance activities. These details are required to ensure the drainage infrastructure will be adequately maintained.

- 7.4 BCC Archaeology – The application site has the potential to include heritage assets of archaeological interest but insufficient information has been submitted in support of the application to properly assess that interest. Having regard to NPPF paragraphs 128 and 129 and Policy GP.59 of the Local Plan, BCC would normally recommend that archaeological evaluation in the form of trial trenching is undertaken so that as full a picture of the archaeological potential of the site is known at as early a stage as possible and this is normally undertaken prior to the determination of an application. However if Planning is minded to grant permission for this development then a number of conditions could be applied to require the developer to secure appropriate investigation, recording, publication and archiving of the results in conformity with NPPF paragraph 141
- 7.5 Landscape Officer – No objections. There will be significant and adverse landscape impact on the site itself but these effects will not extend beyond the site boundary due to the existence of landscape enclosures as well as proposed reinforcement. Adequate visual mitigation is proposed to limit the visual effects to the extent they would cease to be significant in the longer term. With regards to settlement identity the proposal responds well to the existing settlement pattern in the existing wider settlement.
- 7.6 Environmental Health – No objections
- 7.7 Biodiversity – No objections. The Ecological Report produced by AA Environmental Ltd details the species and habitats currently found on the proposed development site. It is considered that this reports acts as an accurate account of these features at the time of the assessment. Further to the submission of an ecological enhancement schedule, which outlines the measures required to implemented in respect of nature conservation and the appended statement justifies the development credentials of net ecological gains on site as required by the NPPF.
- 7.8 Housing – A minimum of 30% affordable housing is necessary for a scheme of this scale, 9 units will need to be affordable. A good mix of property types and sizes is necessary to reflect the overall housing mix whilst taking into account the local needs of the District. There is currently a greater need for smaller one and two bedroom homes, slightly less for three beds and to the least extent four beds. Housing would expect a tenure mix of 75% rented and 25% shared ownership.
- 7.9 Recreation - An off-site financial contribution in lieu of on-site sport and leisure facilities would be appropriate in this case.
- 7.10 BCC education: no objection subject to a financial contribution towards expansion of facilities at Cottesloe School.

8.0 REPRESENTATIONS

8.1 A total of 30 letters have been received, of which 28 raise objections. The salient objections raised are as follows:

- These plans are not part of the Neighbourhood Plan as set out and debated by the Parish Council and voted on by residents. Site rejected due to poor access and surface water flooding issue. Site would provide 30 extra houses in addition to the allocation in the Neighbourhood Plan
- Sewerage pumping station capacity and sewage overflow with blocked sewers
- Potential for a larger development
- Loss of ridge and furrow
- Loss of footpaths
- The proposed access would be in a very inconvenient place being right on a corner and very close to the roads used by the children from the village as they go and return to school and become extremely dangerous. Speeds of cars using Winslow Road high and this would add to hazard. Increased parking which would cause hazard for cars at drop off and pick up times. Roads already too busy through the village and not suitable for extra traffic. Congestion on roads especially with cars parking on the roads and loss of visibility. There is no existing footpath on the north side of Winslow Road and therefore the footpath exiting onto the Winslow Road is not safe
- Question the appropriateness and validity of the survey work undertaken for the Transport Assessment
- Bus service 165 is to be reduced so this therefore questions the sustainability of the site
- Risk of flooding
- Adverse impact on residential amenity of residents on Abbots Way
- Loss of village recreational open space suitable for wildlife
- Proposed play area not required in the village
- Development of this site will detract from the village
- Increase in residents may place pressure on the village small school

8.2 2 letters of support have been received. The salient points are as follows:

- The only access issues with Abbots Way is at school drop off and pick up time. School parking should not be used as a deciding factor as Abbots Way is a residential street not a car park to the school
- For some reason this potential development was excluded from the shortlist for the Neighbourhood Plan by the Parish Council. Many people in the village remain baffled by the Parish Council's decision and the whole process they undertook to select 3 sites in the village.
- This site has several plus points over other sites in the village
 - Good access to the A418, the main exit road from the village. This development will create far less traffic travelling through the centre of the village than other developments that the Parish Council have decided to include in the NP

- Close to the village school and other amenities.
- The developers plan to give a large expanse of land to the village as a recreational amenity which is a significant bonus

9.0 EVALUATION

The planning policy position and the approach to be taken in the determination of the application

- 9.1 Members are referred to the Overview Report before them in respect of providing the background information to the policy framework in AVDLP and the NPPF when coming to a decision on this application, which sets out how AVDLP is time expired. Therefore it is accepted the purpose of decision making, the approach outlined in paragraphs 14 of the NPPF needs to be followed whereby there is a presumption in favour of granting planning permission for sustainable development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

The emerging Wingrave with Rowsham Neighbourhood Plan (WwRNP) in relation to the principle of development as a material consideration

- 9.2 Wingrave with Rowsham has prepared a Neighbourhood Plan (WwRNP) which is at Examination stage, having completed the public consultation stage (Reg 16) April 11th 2016. At the time of writing this Officer Report, the Authority is awaiting the Examiners Report. The WRNP does not form part of the development plan and is a material consideration which will be considered in this report.

- 9.3 The WwRNP Submission Plan outlines the vision for Wingrave with Rowsham to 2033 and contains a series of land use policies that focus on the parish of Wingrave with Rowsham. Policy 1 of the Neighbourhood Plan designates a Wingrave Settlement Boundary (WSB), “for the purpose of directing new housing development in the parish over the plan period”. The plan states that

“Development proposals on land outside the defined settlement boundary at Wingrave will not be permitted in the countryside unless it is necessary for the purposes of agriculture or forestry, or for enterprise, diversification or recreation that benefits the rural economy without harming countryside interests. New development in the countryside should not result in the loss of open land that contributes to the form and character of Wingrave with Rowsham”

- 9.4 Over the full plan period of the WwRNP, allocations will deliver in the region of 100 new dwellings, in addition to any ‘windfall’ schemes that are consented. This will represent an increase of approximately 16% in the number of households in the village. This would be delivered through the development of 3 identified sites, namely Land South of Twelve Leys (Policy 2), which will provide approximately 30 dwellings; Land North of Baldways Close, Wingrave (Policy 3), which will provide approximately 40 dwellings and finally Land south of Leighton Road, Wingrave (Policy 4), which will deliver approximately 30 dwellings. There are other policies in the WRNP in addition to the allocation policies which relate to design (Policy 5), local employment (Policy 6), Wingrave community facilities (Policy 7) and local green spaces (Policy 8).
- 9.5 The plan does not allocate the application site for housing development and the site does not lie within the settlement boundary (WSB) identified in Policy 1 and shown on the proposals map. The WSB is defined to distinguish the consideration of planning applications within the village from those outside the boundary covering the rest of the parish, including the hamlet of Rowsham. Therefore, it has been defined to include land

that is proposed for allocation of housing development in policies 2, 3 and 4 of the WRNP so that the WwRNP can make a positive contribution towards the supply of new homes to meet local demand and need. Policy 1 also seeks to restrict development outside the WSB unless it meets specific exceptions which do not apply in this instance. As these policies are for the purpose of allocating residential land within the boundary settlement area over the plan period these should be regarded as housing supply policies.

- 9.6 The scale of development proposed is similar in quantum to the sites allocated in the WwRNP and would ultimately represent a 30% increase in the number of new dwellings over and above that allocated in the WwRNP. Cumulatively the proposal taken together with the emerging WwRNP allocations would represent an increase of 21% above the existing housing stock in the village.
- 9.7 The site was considered by the WwRNP and the evidence base appended to the plan identifies it as site H. The site was assessed alongside the adjoining field and concluded that the site is too large, with access issues through Abbots Way due to current residents car parking, with access onto Winslow Road which is always busy particularly at School drop off and pick up times. Further there are historic problems with sewage pumping station and site is on EA flood risk map as medium/high risk. Concern was therefore raised that any new development would increase risk of flooding for existing residents.
- 9.8 The site has been assessed in detail below, having regard to the detailed documentation to support the application and consultee responses and the conclusions in the officers report remain at odds with the WwRNP assessment of the suitability of the site.
- 9.9 The conflict with the emerging WwRNP housing spatial strategy is regarded as significant. It is recognised that to grant permission for this development could impact on the overall strategy for housing growth in the emerging neighbourhood plan. However there is no evidence that the cumulative impacts of this development taken together with the development of the allocated sites in the emerging WwRNP would be unacceptable or undermine the strategy.

Five year housing land supply and the implications on the WwRNP

- 9.10 The position on the housing land supply is set out in detail in the overview report. As explained within that report, in the absence of a five year housing supply the housing land supply policies in the development plan are deemed out of date, given that these identified housing targets for the plan period up to 2011 and the lack of a 5 year housing supply under paragraph 49 of the NPPF
- 9.11 The Housing and Economic Development Needs Assessment (HEDNA) work is a material consideration and has increased predicted housing need in Aylesbury Vale by more than 30% compared to previous estimates. This is likely to have implications for the level of growth assessed in the district and in particular the strategic and larger settlements. It is acknowledged that there is therefore some uncertainty of this stage whether the figure for the level of growth allowed for in the WRNP as a larger settlement in the district, and it would be for the VALP process to decide if this was necessary to meet any shortfall.
- 9.12 This site is deliverable in the 5 years and this can be secured by a condition requiring to submission of reserved matters within 18 months and implementation within a further 18 months. This should be regarded as a significant contribution to the 5 year supply and thus given significant weight in favour of development in the planning balance.

- 9.13 The government has placed great emphasis of the benefits of neighbourhood planning in the planning system which “gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need” and this is therefore an important material consideration.
- 9.14 It is now clear in the recently published PPG advice, that paragraph 49 applies to policies within the local and neighbourhood plan, both made and emerging, that affect the supply of housing. As such housing supply policies in the WRNP (policy 1) should in this regard also be considered out of date and the NPPF advice is that planning permission ought to be granted unless any adverse impacts of the development would significantly and demonstrably outweigh the benefits in accordance with paragraph 14 of the NPPF. However, paragraphs 14 and 49 of the NPPF do not make ‘out-of-date’ policies irrelevant in the determination of planning applications or appeals. The PPG states that it is the decision maker who in such circumstances still must decide the weight to be given to any conflict with the emerging plan as an adverse impact, as well as the benefits arising. These matters are addressed in detail below.
- 9.15 In this instance the WwRNP is still an emerging plan which is awaiting the Examiners Report and has not proceeded to Referendum. In such cases the weight to be given to the Submission Plan can be regarded as significant however, guidance advises that this weight is tempered by the amount of unresolved objections. At the time of writing there was 37 responses received of which 6 supported the Neighbourhood plan, 1 generally supports with further comments and 28 to raise concerns to specific parts of the plan or are generally objecting in principle/multiple aspects of the plan. 2 raised no comments at all. In these circumstances the weight to be applied to the WwRNP and any policy conflict would be reduced from significant to reflect the stage it has reached, the unresolved objections received and the implications of paragraph 49 in the planning balance.

b) Whether the proposal would constitute a sustainable form of development

- 9.22 The Government’s view of what ‘sustainable development’ means in practice is to be found in paragraphs 18 to 219 of the NPPF, taken as a whole (paragraph 6). It is only if a development is sustainable that it would benefit from the presumption in paragraph 14 of the NPPF. The following sections of the report will consider the individual requirements of sustainable development as derived from the NPPF and an assessment made of the benefits associated with the issues together with any harm that would arise from the failure to meet these objectives and how the considerations should be weighed in the overall planning balance.
- 9.23 The NPPF promotes sustainable development and encourages consolidation of smaller rural settlements where it will enhance or maintain the vitality of rural communities. In terms of its broader location, Wingrave is identified in AVDLP as an Appendix 4 settlement implying that it is considered to be appropriate to allow “limited small-scale development” at the settlement. The Council’s Settlement Hierarchy Assessment 2012 also identifies Wingrave as one of the District’s ‘larger villages’ thereby defining it as a settlement offering the majority of key facilities considered necessary for a sustainable settlement.
- 9.24 The assessment identified Wingrave as having a large population, being located near to the large service centre of Aylesbury and Leighton Buzzard, with some bus service and with access to employment sites. The village also comprises a PH, a school, a PO/shop

and a hall. On this basis, this assessment recognised that the settlement is a sustainable location for an appropriate level of new housing development.

- 9.25 On this basis, it is therefore accepted that Wingrave is a sustainable location for new housing development but the proposal will need to be considered not only in terms of its impact on the localised site and surroundings but also in terms of the wider capacity of the village to accept further population growth, having regard to its impact on the infrastructure and local services and the community itself. However, the visual impact of any proposals on the character and appearance of the settlement and on the countryside edge are considered to remain important considerations. These issues are considered in more detail under the headings below.

Build a strong competitive economy

- 9.26 The Government is committed to securing and supporting sustainable economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.
- 9.27 It is considered that there would be economic benefits in terms of the construction of the development itself and the resultant increase in population contributing to the local economy. It is therefore considered the economic benefits of the scheme should be afforded moderate weight in the overall planning balance.

Deliver a wide choice of high quality homes

- 9.28 There is no reason that the site could not be delivered within the next five year period making a contribution to housing land supply which would be a benefit to which positive weight should be given. This site is deliverable in the 5 years and this can be secured by a condition requiring to submission of reserved matters within 18 months and implementation within a further 18 months. The Planning Statement advises the proposed development will boost the supply of housing in Wingrave at a time of low District house building levels. Taking into account the current 5 year housing land supply position (as at January 2016) which comprises the District's Full Objectively Assessed Need and stands at 4.2 years, this is a benefit to which significant weight should be given, in accordance with paragraphs 47 and 49 of the NPPF.
- 9.29 In respect of affordable housing the scheme provides for 30% to be affordable units (equating to 9 dwellings), with 70% market housing. The 30% affordable units will be provided at a mix of 75% affordable rented and 25% shared ownership. As this is an outline application the mix of housing has not been finalised however, an indicative plan details there would be a market housing mix of 5 x 2 bed dwellings, 14 x 3 bed dwellings and 2 x 4 bed dwellings and an affordable housing mix of 4 x 1-2 bed apartments, 4 x 3 bed dwellings and 1 x 4 bed dwelling. The exact mix will be finalised at a later stage but this indicates thus far that the proportion to be provided for affordable housing will comply with AVDLP policy GP2 which is considered to be a significant public benefit to the scheme. The mix of market housing as indicated is across the spectrum of house sizes.
- 9.30 It is considered the proposal would make a worthwhile contribution towards the supply of deliverable housing land and that the development would assist towards meeting the area's affordable housing needs. Both these factors are considered to be benefits of significant weight in the overall planning balance.

Promoting sustainable transport

- 9.31 It is necessary to consider whether the proposed development is located where the need to travel will be minimised, the use of sustainable transport modes can be maximised and that safe and suitable access can be achieved.
- 9.32 As noted above, Wingrave is considered to be a sustainable location for development given the services and facilities it offers, its proximity to large service centres and employment areas and its existing public transport provision. The village services comprise a School which is 180m from the site, 250m from the Post Office, 440m from the Community Centre and playground and 630m from the Rose and Crown PH. These are all within the recognised walking distance as set out in the guidelines "Providing for Journeys on Foot" ICHT. In terms of the available footways, proposed enhancements will provide a footpath from the southern point of the site down to the Winslow Road, and will include a zebra crossing and the extension of a footpath to the front of 56 and 58 Winslow Road.
- 9.33 In respect of bus services, Wingrave is served by a bus service which connects Wingrave with Aylesbury and Leighton Buzzard with 5 services per day on a weekday and 4 services on a Saturday (no Sunday service). The nearest bus stops are on the Winslow Road approximately 180m from the site.
- 9.34 It is considered therefore the site is served by a reasonable bus service and the facilities and services offered within the village are within a reasonable walking/cycling distance, such that the site is considered to be sustainably located. This in turn enables appropriate social infrastructure to support the residents of the site and enable residents to engage positively with the village and contribute socially with the community, in line with NPPF guidance.
- 9.35 The application is accompanied with a Transport Statement. This statement outlines that the proposed development would generate in the region of 18 additional vehicle movements in the morning peak, 17 additional movements in the afternoon and 154 additional movements across a 12 hour day. The County Council advise that this level of traffic will not have a severe impact on the surrounding highway network in relation to flow and capacity and the analysis complies with the TRICs database.
- 9.36 Concerns have been expressed in relation to conflict at school drop off and pick up times given the proximity of the school to the application site and on street parking that occurs in the vicinity of the Abbots Way/Winslow Road junction at those times. As such BCC Highways have visited the site at school pick up time to assess the parking and this follows on from the applicant's own parking study taken over a two day period. At the site visit it was noted there was on street parking and the residual effect of conflict of parking in and around the junction with other vehicles making movements through this junction at these peak times. To address this the applicant has offered to provide funding for the consultation and implementation (subject to the public consultation) of double yellow lines around this junction and this is a matter which could be secured via a S106.
- 9.37 The scheme proposes the alteration of the existing turning head onto Abbots Way with a priority junction which when implemented, will reduce conflict at this junction with other vehicles on Abbots Way, which BCC Highways advise is acceptable in principle, subject to detailed design. Within the site the road layout will be the subject of a reserved matters application. From the indicative layout it appears that the tracking drawings provided can accommodate a refuse vehicle within the turning head, although there appears to be some

encroachment within the verge which will need to be addressed in any reserved matters so that the turning head for the use by such vehicles is within a publicly maintained highway.

- 9.38 The plans have been amended during the application to provide a footway along the Winslow Road to the front of 56 and 58 Winslow Road joining with the pedestrian link that goes northwards along the east of the site. This is acceptable to highways and improves pedestrian accessibility. In respect of the proposed zebra crossing this is equally acceptable in principle.
- 9.39 Overall BCC Highways consider that the development proposal would not have an unreasonable impact on the highway network and advise there are no objections to the scheme. As such it has been demonstrated that the proposal would not have an unreasonably adverse impact on highway safety or convenience and would not be contrary to NPPF advice, and therefore this factor should be afforded neutral weight in the planning balance.

Conserving and enhancing the natural environment

- 9.40 In terms of the impact on the landscape, proposals should use land efficiently and create a well-defined boundary between the settlement and countryside. Permission will not be granted for development that impairs the character or identity of the settlement or the adjoining rural area. Regard must be had to how the development proposed contributes to the natural and local environment through protecting and enhancing valued landscapes and geological interests, minimising impacts on biodiversity and providing net gains where possible and preventing any adverse effects of pollution, as required by the NPPF.

Landscape.

- 9.41 The site is located to the north of the village and comprises a rectangular field parcel to the rear of frontage dwellings on Winslow Road and adjacent a cul-de-sac of dwellings to the west, containing the application site on 2 sides. The Aylesbury Vale Landscape Character Assessment (Jacobs 2008), identifies that the site is located within the Wingrave Mentmore Ridge. This ridge is shallow and extends south from the plateau landscape to the north and is defined by the Vale landscape to the south. The ridge is also defined to the north by a wide local valley which runs to the north of Wingrave. The village of Wingrave sits on the ridge. The assessment identifies the quality of this landscape area as 'very good' and its landscape sensitivity as 'moderate'.
- 9.42 The site is also located within the designated Quainton-Wing Hills Area of Attractive Landscape (AAL) which is considered to have special landscape character worthy of protection. Policy RA8 requires that development proposals in these areas should respect their landscape character and that development that adversely affects this character will not be permitted, unless appropriate mitigation measures can be secured. This position is supported by the NPPF which (at paragraph 109) seeks to protect and enhanced valued landscapes.
- 9.43 The proposed development would comprise the development of a Greenfield site and therefore it is inevitable that the proposed development would have a significant impact upon the character and appearance of the site itself and inevitably result in some harm to the landscape character of the site itself and its immediate locality.
- 9.44 However, whilst it is considered the proposal constitutes development of a greenfield site, following the receipt of amended plans (which removes a play area from the neighbouring field) it is not considered it would appear as an obtrusion into the open countryside

surrounding. The application site as amended is considered to be contained physically and visually by a strong and well established tree/hedgeline along the northern and eastern boundaries of the site. These enclosures are located outside of the application site and therefore can not be wholly relied upon, although there is no evidence to indicate that these will ever be removed. Nonetheless the proposal includes reinforcement of these natural boundaries, which coupled with the proposed treatment will provide a considerable level of visual mitigation and physical containment in the landscape and as required by policy RA8. This will prevent the development from encroachment beyond the existing development on Abbots Way, therefore containing it within these natural boundaries and prevent sprawl into the landscape. Further, it is considered that the development of this parcel would appear to consolidate and round off the existing settlement without resulting in any significant obstruction into open countryside given the degree of enclosure. This will further safeguard the settlement identity of the northern side of Wingrave.

- 9.45 Having regard to the visual impact within the immediate locality, the development of the site will be viewed from within Abbots Way and from the rear gardens of dwellings on Winslow Road, which will have limited impact on the wider locality. From outside of the site, the principal view would be from the PROW which extends from Winslow Road to the south east and runs in a north south direction. The land increases in level west to east. It is considered owing to the strong containment of the site and existence of the Abbots Way development, along with the planned retention and reinforcement of the hedgerow that the visual impact of the proposed development would be limited in the wider public realm. Whilst there would inevitably be some harm to landscape character from the development of a Greenfield site, it is considered to be localised in this instance for the reasons outlined above. Further the natural enclosures to be retained and enhanced will assist in offsetting the impact on the wider landscape and the attractiveness of the AAL.
- 9.46 On the basis of this assessment, it is therefore considered the proposal would have an impact on the natural environment compromising the site itself and its immediate environs but that the impact upon the AAL and the wider landscape would be limited and therefore this impact should be afforded moderate negative weight in the planning balance.

Agricultural land

- 9.47 Paragraph 112 of the NPPF advises that Local Planning Authorities should take into account the economic and other benefits of the best and most versatile agricultural land (BMV) and, where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. There is no definition as to what comprises 'significant development' in this context but the threshold above which Natural England are required to be consulted has been set at 20 hectares so the site falls well below this threshold.
- 9.48 The site comprises a grassland field and whilst the site is not in intensive agricultural use at present (other than occasional grazing), it is nevertheless undeveloped at present and therefore readily capable of being put to such use at any time. The submitted Agricultural Quality Assessment advises that the land has fine loamy over clayey soils with impeded drainage. Given wetness in the soil, its agricultural quality is limited to subgrade 3b by soil wetness.
- 9.49 It is accepted that the development of the site would result in the effective and permanent loss of its current agricultural function but being classified grade 3b, it does not comprise the best and most versatile agricultural land (i.e. Grade 3a or better). Therefore, paragraph

112 of the NPPF is not triggered. Therefore there would not be sufficient grounds on which to refuse the development on this basis. The loss of agricultural land is therefore considered a factor that should be afforded very limited negative weight in the planning balance.

Trees and hedgerows

- 9.50 Policies GP39 and GP40 of the AVDLP seek to preserve existing trees and hedgerows where they are of amenity, landscape or wildlife value. The application has been supported by an arboricultural impact assessment and tree survey and this details that the site comprises a strip of woodland to the north, an overgrown hedgerow with some mature trees aligned northwest-southeast which separates the application site with the adjoining field and trees within the adjacent garden along the southern-south western boundary. The woodland strip is broadleaved with a number of good quality English Oak trees. There is also field maple within this woodland strip. The hedgerow to the south east is comprised of overgrown hawthorn with some crab Apple and Elm but also contains two good quality English Oak. Within the adjacent gardens to the south are a number of low value trees of mixed broadleaved species
- 9.51 A total of 33 individual trees with stem diameters of 150mm and above were surveyed and recorded. In addition a single hedgerow and 7 groups of trees were surveyed and recorded. The subject trees range in quality from B and C Trees (category 'A' and 'B' should be considered as constraints to development and every attempt should be made to incorporate them into any proposed development design).
- 9.52 In order to facilitate the development a total of 3 trees are proposed to be felled, including a white poplar (of B/C category, a common ash and an Elm (both of U quality). In addition, tree works are necessary to an English Oak comprising crown reduction. The White Poplar is an attractive tree located adjacent to the turning head of Abbots Way, however the indicative plan shows replacement planting at the entrance way which will contribute to the amenity value of the streetscape and given this can be secured by condition as well as street planting, a reason for refusal is not justified on the loss of this tree. In respect of the loss of the common Ash and Elm both these trees are of low quality and considered to have limited amenity value. It is considered replacement and additional tree planting will mitigate against the loss of the these trees as well as contribute to the quality of the development and the streetscape.
- 9.53 Overall the existing woodland and hedgerow boundaries shall be retained and it is shown in the indicative layout of the development that there will be further enhancement of these existing landscape features, which can accord with the necessary tree protection measures and can be tied by condition along with details of new planting and future maintenance. Therefore it is not considered the proposal would have any adverse impact on trees or hedgerows in accordance with GP39 and GP40 and relevant NPPF advice and this factor should therefore be afforded neutral weight in the planning balance.

Biodiversity

- 9.54 Paragraph 109 of the NPPF requires new development to minimise impacts on biodiversity and provide net gains in biodiversity where possible.
- 9.55 The application is supported by an ecology appraisal which is considered to provide an accurate account of the features of ecological importance on this site. The majority of the existing trees and hedgerows bounding the site will be retained and protected throughout the development and which will be managed to promote their enhancement.

9.56 It has been confirmed by the Council's Biodiversity Officer that the Ecological Report (AA Environmental November 2015) and the appended ecological enhancement schedule (January 2016) justifies the developments credentials of net ecological gains on site as desired under NPPF. It is therefore not considered the proposal would have any adverse impact on biodiversity in accordance with the relevant NPPF advice and this factor should therefore be afforded neutral weight in the planning balance.

Conserving and enhancing the historic environment

9.57 The site does not contain, any designated heritage assets and the designated conservation area is located beyond the site to the south. The site is well screened from the Conservation Area and this enables the retention of its setting. The closest listed building to the site are some 250m from the site on Nup End Lane, which is on a no through road and not viewed in conjunction with the site. Therefore, it is considered that the development would not have an impact on the setting of these listed buildings.

9.58 It is not considered the proposal would have any significant impact on non-designated heritage assets. Regard has been had to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the character and appearance of the CA and the Listed Building are considered to be preserved and there is no harm in NPPF terms, and the development accords with advice in the NPPF and should be afforded neutral weight.

9.59 In addition to the above, the application has been supported by a Cultural Heritage Baseline Assessment and an archaeological geophysical survey which identifies that there is potential for buried archaeological remains to be preserved within the development site. However, the survey undertaken has not identified any anomalies of archaeological origin. It advises *"There is no evidence for prehistoric or Roman activity. The detection of ridge and furrow cultivation indicates that the area has been used for agricultural purposes since the medieval period which is in keeping with the known history of the site. The remaining anomalies are modern in origin, relating to underground services, ferrous objects and fencing ."*

9.60 Certainly the ridge and furrow earthworks will be inevitably lost however, it is not considered that the loss of this would be detrimental, particularly as there is considerable evidence of ridge and furrow in the adjoining field. Certainly having regard to the results of the geo-physical survey undertaken, BCC Archaeology advise that if the Local Planning Authority are minded to approve this application that conditions could be imposed which will secure the necessary and appropriate investigation to assess the full archaeological potential of the site and would accord with the NPPF.

9.61 Therefore it is considered the proposal can proceed and take account of any potential archaeology and would not adversely impact on heritage assets in accordance with GP59 of the AVDLP and advice contained in the NPPF and that this element should therefore be afforded neutral weight in the planning balance.

Promoting healthy communities

9.62 Policies GP86-88 and GP94 seek to ensure that appropriate community facilities are provided arising from a proposal (e.g. school places, public open space, leisure facilities, etc.).

- *Leisure*

9.63 The proposed development will be required to make a financial contribution to off-site leisure provision towards a specified project to be identified which would need to be secured by a legal agreement. This would address the requirements of AVDLP policies GP86-88 and as such, it is considered this factor should be afforded neutral weight in the planning balance

- *Education*

9.64 County Education have set out their response assessing the existing and projected capacity. The County have confirmed that there is capacity within the village school to accommodate growth from this development but that the application would require to make a financial contribution towards the expansion of facilities at Cottesloe School, arising from the development. Overall it is considered that the development would adequately address the aims of the NPPF to achieve healthy communities and the requirements of AVDLP policy GP94. As such, it is considered this factor should be afforded neutral weight in the planning balance.

Good design

9.65 The submitted Design and Access Statement which provides some background on the context of the site, design objectives, design vision and evolution of the proposals. The entrance into the site will extend from an existing turning head which is an existing feature within Abbots Way. The modifications of the road from a turning head into an entrance way would not be an incongruous feature and will be a natural extension of the road which is already there.

9.66 Within the site an indicative layout has been provided which indicates a linear road extending in an east-west direction on a similar axis to the existing road layout on Abbots Way. In this configuration this will result in a layout of houses fronting onto the street creating surveillance onto the public realm with private rear gardens either extending onto the rear gardens of dwellings on Winslow Road or to open countryside and a reinforced woodland strip to the north. This layout would reflect established good urban design principles with dwellings providing good surveillance. Thus the indicative layout of this development with the access as proposed in this position is considered to reflect the existing pattern and layout of existing streetscape and therefore would not appear incongruous with the established pattern of development in the locality. It is important to add that the indicative layout also enables the retention and reinforcement of existing natural landscape features which is highly desirable in this sensitive edge of rural village edge location within AAL and provides sufficient scope for appropriate mitigation of the development to enable the reinforcement which can be secured by condition. This will assist in mitigating any visual impact on the open countryside beyond. On street tree and landscape planting will also be important for adding context to the site and raising the quality of the streetscape and public realm.

9.66 The density of the proposed development would be 22 dwellings per hectare (dph) which compares with the development in Abbots Way and on the Winslow Road.

9.67 In terms of the scale of the dwellings proposed, these are all matters to be reserved, but it is proposed that this will mainly provide two storey houses but with the potential for some single storey and two and a half storey properties proposed. Properties on Winslow Road are two storey whilst those on Abbots Way are both single storey and two storey. Therefore the proposed scale of mainly two storey dwellings would reflect those already within the immediate locality, although there are reservations with the appropriateness of

two and a half storey dwellings and whether this would be an appropriate dwelling type in this edge of village location, however, this is a matter for consideration at detailed stage.

- 9.68 The site also enables connectivity to the Winslow Road, which is in accordance with good urban design principles and includes the extension of the footpath on Winslow Road as well as a zebra crossing which are desirable features providing accessibility to the services within the village within a safe and secure environment.
- 9.69 Having regard to the proposed design and external appearance of the buildings this is a reserved matter. However, the Design and Access Statement has regard to the traditional vernacular of the village and the materials to be used would be predominately red brick, stone and render with some tile hanging and half timbering. Roofs are generally slate or clay tile. A number of traditional features are to be incorporated including chimneys, bay windows and porches to ensure a sympathetic appearance. It is important to note that the development would be viewed from the context of Abbots Way and therefore the development will need to respond to this development also which, whilst is not traditional in its appearance, has simple and uniform lines that is an approach that should be reflected in a reserved matters application. The Design and Access Statement does refer to the use of timber framing with render infill which there are some concerns with giving it will be seen in the context of Abbots Way. Whilst it is important that the design is not prescribed it is considered that this approach could appear pastiche and that a more simple appearance whilst incorporating traditional aspects, would be more appropriate. Nonetheless this is a reserved matter.
- 9.70 Subject to the imposition of appropriate conditions to agree the specific details of materials, boundary treatments, landscaping, slab levels and lighting, it is considered the proposal would comprise an appropriate form of design in the context of the site, in accordance with GP35 of AVDLP and NPPF advice. As such, it is considered this factor should be afforded neutral weight in the planning balance.

Meeting the challenge of climate change and flooding

- 9.71 The site is located within Flood Zone 1 and therefore considered to be at 'low risk' of flooding. The application has been supported by a Flood Risk Assessment which identifies appropriate mitigation measures to manage surface water flood risk. Further the FRA outlines that the proposed peak run off for all rainfall events will be restricted to 6.0l/s which offers a significant betterment from the existing maximum peak of 18.8l/s. BCC Strategic Flood Management dept have been consulted on the application and they advise that there is no objection on flood risk, subject to the imposition of conditions.
- 9.72 Having regard to foul sewerage capacity, the application is supported by a Utility Capacity report and Development Drainage Strategy. These reports indicate that the existing foul drainage within Abbots Way is operated and maintained by Anglian Water. The foul sewers discharge to a pumping station located on the north western boundary of the application site. This pumps back to the foul sewers within Winslow Road. The existing pumping station accepts Anglian Water flows but is operated and maintained by Thames Water Utilities. The rising main then discharges to the Thames Water sewers located in Winslow Road. The DDS report confirms that a new foul sewer will connect directly to the existing Anglian Water foul network within Abbots Way (para 7.1) and Thames Water have confirmed there is adequate capacity within the existing foul sewer network to receive the foul flows generated from the proposed development (para 7.3). This will be a gravity fed system from the site into the sewer via a new connection within Abbots Way. The development foul drainage network will be offered to Anglian There is a requirement under

this part of the Act for the sewerage undertaker to provide a connection to the public network.

- 9.73 In light of the above, it is considered the proposed development would be resilient to climate change and flooding in accordance with the NPPF and existing foul drains offers adequate capacity to deal with the this factor should therefore be afforded neutral weight in the planning balance.

Impact on residential amenities

- 9.74 Following the receipt of amended plans it is concluded that the proposed layout would be of a form that would achieve a satisfactory level of amenity for the residents of the development and that the proposal would not detrimentally impact on the amenities of any existing neighbours to the site. At this stage the matters of appearance, layout and scale are reserved, however the illustrative layout indicates that sufficient separation distances between dwellings is proposed and the relationship of the proposed development to those neighbouring properties would be such that there would be no undue overlooking/interlooking between properties resulting from the proposal. Furthermore the proposed and existing properties would benefit form a reasonable level of light, outlook and amenity in general and the density of the scheme makes provision for sufficient amenity space for the new properties.
- 9.75 It is acknowledged that the proposed development would generate additional vehicular movements along Winslow Road and Abbots Way and the site access, including construction traffic in the first instance. However, given the inherently short-lived construction period, the width of the access and nature/speed of vehicle movements, it is not considered this would result in any significant adverse impact over and above the existing situation on the amenities of any existing properties on Winslow Road and Abbots Way nor within the wider locality.
- 9.76 It is considered therefore that subject to the relevant reserved matters stage, that the amenity of the proposed development would ensure an adequate level of residential amenity for existing and future occupiers in accordance with GP8 of AVDLP and NPPF advice. It is therefore considered this factor should be afforded neutral weight in the planning balance.

Developer contributions

- 9.77 As noted above, there are a number of requirements which would need to be secured in a Planning Obligation Agreement to secure their delivery, namely financial contributions towards education provision, off-site sport and leisure provision and on-site provision of affordable housing, off site highway improvements and financial contribution to sustainable highway measures.. Specific projects are also to be identified for the financial contributions to ensure compliance with latest Government Guidance in consultation with the Parish Council and County Council.
- 9.78 It is considered that such requirements would accord with The Community Infrastructure Levy (CIL) Regulations 2010. Regulation 122 places into law the Government's policy tests on the use of planning obligations. It is now unlawful for a planning obligation to be taken into account as a reason for granting planning permission for a development of this nature if the obligation does not meet all of the following tests; necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.

9.79 In the context of this application the development is in a category to which the regulations apply. The requirement for all of the above named measures, if the proposals were to be supported, would need to be secured through a Planning Obligation Agreement. These are necessary and proportionate obligations that are considered to comply with the tests set by Regulation 122 for which there is clear policy basis either in the form of development plan policy or supplementary planning guidance, and which are directly, fairly and reasonably related to the scale and kind of development. Specific projects are to be identified within the Section 106 in accordance with the pooling limitations set forth in CIL Regulation 123 to ensure that the five obligations limit for pooled contributions is not exceeded.

10.0 WORKING WITH THE APPLICANT

10.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant and has focused on seeking solutions to the issues arising from the development proposal. In this case, following the receipt of amended plans, the application was found to be acceptable and approval is recommended.

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