



Authority Monitoring Report 2020 – 2021

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1. Key Highlights

1.1. Development Plan Preparation and Progress

We are required by legislation to have a new Buckinghamshire-wide Local Plan in place by April 2025. This local plan will cover the whole of the Buckinghamshire Council area, for the period up to 2040.

We have made progress on a number of specific tasks including a Call for Brownfield Sites and 'Discovery and Exploration' Engagement.

1.2. Neighbourhood Plans

A total of 64 parishes (40% of parishes in Buckinghamshire) have a designated neighbourhood area.

There are currently 30 made Neighbourhood Development Plans (NDP) in Buckinghamshire. The latest plans to be made (adopted) are:

- Stewkley NDP (North Area) which was adopted on 2 December 2021
- Denham NDP (South Area) which was adopted on 21 January 2022

34 parishes are currently preparing their first NDP, and 4 are reviewing their made plans.

1.3. Housing

The AMR must report on policies that specify an annual number of net additional dwellings or additional affordable dwellings within the Council area. This includes completions, demolitions and outstanding commitments.

- The North and Central Areas completed 1357 (95%) dwellings against their annual target and has 8998 outstanding commitments not yet started or under construction. There were 325 affordable housing completions.
- The East Area completed 147 (42%) dwellings against their annual target and has 1502 outstanding commitments not yet started or under construction. There were 16 affordable housing completions.

- The South Area completed 121 (28%) dwellings against their annual target and has 1474 outstanding commitments not yet started or under construction. There were 14 affordable housing completions.
- The West Area completed 357 (65%) dwellings against their annual target and has 2267 outstanding commitments not yet started or under construction. There were 47 affordable housing completions.

The Housing Delivery Test achieved 107% therefore no consequences are incurred.

1.4. Employment Floorspace

The overall net changes in employment floorspace for the North and Central, East and South Areas have been monitored but due to data variations and the ongoing Covid-19 pandemic, this data is not currently available for the West Area.

- The North and Central Areas had a net change of 45,126 square metres
- The East Area had a net change of -842 square metres
- The South Area had a net change of -15,380 square metres

2. Introduction

On 1 April 2020, the former District Council areas of Aylesbury Vale, Chiltern, South Bucks and Wycombe and Buckinghamshire County Council came together to form a single Unitary Authority, Buckinghamshire Council.

This Authority Monitoring Report (AMR) covers the period 1 April 2020 to 31 March 2021. The content of this AMR meets the statutory requirements set out by national legislation in Part 8 of Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

2.1. Purpose of the AMR

The purpose of the AMR is to review the effectiveness and progress made towards achieving the planning policies as set out in adopted development plans.

It also reports on:

- The Local Development Scheme
- Preparation of the Local Plan for Buckinghamshire
- Neighbourhood Development Planning
- How we are complying with the Duty to Cooperate
- Housing and employment targets and delivery
- Infrastructure Funding Delivery

3. Overview of Authority Area

On 1 April 2020, the former District Council areas of Aylesbury Vale, Chiltern, South Bucks and Wycombe and Buckinghamshire County Council came together to form a single Unitary Authority, Buckinghamshire Council. Buckinghamshire Council is split into five planning committee areas (North, Central, East, West and South) as illustrated in Fig. 1. These replace the legacy district council areas and will be referred to in this way within this report:

- Aylesbury is North & Central Areas;
- Chiltern is East Area;
- South Bucks is South Area; and
- Wycombe is West Area.

Buckinghamshire is a relatively constrained authority in terms of Green Belt and the Area of Outstanding Natural Beauty (AONB). The Green Belt was introduced to restrain the urban sprawl of London, prevent the merging of towns, and to safeguard the countryside and character of historic towns. Designated Green Belt covers 32% of Buckinghamshire Council's area. The Chilterns AONB is a valued landscape and its designation is to conserve beauty through protecting flora, fauna and geological features. It covers 27% of the Buckinghamshire Council area. Both the Green Belt and AONB are significant planning constraints which affect the scale and types of development that can happen within these areas.

Buckinghamshire is well connected to the existing road and rail network, including the M40, London underground and national rail services which run north to south. High Speed Rail 2 (HS2) is under construction through the county, from London to Birmingham. East West Rail (EWR) is under construction to connect Oxford to Milton Keynes and Bedford. HS2 and EWR cross at Calvert in the north of the county.

Buckinghamshire has a fast growing population with a 0.6% annual change (between 2019-2020) according to the [2021 ONS report](#) with a total population of 534,720. The south is densely populated, and the north is more sparse, however, there has been a particularly large population change in Aylesbury Vale which has seen a 10.4% rise since 2011, the highest rate of growth of any local authority in Great Britain. In terms of who make up this population, in

recent years the general trend is an increasing amount of residents aged 0-15 as well as residents aged 80 and over. Buckinghamshire has an underrepresentation of people in their 20s and 30s (21.8 and 6.4 per cent below the national level).



Figure 1 Buckinghamshire Council Planning Committee Areas

4. Local Development Scheme

The Council adopted the [most recent Local Development Scheme](#) (LDS) on 15 December 2020.

The LDS sets out the Council's work programme for the main planning policy documents we aim to prepare over the next three years. In this monitoring year the Council has started work on the [Local Plan for Buckinghamshire](#).

4.1. Development Plans Adopted

The Council adopted the Vale of Aylesbury Plan (VALP) 2013-2033 on 15 September 2021.

In accordance with the regulations, the following documents were made available:

- [the Vale of Aylesbury Local Plan 2013-2033 \(adoption version\)](#);
- the Policies Map;
- [the Adoption Statement](#);
- [the Sustainability Appraisal Report Addendum](#); and
- [the Sustainability Appraisal Adoption Statement](#).

4.2. Statement of Community Involvement

The Statement of Community Involvement (SCI) is a document that we must produce and keep up to date to ensure effective community involvement at all stages in the planning process.

As a new Council, Buckinghamshire needed to produce a single SCI for the whole Council area to replace the SCIs from the legacy authorities.

The Council [consulted on a draft SCI](#) from 16 February to 22 March 2021. There were more than 700 responses to this and we looked carefully at all the feedback. The [Statement of Consultation](#) sets out how we considered all the feedback and how we changed the SCI to respond to this.

The [final SCI](#) was adopted on 7 December 2021.

5. Development Plan Preparation and Progress

We are required by legislation to have a new Buckinghamshire-wide Local Plan in place by April 2025. This Local Plan will cover the whole of the Buckinghamshire Council area, for the period up to 2040. It will be part of the development plan.

In August 2020 the Government published a Planning White Paper which proposed very significant reform of the planning system, including plan-making. What we will need to say in the Plan will rely on further detail that the Government will provide in the form of new laws, policy and guidance.

We have made progress on a number of specific tasks that we judge to be low-risk – see below.

5.1. Call for Brownfield Sites

Our ‘Brown before Green’ pledge means that we are committed to prioritise using previously developed land (brownfield sites) wherever we can to help reduce the need to build on greenfield sites. Greenfield sites are sites that have not previously been built on.

We have now invited people twice to send us their suggestions for land that could be re-used.

The [first time](#), we invited suggestions between 16 February and 6 April 2021.

The Council received 275 site submissions through this call for sites exercise. We discounted a number of sites because they:

- were duplicates
- are greenfield sites or in agricultural use
- have planning permission or are committed in a Local Plan
- have a pending planning application.

Analysis of the remaining sites shows that 185 are brownfield and 28 sites are partly brownfield. This analysis is the first step in working out whether development of the sites can happen, and how much could be built on them.

[Our second call](#) started on 6 December 2021 and we are leaving this call open to make sure there is plenty of opportunity for people to register these sites with us.

5.2. 'Discovery and Exploration' Engagement

Between 29 November 2021 and 11 February 2022, we ran a '[Discovery and Exploration](#)' survey to find out issues for the Plan and discover more about people's ambitions across the Council area.

The Council:

- Issued a press release at the start of the consultation
- Wrote directly to over 2000 stakeholders, including public bodies and organisations on our consultation database asking them to take part in the consultation. This included Town and Parish Councils where they were asked to share the survey with their parishioners
- Advertised the consultation on our website, through Your Voice Bucks which is the Council's joint consultation portal
- Provided printed copies of the surveys and posters to public libraries, and information for local GP surgeries
- Included an article about the survey in the Council's residents' update for the whole of the Council area
- Gave presentations to the Bucks and Milton Keynes Association of Local Councils (BALC) and at developer, architects and agent forums during January 2022
- Reached pupils and parents through the Council's schools' bulletin
- Led a social media campaign which reached a wide audience on Facebook, Instagram, Twitter and LinkedIn
- Sent a letter to Buckinghamshire MPs and the Council's Deputy Leader took part in a radio interview about the Engagement with Wycombe Sound in December 2021.

We are now taking a close look at the feedback and will be reporting separately on the main issues that came up. We will use this information to help us understand important issues facing Buckinghamshire and we will need to consider how to address them as we start to prepare the Local Plan for Buckinghamshire.

6. Neighbourhood Development Plans

The Localism Act 2011 provides local communities with the opportunity to shape the area in which they live and work by giving Parish and Town Councils (or a neighbourhood forum where a Parish or Town Council does not exist), powers to create Neighbourhood Development Plans (NDPs) Neighbourhood Development Orders (NDOs) or Community Right to Build Orders (CRTBOs).

NDPs set out a vision, objectives and planning policies to shape the development of the neighbourhood area to which they relate, they form part of the development plan for the area and their policies are used in planning decisions. NDOs or CRTBOs can be used to grant permission directly for certain types of development in the neighbourhood area.

To make an NDP, NDO or CRTBO there are formal stages set out in legislation, mainly the Neighbourhood Planning General Regulations 2012 (as amended), and guidance that are the responsibility of the qualifying body and the local planning authority. The Localism Act also places a 'duty to support' on the local authority to guide Neighbourhood Plan preparation.

Buckinghamshire council takes a proactive and positive approach to [neighbourhood planning](#), providing advice and support to those communities interested in producing NDPs, NDOs or CRTBOs. In October 2021 a neighbourhood planning coordinator post was created and filled.

A total of 64 parishes (40% of parishes in Buckinghamshire) have a designated neighbourhood area.

There are currently 30 made Neighbourhood Development Plans in Buckinghamshire. The latest plans to be made (adopted) are:

- Stewkley NDP (North Area) which was adopted on 2 December 2021
- Denham NDP (South Area) which was adopted on 21 January 2022

34 parishes are currently preparing their first NDP, and 4 are reviewing their made plans.

7. Monitoring the Policies

7.1. North & Central Areas

The Vale of Aylesbury Local Plan (VALP) was adopted in September 2021. To provide accurate information about the performance of its policies, we need to allow at least one financial year to pass. This data will be analysed and presented in the 2022/23 AMR.

7.2. East Area

The development plan consists of the Local Plan (1997) and Core Strategy (2011). All relevant policies are currently being implemented.

7.3. South Area

The development plan consists of the Local Plan (1999) and Core Strategy (2011). All relevant policies are currently being implemented.

7.4. West Area

The West Area is covered by an up-to-date Local Plan adopted in August 2019. This Plan sets out where the homes will be built, and where new business will be located. It identifies specific sites for development, including how they can be developed to achieve high quality. The Plan also contains policies which are used to direct development to those locations, and to be the 'rule book' by which decisions on planning applications are made.

All relevant policies are currently being implemented.

8. Duty to Cooperate

The Duty to Cooperate (DtC) was created by the [Localism Act 2011](#). It means that Buckinghamshire Council (BC) must engage constructively, actively and on an ongoing basis with other councils and agencies on strategic cross-boundary matters. The aim is to make sure that planning is joined up across the wider area and make local plans work well together.

In its Planning White Paper, the Government signalled its intention to abolish the Duty to Cooperate. Until there is more clarity on the future of the Duty, the Council continues to act to sustain good conversations with other councils and agencies.

8.1. Scoping Exercise

In April 2021, the Council drafted a scoping statement for the DtC. It listed the other councils and agencies we believe to be relevant to the Council's plans and what subjects we might need to discuss.

We sent this draft statement to the other councils and agencies for their comment. We received a good range of responses and have updated our list to take account of their feedback. Our next steps will be to see if there is any missing that is important, then work out our priorities for having more detailed conversations with others.

A very significant issue for the DtC is how the need for housing is spread across different areas. At present it is too early to say whether the Council will need to ask other areas to meet Buckinghamshire's need for housing; nor whether the Council has capacity to meet the need for housing from other areas.

The Council has provided comments to a number of other councils' plans and programmes. More significant consultations and meetings are highlighted below.

8.2. Neighbouring Authorities

8.2.1. Milton Keynes Council (MKC)

In May 2020, BC responded to MKC's consultation on their next Local Plan. At that time, MKC anticipated that their plan period would run to 2050. We objected to MKC's proposals for growth within Buckinghamshire.

The councils met in November 2020 and the MK strategy for 2050 was subsequently revised so that all housing development is now expected to take place within MKC's boundary.

The councils met again in November 2021 with a view to establishing more regular contact and sharing of technical information. MKC have revised their plan period to 2040, though their evidence studies will look forward to 2050.

In September 2021, we also provided input to MKC's evidence gathering for the Gypsy and Traveller Accommodation Assessment.

8.2.2. Slough Borough Council (SBC)

In December 2021, BC provided comments to SBC's consultation on Proposed Release for Green Belt Sites for Family Housing. BC welcomed SBC's position in trying to meet local housing need within their own boundaries but advised that SBC's evidence base would need to demonstrate that they had fully explored all other sources of housing supply before releasing Green Belt land. BC's comments at this time were similar to those submitted to SBC's consultation on their proposed spatial strategy in November 2020 and January 2021.

Officers from BC and SBC met in March 2022 to discuss their respective plan-making processes and agreed to continue to meet regularly.

8.2.3. Oxfordshire

In April 2021, the two councils met to exchange updates on their respective plans. They agreed to continue to meet and to exchange Statements of Common Ground (SoCG) in due course.

In October 2021 we provided comments on the Oxfordshire Plan 2050 Regulation 18 Part 2 consultation. We welcomed that the Oxfordshire Plan intends to meet Oxfordshire's development needs within the Oxfordshire boundary.

The common boundary between Oxfordshire and Buckinghamshire means it is likely that growth at key transport locations and strategic settlements such as Thame and Bicester, or a new settlement could lead to adverse impacts for Buckinghamshire. This would depend on the size, location and proposed use of sites.

Mitigation, infrastructure improvements and impact assessments can offset potential harmful impacts. The Council will be keen to see those as evidence base for any sites at the next formal iteration of the plan in vicinity of Buckinghamshire. Around the border there are strategic environmental assets such as the Chilterns AONB, the Aston Rowant Special Area of Conservation and traffic impacts from roads that link to the M40 motorway.

8.2.4. Cherwell District Council (CDC)

In November 2021, the Council responded to the Cherwell Local Plan Review - Community Involvement Paper 2: Developing our Options Consultation.

We welcomed that CDC is covered under the Oxfordshire authorities' agreement to meet all development needs within Oxfordshire, so we will not be asked to accommodate any unmet development needs from Cherwell.

We noted that the option to expand Bicester could have impacts on transport networks, particularly the A41, and the need to consider the issue of landscape impact from development beyond the CDC boundaries.

We agreed that meeting with officers at certain stages in the plan process will be welcome, to include discussions on any SoCG.

8.2.5. Three Rivers District Council (TRDC)

Officers of TRDC and BC met in June 2020 to review the evidence base that TRDC had completed at that time.

In June 2021, TRDC wrote to BC to request a discussion on whether BC would be able to meet any of the shortfall in TRDC's housing supply.

In August 2021, BC responded to TDRC's consultation on their Local Plan. BC was clear in the response to confirm that the Local Plan for Buckinghamshire was at a very early stage of preparation. Consequently, BC is not in a position yet to say what level of needs that it will have to accommodate. In addition, the Council does not yet have the evidence to establish if it can accommodate its own housing needs from Buckinghamshire. BC will want to understand how the mitigation of proposed site allocations at Maple Cross will be dealt with and other strategic cross boundary issues.

8.2.6. Western Northamptonshire Council (WNC)

In December 2021, the Council responded to WNC's Strategic Plan – Spatial Options Consultation. We noted that some options had the potential to have cross-boundary impacts, particularly traffic, and that WNC may include options for new settlements in a future consultation.

The Council looks forward to having DtC discussions with WNC to inform the next stage of their plan preparation.

8.2.7. Dacorum Borough Council

BC is actively engaging with Dacorum BC and Natural England to monitor and manage potential impacts of development on the Chiltern Beechwoods Special Area of Conservation (SAC), specifically at the Ashridge Estate.

8.3. Specific Consultees

8.3.1. National Highways

We have engaged actively with National Highways (formerly Highways England) on the development of a new transport model for the Council. The Council has exchanged technical information about the model with National Highways and responded to any issues raised. Conversation with National Highways will be ongoing as we develop our approach to testing growth and mitigation scenarios for the Local Plan for Buckinghamshire.

8.3.2. Buckinghamshire Healthcare NHS Trust

We have met with the Buckinghamshire Healthcare NHS Trust to discuss the scope of the Local Plan and to understand their priorities for the future of hospital infrastructure.

8.4. Minerals and Waste

8.4.1. Central and Eastern Berkshire

Discussions with the Central and Eastern Berkshire Authorities continued regarding their sharp sand and gravel and soft sand provision. The authorities currently import some of their aggregate supply from its neighbouring authorities and the evidence for their need shows they will rely on imports in the future to meet their supply. This has resulted in Buckinghamshire signing their sharp sand and gravel SoCG and their soft sand SoCG in February 2022. These SoCGs agreed that Central and Eastern Berkshire Authorities will continue to monitor their supply with continued discussion and data being updated regularly. Buckinghamshire agreed to take Central and Eastern Berkshire's supply needs into consideration when reviewing and updating our Local Plan.

8.4.2. Hertfordshire County Council

A letter was received in February 2022 regarding mineral movements. The letter sought confirmation on the imports and exports of aggregate between the authorities during 2019 and asked if there were any planning reason why movements couldn't continue. We confirmed that we agreed with amount of imported and exported aggregate and saw no planning reason why movements could not continue, but identified that a site on the Hertfordshire border had planning conditions to restore by 2031.

8.4.3. Medway Council

A letter was received in May 2021 seeking information on the permitted non-hazardous landfill capacity within Buckinghamshire and their expected fill rates. Letters were also received from the Royal Borough of Kensington and Chelsea, Surrey County Council, in February, and Hertfordshire County Council in March regarding the import and export of waste. Letters were received because

Buckinghamshire accepts waste movements above the agreed thresholds for strategic movements.

9. Housing

The AMR must report on policies that specify an annual number of net additional dwellings or additional affordable dwellings within the Council area. This includes completions, demolitions and outstanding commitments.

The legacy areas monitored and reported on housing data differently and this has led to variations in how this data is presented within this AMR. For more housing information, see [appendix 1](#).

We will ensure that data will be presented consistently in future AMRs.

9.1. Performance Against Current Targets

9.1.1. North & Central Areas

The annual local housing need target is 1430 dwellings per annum. In the monitoring year, the delivery against this housing target was 1357 (95%).

9.1.2. East Area

The annual local housing need target is 350 dwelling per annum. In the monitoring year, the delivery against this housing target was 147 (42%).

9.1.3. South Area

The annual local housing need target is 433 dwelling per annum. In the monitoring year, the delivery against this housing target was 121 (28%).

9.1.4. West Area

The housing requirement is 10,925 dwellings over the plan period 2013 to 2033.

The annualised housing target is 546.25 dwellings were annum. In the monitoring year, the delivery against this housing target was 357 (65%).

9.2. Housing Delivery Test

The Housing Delivery Test (HDT) is an annual measurement of housing delivering and compares the net homes delivered over the previous 3 financial years (2018/19, 2019/20 and 2020/21) to the homes required over the same period.

In 2021, Buckinghamshire Council prepared a joint submission. The results for all authorities are available on the [Housing Delivery Test webpage](#).

9.2.1. Homes Required

Table 1 Homes required in Buckinghamshire Council area

	Number of homes required 2018/19	Number of homes required 2019/20	Number of homes required 2020/21	Total number of homes required
Buckinghamshire Council	2758	2506	1810	7074

Due to the Covid-19 pandemic and the temporary disruption to local authority planning services and the construction sector, the number of homes required in 2019/20 was reduced by one month and in 2020/21 by four months.

9.2.2. Homes Delivered

Table 2 Homes delivered in Buckinghamshire Council area

	Number of homes delivered 2018/19	Number of homes delivered 2019/20	Number of homes delivered 2020/21	Total number of homes delivered
Buckinghamshire Council	3303	2317	1980 ¹	7599

The HDT 2021 measurement achieved 107% and therefore no consequences are incurred.

¹ This number excludes one unit in the East Area and one unit in the South Area.

9.3. Completions and Demolitions

9.3.1. North & Central Areas

Table 3 Net completions including permitted development within the North & Central Areas

	Net completions (brownfield)	Net completions (greenfield)	Net completions (not specified)	Total net completions	Of which is office to residential permitted development (PD)	Of which is storage to residential PD	Of which is light industrial to residential PD	Of which is other to residential PD
Aylesbury Area	151	124	n/a	275	33	0	0	1
Buckingham	57	76	n/a	133	0	0	0	0
Winslow	3	60	n/a	63	0	0	0	0
Wendover	1	2	n/a	3	0	0	0	0
Haddenham	5	109	n/a	114	0	0	0	0
Rest of Rural Areas	65	704	n/a	769	0	0	1	0
Total	282	1075	n/a	1357	33	0	1	1

Major housing development is defined in [the National Planning Policy Framework](#) as “development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more”.

Table 4 Major development completions within the North & Central Areas

Major Development Completions	
Aylesbury Area	249
Buckingham	115
Winslow	59
Wendover	0
Haddenham	108
Rest of Rural Areas	741
Total	1272

Table 5 Dwelling type gross completions and number of bedrooms within the North & Central Areas

Dwelling Type: House	Dwelling Type: Flat	Bedrooms per dwelling: 1	Bedrooms per dwelling: 2	Bedrooms per dwelling: 3	Bedrooms per dwelling: 4	Bedrooms per dwelling: 5+
1112	272	123	408	502	351	n/a

There were 18 demolitions of permanent dwellings within the North & Central Areas.

9.3.2. East Area

Table 6 Net completions including permitted development within the East Area

	Net completions (brownfield)	Net completions (greenfield)	Net completions (not specified)	Total net completions	Of which is office to residential permitted development (PD)	Of which is storage to residential PD	Of which is light industrial to residential PD	Of which is other to residential PD
Amersham	n/a	n/a	15	15	0	0	0	0
Little Chalfont	n/a	n/a	1	1	0	0	0	0
Chesham	n/a	n/a	59	59	4	3	0	1
Chalfont St Peter	n/a	n/a	8	8	0	0	0	0
Chalfont St Giles	n/a	n/a	5	5	0	0	0	0
Great Missenden / Prestwood	n/a	n/a	35	35	0	0	0	0
Holmer Green	n/a	n/a	2	2	0	0	0	0
Penn / Knotty Green	n/a	n/a	4	4	0	0	0	0
Chesham Bois	n/a	n/a	2	2	0	0	0	0
Other Green Belt Villages	n/a	n/a	16	16	0	0	0	0
Total	n/a	n/a	147	147	4	3	0	1

There was one major development completion in Great Missenden / Prestwood for 32 dwellings.

There were 34 demolitions of permanent dwellings within the East Area.

9.3.3. South Area

Table 7 Net completions including permitted development within the South Area

	Net completions (brownfield)	Net completions (greenfield)	Net completions (not specified)	Total net completions	Of which is office to residential permitted development (PD)	Of which is storage to residential PD	Of which is light industrial to residential PD	Of which is other to residential PD
Beaconsfield	n/a	n/a	10	10	0	0	0	0
Gerrards Cross	n/a	n/a	32	32	0	0	0	0
Burnham	n/a	n/a	23	23	10	0	0	0
Iver	n/a	n/a	3	3	0	0	0	0
Iver Heath	n/a	n/a	2	2	0	0	0	0
Taplow	n/a	n/a	0	0	0	0	0	0
Stoke Poges	n/a	n/a	1	1	0	0	0	0
Wexham	n/a	n/a	0	0	0	0	0	0
Denham	n/a	n/a	46	46	0	0	0	0
Farnham Royal	n/a	n/a	4	4	0	0	0	0
Other Green Belt Villages	n/a	n/a	0	0	0	0	0	0
Total	n/a	n/a	121	121	10	0	0	0

There were three major development completions in Gerrards Cross for 32 dwellings, Denham for 34 dwellings and Burnham for 10 dwellings.

There were 30 demolitions of permanent dwellings within the East Area.

9.3.4. West Area

Table 8 Net completions including permitted development within the West Area

	Net completions (brownfield)	Net completions (greenfield)	Net completions (not specified)	Total net completions	Of which is office to residential permitted development (PD)	Of which is storage to residential PD	Of which is light industrial to residential PD	Of which is other to residential PD
Tier 1: High Wycombe	214	1	n/a	215	70	0	0	0
Tier 2: Marlow, Princes Risborough, Bourne End/Wooburn	71	8	n/a	79	11	0	0	0
Tier 3: Flackwell Heath & Lane End	3	1	n/a	4	2	0	0	0
Tier 4: Longwick	n/a	15	n/a	15	0	0	0	0
Tiers 5, 6 & Rural Areas	24	20	n/a	44	0	0	0	0
Total	312	45	n/a	357	83	0	0	0

Table 9 Major development completions within the West Area

Major Development Completions	
Tier 1: High Wycombe	196
Tier 2: Marlow, Princes Risborough, Bourne End/Wooburn	62
Tier 3: Flackwell Heath & Lane End	0
Tier 4: Longwick	14
Tiers 5, 6 & Rural Areas	10
Total	282

Table 10 Dwelling type gross completions and number of bedrooms within the West Area

	Dwelling Type: House	Dwelling Type: Flat	Bedrooms per dwelling: 1	Bedrooms per dwelling: 2	Bedrooms per dwelling: 3	Bedrooms per dwelling: 4	Bedrooms per dwelling: 5+
Tier 1: High Wycombe	73	142	114	61	7	46	7
Tier 2: Marlow, Princes Risborough, Bourne End/Wooburn	58	21	10	31	32	8	1
Tier 3: Flackwell Heath & Lane End	4	0	0	2	1	2	0
Tier 4: Longwick	15	0	0	8	5	1	1
Tiers 5, 6 & Rural Areas	44	0	1	2	10	21	17
Total	194	163	125	104	55	78	26

There were 31 demolitions of permanent dwellings within the West Area.

9.4. Outstanding Commitments

9.4.1. North & Central Areas

Table 11 Outstanding commitments within the North & Central Areas

	Outstanding Commitments Not Yet Started	Outstanding Commitments Under Construction
Aylesbury Area	1990	335
Buckingham	471	187
Winslow	80	27
Wendover	4	3
Haddenham	880	65
Rest of Rural Areas	4317	639

	Outstanding Commitments Not Yet Started	Outstanding Commitments Under Construction
Total	7742	1256

9.4.2. East Area

Table 12 Outstanding commitments within the East Area

	Outstanding Commitments Not Yet Started	Outstanding Commitments Under Construction
Amersham	55	28
Little Chalfont	109	24
Chesham	333	100
Chalfont St Peter	602	4
Chalfont St Giles	43	6
Great Missenden / Prestwood	53	21
Holmer Green	0	5
Penn / Knotty Green	19	9
Chesham Bois	3	2
Other Green Belt Villages	71	15
Total	1288	214

9.4.3. South Area

Table 13 Outstanding commitments within the South Area

	Outstanding Commitments Not Yet Started	Outstanding Commitments Under Construction
Beaconsfield	248	16
Gerrards Cross	82	96
Burnham	336	95
Iver	28	32
Iver Heath	25	2
Taplow	69	30
Stoke Poges	22	4
Wexham	13	7

	Outstanding Commitments Not Yet Started	Outstanding Commitments Under Construction
Denham	220	5
Farnham Royal	116	16
Other Green Belt Villages	12	0
Total	1171	303

9.4.4. West Area

Table 14 Outstanding commitments within the West Area

	Outstanding New Build Commitments Under Construction	Outstanding Permitted Development Commitments Under Construction	Outstanding Major Development Commitments Under Construction
Tier 1: High Wycombe	968	41	834
Tier 2: Marlow, Princes Risborough, Bourne End/Wooburn	51	0	34
Tier 3: Flackwell Heath & Lane End	30	38	23
Tier 4: Longwick	47	0	44
Tiers 5, 6 & Rural Areas	96	4	57
Total	1192	83	992

9.5. Affordable Housing

9.5.1. North & Central Areas

Table 15 Affordable housing within the North & Central Areas

	Affordable Housing Completions	Affordable Housing Not Yet Started	Affordable Housing Under Construction
Aylesbury Area	25	n/a	n/a
Buckingham	62	n/a	n/a
Winslow	25	n/a	n/a
Wendover	0	n/a	n/a

	Affordable Housing Completions	Affordable Housing Not Yet Started	Affordable Housing Under Construction
Haddenham	39	n/a	n/a
Rest of Rural Areas	174	n/a	n/a
Total	325	n/a	n/a

9.5.2. East Area

Table 16 Affordable housing within the East Area

	Affordable Housing Completions	Affordable Housing Not Yet Started	Affordable Housing Under Construction
Chesham	16	45	13
Chalfont St Peter	0	43	0
Great Missenden / Prestwood	0	0	3
Other Green Belt Villages	0	2	0
Total	16	90	16

9.5.3. South Area

Table 17 Affordable housing within the South Area

	Affordable Housing Completions	Affordable Housing Not Yet Started	Affordable Housing Under Construction
Beaconsfield	0	44	0
Burnham	0	53	0
Denham	14	0	0
Farnham Royal	0	0	3
Total	14	97	3

9.5.4. West Area

Table 18 Affordable housing within the West Area

	Affordable Housing Completions	Affordable Housing Not Yet Started	Affordable Housing Under Construction
Tier 1: High Wycombe	47	n/a	159
Tier 2: Marlow, Princes Risborough, Bourne End/Wooburn	0	n/a	0
Tier 3: Flackwell Heath & Lane End	0	n/a	-13
Tier 4: Longwick	0	n/a	0
Tiers 5, 6 & Rural Areas	0	n/a	4
Total	47	n/a	150

9.6. Specialist Accommodation

Specialist accommodation refers to C2 residential institutions which includes residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

9.6.1. North & Central Areas

There were 8 specialist accommodation units delivered during this monitoring period.

9.6.2. East Area

There was no specialist accommodation delivered during this monitoring period.

There are 66 bedrooms (equivalent to 37 residential C3 units) proposed within outstanding commitments.

9.6.3. South Area

There was no specialist accommodation delivered during this monitoring period.

There are 144 bedrooms (equivalent to 80 residential C3 units) proposed within outstanding commitments.

9.6.4. West Area

Due to data variations, this data is not available for this monitoring year.

9.7. Gypsies, Travellers and Travelling Showpeople

The Council needs to recognise and consider the needs of Gypsies, Travellers and Travelling Showpeople groups.

9.7.1. North & Central Areas

There were no new pitches permitted during the monitoring year.

9.7.2. East Area

There were no new pitches permitted during the monitoring year.

9.7.3. South Area

There were no new pitches permitted during the monitoring year.

9.7.4. West Area

No counts were conducted during the monitoring year due to Covid-19.

10. 5-Year Housing Land Supply

The 5-Year Housing Land Supply identifies sites that will provide 5-years' worth of housing against either adopted Local Plan targets or the local housing need figure (as identified in section 9.1).

Updated position statements for each area are available on our [planning reporting webpage](#).

11. Employment Floorspace

For the AMR, the former Town and Country Planning (Use Classes) Order 1987 has been used. Changes to this came into effect on 1 September 2020, during the 2020/21 monitoring year. The changes introduce a new Class E for easier repurposing of high street and town centre buildings into a range of different uses without requiring planning permission.

The overall net changes in employment floorspace for the North and Central, East and South Areas have been monitored but due to data variations and the ongoing Covid-19 pandemic, this data is not currently available for the West Area.

The legacy areas monitored and reported on employment floorspace data differently and this has led to data variations in how this data is presented within this AMR. We will ensure that data will be presented consistently in future AMRs. For more employment floorspace information, see [appendix 2](#).

11.1. North & Central Areas

Table 19 Employment Floorspace Net Changes within the North & Central Areas

Net (square metres: sqm)	A1	A2	A3	A4	A5	B1	B1a	B1b	B1c	Total B1 Use	B2	B8	B1/B2/B8	Total B Use	C1	C2	D1	D2	Other
Aylesbury	2948	132	291	414	200	0	-426	0	-1654	-2080	0	238	430	-1412	0	0	807	2521	291
Buckingham	76	0	0	0	0	126	-159	0	969	936	-70	-120	0	746	0	120	242	-131	89
Haddenham	0	0	0	0	0	0	1255	0	-223	1032	343	5932	216	7523	0	0	126	0	0

Net (square metres: sqm)	A1	A2	A3	A4	A5	B1	B1a	B1b	B1c	Total B1 Use	B2	B8	B1/B2/B8	Total B Use	C1	C2	D1	D2	Other
Wendover	-501	0	0	0	0	0	0	0	0	0	0	114	0	114	0	0	730	0	-1094
Winslow	-40	0	0	40	0	0	0	0	0	0	0	-568	0	-568	0	0	-98	0	-821
Remaining Rural Areas	-102	0	207	-195	0	1317	1591	2792	2766	8466	6259	2096	0	16,821	122	2649	1120	9128	2631
Total	2381	132	498	259	200	1443	2261	2792	1858	8354	6532	7692	646	23,224	122	2769	2927	11,518	1096

11.2. East Area

Table 20 Employment Floorspace Net Changes within the East Area

Net (square metres: sqm)	A1	A2	A3	A4	A5	B1	B1a	B1b	B1c	Total B1 Use	B2	B8	B1/B2/B8	Total B Use	C1	C2	D1	D2	Other
Chesham	-186	0	-98	0	250	0	0	0	0	0	-153	0	0	-513	0	0	0	0	0
Amersham	135	0	66	0	0	-140	-374	0	0	-514	0	0	0	-514	0	0	-106	0	0
Penn	-279	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Great Missenden	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	0
Total	-330	0	-32	0	250	-140	-374	0	0	-514	-153	0	0	-667	0	0	-106	43	0

11.3. South Area

Table 21 Employment Floorspace Net Changes within the South Area

Net (square metres: sqm)	A1	A2	A3	A4	A5	B1	B1a	B1b	B1c	Total B1 Use	B2	B8	B1/B2/B8	Total B Use	C1	C2	D1	D2	Other
Beaconsfield	100	-50	0	0	0	-494	0	0	0	-494	0	0	0	-494	0	0	0	0	0
Farnham Common	0	0	0	0	0	0	1760	0	0	1760	0	0	0	1760	0	0	0	0	0
Burnham	0	0	0	0	0	0	11,323	0	0	11,323	0	0	0	11,323	0	0	0	0	0
Iver	-93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Denham	-116	0	0	0	0	0	807	0	0	807	0	0	0	807	0	0	0	0	0
Gerrards Cross	-265	0	0	0	0	-210	447	0	0	237	0	0	0	237	0	0	0	85	0
Total	-374	-50	0	0	0	-704	-14,337	0	0	-15,041	0	0	0	-15,041	0	0	0	85	0

11.4. West Area

Due to data variations and the ongoing Covid-19 pandemic, this data is not currently available for this monitoring year. We will update the AMR with the latest employment figures in due course.

12. Infrastructure Funding Statement

The [Infrastructure Funding Statement](#) is a requirement of the Community Infrastructure Levy (Amendment) (England) Regulations 2019 No. 1103 that came into force on 1 September 2019.

It sets out details of developer contribution receipts and types of infrastructure and projects that may be funded by the Community Infrastructure Levy (CIL) and from Section 106 contributions.