

Site name	Local Plan status	Planning application / Permission status	Information from developer / agent / landowner	Scheme progress	Planning permissions at 31/3/24 minus units built and recorded at 31/3/24 (net)	Completions to 31/3/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total completions and projected completions 2013-2033	NPPF Site Category
Barns Off Main Street, Upper Pollicott		Full - 21/03165/APP for conversion and minor extension/rebuild of a range of agricultural barns to create five dwellings was approved December 2021. Variation of Condition 24/00290/VRC Approved in	The agent/housebuilder was contacted (2024) but no response was received.	Variation of Condition 24/00290/VRC to amend the design of the dwellings. Discharge of conditions approved June 2024. Site under construction since March 2023.	5	0	5	0	0	0	0	0	0	0	0	5	A
Burston Ridge Farm, Aylesbury Road, Wingrave, Buckinghamshire HP22 4RH		Full - 23/01931/APP for conversion of 2 no agricultural barns to 7 residential dwellings associated amenity space, parking and landscape approved on the 29/09/2023.	Agent advised (2024) that the site is under construction and expected to complete in the first quarter of 2025.	Site under construction	7	0	7	0	0	0	0	0	0	0	0	7	A
Land Adj Old Rectory, London Road, Aston Clinton		Outline - 21/00759/AOP-Residential development comprising five two storey dwellings and a new Scout Hall was approved on 31 August 2021. 24/02100/ADP submitted in July 2024.	The agent/housebuilder was contacted (2024) but no response was received.	Reserved matters application 24/02100/ADP submitted in July 2024 for the 5 dwellings and Scout Hall and is awaiting a decision. Laxton Properties are to develop the site. The site is within the Chiltern Beechwood SAC Zone of Influence.	5	0	0	0	0	5	0	0	0	0	0	5	B
Land South Of Aylesbury Road, Aston Clinton		Outline/Reserved Matters - Outline (15/03786/AOP) for a residential development comprising up to 93 residential units, with associated access, landscaping and parking was approved 22 June 2017. Reserved Matters (17/03538/ADP) was approved on 16 May 2019. A separate Reserved Matters (21/02425/ADP) to vary conditions was received in June 2021 and was approved in March	Agent (Solve Planning Ltd) advised (February 2022) advised that Shanly Homes are currently developing the site. Agent was contacted in Nov 2024 but no update was provided.	The site is currently under construction by Shanly Homes since 2021.	26	67	15	11	0	0	0	0	0	0	0	93	A
AGT3 Aylesbury north of A41 (REMAINING)	Local Plan allocation (2021) - AGT3	N/A	N/A	This refers to the parts of the Local Plan allocation AGT3 that don't have permission. This is made up of two different parcels of land ownership, College Farm (allocated for 250 dwellings) and Manor Farm (allocated for 350 dwellings). The site is reliant on the Eastern Link Road (South) being delivered. The sites are within the Chiltern Beechwood SAC Zone of Influence. The sites are to be kept under review.	0	0	0	0	0	0	75	160	160	160	45	600	Developable
Ardenham Lane, Aylesbury	Local Plan allocation (2021) - AYL032	N/A	The landowners of Ardenham Court advised (Nov 2024) that they intend to submit a application in 2025 and if accepted they would be looking at start on site approximately 2026/27.	This site is allocated for 54 homes in the Vale of Aylesbury Local Plan under the site policy 'D-AYL032 Ardenham Lane, Aylesbury'. It covers two existing buildings - Sunley House which could provide approximately 38 dwellings and Ardenham Court which could provide approximately 16 dwellings. There have been no planning applications as yet for its redevelopment for housing. The site to be kept under review.	0	0	0	0	0	0	0	0	14	20	20	54	Developable
Berryfields Major Development Area (MDA) Aylesbury - Including Berryfield House and Berryfield Cottage developments	Local Plan allocation (2021) - AGT5 Berryfields	Outline/Reserved Matters - Outline (03/02386/AOP) for site for 3000 dwellings, employment (Classes B1, B2 and B8), district centre (comprising a mix of Classes A1, A2, A3, A4 and A5,B1, C3, D1 and D2), two combined schools, a secondary school, public open space and recreation facilities, park and ride and accesses was approved on 14 November 2007. Multiple Reserved Matters, and full applications where it takes the total above 3,000 dwellings, permitted. Total number of homes on site - 3,448	The Berryfields consortium advised (May 2023) that there are currently two housebuilders on site - Taylor Wimpey who are completing their parcels and Abbey Homes who have just started building on a parcel in the district centre. Updated expected delivery rates provided. Parcels DC01 & DC02 have a pending Reserved Matters application, having been submitted in November 2022. The final 50 dwelling parcel (EM03) is currently on the market and would need to get reserved matters permission.	The site is a major development site on the edge of Aylesbury and is nearing completion. The lead developer is Taylor Wimpey, there have been numerous house builders building out individual parcels, currently there are two housebuilders on site - Taylor Wimpey and Abbey Homes. Parcels DC01 and DC02 are part of the larger Berryfields development. The Outline application was submitted on behalf of the Berryfields consortium and the legal agreement was signed by Taylor Wimpey. Outline permission was secured with a housebuilder onboard and the reserved matters approved April 2024. The updated expected delivery rates takes into account information provided by the housebuilder, the Berryfields consortium, allows sufficient lead-in time for planning approvals and construction and reflects the housing completions.	137	3311	37	50	50	0	0	0	0	0	0	3448	A
Building 3, Bear Brook Office Park, Walton Street, Aylesbury		Prior Approval - 21/03083/COUOR-conversion of B1 Offices into 144 residential flats was approved on 4 October 2021. Prior appoval - 23/00519/PAPCR approved May 2023 covering the 4th and 5th floor for 13 extra units. 24/00187/PAPCR approved for a extra 4 units on the ground floor January 2024. Total units	Agent advised (November 2024) that the site is complete with final preparations taking place for occupation.	This is a brownfield site in a very sustainable location. Prior Approval for 161 dwellings has been secured. The site has now been completed.	161	0	161	0	0	0	0	0	0	0	0	161	A
Cambridge Place House, Cambridge Place, Aylesbury		Full - 18/03525/APP-Demolition of Cambridge House building and erection of 27 apartments was approved on 31 March 2020.	The developer/agent was contacted (2024) but no update was received.	This is a brownfield site in a very sustainable location. This is a 100% affordable housing scheme with grant provided from Homes England. Oakmont Homes are developing the site. The site is under construction. Variation of Condition 2 (plans) 24/00704/VRC received in March 2024 and approved in Sept 2024.	27	0	0	27	0	0	0	0	0	0	0	27	A
Church Of Guardian Angels, Chaloner Road, Aylesbury		Full - 20/01144/APP-Demolition of existing church, church hall and presbytery and erection of a block of 20 affordable flats and a row of 4 affordable dwelling houses was approved on 10 November 2021.	The developer/agent was contacted (2024) but no update was received.	This is a brownfield site which has secured a Full planning permission for 24 dwellings (net 23 dwellings). The site is under construction by Fairhive Homes who have said publically that the site is expected to be completed by Spring 2025.	23	0	0	23	0	0	0	0	0	0	0	23	A

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Elsinore House, 43 Buckingham Street, Aylesbury		Full - 18/01478/COUOR - conversion of office to 27 dwellings (C3) was approved on 18 June 2018. 20/02678/APP for demolition of existing building and redevelopment to provide 33 apartments with Class E commercial use at ground floor level was approved in June 2022. 24/00386/APP for conversion of offices to 17 dwellings pending a decision.	The developer/agent was contacted (2024) but no update was received.	The Prior Approval for 27 dwellings had expired in June 2021. A Full application 20/02678/APP for 33 dwellings was approved in June 2022. Since then a further full planning application has has been submitted 24/00386/APP for 17 dwellings which is pending a decision.	33	0	0	0	17	0	0	0	0	0	0	17	A
Ex-Servicemens Club, 62 - 64 Walton Street, Aylesbury		Full - 20/01548/APP-Change of use of the existing building (Use Class D2) to residential development providing 14 no. apartments (Use Class C3) (loss of 1 unit so net 13 units) approved on 11 December 2020. 23/00706/CPE approved April 2023 to certify that the development has commenced within the 3 year time limit.	Agent advised (November 2024) that discussions were taking place about revisions to the scheme and the applicant is comitted to bringing forward the site. Delaying the scheme by a year until 2025/26 was suggested as reasonable.	This is a small brownfield site in a very sustainable location. Permission has already been secured. Evidence was provided as part of the certificate of lawfulness application to show some internal work had been undertaken. The expected delivery rate allows sufficient lead-in time for construction and a potential amendment to the scheme.	13	0	0	13	0	0	0	0	0	0	0	13	A
Former Hoseworth House Site, Oxford Road, Aylesbury	Local Plan allocation (2021) - AYL032	Full - 19/01437/APP-Proposed redevelopment to provide for 15 apartments was approved on 24 February 2021.	The developer/agent was contacted (2024) but no update was received.	This is a small brownfield site in a sustainable location. Full permission for 15 dwellings has already been secured. Conditions have been discharged in 2021 and there was a variation of condition application approved in November 2023. The site is under construction.	15	0	0	15	0	0	0	0	0	0	0	15	A
Garage Court, Gatehouse Road, Aylesbury		Full - 18/01131/APP-Demolition of existing garages, erection of eight one-bed residential units, plus ancillary building and external bin store was approved on 4 June 2019. Discharge of conditions applications submitted, most recent one in May 2023.	The agent/housebuilder was not contacted in 2024 due to application being lapsed.	This is a small brownfield site in a sustainable location. Full permission for 8 dwellings has already been secured. The expected delivery rate allows sufficient lead-in time for construction.	8	0		0	8	0	0	0	0	0	0	0	A
Kingsbury House, 2 George Street, Aylesbury		Full - 15/01855/APP-Two storey extension and construction of new third floor to form six new dwellings and an office was approved on 17 May 2016.	The developer/agent was contacted (2024) but no update was received.	The site is currently under construction.	6	0	6	0	0	0	0	0	0	0	0	6	A
Land at junction of Buckingham Street and New Street, Aylesbury	Local Plan allocation (2021) - AYL059	N/A	N/A	This site is allocated for 14 homes in the Vale of Aylesbury Local Plan under site policy 'D-AYL059 Land at jct of Buckingham Street and New Street, Aylesbury'. The site is made up of multiple owners, including the Vale of Aylesbury Housing Trust (VAHT) who also occupy Fairfax House which is adjacent to the site. There have been no planning applications as yet for its redevelopment for housing. The site to be kept under review. 2024 status remains the same	0	0	0	0	0	0	0	0	14	0	0	14	Developable
Land at Thame Road/Leach Road, Aylesbury	Local Plan allocation (2021) - AYL073	N/A	N/A	This site is allocated for 18 homes in the Vale of Aylesbury Local Plan under site policy 'D-AYL073 Land at Thame Road/Leach Road, Aylesbury'. The site was owned and promoted by the legacy Buckinghamshire County Council and the ownership has transferred to the unitary Buckinghamshire Council. There have been no planning applications as yet for its redevelopment for housing. The site to be kept under review. 2024 status remains the same	0	0	0	0	0	0	18	0	0	0	0	18	Developable
Land North of Manor Hospital, Bierton Road, Aylesbury	Local Plan allocation (2021) - AYL068	N/A	The NHS who own the site advised (January 2025) there is currently no forecast for housing on this land.	This site is allocated in the Vale of Aylesbury Local Plan for 39 homes under site policy 'D-AYL068 Land North of Manor Hospital, Bierton Rd, Aylesbury'. There have been no planning applications as yet for its redevelopment for housing. The site to be kept under review. 2024 status remains the same	0	0	0	0	0	0	0	20	19	0	0	39	Developable
Land Surrounding Oxford House, Oxford Road		Full - 20/01660/APP - Demolition of annexe building and plant room and erection of 64 dwellings approved April 2022	The developer/agent was contacted (2024) but no update was received.	This is a large brownfield site which secured a Full Approval. Construction on the site has started with the majority of the houses on the site nearing completion.	64	0	15	25	24	0	0	0	0	0	0	64	A
Land To The East And West Of Rabans Lane Aylesbury	Local Plan allocation (2021) - AYL115	Outline - 20/02611/AOP-Erection of up to 200 dwellings together with associated parking, landscape and access from Rabans Lane together with means of access only to be determined following demolition of existing buildings on Land to the east and west of Rabans Lane was approved in August 2022.	The developer/agent was contacted (2024) but no update was received.	This is a brownfield site which is allocated in the Vale of Aylesbury Local Plan. The Outline application was approved August 2022. The site is owned by Aylesbury Vale Enterprise of which the Council is a joint owner. In the interest of caution the expected delivery rates to be pushed back by 1 year to allow sufficient lead-in time for planning approvals and construction. Site to be kept under review.	200	0	0	0	0	15	50	50	50	35	0	200	Developable

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LJ'z Nightclub, Unit 2, Britannia Walk		Prior approval - 22/02300/PAPCR for the change of use from Commercial, Business and Service use (Class E) to residential use (Class C3) (Schedule 2, Part 3, Class MA) for the Partial conversion of first floor to provide 5no self contained apartments - approved August 2022.	The agent advised (2024) that a new lease had been signed on the building so the site currently isnt available.	Site currently not available. The site to be kept under review.	5	0	0	0	0	0	5	0	0	0	0	5	Developable
Old County Offices, Walton Street, Aylesbury		Full - 20/02431/APP for conversion and extension of existing former Council offices to provide forty six apartments with associated landscaping and car parking was approved on 10 August 2021.	N/A	This site was owned by Buckinghamshire Council and was considered at a cabinet meeting on the 7th May 2024. It was agreed at the meeting that the site will be disposed of to Oakford Homes (BEWICK) Limited to develop the site. In August 2023 the Council had a successful application to OPE programme for BLRF for £690,000 to cover some of the preparatory capital works (asbestos removal, groundworks, demolition) to overcome viability issues. Construction on the site has started and are currently expected to take 18-24 months finishing in winter 2026.	46	0	0	0	46	0	0	0	0	0	0	46	A
Oxford House, Oxford Road, Aylesbury		Full - 19/01853/APP-Change of use from office (B1a) to 29no. residential apartments including the provision of 6no apartment for affordable rent with associated parking and refuse provision was approved subject to legal agreement in November 2019.	The developer/agent was contacted (2024) but no update was received.	This is a brownfield site in a very sustainable location. The application covers the part of the ground floor of Oxford House which is not covered by the more recent Prior Approval which is developing the first and third floors for 74 dwellings that has now been completed. The units in the grounds of Oxford House are currently under construction. The development management officer advised (November 2024) that the S106 needs to be finalised. In the interest of caution the expected delivery rate to be pushed back by 1 year to allow sufficient lead-in time for planning approval and construction.	29	0	0	0	29	0	0	0	0	0	0	29	Developable
PO Sorting Office, Cambridge Street, Aylesbury	Local Plan allocation (2021) - AYL052	N/A	The developer/agent was contacted (2024) but no update was received.	This site is allocated for 23 homes in the Vale of Aylesbury Local Plan under site policy 'D-AYL052 PO Sorting Office Cambridge Street, Aylesbury'. The site is owned by the Royal Mail Group and there is currently no known house-builder involved. There have been no planning applications as yet for its redevelopment for housing. The site to be kept under review. 2024 status remains the same.	0	0	0	0	0	0	23	0	0	0	0	23	Developable
Target House, 72 - 80 Gatehouse Road, Aylesbury		Prior Approval - 22/01280/PAPCR for 18 units on the 3rd floor - approved June 2022. 22/04004/PADDC construction of a roof extension for 16 units - approved January 2023. 22/02133/PAPCR for 18 units on the 2nd floor allowed at appeal October 2023. 23/03225/PAPCR for 16 units on the ground floor - approved December 2023, 23/03226/PAPCR for 18 units on the 1st floor - approved December 2023, bringing the total	Agent contacted (2024) but no response. Agent confirmed in May 2023 that there will be 67 units total delivered on site following the subsequent planning approvals, all of which are expected to be completed by June 2024.	This is a brownfield site which has secured a number of Prior Approvals, the most recent of which were approved in December 2023. Discharge of condition on the roof extension also approved December 2023. The work on the first permission, which is the 3rd floor conversion needs to be completed by June 2025. Site is under construction.	86	0	0	18	68	0	0	0	0	0	0	86	A
Verney House, Gatehouse Road, Aylesbury		Full - 18/03590/APP for 116 dwelling was submitted and approved on 31 March 2022.	The agent was contacted in Nov 2024 but no update received. The agent advised (May 2023) that taking into account the need to discharge pre-start planning conditions and a construction programme, the earliest the planning permission would deliver units would be in 2-3 years.	Existing office building on the site has been demolished. Discharge of condition applications submitted in December 2024. The expected delivery rate allows sufficient lead-in time for construction.	116	0	0	0	58	58	0	0	0	0	0	116	A
Hampden House, High Street, Aylesbury, HP20	Local Plan allocation (2021) - D-AYL063	Prior Approval - 21/03196/COUOR for 111 dwellings approved January 2023.	The developer/agent was contacted (2024) but no update was received.	This is a brownfield site in a sustainable location which was allocated in VALP. The upper floors of the building are vacant. A discharge of condition application approved April 2024. A further application 24/01883/APP was approved in August 2024 to replace the windows in the building, which the officer noted appears to be connected with the conversion of the upper floors to residential. Klifer developments are the developer on this site, site is under construction.	111	0	0	0	111	0	0	0	0	0	0	111	A
7 - 9 Kingsbury, Aylesbury, Buckinghamshire HP20 2JA		Full - 23/00076/APP redevelopment for 5 units was approved April 2023.	The developer/agent was contacted (2024) but no update was received.	Change of use for the first and second floors to residential.	5	0	0	0	5	0	0	0	0	0	0	5	A
Kingfisher House 61 Walton Street Aylesbury Buckinghamshire HP21 7AY		Full - 17/00354/APP permission for 6 units approved June 2023. 15/04105/APP permission for 8 units approved 2016.	The developer/agent was contacted (2024) but no update was received.	The rest of the building has recently been converted from office use to residential for 44 units (36 units under a permission for 1st, 2nd and 3rd floors, 4 units under a permission to infill the ground floor and 4 units converting the ground floor offices. There remains permission for 8 units on an additional 4th floor and 6 units on an additional 5th floor.	14	0	0	0	14	0	0	0	0	0	0	14	A
Land To The Rear Of 23 To 29 Buckingham Street, Aylesbury, Buckinghamshire HP20 2LR		Full - 22/01611/APP for construction of three storey building to provide 9 apartments approved on the 02/08/2023.	Developer advised (November 2024) that the site may not be developed due to viability concerns.	Discharge of conditions approved June 2024, however given the developers response site is considered developable. Site to be kept under review.	9	0	0	9	0	0	0	0	0	0	0	9	Developable
Former Steeplechase Ph, Taylor Road, Aylesbury, Buckinghamshire HP21 8DY		Full - 19/03735/APP for erection of 10 flats approved on the 22/03/2024.	The developer/agent was contacted (2024) but no update was received.	This is a full application on a brownfield site in a sustainable location, the pub that was previously on this site has been demolished with part of the site having been developed for a carehome. Two discharge of condition applications were approved in April and July 2024.	10	0	0	0	10	0	0	0	0	0	0	10	A

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Aylesbury Woodland, College Road North, Aylesbury	Local Plan allocation (2021) - AGT3	Outline - 16/01040/AOP mixed development scheme including up to 1,100 dwellings (C3), 60 residential extra care units (C2), with a strategic link road was approved April 2022. A reserved matters application 23/03221/ADP submitted in October 2023 for phase 1A which relates to the access roundabout. There have also been a number of discharge of condition applications submitted relating to phase 1A.	Agent advised (May 2023) that the first reserved matters application, for the phase 1a Woodlands Roundabout works, is expected to be later this year. Once that is approved, Buckinghamshire Advantage expects to market the whole site and appoint a master developer/housebuilder. An expected start date on site is January 2024 for Phase 1a works. Housing completions could potentially come forward from 2026 but it is dependent on the Southern Link Road being completed.	This site forms part of site allocation policy 'D-AGT3 Aylesbury north of A41' (parcel WTV018) in the Vale of Aylesbury Local Plan, which is one of the strategic allocations around Aylesbury Garden Town. The commencement of housing on this site is dependent on the completion of the Southern Link Road (which goes through Hampden Fields) and no occupation of housing is able to happen until the Eastern Link Road (South) (which goes through this site) is delivered. Outline permission was secured on 14 April 2022. A planning application for the link road through this site is currently under development and the first reserved matters application, for the access roundabout 'Woodlands Roundabout' which is between Woodlands and Hampden Fields, was submitted in October 2023. Amended plans for this were submitted in summer 2024. This follows a design code 16/A1040/DIS being approved for this roundabout. The site is within the Chiltern Beechwood SAC Zone of Influence. Over half of the site (116 ha or 58%) is proposed as open space, 74.2 ha being informal open space lending itself to the creation of natural green space. The requirement for a SANG has been secured in the planning permission. The applicants have confirmed that the proposed open space has the ability to conform with the Natural England guidelines for Suitable Alternative Natural Greenspace. Since 2014, Buckinghamshire Advantage Ltd (BA) a company wholly owned by the Council has been in negotiation with landowners and those with an interest in the Woodlands Site with a view to securing the land required to deliver the ELRS and the wider development of the Woodland Site. The site is made up of a complex series of over 20 interests. A cabinet decision was made on the 4th January 2024 to actively market the site, this process has resulted in a potential preferred bidder being identified. A cabinet decision on the 8th October 2024 has agreed to preparatory works being undertaken to enable to council to use CPO powers to acquire the relevant land as a backup if needed. The Council has also secured £25m of HIF funding.	1,100	0	0	0	0	0	30	120	120	120	120	510	Developable
Kingsbrook, Land East of Aylesbury, Broughton Crossing, Aylesbury	Local Plan allocation (2021) - AGT6 Kingsbrook	Outline/Reserved Matters - Outline (10/02649/AOP) for new urban extension comprising 2450 homes, 10ha employment land, neighbourhood centre, two primary schools, construction of eastern link road (part) and the Stocklake link road (rural section), green infrastructure, associates community facilities and support infrastructure including expanded electricity sub station and flood defences was approved on 5 December 2013. Multiple Reserved Matters approved. 22/03289/APP - for 21 dwellings (additional 10 dwellings provided in lieu of health facilities as part of the outline application 10/02649/AOP).	2024 Nov 2024 We have information published by Bovis saying first completions will be in 2023 and last ones in 2025, so haven't changed the trajectory. Housebuilder (Barratt David Wilson Homes) advised (July 2024) advised they are building out 2,309 of the total 2,460 new homes in the outline consent, with Vistry homes building out a parcel of 141 homes. Barratt David Wilson Homes have provided a estimated build out rate that has helped inform the projected trajectory.	The overall site is currently under construction by Bovis, Linden and Barratt Homes and David Wilson Homes. The parcel that Bovis and Linden homes are building out has almost been completed. The expected delivery rates takes into account information provided by the housebuilder for reflects the housing completions and allows sufficient lead-in time for construction. This site is located within the Chiltern Beechwood SAC Zone of Influence although the site already has detailed permission.	846	1614	250	200	200	125	71	0	0	0	0	2460	A
AGT1 South Aylesbury	Local Plan allocation (2021) - AGT1	Outline - A outline application 19/01628/AOP - for up to 750 dwellings was submitted by LIH in April 2019 and is pending consideration. A full application 22/03127/APP by CALA Homes for 51 dwellings was submitted in September 2022 and is pending. A full application 22/03946/APP by CALA Homes for 104 dwellings for a further parcel was submitted in November 2022 and is pending. A outline application 23/01967/AOP by Redrow/BSP was submitted in June 2023 for 500 dwellings and is pending.	Corsortium (Land Improvement Holdings, Cala Homes, Redrow Homes and Blenheim Strategic Partners LLP) advised in May 2023 that the allocation figure of 1,000 homes is very conservative and the current outstanding planning applications/EA scoping submission indicate a development of up to 1,405 dwellings. They project that housing could come forward from 2024/2025 and provide an estimated trajectory. LIH and Blenheim Strategic Partners will be actively marketing their parcel of land once permission is granted. They advised in June 2024 to push this back a year.	This is the remaining part of the Local Plan allocation AGT1. (allocated for at least 1,000 dwellings). The northern part of AGT1 had planning permission for 132 dwellings which has recently finished being built out by Crest Nicholson. A Supplementary Planning Document (SPD) for the whole of the allocated site was approved in October 2023. Phase 1 of the South East Aylesbury Link Road (SEALR) was approved under CC/0015/20 in November 2021. An application, 22/03783/APP was approved in June 2023 for the South East Aylesbury Link Road phase 2. Work is well advanced on the construction of the roundabout junctions on the A413 and B4443 and a contractor has been appointed with work underway on the rest of the project. The estimated completion for this road is by late 2026. There are applications pending consideration for housing covering different parcels of land within the allocation. An outline application 19/01628/AOP for up to 750 dwellings was submitted by Land Improvement Holdings in April 2019 but was put on hold whilst work progressed on the SPD and amended plans have now been submitted to align with the SPD, bringing the numbers down to 650. A Full application 22/03127/APP for 51 dwellings was submitted by CALA Homes in September 2022 and a full application 22/03946/APP for 104 dwellings for a different parcel was submitted by CALA Homes in November 2022. A further application was submitted for up to 500 dwellings in June 2023. Part of AGT1 is within the Chiltern Beechwoods SAC Zone of Influence which affects the two applications by CALA homes and the one by Redrow/BSP. As the access to the LIH application would be off Lower Road which is outside of the zone of influence they would not be required to provide a SANG.	0	0	0	0	0	50	100	150	150	130	130	710	Developable
Land At South West, Aylesbury AGT2	Local Plan allocation (2021) - AGT2	Outline - 18/04346/AOP- for mixed-use development including up to 1,400 residential dwellings was received in December 2018 and is pending consideration.	Agent contacted and trajectory amended accordingly. The agent, Nexus Planning on behalf of Gleeson Land, advised (Dec 2024) that they are waiting for outline consent to be granted before they intend to sell the land to a housebuilder. They have provided a estimated trajectory of completions from the site if there were two sale outlets.	This site forms the largest parcel of the Local Plan allocation AGT2. The Council is working proactively with the agents for this site and there are currently regular meetings happening with stakeholders including HS2. The southern access is dependent on the delivery of new major infrastructure. It had been expected that a decision would have been issued in the Autumn 2024, however there have been further submissions that are currently being considered and therefore the decision has yet to be issued. There has been progress made and the S106 has now been published. The expected delivery rates to be pushed back by 1 years to allow sufficient lead-in time for planning approvals and construction.	0	0	0	0	0	0	0	50	150	150	150	500	Developable

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Hampden Fields / Land Between Wendover Road And Aston Clinton Road, Weston Turville	Local Plan allocation (2021) - AGT4 Aylesbury South of A41	Outline/reserved matters - 16/00424/AOP-for a mixed-use sustainable urban extension comprising: up to 3,000 dwellings and a 60 bed care home/extra care facility (Use Class C2/C3); was approved on 24 June 2021. 23/02569/ADP reserved matters application approved December 2024 for 378 dwellings within the Western Neighbourhood. 24/03011/ADP reserved matters application submitted October 2024 for 370 dwellings within the Eastern Neighbourhood pending consideration.	Housebuilder (Taylor Wimpey) advised (November 2024) the entire site is owned by Taylor Wimpey who will be developing the site (2 Taylor Wimpey regions) with potential land sales in due course. They estimate a reserved matter application will be submitted shortly with a expected start on site at the end of December 2024 and completions from 2025/26. They provide a estimated trajectory for delivery on the site.	A strategic site allocated in the Aylesbury Local Plan. The site is owned by Taylor Wimpey who will be developing the site. The design codes for the residential elements, the access roundabout and the link road through the site have been approved. The reserved matters application has been granted for the Strategic Link Road West to provide access into the site. The first reserved matters for residential parcels in the Western Neighbourhood WN1, 2 and 3 was approved in December 2024, which together seek to deliver 378 dwellings. There is a reserved matters application pending for 370 dwellings within the Eastern Neighbourhood. The site is within the Chiltern Beechwoods SAC Zone of Influence and a SANG is proposed as part of the scheme. The temporary sales office has been constructed and work has begun on the Haul Road. The more permanent show home and show homes are expected to be open summer 2025. There is a marketing website with a number of properties already available. The expected delivery rates take into account information provided by the housebuilder and to allow sufficient lead-in time for construction.	3,000	0	0	75	250	300	300	370	240	350	270	2155	B
Westonmead Farm, Aston Clinton Road, Weston Turville	Local Plan allocation (2021) - AGT3	Outline/Reserved Matters - Outline (17/04819/AOP) for up to 157 dwellings, public open space, play area, vehicular access off Aston Clinton Road and associated infrastructure was approved on 28 May 2020. A separate outline application (19/00619/AOP) was allowed on appeal on 28 May 2020. Reserved Matters (21/04898/ADP) to the initial Outline permission was received in December 2021 and is pending consideration.	Housebuilder (Bloor Homes) advised (May 2023) that they are the only housebuilder on site.	Outline permission for 157 dwellings has already been secured. A Reserved Matters application was received in December 2021 and is pending consideration. Bloor Homes will be developing the site. The site is within the Chiltern Beechwood SAC Zone of Influence and therefore needs to provide a Suitable Alternative Natural Greenspace mitigation scheme. The expected delivery rate allows sufficient lead-in time for Reserved Matters approval and construction. Discharge conditions applications submitted in August 2024 and pending consideration. The expected delivery rates to be pushed back by 1 years to allow for the SANG mitigation to be approved, the planning approvals issued and construction.	157	0	0	0	60	60	37	0	0	0	0	157	B
Land To The West Of Rowsham Road, Bierton with Broughton		Outline/Reserved Matters - Outline (16/04142/AOP) for erection of up to five detached dwellings with access, parking and amenity space was approved on 28 April 2017. Reserved Matters (18/02518/ADP) was approved on 28 January 2020.	The developer/agent was contacted (2024) but no update was received.	Site under construction, site started April 2022. 18/B2518/NON Non material amendment approved March 2023.	3	2	2	1	0	0	0	0	0	0	0	5	A
Brill Farm, Wotton Road, Brill		Prior Approval - 23/00241/COUAR - Determination as to whether prior approval is required in respect of transport & highway impact, noise, contamination risk, flooding and locational considerations for the conversion of an agricultural building into 5 dwellinghouses approved January 2023	The agent advised (November 2024) that the site has recently been sold.	Site has secured prior approval permission.	5	0	0	5	0	0	0	0	0	0	0	5	A
19, Market Square, Buckingham		Full - 22/04142/APP - Alterations to existing building to allow for change of use of first and second floors to provide 5 residential units and changes at ground floor to allow for access, waste and cycle storage was approved March 2023	The developer/agent was contacted (2024) but no update was received.	This is a small brownfield site which recently secured a Full Approval. Not yet started.	5	0	0	5	0	0	0	0	0	0	0	5	A
Above Rumbolds Well & next to Field Farm (I), Buckingham	Buckingham Neighbourhood Plan (2015) - Site I	N/A	N/A	This is a small greenfield site allocated in the Buckingham Neighbourhood Plan. There have been no planning applications as yet for its redevelopment for housing. The site to be kept under review. 2024 status remains the same.	0	0	0	0	0	0	0	0	30	50	20	100	Developable
Land Adj 73 Moreton Road, Buckingham		Outline/Reserved Matters - Outline (15/04106/AOP) for the erection of up to 13 dwellinghouses with associated parking and amenity space provision was approved on 19 September 2017. Reserved Matters (19/00902/ADP) for appearance, landscaping, layout and scale of a residential development of 13 dwellings was received in March 2019 and granted on the 21/11/2023.	The agent advised (November 2024) that the foundations have been laid for some units to implement the permission but they plan to sell to a housebuilder now. They suggested delivery from 2026/27 was realistic. They had previously advised that it is a complex site and requires the implementation of an engineering solution for the roadway before the dwellings can be occupied.	Outline permission for 13 dwellings has already been secured. A Reserved Matters application was received in March 2019 and was approved November 2023. The expected delivery rate to remain unchanged. It allows sufficient lead-in time for construction.	12	0	0	0	0	12	0	0	0	0	0	12	A

Site name	Local Plan status	Planning application / Permission status	Information from developer / agent / landowner	Scheme progress	Planning permissions at 31/3/24 minus units built and recorded at 31/3/24 (net)	Completions to 31/3/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total completions and projected completions 2013-2033	NPPF Site Category
Land at corner of Well and Bridge Streets (K), Buckingham	Buckingham Neighbourhood Plan (2015) - Site K	N/A	N/A	This is a small brownfield site allocated in the Buckingham Neighbourhood Plan. There have been no planning applications as yet for its redevelopment for housing. The site is currently in use and is not vacant. The site to be kept under review. 2024 status remains the same.	0	0	0	0	0	0	0	14	14	0	0	28	Developable
Land off Osier Way (south of A421 and east of Gawcott Rd), Buckingham	Local Plan allocation (2021) - BUC046	Outline - 19/00148/AOP application for 420 dwellings was approved in December 2022. Reserved Matters 22/02689/ADP for 121 dwellings was approved on the 28/02/2024. Reserved matters for phase 2 for 152 dwellings (24/01965/ADP) and 3 for 134 dwellings (24/01966/ADP) have been submitted in July 2024.	The housebuilder (July 2024) provided a estimated build out rate for the site with a estimated 40 dwellings a year from 2025/26 with a peak at perhaps 60 dwellings a year.	This is a greenfield site which is allocated in the Vale of Aylesbury Local Plan. Vistry Homes are building out the site which is currently under construction. Reserved matters for phase 1 were approved in February 2024 and reserved matters were submitted in July 2024 for phases 2 and 3.	420	0	20	40	60	50	50	50	50	40	40	400	A
Land West Of Moreton Road And Castlemilk, Buckingham	Local Plan allocation (2021) - BUC043	Full - 20/00510/APP for 130 dwellings was received in February 2020 and is pending consideration now granted on the 01/03/2024.	Bellway provided (in November 2024) a projected built out of the site with the expectation it would complete in 2027/28.	This is a greenfield site which is allocated in the Vale of Aylesbury Local Plan. The Full application was submitted on behalf of Bellway Homes and Avenue Farms Ltd therefore there is already a housebuilder onboard. Following a call in by the Secretary of State it was approved in March 2024. A number of discharge of condition applications were submitted between July and December 2024 some of which are approved and some are pending a decision. The housebuilder has advised they started on site in September 2024. A marketing website has been set up which says the site is launching remotely from January 2025.	130	0	0	35	55	40	0	0	0	0	0	130	A
St Rumbolds Well(J), Buckingham	Buckingham Neighbourhood Plan (2015) - Site J	N/A	N/A	This is a small greenfield site allocated in the Buckingham Neighbourhood Plan. There have been no planning applications as yet for its redevelopment for housing. The site to be kept under review. 2024 status remains the same.	0	0	0	0	0	0	0	0	19	20	0	39	Developable
12 - 13 Market Hill, Buckingham, Buckinghamshire MK18 1JX		Full - 23/02941/APP Construction of part second floor and new mansard roof to form 7 dwellings with external bin store and cycle parking approved on February 2024.	Developer advised (November 2024) that work was expected to start on the site within the next month and complete around May 2025.	Handover Park Property are developing the site, which is expected to be complete in spring 2025.	7	0	0	7	0	0	0	0	0	0	0	7	A
Land Adj Walnuts, 4 Aston Abbotts Road		Full - 23/01189/APP approved April 2023 for 5 dwellings. 21/01248/APP - Application for Technical Details Consent pursuant to Permission in Principle granted under ref 19/04442/PIP for the erection of three detached and two semidetached dwellings with associated infrastructure and landscape approved May 2022	The developer/agent was contacted (2024) but no update was received.	This is a small brownfield site which recently secured a Full Approval. Site being developed by Lucy Developments Ltd who are marketing them on their website.	5	0	0	5	0	0	0	0	0	0	0	5	A
Dadbrook Farm, Cuddington	Local Plan allocation (2021) - CDN003	N/A	N/A	This site is allocated for 15 dwellings in the Vale of Aylesbury Local Plan under site policy 'D-CDN003 Dadbrook Farm, Cuddington'. There have been no planning applications as yet for its redevelopment for housing. The site to be kept under review. 2024 status remains the same.	0	0	0	0	0	0	10	5	0	0	0	15	Developable
Land East Of New Road, Dinton, Buckinghamshire		Full - 21/04027/APP demolition of existing buildings and structures and erection of 7 two storey properties approved on the in July 2023.	The developer/agent was contacted (2024) but no update was received.	Deanfield Homes Limited are developing the site, currently under construction.	7	0	0	7	0	0	0	0	0	0	0	7	A
5 Slicketts Lane, Edlesborough		Outline/Reserved Matters - Outline (16/02821/AOP) for 10 dwellings was approved on 3 October 2017. 19/01238/ADP-Reserved Matters application received in April 2019 and is pending consideration.	The agent advised (November 2024) that the site requires a mitigation solution before permission for the reserved matters can be issued.	Outline permission for 10 dwellings has already been secured. A Reserved Matters application was received in April 2019 and is pending consideration. The site is within the Chiltern Beechwood SAC Zone of Influence and there isn't currently a proposed SANG to cover this site. The site to be kept under review.	10	0	0	0	0	0	10	0	0	0	0	10	Developable
Land Off Slicketts Lane And Dove House Close, Edlesborough	Edlesborough Neighbourhood Plan (2017) - Site EDL021A	Outline - 17/02539/AOP-up to 40 residential dwellings and associated landscaping, infrastructure and car parking was received in July 2017 and is pending consideration.	The developer/agent was contacted (2024) but no update was received.	This is a small greenfield site allocated in the Edlesborough Neighbourhood Plan. The outline application is still pending, the site is in the Chiltern Beechwoods SAC Zone of Influence and there isn't currently a proposed SANG to cover it. The site to be kept under review.	0	0	0	0	0	0	20	20	0	0	0	40	Developable
Land Rear Of Good Intent, Edlesborough	Edlesborough Neighbourhood Plan (2017) - Site EDL003B	Full - 17/02222/APP- for 15 dwellings was previously refused in May 2018 and dismissed at appeal in June 2019. A new Full application (21/00780/APP) for 14 dwellings was allowed on appeal on 4 March 2022. 24/01731/APP for 9 dwellings submitted June 2024 and pending a decision	The developer/agent was contacted (2024) but no update was received.	This is a small greenfield site allocated in the Edlesborough Neighbourhood Plan. The site benefits from permission for 14 dwellings. The site is within the Chiltern Beechwood SAC and still needs pre-commencement conditions discharged, there isn't a SANG currently identified for this. A new application 24/01731/APP for 9 dwellings has been submitted.	14	0	0	0	9	0	0	0	0	0	0	9	B

Site name	Local Plan status	Planning application / Permission status	Information from developer / agent / landowner	Scheme progress	Planning permissions at 31/3/24 minus units built and recorded at 31/3/24 (net)	Completions to 31/3/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total completions and projected completions 2013-2033	NPPF Site Category
19 And 20 Fort End		Full - 21/02663/APP - Mixed use development including the demolition, extension, alteration and conversion of 19/20 Fort End, Haddenham and comprising an E(b) (formerly A3) unit for five dwellings approved June 2022	The developer/agent was contacted (2024) but no update was received.	This is a small brownfield site which recently secured a Full Approval. Site is now under construction.	5	0	0	5	0	0	0	0	0	0	0	5	A
Land Adjacent To Haddenham Nurseries, Stanbridge Road, Haddenham		Outline/Reserved Matters - Outline (18/01037/AOP) for erection 16 detached and semi-detached dwellings with access, parking, garaging, amenity space and landscaping with only means of access for consideration was approved on 8 June 2020. Reserved Matters (21/02709/ADP) for residential development of 16 dwellings was approved 6 April 2022	Housebuilder was contacted 2024 but no response received. Housebuilder (Rectory Homes) advised (April 2023) on estimated completions.	Rectory Homes is developing the site which is under construction. The expected delivery rate takes into account information provided by the housebuilder.	13	3	13	0	0	0	0	0	0	0	0	16	A
Land At Haddenham Industrial Estate, Pegasus Way, Haddenham		Prior Approval - 21/03125/COUOR-Determination as to whether prior approval (Class O) is required in respect of transport & highway impact, contamination risk, flooding and noise for the conversion of B1 offices to form 22 residential units (C3) was approved on 13 September 2021.	The developer/agent was contacted (2024) but no update was received.	This is a brownfield site which has recently secured Prior Approval for 22 dwellings. Advertised for sale recently and sold, the marketing information says it has a let agreed on the property until August 2023. The expected delivery rate allows sufficient lead-in time for construction. Site is now under construction.	22	0	11	11	0	0	0	0	0	0	0	22	A
Land West Of Churchway, Haddenham	Local Plan allocation (2021) - HAD007	Outline/reserved matters - 17/02280/AOP- erection of 273 dwellings with access, parking, amenity space, landscaping, drainage works and play area was approved on 9 October 2020. Reserved Matters (21/00215/ADP) for Phase 1 of the site and seeks approval for 153 dwellings and associated landscaping and open space was approved August 2022. Reserved Matters (24/03072/ADP) for phase 2 for 120 dwellings was submitted October 2024 and pending a decision.	The housebuilder provided a update on the site (July 2024) to confirm that phase 2 of the site will run seamlessly from phase 1 and they expect 40-50 completions a year from the site.	This is a greenfield site which was allocated in VALP. Outline permission has been given and reserved matters approved for phase 1 of the site. A reserved matters application has been submitted for phase 2 of the site. Redrow Homes are developing the site which is currently under construction.	256	17	45	45	45	45	45	31	0	0	0	273	A
Land South Of Lower Road Haddenham Buckinghamshire		Full - 23/00843/APP permission for 15 dwellings was approved June 2023. There is a pending application 23/04009/AOP for 86 dwellings that was submitted December 2023 pending determination.	The developer/agent was contacted (2024) but no update was received.	Rectory Homes are the housebuilder who will develop the site either for 15 dwellings or 86 if this permission is granted. The expected delivery rates have been pushed back a year to allow for the pending application to be decided.	15	0	0	0	15	0	0	0	0	0	0	15	A
Land Off Turnfields, Ickford	Local Plan allocation (2021) - ICK004	Outline/Reserved Matters - Outline (17/02516/AOP) for a residential development of up to 30 dwellings with associated open space and sustainable drainage was approved on 19 September 2019. Reserved Matters (20/03685/ADP) for only the access was approved on 5 May 2021. A separate Reserved Matters application (21/00779/ADP) for all other matters was approved June	Housebuilder contacted (2024) but no response received. Housebuilder (Rectory Homes) advised (April 2023) on estimated completions.	Rectory Homes is developing the site which is under construction. The expected delivery rate takes into account information provided by the housebuilder.	17	13	17	0	0	0	0	0	0	0	0	30	A
Ledger Bennett PLC, Tungsten House, Warren Road		Full - permission 20/01572/APP for conversion of building to form five dwellings was approved December 2021	The developer/agent was contacted (2024) but no update was received.	Under construction since March 2023, site has now completed.	5	0	5	0	0	0	0	0	0	0	0	5	A
Land Off Sandy Lane, Long Crendon, Buckinghamshire		Full - 22/04141/APP for 5 dwellings approved March 2024	The developer/agent was contacted (2024) but no update was received.	Full permission received, Orion Land & Leisure Limited were the agent who got the permission, land currently listed for sale and marked as under offer. Greenfield site in a village location.	5	0	0	0	5	0	0	0	0	0	0	5	A
Land At Scotts Farm, Towcester Road, Maids Moreton		Outline/Reserved Matters - Outline (18/01385/AOP) for the erection of 12 dwellings was approved September 2020. Reserved Matters (21/02661/ADP) for 12 dwellings was approved in May 2023.	The developer advised (in November 2024) that the site will be complete in 2025.	Lodge Park Homes developing the site - site is under construction. 4 plots complete.	8	4	8	0	0	0	0	0	0	0	0	12	A

Site name	Local Plan status	Planning application / Permission status	Information from developer / agent / landowner	Scheme progress	Planning permissions at 31/3/24 minus units built and recorded at 31/3/24 (net)	Completions to 31/3/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total completions and projected completions 2013-2033	NPPF Site Category
Land Off Walnut Drive And Foscode Road, Maids Moreton	Local Plan allocation (2021) - MMO006	Outline - 16/00151/AOP-up to 170 dwellings, public open space and associated infrastructure was approved March 2022. Reserved Matters 23/01636/ADP for siting, design, external appearance and landscaping for the erection of 163 dwellings was received in May 2023, a duplicate Reserved Matters application was also submitted in September 2024, both are pending consideration.	The housebuilder (in July 2024) provided a updated trajectory for the site in which they expected completions from 2025/26 with a build out rate of 40 a year.	There are two RM applications, 23/01636/ADP and 23/02826/ADP both pending determination. These have been recently amended with revised plans and the total numbers of dwellings now to be delivered by this site are 153 dwellings. This has reduced because the application has been amended to achieve M4(2) compliant accessible and adaptable dwellings. There is a housebuilder onboard, Barrett David Wilson Homes	153	0	0	0	30	40	40	40	3	0	0	153	B
Land at Cooks Lane	Mursey NP allocation - Policy MUR2	N/A	N/A	Site allocation for development of 20 dwellings. No planning application submitted yet. To be kept under review.	0	0	0	0	0	0	0	10	10	0	0	20	Developable
Cobb Hall Road,		Outline - 15/02242/AOP-erection of 6	The developer contacted (in 2024) and	The application was initially approved but was quashed by a consent order in March 2018 after a judicial review.	0	0	0	0	15	0	0	0	0	0	0	15	Developable
Dagnall House, Buckingham Road, Newton Longville		Outline - 19/02126/AOP-Outline application with access to be considered and all other matters reserved for the erection of six 2-storey dwelling houses involving the demolition of the redundant barns and outbuildings alongside the retained Dagnall House was approved on 2 October 2020. 22/03770/AOP - outline application pending on this site for 34 dwellings, submitted in November 2022 and approved in December 2024.	The developer/agent was contacted (2024) but no update was received.	The site had already secured Outline permission for 6 dwellings at the basedate. In December 2024 a outline planning application was approved for 34 dwellings.	6	0	0	0	6	0	0	0	0	0	0	6	B
Salden Park (Land South of the A421 and east of Whaddon Road)	Local Plan allocation (2021) - NLV001	Outline/reserved matters - 15/00314/AOP-Mixed-use sustainable urban extension on land to the south west of Milton Keynes to provide up to 1,855 mixed tenure dwellings (C3) was approved December 2022. A reserved matters application for 147 dwellings 24/02462/ADP was approved December 2024. A second reserved matters application for 234 dwellings (24/02481/ADP) is pending consideration.	Housebuilder (Taylor Wimpey) advised (November 2024) they own the whole site, they expect the first reserved matters for residential to be approved December 2024, with work then commencing on site from January 2025. They have provided a projected trajectory for the site.	The site is allocated in VALP and is agricultural land with no known constraints. A PPA framework has been drafted with ongoing meetings between the Council and the applicant. The first parcel of residential was approved in December 2024 which is for 147 dwellings. The roundabout that the site is accessed off, which sits within Milton Keynes Council area has been constructed and is now open to traffic. The first part of the spine road and access into the site also received reserved matters permission in December 2024. Development on site is expected to commence in January 2025 with first completions in 2025/26. Expected delivery rates are informed partly by the developers information and to allow sufficient lead-in time for planning approvals and construction.	1855	0	0	50	180	250	300	300	240	240	150	1710	B
Shenley Park, Whaddon	Local Plan allocation (2021) - WHA001	Outline - a outline application (23/02180/AOP) was submitted in July 2023 and is pending a decision.	Housebuilder advised (January 2025) that the outline will need to be approved and the design code process completed next, before reserved matters will be worked on. They have provided a estimated trajectory which has completions beginning from 2029/30.	The site is allocated in the Vale of Aylesbury Local Plan. There is a housebuilder involved, Crest Nicholson. A Supplementary Planning Document, which was prepared in consultation with Crest Nicholson was adopted in February 2024. There are on-going regular discussions between the developers and officers. The applicant has indicated they intend to make a Reg 25 application imminently to formally amend the ES, technical documents and parameter plans to bring forward a revised scheme that seeks to reflect the masterplan and principles of the SPD. This work has also resulted in a rerun of the strategic highways model, utilising the updated 2023 MKMMM, to support the redesign to the masterplan. A revised Transport Assessment will be submitted with the Reg 25 submission which will look to support the revised application. Expected delivery rates are informed by the developers information and to allow sufficient lead-in time for planning approvals and construction.	0	0	0	0	0	0	0	100	120	120	120	1265	Developable
Land adjacent to Station Road, Quainton	Local Plan allocation (2021) - QUA014-016	Full - 23/02028/APP for erection of six detached dwellings with access, garaging, parking and amenity space approved March 2024.	The developer/agent was contacted (2024) but no update was received.	This site is allocated for 24 homes in the Vale of Aylesbury Local Plan under site policy QUA014-016. The southern most parcel of the land has got full permission for 6 dwellings recently. A discharge of condition application was approved September 2024. The rest of the site is affected by HS2 works.	0	0	0	0	6	0	0	12	6	0	0	24	A

Site name	Local Plan status	Planning application / Permission status	Information from developer / agent / landowner	Scheme progress	Planning permissions at 31/3/24 minus units built and recorded at 31/3/24 (net)	Completions to 31/3/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total completions and projected completions 2013-2033	NPPF Site Category
Land South West Of 62 Station Road, Quainton	Local Plan allocation (2021) - QUA001	Full - 15/04276/APP-Erection of 13 houses was approved on 11 October 2018. A new Full application (21/00623/APP) for erection of 13 houses was received in February 2021 which went to appeal for non-determination and dismissed. The 2015 application has been the one constructed. 24/02422/PIP approved in October 2024.	The developer advised (November 2024) that they intend to build out the second part of the site from mid next year with completion mid 2026.	The site was allocated in VALP for 13 dwellings, the site is currently under construction with the 13 dwellings being in a linear pattern facing onto the street, there has recently been a permission in principle application approved (24/02422/PIP) for between 7 and 9 dwellings utilising the land to the rear of the approved and largely constructed dwellings but still within the allocated area.	2	11	2	0	7	0	0	0	0	0	0	20	A
Winscott Farm, Stewkley Road		Full - permission 19/04199/APP for the demolition and erection of new buildings to provide a total of 6 dwellings on site was approved December 2021. There have been variation of condition applications submitted since including 22/01565/APP (approved November 2022), 23/02004/VRC (pending decision) and 23/02025/VRC (pending decision).	The agent/housebuilder was not contacted due to informative response received from DM officer.	This is a small brownfield site which has full permission. Discharge of pre commencement conditions application approved on the 10th December 2024, work on site needed to have started this day, which was the intention, so permission didn't lapse.	5	0	0	5	0	0	0	0	0	0	0	5	A
Molly's Field, Land Adjacent, Addison Road, Steeple Claydon	Steeple Claydon Neighbourhood Plan (2017) - SC2	Outline/Reserved Matters - Outline (17/01010/AOP) for a residential development of upto 90 dwellings, an A1 convenience store up to 280sqm and new D2 health facility was approved on 16 January 2019. Reserved Matters (19/01545/ADP) was approved on 31 October 2019. 22/00522/APP was approved January 2023 for a residential development comprising 8 flats, instead of a D2 health facility. Total 98 units.	Housebuilder (Tilia Homes) advised (February 2021) that the site is expected to be completed in 2023/24 and the expected delivery rates should remain unchanged. A build-out rate of 45 homes per year. The housebuilder was contacted (2024) but no update was received.	The main part of the site, which was covered by the permission for 90 dwellings, has recently completed. The 8 flats as part of the later permission are still currently under construction by Tilia Homes.	8	90	0	8	0	0	0	0	0	0	0	98	A
Land East Of Wing Road Stewkley	Stewkley Neighbourhood Plan (2021) STK3	Full - application (21/02762/APP) for 15 dwellings was approved September 2023.	Agent contacted (2024) and no response received. The agent advised (July 2023) that the site has a developer on board who will commence on the site as soon as possible, they estimate housing completions from April 2024.	There is a full application approved following the allocation of this site, a number of discharge of condition, variation of condition and non material amendment applications submitted throughout 2023 and 2024. Gade Homes are developing the site, as part of the legal agreement they had to give notice of starting on site, they have given this which was June 2024. Marketing website with properties available to buy.	15	0	0	0	15	0	0	0	0	0	0	15	A
Wing Road - West, Stewkley	Stewkley Neighbourhood Plan (2021) STK3	Full - application (24/00815/APP) for 7 dwellings approved January 2025.	N/A	The site is allocated for 10 dwellings in the Stewkley Neighbourhood Plan, opposite the Land East of Wing Road, Stewkley allocation. Full permission has been approved for seven dwellings on the front part of the allocation. Applicant is Property Matters (Albion) Ltd who have developed other sites in Buckinghamshire.	0	0	0	0	0	7	0	0	0	0	0	7	A
Brook Farm, Leighton Road, Stoke Hammond		Outline/Reserved Matters - Outline (16/02432/AOP) for erection of up to 33 residential dwellings was approved on 8 March 2018. Reserved Matters (19/03246/ADP) for layout, scale, appearance and landscaping of a residential development of 33 dwellings was approved on 11 February 2021. Additional discharge of conditions were approved in July 2022 and January 2023. 24/02068/CPE Certificate of Lawfulness application to confirm the start of the	The agent was contacted but no update was received.	The Reserved Matters was approved in February 2021 and there have been discharge of conditions since. Recently there has been a certificate of lawfulness application with evidence submitted to demonstrate a start on site. Snowdon Homes are the housebuilders that will deliver the site. In the interest of caution the expected delivery rates to be pushed back by 1 year to allow sufficient lead-in time for construction.	33	0	0	0	16	17	0	0	0	0	0	33	A
The Mellows, Hillersdon Chase, Stoke Hammond		Outline - 16/03698/AOP-Demolition of the existing two dwellings and the development of up to 16 new dwellings approved on 21 September 2017. Reserved Matters (19/00874/ADP) was received in March 2019 and was approved on 25 May 2022. Full application - 23/00668/APP for a foul water pumping station to serve the development was approved	Agent advised (November 2024) that the site was under construction and completions will come forward in 2025.	Site is currently under construction by Wheatley Homes, trajectory amended to reflect the latest information from the developer. Marketing website with properties available to buy.	14	0	0	14	0	0	0	0	0	0	0	14	A

Site name	Local Plan status	Planning application / Permission status	Information from developer / agent / landowner	Scheme progress	Planning permissions at 31/3/24 minus units built and recorded at 31/3/24 (net)	Completions to 31/3/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total completions and projected completions 2013-2033	NPPF Site Category
Land At Thornbrook House, Risborough Road		Outline/reserved matters - 21/00563/ADP - Application for approval of Reserved Matters following outline permission 19/01973/AOP for the erection of 6 dwellings (net 5) which was approved December 2021.	The developer/agent was contacted (2024) but no update was received.	This is a small brownfield site which recently secured a Full Approval. Site under construction by Tilia (formally Kier Homes).	5	0	0	5	0	0	0	0	0	0	0	5	A
Land south of Creslow Way	Local Plan allocation (2021) - STO008	Full - application (23/02299/APP) for 45 dwellings was submitted July 2023, pending a decision.	The housebuilder advised (2024) that they are awaiting for a decision on the planning application so can't provide a housing trajectory at the current time.	This site is allocated for 26 homes in the Vale of Aylesbury Local Plan under site policy 'D-STO008 Land south of Creslow Way, Stone'. Vistry Homes Limited (Bovis Homes Limited) has an option agreement on the land enabling them to purchase the site following receipt of planning permission. They have confirmed the land is vacant greenfield and is available immediately for development. An application is pending for 45 dwellings on the allocation and adjacent land. A draft S106 was published in October 2024 and revised drawings have been submitted in November 2024.	0	0	0	0	15	11	0	0	0	0	0	26	B
Hensmans Farmhouse Nearton End Swanbourne		Full - 22/02542/APP - Demolition of redundant farm buildings and redevelopment with five residential dwellings and all ancillary works was approved December 2022	The agent advised (November 2024) that the site is being cleared and estimated it will be sold in Spring 2025 with work starting on site in Summer 2025. The trajectory has been amended according to the response.	This is a small brownfield site which has secured a Full Approval. Not yet started.	5	0	0	0	5	0	0	0	0	0	0	5	A
Middleton Farm, Nash Road, Thornborough		Prior Approval - 19/03523/COUAR- for the change of use of agricultural barn into 5 dwellings was approved on 3 December 2019. 22/02966/COUAR for 5 dwellings was approved October	The agent advised (November 2024) that they believed the scheme would come forward.	This is a small greenfield site with Prior Approval already secured for 5 dwellings. Work needs to be complete by October 2025.	5	0	0	5	0	0	0	0	0	0	0	5	A