



# **AYLESBURY VALE AREA FIVE YEAR HOUSING LAND SUPPLY POSITION STATEMENT**

**April 2022**

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## 1.0 INTRODUCTION

- 1.1 The National Planning Policy Framework (NPPF, paragraph 74) states that local planning authorities (LPAs) should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies. It further requires an additional buffer of 5% to ensure choice and competition in the market for land or 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. Where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, a 10% buffer should be applied to account for any fluctuations in the market during that year.
- 1.2 Buckinghamshire Council is able to demonstrate more than five years' supply of deliverable housing sites for the Aylesbury Vale area from a 31 March 2021 base date. This assessment identifies that there is a supply of **5 year** supply of housing sites for the five-year period 2021-2026 and **5.2 years** for the five-year period 2022-2027 (from 1 April 2022).

## 2.0 CALCULATION

- 2.1 In order to update the supply all completed sites and expired permissions were removed and sites with permission at the baseline (31/3/2021) were added. The current assessment of supply is for the period 1 April 2021 to 31 March 2026. However, to ensure that a calculation is provided for the next five years in full, a calculation is also shown for 2022-2027 which will be applied in decision making from 1 April 2022. The baseline of permissions and completions remain at 31/3/2021. There is no duplication or overlap in the numbers as the calculations are produced at the same point in time having regard to the same assessment of supply. The projected deliverable supply from 2022-27 was considered rather than 2021-26. Permissions that have expired during 2021/22 are not included in the second five-year period which starts from 1 April 2022 (i.e. 2022/23).
- 2.2 The Aylesbury Vale area is covered by an adopted Local Plan housing requirement, as set out in the Vale of Aylesbury Local Plan (September 2021). The requirement is 28,600 dwellings over the period 2013 to 2033. This gives an annualised rate of 1,430 dwellings per annum. Tables 1 and 2 sets out the five-year supply requirements, taking account the completions during the plan period.

**Table 1: Housing Requirement for the five-year period 2021-2026**

<b>Completions against target</b>	<b>Dwellings</b>
Plan target 2013-2033	28,600
Annualised plan target	1,430
Target 2013-21 (8 x 1,430)	11,440
Completions 2013-21	11,181
Supply shortfall against target	259
<b>5 year supply target</b>	<b>Dwellings</b>
Target 2021-26 (5 x 1,430)	7,150
Shortfall to be added using the Liverpool method (shortfall / years of the remaining plan period * five years)	108
Total including shortfall	7,258
5% buffer	363
Total (7,258 + 5% buffer)	7,621
Annualised target	1,524

**Table 2: Housing Requirement for the five-year period 2022-2027 (from 1 April 2022)**

<b>Completions against target</b>	<b>Dwellings</b>
Plan target 2013-2033	28,600
Annualised plan target	1,430
Target 2013-22 (9 x 1,430)	12,870
Completions 2013-22 <i>(projected completions of 1,144 for 2021/22 added to roll forward to 2022-2027)</i>	12,325
Supply shortfall against target	545
<b>5 year supply target</b>	<b>Dwellings</b>
Target 2022-27 (5 x 1,430)	7,150
Shortfall to be added using the Liverpool method (shortfall / years of the remaining plan period * five years)	248
Total including shortfall	7,398
5% buffer	370
Total (7,398 + 5% buffer)	7,768
Annualised target	1,554

- 2.3 The total five-year supply requirement for 2021-2026 is 7,621 dwellings, and for the five-year period 2022-2027 the requirement is 7,768 dwellings.
- 2.4 In accordance with the NPPF, Buckinghamshire Council is able to show a five-year supply of deliverable housing sites applying the appropriate buffer of 5%. The 2021 Housing Delivery Test measurement published by the Government on 14 January 2022 shows Buckinghamshire at 107%, therefore as this is over 95% there are no consequences to be applied for any under-delivery and that a 5% buffer is reasonable and appropriate.

### 3.0 DELIVERABLE SUPPLY

- 3.1 A comprehensive review of housing land supply has been undertaken. All known sites of 5 or more dwellings were individually identified and examined. For sites of 10 or more dwellings, site promoters, developers and agents were engaged in reviewing the deliverability of these sites with each being sent a form containing details on planning applications and permissions and, where applicable, the expected delivery rates from the previous Housing Land Supply Position Statement. Information was requested concerning on site and/or expected and build-out rates. The responses received were considered in reviewing the deliverability of sites and the projected timescale for delivery having regard to lead-in times, site preparation and infrastructure provision. The review also included consultation with Development Management officers and other Council services involved in the delivery of sites to ensure that assessments of deliverability were realistic.
- 3.2 Sites to be included within the five-year supply must be 'deliverable'. The NPPF divides up the deliverable sites into categories within its glossary and states that: *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
  - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."*
- 3.3 Planning Practice Guidance (2019) section 'Housing supply and delivery' (paragraph 007 Reference ID: 68-007-20190722) provides further clarification on assessing deliverability and the evidence required. For sites with outline planning permission, permission in principle, allocated in a development plan or identified on a brownfield register, *"Such evidence, to demonstrate deliverability, may include:*
- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
  - firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
  - firm progress with site assessment work; or*
  - clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects."*

- 3.4 The first category of sites (Category A) are presumed to be deliverable. The second category of sites (Category B) can be added if there is clear evidence of a realistic prospect that housing will be delivered.
- 3.5 Category A sites for the Aylesbury Vale area include full permissions, permitted development and non-major outline permissions – these are set out in Appendix 1. These are sites that are within the category of sites set in paragraph 3.2(a) above.
- 3.6 Category B sites include Local Plan allocations, major outline permissions and Neighbourhood Plan allocations (for example the types of sites set out in paragraph 3.2(b) above – these are set out in Appendix 2.
- 3.7 The NPPF (paragraph 71) set out that a windfall allowance for small sites (unidentified sites or less than 5 dwellings) may be justified in the five-year supply if a local planning authority has compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Windfall sites are sites not specifically identified in the development plan and for less than five dwellings. Windfall completions for the last ten years were considered with the average identified for a windfall allowance.

**Table 3: Windfall completions**

<b>Year</b>	<b>Net completions</b>
2011/12	99
2012/13	74
2013/14	95
2014/15	84
2015/16	105
2016/17	113
2017/18	106
2018/19	122
2019/20	113
2020/21	117
<b>Average</b>	<b>103</b>

- 3.8 An overview of the makeup of the five-year supplies are set in Tables 4 and 5 below.

**Table 4: Overview of supply in the five-year period 2021-2026**

<b>Component</b>	<b>Net dwellings</b>
Category A sites	5,612
Category B sites	1,552
Windfall allowance	515
Deliverable supply	7,679

**Table 5: Overview of supply in five-year period 2022-2027 (from 1 April 2022)**

<b>Component</b>	<b>Net dwellings</b>
Category A sites	4,806
Category B sites	2,707
Windfall allowance	515
Deliverable supply	8,028

- 3.9 Appendix 2 identifies the sites that fall into the second category (Category B) and provides evidence for their inclusion in the five-year supply total. Sites have only been included where we are satisfied that there is clear evidence of a realistic prospect of delivery. As noted above, this does not require certainty, and reflects the time at which each site was assessed.
- 3.10 Sites with planning permission for less than five dwellings are not included in the supply due to a windfall allowance being applied for the five-year period. This is to avoid any double counting of smaller sites.

## 4.0 CONCLUSION

4.1 The five-year housing land supply calculation for 2021-2026 is as follows:

**Table 6: Five-year housing land supply position for 2021-2026**

<b>Component</b>	<b>Dwellings</b>
Total housing requirement (7,258 + 5% buffer (see Table 1))	7,621
Annualised target (7,621 divided by 5 years)	1,524
Five-year housing land supply (see Table 4)	7,679
Supply divided by annualised target	<b>5.0 years of supply</b>

5.1 Taking the requirement from Table 1 of 7,621 dwellings and the supply of 7,679 dwellings from Table 4 gives a five-year supply of 5.0 years. This is arrived at by dividing the requirement by 5 to create an annualised figure of 1,524 (see Table 1). The 7,679 is then divided by the annualised requirement of 1,524 which gives the result of 5.0.

5.2 The five-year housing land supply calculation for 2022-2027 (from 1 April 2022) is as follows:

**Table 7: Five-year housing land supply position for 2022-2027 (from 1 April 2022)**

<b>Component</b>	<b>Dwellings</b>
Total housing requirement (7,398 + 5% buffer (see Table 2))	7,768
Annualised target (7,768 divided by 5 years)	1,554
Five-year housing land supply (see Table 5)	8,028
Supply divided by annualised target	<b>5.2 years of supply</b>

5.3 Taking the requirement from Table 2 of 7,768 dwellings and the supply of 8,028 dwellings from Table 5 gives a five-year supply of 5.2 years. This is arrived at by dividing the requirement by 5 to create an annualised figure of 1,554 (see Table 2). The 8,028 is then divided by the annualised requirement of 1,554 which gives the result of 5.2.

## **APPENDICES**

Appendix 1 – Category A sites

Appendix 2 – Category B sites