



Authority Monitoring Report 2021 – 2022

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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 continue to make progress on the Plan despite change and uncertainty in the national approach to plan-making. Figure 1 below shows an expected timetable as well as progress to date.

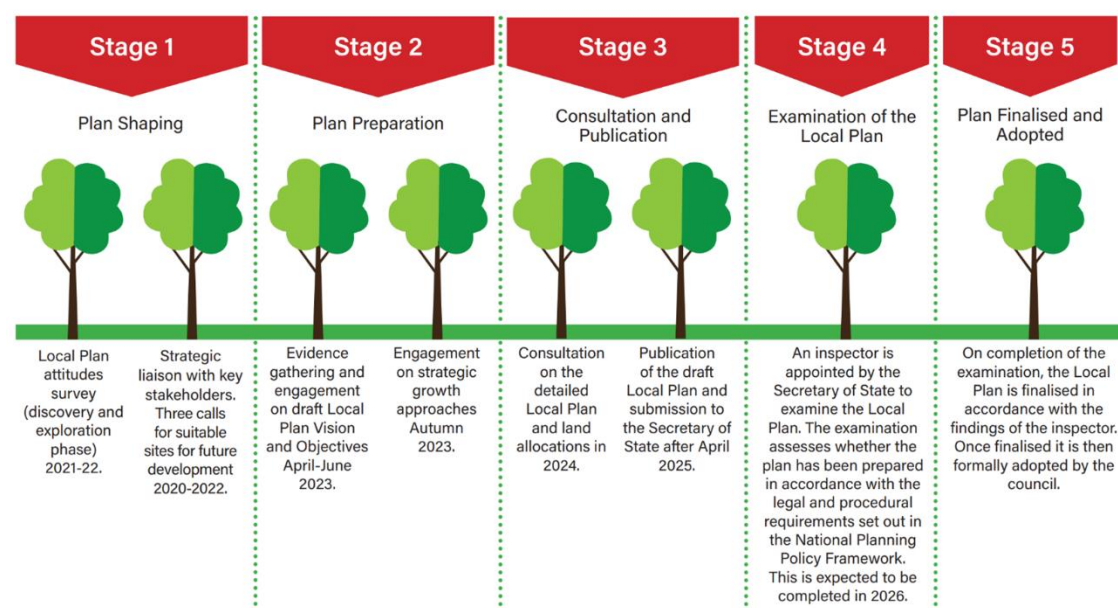


Figure 1 Local Plan for Buckinghamshire Timeline

1.2. Neighbourhood Plans

There are 171 parishes in Buckinghamshire: 142 town and parish councils and 29 parish meetings.

A total of 67 parishes (40% of parishes in Buckinghamshire) have a designated neighbourhood area.

- There are currently 35 made Neighbourhood Development Plans (NDPs).

- 41 NDPs / NDOs (Neighbourhood Development Orders).

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 1479. There were 11,127 outstanding commitments not yet started or under construction. There were 340 affordable housing completions.
- The East Area completed 222. There were 1393 outstanding commitments not yet started or under construction. There were 41 affordable housing completions.
- The South Area completed 277. There were 1474 outstanding commitments not yet started or under construction. There were 0 affordable housing completions.
- The West Area completed 639 (117%) dwellings against their annual target and has 3651 outstanding commitments not yet started or under construction. There were 112 affordable housing completions.

The Housing Delivery Test for 2022 has not yet been published.

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 this data is not currently available for the West Area.

- The North and Central Areas had a net change of 34,352 square metres
- The East Area had a net change of -12,565 square metres
- The South Area had a net change of -2202 square metres

2. Introduction

This Authority Monitoring Report (AMR) covers the period 1 April 2021 to 31 March 2022. 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 below. 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.

In Buckinghamshire the population has increased by 9.5%, from 505,300 in 2011 to 553,000 in 2021, according to the 2021 ONS census data. This is higher than the overall population increase for England in the same period of 6.6%. The south is densely populated, and the north is more sparsely, 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. There has been an increase of 23.2% in people aged 65 years and over, an increase of 6.4% in people aged 15 to 64 years, and an increase of 7.9% in children aged under 15 years. For more see ONS census 2021 data.



Figure 2 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 continued work on the [Local Plan for Buckinghamshire \(LP4B\)](#).

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.

The [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.

After publishing its intentions for planning reform in the [Planning White Paper](#) in August 2020, in May 2022 the Government set out more detail on its proposed reforms to the planning system in the Levelling-up and Regeneration Bill ([LURB](#)). Since then it has consulted on [more detailed reforms](#) to national policy.

The Council will continue to review its approach and timetable for preparing the Local Plan for Buckinghamshire (LP4B) as more detail and certainty emerges.

We continue to progress specific tasks that contribute to the LP4B process – see below.

5.1. Calls for 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 carried out 2 calls for brownfield sites and as of 31 May 2022 we received over 300 site submissions. Following an initial assessment it was concluded that not all of these sites would be suitable, available and achievable for housing and economic development.

You can view a full list of submitted sites as a spreadsheet or via our interactive map [here](#).

Between 13 June and 11 September 2022, we invited submissions for a wider call for sites. You can view the combined list and interactive map of all the sites submitted [here](#). We now have in the region of 1000 sites to consider. It's

important to note that we are publishing this information as submitted by the site promoters and there is much more work to do.

We will assess all sites for their suitability, achievability and availability for development through our [Housing and Economic Land Availability Assessment \(HELAA\)](#) process. During the wider call for sites, we published our draft methodology for the HELAA for comment.

Even if a site is suitable, achievable and available it does not follow automatically that it will be included in the Plan. Sites will need to deliver against the final preferred strategy and objectives for the Plan, and these are still being developed.

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.

The top priorities emerging from the survey were:

- Mitigating and adapting to climate change
- Protecting and enhancing the environment, including the countryside, Green Belt and Chilterns Area of Outstanding Natural Beauty
- Providing for sustainable travel, including public transport, cycling and walking
- Improving transport infrastructure
- Prioritising brownfield sites for development
- Affordable and key worker housing
- Infrastructure and services for new development
- Sustainable, environmentally friendly housing and development
- Health and social care

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).

Neighbourhood Development Plans 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. Neighbourhood Development Orders or Community Right to Build Orders can be used to grant permission directly for certain types of development in the neighbourhood area.

To make a Neighbourhood Development Plan, 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. We have a dedicated Neighbourhood Planning Coordinator as well as support from other officers in the council. We provide advice and support to those communities interested in producing Neighbourhood Development Plans, Neighbourhood Development Orders or Community Right to Build Orders. We process plans and orders at key stages of the neighbourhood planning process – area designation, submission of the plan and we organise a submission consultation, examination and referendum for each plan/order as it reaches these stages.

There are currently:

35 made NDPs in Buckinghamshire.

41 NDPs / NDO's in progress (including 2 reviews of made plans and 4 NDOs)

67 parishes with a designated neighbourhood area (40% of Parishes in Bucks).

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. It proposes to replace this legal requirement with a soundness test of 'alignment'. The Council continues to act to sustain good conversations with other councils and agencies. These can become more strongly focused when there is more clarity on what an alignment test entails, and as the evidence base for the Plan develops.

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 help 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. Central Bedfordshire

Officers from the two councils met in July 2022 to exchange updates on the preparation of their respective plans. As both plans are at an early stage, there is no indication yet as to whether there will be any cross-boundary housing or employment needs, or other strategic issues to consider. Both councils are part of the joint effort to address recreational impacts on the Chiltern Beechwoods SAC, specifically the Ashridge Estate.

8.2.2. 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.

In December 2022 Buckinghamshire and Cherwell exchanged a draft SoCG which agreed that Cherwell District does not require Buckinghamshire Council to meet any of Cherwell's housing or employment needs. It also agreed that, being in its early stages, the LP4B does not result in any strategic cross-boundary matters at this time

8.2.3. 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.

8.2.4. Milton Keynes City Council (MKCC)

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.

The Councils exchanged letters in September 2022 agreeing topics for cross-boundary strategic matters. Officers from the two councils met in October 2022 to exchange updates on their plan preparation.

8.2.5. Oxfordshire

In August 2022, the Oxfordshire Local Planning Authorities jointly announced that they were unable to reach agreement on the approach to planning for future housing needs within the framework of the Oxfordshire Plan.

The issues of housing needs in Oxfordshire will now be addressed through individual Local Plans for each of the City and Districts. They confirmed that will cooperate with each other and with other key bodies as they prepare their Local Plans.

Buckinghamshire Council will continue to engage with the individual Oxfordshire Local Planning Authorities and Oxfordshire County Council in the preparation of the Local Plan.

8.2.6. 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 continue to meet regularly. In March 2023 their respective Cabinet Members met to reaffirm their commitment to continuing cooperation of Slough Borough Council with Buckinghamshire Council to on strategic cross-boundary matters.

8.2.7. South Oxfordshire and the Vale of the White Horse District Councils (South and Vale)

In May 2022 South and Vale consulted on issues for their joint local plan, and published scoping documents for comment. Buckinghamshire provided comments on their scoping of the Duty to Cooperate and Habitats Regulations Assessment.

8.2.8. St Albans City and District Council

In September 2022 St Albans arranged a Duty to Cooperate workshop for neighbouring councils. Buckinghamshire attended this workshop. We agreed that there were no strategic cross-boundary issues between the two councils.

8.2.9. 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 TRDC'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.

From January to March 2023 TRDC consulted on Additional Sites for Potential Allocation, some of which are close to the boundary with Buckinghamshire and so have potential for cross-boundary effects. It was agreed that Buckinghamshire Council will continue to engage with TDRRC on site updates and information on un-met development needs, how the sites will be dealt with and other strategic cross boundary issues.

8.2.10. 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.

8.2.11. West Berkshire Council

During 2022 and 2023, Buckinghamshire corresponded with West Berkshire regarding a request to help meet their employment needs. The Council's position is that at this point it is not known whether our current employment provision is sufficient to meet Buckinghamshire's future employment needs to 2040. The Local Plan is at an early stage and the evidence base is not complete.

The West Berkshire Background Paper on Employment refers to the Berkshire Functional Economic Market area (FEMA). There is no connection between this FEMA and Buckinghamshire and no reasoning for a connection has been provided by West Berkshire Council apart from the comment in their Background Paper that Buckinghamshire is within a one-hour drive of West Berkshire. Buckinghamshire Council will participate in discussions with West Berkshire Council about the employment land position. However, this does not confirm agreement that this is a strategic issue shared by both authorities.

Buckinghamshire will continue to exchange information with West Berkshire, and share the results of studies here on employment and retail.

8.2.12. Wokingham Borough Council

In June 2022, Buckinghamshire provided responses to Wokingham BC on a questionnaire regarding an update to their Gypsy and Traveller Accommodation Assessment.

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. Thames Water

In September 2022 the Council provided comment to Thames Water on their draft Drainage and Wastewater Management Plan.

8.3.3. 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. Hertfordshire County Council

We were invited to comment on the Hertfordshire Minerals and Waste Draft Plan consultation, with a response sent in September 2022.

8.4.2. Hertfordshire County Council

A letter was received in February 2023 regarding mineral movements. A response confirming the movements and highlighting future issues with movements was sent in March 2023.

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 requirement target is 1430 dwellings per annum. In the monitoring year, the delivery against this housing target was 1479 (103%).

9.1.2. East Area

The annual local housing requirement target is 350 dwelling per annum. In the monitoring year, the delivery against this housing target was 222 (63%).

9.1.3. South Area

The annual local housing requirement target is 433 dwelling per annum. In the monitoring year, the delivery against this housing target was 277 (64%).

9.1.4. West Area

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

The annualised requirement target is 546.25 dwellings per annum. In the monitoring year, the delivery against this housing target was 639 (117%).

9.2. Housing Delivery Test

The Housing Delivery Test (HDT) is an annual measurement of housing delivery and compares the net homes delivered over the previous 3 financial years to the homes required over the same period.

The 2022 HDT has not yet been published. It will be published [here](#) once available.

9.3. Annual Housing Completions since 2012

Table 1 Completions since 2012

| Year | Aylesbury | Wycombe | Chiltern | South Bucks |
|--------------|---------------|-------------|-------------|-------------|
| 2012/13 | 934 | 223 | n/a | 226 |
| 2013/14 | 990 | 266 | 148 | 142 |
| 2014/15 | 1355 | 423 | 114 | 139 |
| 2015/16 | 1191 | 376 | 158 | 80 |
| 2016/17 | 1309 | 788 | 221 | 411 |
| 2017/18 | 1395 | 551 | 286 | 299 |
| 2018/19 | 1758 | 814 | 353 | 328 |
| 2019/20 | 1715 | 366 | 130 | 98 |
| 2020/21 | 1357 | 357 | 147 | 121 |
| 2021/22 | 1479 | 639 | 222 | 277 |
| Total | 13,483 | 4803 | 1779 | 2121 |

9.4. Completions and Demolitions

9.4.1. North & Central Areas

Table 2 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 | 83 | 280 | n/a | 363 | 3 | 0 | 0 | 0 |
| Buckingham | 18 | 116 | n/a | 134 | 0 | 0 | 0 | 0 |
| Winslow | 1 | 48 | n/a | 49 | 0 | 0 | 0 | 0 |
| Wendover | 1 | 3 | n/a | 4 | 0 | 0 | 0 | 0 |
| Haddenham | 2 | 106 | n/a | 108 | 0 | 0 | 0 | 0 |
| Rest of Rural Areas | 125 | 696 | n/a | 821 | 87 | 0 | 0 | 0 |
| Total | 230 | 1249 | n/a | 1479 | 90 | 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 3 Major development completions within the North & Central Areas

| Major Development Completions | |
|-------------------------------|-------------|
| Aylesbury Area | 341 |
| Buckingham | 126 |
| Winslow | 46 |
| Wendover | 0 |
| Haddenham | 105 |
| Rest of Rural Areas | 720 |
| Total | 1338 |

Table 4 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+ |
|----------------------|---------------------|--------------------------|--------------------------|--------------------------|--------------------------|---------------------------|
| 1169 | 331 | 209 | 361 | 544 | 386 | n/a |

There were 11 demolitions of permanent dwellings within the North & Central Areas.

9.4.2. East Area

Table 5 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 | 36 | 36 | 29 | 0 | 0 | 0 |
| Little Chalfont | n/a | n/a | 2 | 2 | 0 | 0 | 0 | 0 |
| Chesham | n/a | n/a | 94 | 94 | 14 | 0 | 0 | 2 |
| Chalfont St Peter | n/a | n/a | 7 | 7 | 0 | 0 | 0 | 0 |
| Chalfont St Giles | n/a | n/a | 15 | 15 | 0 | 0 | 0 | 0 |
| Great Missenden / Prestwood | n/a | n/a | 21 | 21 | 0 | 0 | 0 | 0 |
| Holmer Green | n/a | n/a | 0 | 0 | 0 | 0 | 0 | 0 |
| Penn / Knotty Green | n/a | n/a | 10 | 10 | 0 | 0 | 0 | 0 |
| Chesham Bois | n/a | n/a | 3 | 3 | 0 | 0 | 0 | 0 |
| Other Green Belt Villages | n/a | n/a | 34 | 34 | 0 | 0 | 0 | 0 |
| Total | n/a | n/a | 222 | 222 | 43 | 0 | 0 | 2 |

There were two major development completions in Amersham (24 dwellings) and Chesham (41 dwellings).

There were 46 demolitions of permanent dwellings within the East Area.

9.4.3. South Area

Table 6 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 | 27 | 27 | 0 | 0 | 0 | 0 |
| Gerrards Cross | n/a | n/a | 88 | 88 | 0 | 0 | 0 | 0 |
| Burnham | n/a | n/a | 79 | 79 | 0 | 0 | 0 | 0 |
| Iver | n/a | n/a | 46 | 46 | 0 | 0 | 0 | 0 |
| Iver Heath | n/a | n/a | 0 | 0 | 0 | 0 | 0 | 0 |
| Taplow | n/a | n/a | 21 | 21 | 0 | 0 | 0 | 0 |
| Stoke Poges | n/a | n/a | 2 | 2 | 0 | 0 | 0 | 0 |
| Wexham | n/a | n/a | 3 | 3 | 0 | 0 | 0 | 0 |
| Denham | n/a | n/a | 0 | 0 | 0 | 0 | 0 | 0 |
| Farnham Royal | n/a | n/a | 0 | 0 | 0 | 0 | 0 | 0 |
| Other Green Belt Villages | n/a | n/a | 11 | 11 | 0 | 0 | 0 | 0 |
| Total | n/a | n/a | 277 | 277 | 0 | 0 | 0 | 0 |

There were a number of major development completions in Gerrards Cross (50), Burnham (67), Iver (33), and Taplow (12).

There were 49 demolitions of permanent dwellings within the South Area.

9.4.4. West Area

Table 7 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 | 380 | 70 | n/a | 450 | 60 | 0 | 0 | 0 |
| Tier 2: Marlow, Princes Risborough, Bourne End/Wooburn | 50 | 0 | n/a | 50 | 28 | 0 | 0 | 1 |
| Tier 3: Flackwell Heath & Lane End | -5 | 0 | n/a | n/a | 1 | 0 | 0 | 0 |
| Tier 4: Longwick | 2 | 56 | n/a | 58 | 0 | 0 | 0 | 0 |
| Tiers 5, 6 & Rural Areas | 75 | 11 | n/a | 86 | 62 | 0 | 0 | 1 |
| Total | 502 | 137 | n/a | 639 | 151 | 0 | 0 | 2 |

Table 8 Major development completions within the West Area

| Major Development Completions | |
|--|------------|
| Tier 1: High Wycombe | 379 |
| Tier 2: Marlow, Princes Risborough, Bourne End/Wooburn | 16 |
| Tier 3: Flackwell Heath & Lane End | -14 |
| Tier 4: Longwick | 55 |
| Tiers 5, 6 & Rural Areas | 61 |
| Total | 497 |

Table 9 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 | 151 | 340 | 191 | 160 | 70 | 61 | 9 |
| Tier 2: Marlow, Princes Risborough, Bourne End/Wooburn | 10 | 42 | 19 | 25 | 6 | 0 | 2 |
| Tier 3: Flackwell Heath & Lane End | 27 | 3 | 2 | 21 | 5 | 2 | 0 |
| Tier 4: Longwick | 58 | 0 | 0 | 7 | 21 | 28 | 2 |
| Tiers 5, 6 & Rural Areas | 31 | 60 | 40 | 20 | 13 | 14 | 4 |
| Total | 277 | 445 | 252 | 233 | 115 | 105 | 17 |

There were 83 demolitions of permanent dwellings within the West Area.

9.5. Outstanding Commitments

9.5.1. North & Central Areas

Table 10 Outstanding commitments within the North & Central Areas

| | Outstanding Commitments Not Yet Started | Outstanding Commitments Under Construction |
|----------------------------|---|--|
| Aylesbury Area | 1732 | 308 |
| Buckingham | 200 | 129 |
| Winslow | 372 | 1 |
| Wendover | 5 | 4 |
| Haddenham | 889 | 55 |
| Rest of Rural Areas | 6581 | 851 |

| | Outstanding Commitments Not Yet Started | Outstanding Commitments Under Construction |
|--------------|---|--|
| Total | 9779 | 1348 |

9.5.2. East Area

Table 11 Outstanding commitments within the East Area

| | Outstanding Commitments Not Yet Started | Outstanding Commitments Under Construction |
|------------------------------------|---|--|
| Amersham | 42 | 5 |
| Little Chalfont | 117 | 17 |
| Chesham | 220 | 105 |
| Chalfont St Peter | 345 | 315 |
| Chalfont St Giles | 45 | 12 |
| Great Missenden / Prestwood | 46 | 19 |
| Holmer Green | 0 | 0 |
| Penn / Knotty Green | 11 | 2 |
| Chesham Bois | 4 | 0 |
| Other Green Belt Villages | 69 | 19 |
| Total | 899 | 494 |

9.5.3. South Area

Table 12 Outstanding commitments within the South Area

| | Outstanding Commitments Not Yet Started | Outstanding Commitments Under Construction |
|-----------------------|---|--|
| Beaconsfield | 128 | 307 |
| Gerrards Cross | 101 | 32 |
| Burnham | 65 | 328 |
| Iver | 82 | 12 |
| Iver Heath | 0 | 0 |
| Taplow | 71 | 1 |
| Stoke Poges | 19 | 2 |
| Wexham | 16 | 8 |

| | Outstanding Commitments Not Yet Started | Outstanding Commitments Under Construction |
|---------------------------|---|--|
| Denham | 301 | 6 |
| Farnham Royal | 76 | 60 |
| Other Green Belt Villages | 16 | 0 |
| Total | 875 | 756 |

9.5.4. West Area

Table 13 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 | 741 | 45 | 631 |
| Tier 2: Marlow, Princes Risborough, Bourne End/Wooburn | 62 | 0 | 34 |
| Tier 3: Flackwell Heath & Lane End | 47 | 39 | 37 |
| Tier 4: Longwick | 1 | 0 | 0 |
| Tiers 5, 6 & Rural Areas | 103 | 0 | 73 |
| Total | 954 | 84 | 992 |

9.6. Affordable Housing

9.6.1. North & Central Areas

Table 14 Affordable housing within the North & Central Areas

| | Affordable Housing Completions | Affordable Housing Not Yet Started | Affordable Housing Under Construction |
|----------------|--------------------------------|------------------------------------|---------------------------------------|
| Aylesbury Area | 66 | n/a | n/a |
| Buckingham | 35 | n/a | n/a |
| Winslow | 21 | n/a | n/a |
| Wendover | 0 | n/a | n/a |

| | Affordable Housing Completions | Affordable Housing Not Yet Started | Affordable Housing Under Construction |
|---------------------|--------------------------------|------------------------------------|---------------------------------------|
| Haddenham | 38 | n/a | n/a |
| Rest of Rural Areas | 180 | n/a | n/a |
| Total | 340 | n/a | n/a |

9.6.2. East Area

Table 15 Affordable housing within the East Area

| | Affordable Housing Completions | Affordable Housing Not Yet Started | Affordable Housing Under Construction |
|-----------------------------|--------------------------------|------------------------------------|---------------------------------------|
| Chesham | 41 | 14 | 13 |
| Chalfont St Giles | 0 | 14 | 0 |
| Chalfont St Peter | 0 | 0 | 43 |
| Great Missenden / Prestwood | 0 | 0 | 3 |
| Other Green Belt Villages | 0 | 2 | 0 |
| Total | 41 | 30 | 59 |

9.6.3. South Area

Table 16 Affordable housing within the South Area

| | Affordable Housing Completions | Affordable Housing Not Yet Started | Affordable Housing Under Construction |
|---------------|--------------------------------|------------------------------------|---------------------------------------|
| Beaconsfield | 0 | 4 | 40 |
| Burnham | 0 | 0 | 53 |
| Denham | 0 | 0 | 0 |
| Farnham Royal | 0 | 0 | 3 |
| Total | 0 | 4 | 96 |

9.6.4. West Area

Table 17 Affordable housing within the West Area

| | Affordable Housing Completions | Affordable Housing Not Yet Started | Affordable Housing Under Construction |
|--|--------------------------------|------------------------------------|---------------------------------------|
| Tier 1: High Wycombe | 78 | n/a | 31 |
| Tier 2: Marlow, Princes Risborough, Bourne End/Wooburn | 0 | n/a | 0 |
| Tier 3: Flackwell Heath & Lane End | 20 | n/a | 19 |
| Tier 4: Longwick | 14 | n/a | 0 |
| Tiers 5, 6 & Rural Areas | 0 | n/a | 4 |
| Total | 112 | n/a | 50 |

9.7. Specialist Accommodation

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

9.7.1. North & Central Areas

There were 138 specialist accommodation units delivered during this monitoring period.

9.7.2. East Area

There was a loss of 36 specialist C2 accommodation bedrooms lost during this monitoring period.

There are 8 specialist accommodation units proposed within outstanding commitments.

9.7.3. South Area

There were 7 specialist accommodation units delivered during this monitoring period.

There are 151 units proposed within outstanding commitments.

9.7.4. West Area

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

9.8. Gypsies, Travellers and Travelling Showpeople

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

9.8.1. North & Central Areas

There were 2 new pitches permitted at Land adjacent to Dun Roamin during the monitoring year.

9.8.2. East Area

There were no new pitches permitted during the monitoring year.

9.8.3. South Area

There were no new pitches permitted during the monitoring year.

9.8.4. West Area

There were no new pitches permitted during this monitoring year.

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, this data is not currently available for the West Area.

Floorspace measurements are in square meters (SQM).

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 1 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 | E | Other | | | | | | | | | |
|--------------------------|-----------|-------------|------------|------------|------------|--------------|--------------|-------------|-------------|---------------|-------------|-------------|--------------|--------------|------------|-------------|-------------|-------------|-------------|-------------|------|---|----|---|---|---|--------|------|---|
| Aylesbury | -701 | -223 | 282 | 0 | 357 | -7072 | -1792 | 0 | 0 | -8864 | 1296 | 0 | 0 | -7568 | 0 | 300 | 1532 | 0 | 0 | 728 | | | | | | | | | |
| Buckingham | 0 | -2230 | 373 | 282 | 0 | 274 | 0 | 357 | -80 | -7,072 | 0 | -10,792 | -80 | 0 | -344 | 0 | 0 | -8,864 | -424 | 1,290 | 4861 | 0 | 50 | 0 | 0 | 0 | -7,568 | -270 | 0 |
| Haddenham | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 210 | 0 | 84 | | | | | | | | | |
| Wendover | 0 | 0 | 0 | 0 | 0 | 0 | 118 | 0 | 0 | 118 | 0 | 1164 | 0 | 1282 | 0 | 0 | 0 | 0 | -275 | 143 | | | | | | | | | |
| Winslow | 352 | -60 | 0 | 0 | 0 | 118 | -60 | 0 | 0 | 58 | 118 | 0 | 0 | 176 | 0 | 0 | 120 | 0 | 0 | 0 | | | | | | | | | |
| Remaining Rural Areas | 382 | 0 | 313 | -75 | 0 | 775 | -4992 | 1851 | -690 | -3056 | 463 | 730 | 24500 | 22637 | 861 | -24 | 2811 | 1282 | 1586 | 3097 | | | | | | | | | |
| Total | 29 | -283 | 968 | -75 | 631 | -6179 | -6806 | 1851 | -690 | -11824 | 1533 | 1894 | 24500 | 16103 | 761 | 5137 | 4513 | 1492 | 1311 | 3782 | | | | | | | | | |

11.2. East Area

Table 2 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 | E |
|-----------------------------|------|----|-----|------|----|----|-------|-----|-----|--------------|----|----|----------|-------------|----|----|------|----|------|
| Chesham | -269 | 0 | 155 | 0 | 0 | 0 | -2110 | 0 | 0 | -2110 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Amersham | -199 | 0 | 0 | 0 | 0 | 0 | -207 | 0 | 0 | -207 | 0 | 0 | 0 | 0 | 0 | 0 | -106 | 0 | -196 |
| Penn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Great Missenden | 0 | 0 | 0 | -192 | 0 | 0 | -46 | 0 | 0 | -46 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 43 | 0 |
| Other Chiltern Areas | -38 | 0 | 0 | 0 | 0 | 0 | -9463 | 0 | 0 | -9463 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | -506 | 0 | 155 | -192 | 0 | 0 | - | 0 | 0 | -11826 | 0 | 0 | 0 | 0 | 0 | 0 | -106 | 43 | -196 |
| | | | | | | | 11826 | | | | | | | | | | | | |

11.3. South Area

Table 3 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Farnham Common | 0 | 0 | 0 | 0 | 0 | 0 | -2010 | 0 | 0 | -2010 | 0 | 0 | 0 | -2010 | 0 | 0 | 0 | 0 | 0 |
| Burnham | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Iver | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Denham | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gerrards Cross | 0 | 0 | 0 | 0 | 0 | 0 | -210 | 0 | 0 | -210 | 0 | 0 | 0 | -210 | 0 | 0 | 0 | 0 | 0 |
| Total | 18 | 0 | 0 | 0 | 0 | 0 | -2220 | 0 | 0 | -2220 | 0 | 0 | 0 | -2220 | 0 | 0 | 0 | 0 | 0 |

11.4. West Area

Due to data variations, 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.

The 2021-22 Infrastructure Funding Statement can be found [here](#).