



# **Wycombe Area Monitoring Report**

1<sup>st</sup> April 2017 to 31<sup>st</sup> March 2019

Part of Buckinghamshire Council

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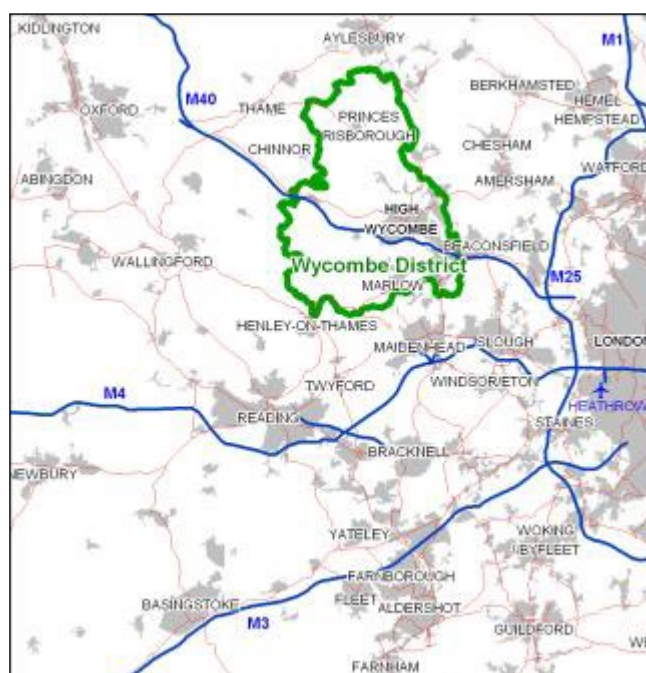
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## Introduction

### Wycombe Area - Authority Monitoring Report

1. This Wycombe Area Monitoring Report covers the monitoring years from 1 April 2017 to 31 March 2019 for the former Wycombe District Council Area. On April 1<sup>st</sup> 2020 Buckinghamshire Council came into existence, a single unitary authority which replaced all the former local authorities in Buckinghamshire. .
2. This report includes the data required to meet the requirements of the Town and Country Planning Regulations Local Planning Part 8. It effectively closes off reporting against the Core Strategy. It will also allow for focus to now move to the monitoring of the new Wycombe Local Plan and the future publication of monitoring information under Buckinghamshire Council from 1 April 2020. We will also publish monitoring information for the Wycombe Area for the monitoring period 2019/20.
3. This report contains updates on the progress of development plans, the delivery of sites for housing and our collaborative work under the Duty to Co-operate over the period 1 April 2017 to 31<sup>st</sup> March 2019. We include updates for the period beyond that where they are appropriate.



- Area – 32,360 hectares (125 square miles)
- Located just to the west of the M25 motorway
- The main towns are High Wycombe, Marlow and Princes Risborough
- 71% of District in the Chilterns Area of Outstanding Natural Beauty
- 48% covered by the Metropolitan Green Belt

4. Both the main Monitoring Report and its accompanying Technical Appendices are published on the Wycombe Area website. All documents relating to the current plans for the Wycombe Area and the new Wycombe Local Plan can also be found on our website. Look for the '[How we prepare our planning policies](#)' web page.

### Alternative formats

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اگر آپ کو مہیا کردہ معلومات کسی اور زبان میں درکار ہوں تو وکیمب ڈسٹرکٹ کاؤنسل کے دفاتر میں تشریف لائے جہاں ہم آپ کے لیے حسب ضرورت مناسب تحریری یا زبانی ترجمانی کے انتظامات کر سکتے ہیں۔

اخراجات کو مد نظر رکھتے ہوئے ممکن ہے کہ ہم اس دستاویز کا مکمل طور پر ترجمہ مہیا نہ کر سکیں۔ تاہم یہ ممکن ہے کہ اس کے اہم ترین حصوں کا حسب ضرورت تحریری یا زبانی ترجمہ کروایا جاسکے۔ برائے مہربانی وکیمب ڈسٹرکٹ کاؤنسل کے دفاتر میں تشریف لائے۔

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Ze względu na koszty możliwe jest, iż nie będziemy w stanie zlecić tłumaczenia całości tego dokumentu. Możemy jednak – gdzie stosowne – zlecić tłumaczenie pisemne lub ustne niezbędnych fragmentów. Zapraszamy do biura Rady Okręgowej Wycombe.

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## 2. Progress Report On Plans

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### Plan Making Locally

5. The publication of changes to planning legislation in 2017 and revised National Planning Policy Framework (NPPF) requires authorities to bring their plans up to date and review them every 5 years. The Council has done this, making progress on a number of important areas, chiefly a new Local Plan for the Wycombe Area.

### Local Plans

6. One of the purposes of the Monitoring Report is to record the Council's progress against the milestones for preparing the various plans that make up the Development Plan. The [Local Development Scheme](#) (LDS) sets out these milestones.
7. Our Local Development Scheme sets out a programme for preparing the new Local Plan.
8. During the period covered by this monitoring report (Apr 2017 – Mar 2019) we made significant progress in preparing the Local Plan. We published the plan for consultation in October 2017 and submitted it for examination March 2018. This met the commitments made the LDS.
9. The Examination in Public for the Local Plan took place in the summer of 2018, holding hearings in July and September 2018.
10. We consulted on proposed modifications between February and March 2019, and the Council received the Inspector's report in July 2019. The Council adopted the Plan in August 2019.
11. Two legal challenges were submitted in October 2019. The first related to an allocation in the Walters Ash/Naphill area, and the other to a site in Bourne End. The Walters Ash/Naphill challenge was unsuccessful, whereas the Bourne End challenge progressed to a full hearing. The challenge was rejected by the judge but the claimants sought permission to appeal to the Court of Appeal. The Court of Appeal refused permission to appeal against the High Court's decision to uphold the Local Plan. The judgment states that the decision is final and cannot be reviewed or appealed. This brings an end to the legal challenges lodged against the Wycombe District Local Plan. Consequently, it remains fully in place as the Plan for the area formerly covered by Wycombe District Council. See the Council's [website](#) for more information.

### Neighbourhood Plans and Orders<sup>1</sup>

12. There are currently three made Neighbourhood Plans in the District:

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<sup>1</sup> [Neighbourhood Planning Explained](#)

- Bledlow-cum-Saunderton Parish made in June 2017
- Longwick-cum-Ilmer Parish made in March 2018
- Daws Hill residents' association made in December 2019

13. The following organisations are also preparing Neighbourhood plans :

- Wooburn and Bourne End parish council
- Great and Little Kimble-cum-Marsh parish council

14. For more information on Neighbourhood Plans please see the following Council webpage: [Neighbourhood Planning Explained](#)

### **Supplementary Planning Documents (SPDs) and other Guidance**

15. In 2017 the Council adopted the residential design guidance SPD which replaces the guidance given in appendix 1 of the superseded Local Plan (2004) and applies to all residential development in the district.

16. The Council adopted the following SPD's in early 2020:

- Abbey Barn North Development Brief
- Canopy Cover
- Planning Obligations
- Air Quality
- Householder Planning & Design Guidance

17. The Council has been working actively with local communities and landowners/developers on the preparation of development briefs for sites that were identified as reserve sites in the (now replaced) Core Strategy. With adoption of the Abbey Barn North site, the Council has now adopted briefs for all of the 5 sites, the previous ones being:

- Abbey Barn South adopted July 2016
- Gomm Valley and Ashwells adopted July 2017
- Terriers Farm adopted March 2018
- Slate Meadow adopted May 2018

18. We have produced guidance on marketing requirements for scattered business sites where planning permission is being sought to redevelop them in line with policy DM5 of the Delivery and Site Allocations plan.

19. We have also issued an Article 4 direction in relation to the change of use of offices to residential uses, meaning that planning permission will be required once the direction comes into force. The direction applies to a number of business parks in the Wycombe

Area and came into force on 20 July 2020. Follow this link for more information on [Article 4 Directions](#).

### **Duty to Co-operate**

20. Councils and public bodies must engage constructively, actively and on an on-going basis to develop strategic policies and to consider joint approaches to plan making.
21. The Council has been actively engaging with relevant authorities on strategic matters. This includes plans the Council has been preparing, plans being prepared by other authorities, and strategic initiatives such as the third runway at Heathrow, the Oxford to Cambridge Growth Arc, and associated East West Expressway
22. In July 2019 the Inspector's Report on the Wycombe Local Plan confirmed that the Council had met the Duty to Co-operate. The Council's [Duty to Cooperate Report](#) summarises the main strategic issues identified through the Council's collaborative working under the Duty to Cooperate. It records the main actions undertaken and the main outcomes secured. A number of key outcomes arise from the joint preparation or commissioning of the evidence base that informs the Local Plan We set these out below but for more detail please see the main report.,
23. **Amongst the key outcomes are:**
  - The identification of the housing market area (HMA) and functional economic market area (FEMA) as the basis for the areas for closest joint working/collaboration;
  - Agreement amongst the HMA authorities on the scale of the objectively assessed need for housing across the HMA and joint approaches to determining housing land supply/capacity;
  - Agreement on the level of unmet housing need in Wycombe, Chiltern and South Bucks Districts, and agreement on this being accommodated within the Vale of Aylesbury Local Plan, i.e. within the housing market area;
  - Clarity that no other authority is asking WDC to accommodate unmet housing or economic needs;
  - Confirmation that one other authority is asking WDC if there is scope to accommodate unmet gypsy and traveller housing needs;
  - Agreement on the need for employment land and approaches to addressing that, including recognition that there will be some redistribution of employment land requirements from Wycombe, Chiltern and South Bucks to Aylesbury Vale.
  - Close joint working on transport modelling and the identification of mitigation measures, with the Buckinghamshire authorities, particularly Buckinghamshire County Council. Also wider cross boundary (Bucks/Oxfordshire) agreement on future transport working arrangements;



- Agreement with Buckinghamshire County Council that the infrastructure delivery plan forms a sound basis for taking the plan forward, including the spatial distribution of growth;
  - Close joint working on key technical evidence with the relevant agencies/organisations to address potential environmental impacts, with a range of agreed outputs that have helped shape the overall strategy of the Plan, proposed site allocations and the detailed policies.
24. Separate discussions with the local Natural Environment Partnership ([Statement of Common Ground with the NEP](#)) and the Environment Agency ([Statement of Common Ground with the EA](#)) led to the agreement of Statements of Common Ground which satisfied the Duty to Cooperate and set out the way forward on any outstanding issues.

### 3. Housing Delivery – Performance Against Current Targets

#### Delivery against the Core Strategy target

19. The authority's monitoring report must report on policies that specify an annual number, (or any other period) of net additional dwellings or net additional affordable dwellings within the district.

Year	Net Dwelling Completions	Original and Residual Requirement	Original** and Adjusted* Target per annum	Performance Against Adjusted Target
		<b>8,050</b>	<b>402.5</b>	
<b>2006-07</b>	607	7,443	391.7	151%
<b>2007-08</b>	611	6,832	379.6	156%
<b>2008-09</b>	625	6,207	365.1	165%
<b>2009-10</b>	304	5,903	368.9	83%
<b>2010-11</b>	575	5,328	355.2	156%
<b>2011-12</b>	514	4,814	343.9	145%
<b>2012-13</b>	223	4,591	353.2	65%
<b>2013-14</b>	266	4,325	360.4	75%
<b>2014-15</b>	423	3,902	354.7	117%
<b>2015-16</b>	376	3,526	352.6	106%
<b>2016-17</b>	788	2,738	304.2	223%
2017-18	<b>551</b>	<b>2,187</b>	<b>273.4</b>	<b>181%</b>
2018-19	<b>814</b>	<b>1,373</b>	<b>196.1</b>	<b>298%</b>
Total 2006-19	<b>6,677</b>	<b>1,373</b>		

Table 3-1 Net Dwelling Completions from 2006-19

\* The adjusted target is the annualised target having regard to previous completions

\*\* As set out in the Wycombe Core Strategy (2008)

20. A total of 551 net dwellings were completed in 2017-18 and 814 in 2018-19, resulting in a total of 6,677, in the period 2006-19. These years include completions on the following sites:

- 151 net completions at the former RAF Daws Hill Lane site – now known as Pine Trees
- 69 net completions at Portland Gardens, Marlow.
- 36 net completions at the former Sewage Treatment Works, Bassetsbury Lane.
- 32 net completions in Princes Risborough at Greensleeves, Maryland, Edina & Tamarit Longwick Road & Aylesbury Road.
- 260 units at the Hughenden Quarter Extra Care development.
- 109 units within Thame house – an office to residential development.
- 42 dwelling at West's Yard in Saunderton.

In addition to the completions a further 1117 dwellings (net) were under construction on 1 April 2019.

- 21. In terms of target, the total of 6,677 dwellings in the period 2006-19 is 28% above the Core Strategy target for 2006-19 and would leave a residual requirement of 1,373 dwellings for the remaining 7 years of the plan period – equivalent to 196.1 dwellings per annum. However, the Core Strategy target no longer applies as a new target is identified in the Local Plan adopted in August 2019 (Wycombe Area).

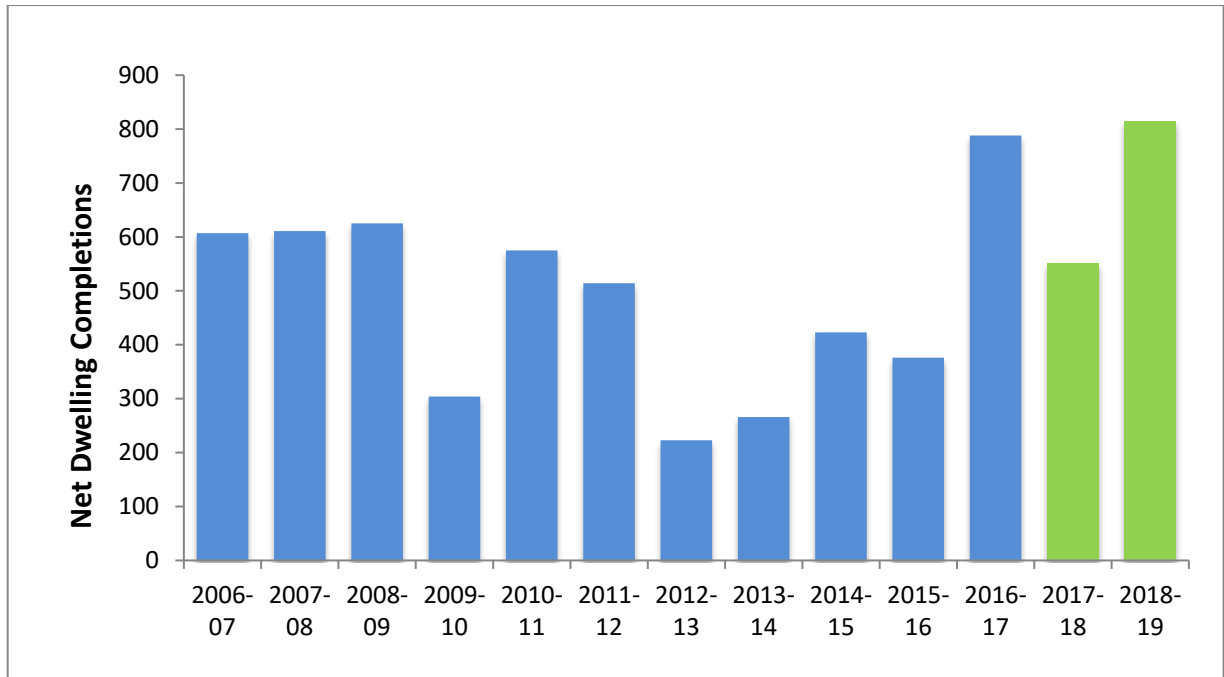


Figure 3-1 Annual completions

### Dwelling Mix

22. Table 3.2 shows the dwelling mix (% of houses vs % flats) since 1990. Between the monitoring years 2003/04 and 2011/12 the number of flats being built was higher than the number of houses being built. From 2012/13 until 2015/16 this trend reversed with more houses than flats. However, the last few years of data show a higher proportion of flats once again, particularly high in 2018/19 (71% flats). The 2019 base date under construction and permission data strongly suggests this trend will continue with 70.9% of all dwellings under construction being flats and 67.1% of all permissions being flats.

Year	Flats (%)	Houses (%)
<b>2006-07</b>	69.6	30.4
<b>2007-08</b>	65.9	34.1
<b>2008-09</b>	70.6	29.4
<b>2009-10</b>	44.3	55.7
<b>2010-11</b>	59.5	40.5
<b>2011-12</b>	64.8	35.2
<b>2012-13</b>	34.1	65.9
<b>2013-14</b>	26.6	73.4
<b>2014-15</b>	41.5	58.5
<b>2015-16</b>	40.6	59.4
<b>2016-17</b>	57.9	42.1
<b>2017-18</b>	56.6	43.4
<b>2018-19</b>	71.3	28.7
<b><i>Under Construction at 1<sup>st</sup> April 2019</i></b>	70.9	29.1
<b><i>Permissions as of 1<sup>st</sup> April 2019</i></b>	67.1	32.9

Table 3-2 Dwelling Mix 1990 - 2019

23. Table 3.2 above suggests a move back towards the building of flats. The ratio of flats to houses for schemes under construction or permitted is similar to that seen before the 2008 recession.

### Sub-regions

24. Figure 3.2 and Table 3.3 below show that in 2017/18, 476 dwellings (86%) were delivered in the WCBV sub-region, 75 (14%) in the residual area (including 68, 12% of total - at Princes Risborough). The percentage split is very similar in 2018/19 although the overall figures are higher – 695 (85%) dwellings in the WCBV sub-region and 119 (15%) in the residual area. Figures at Princes Risborough come back down to 3 dwellings.

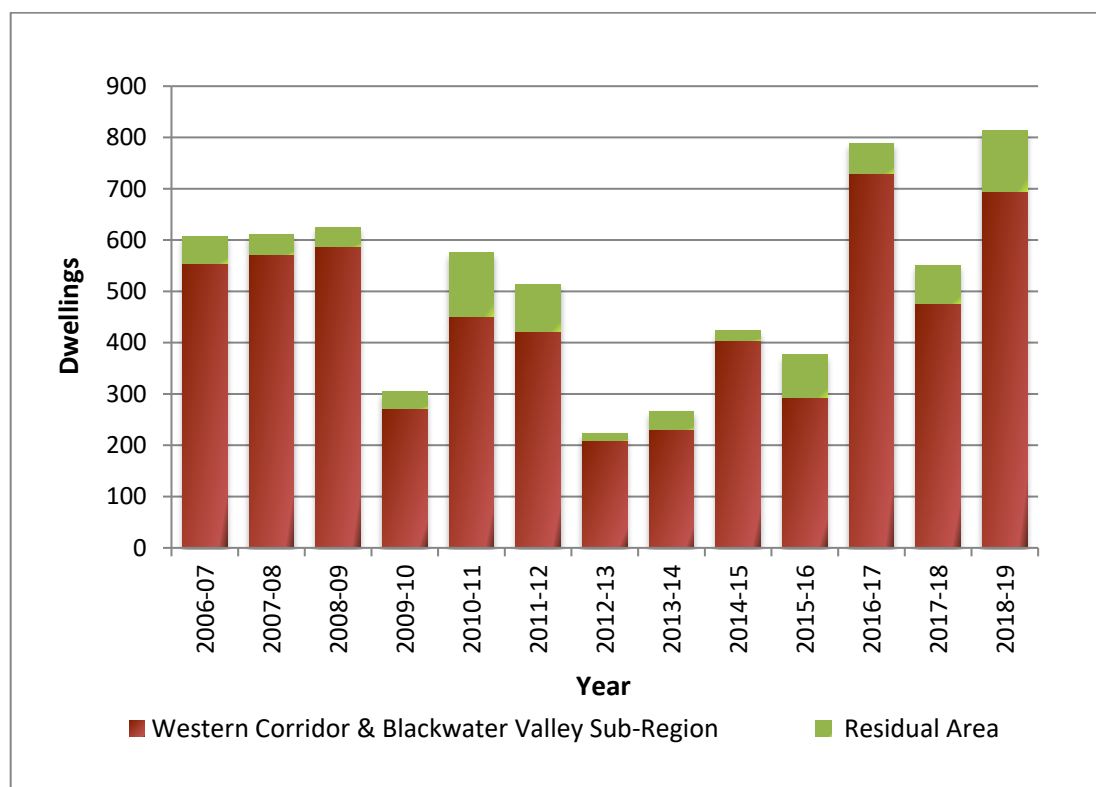


Figure 3-2 Net Dwelling Completions by Sub-Region 2006-19

25. Since the start of the plan period in 2006, 5,895 dwellings (88%) have been completed in the WCBV sub-region, 782 (12%) in the residual area of which 326 have been in Princes Risborough. There are a higher number of completions in Princes Risborough due to development on two large sites. This includes 28 net completions at the former Whiteleaf furniture factory on Picts Lane and 32 net completions at the new retirement complex on the site of the former Greensleeves, Maryland, Edina & Tamaricity, on Longwick Road & Aylesbury Road.
26. Average rates (see Table 3.4) over the thirteen year period are 433 in the WCBV sub-region and 55 in the residual area, of which 27 dpa have been in Princes Risborough. Recognising previous delivery since 2006, the housing targets for each area can be adjusted to 255.0 dpa in WCBV, 18.4 dpa in the residual area of which 19.6 dpa in Princes Risborough. As noted above, this is assessed against the Core Strategy targets.

Year	Western Corridor & Blackwater Valley Sub-Region		Residual Area		Total	Princes Risborough	
	Number	%	Number	%	Number	Number	%
2006-07	554	91	53	9	607	25	4
2007-08	571	93	40	7	611	18	3
2008-09	587	94	38	6	625	1	0
2009-10	271	89	33	11	304	6	2
2010-11	452	79	123	21	575	83	14
2011-12	422	82	92	18	514	76	15
2012-13	209	94	14	6	223	3	1
2013-14	230	86	36	14	266	6	2
2014-15	405	96	18	4	423	8	2
2015-16	293	78	83	22	376	13	3
2016-17	730	93	58	7	788	16	2
2017-18	<b>476</b>	<b>86</b>	<b>75</b>	<b>14</b>	<b>551</b>	<b>68</b>	<b>12</b>
2018-19	<b>695</b>	<b>85</b>	<b>119</b>	<b>15</b>	<b>814</b>	<b>3</b>	<b>0</b>
Total 2006-19	<b>5,895</b>	<b>88</b>	<b>782</b>	<b>12</b>	<b>6,677</b>	<b>326</b>	<b>5</b>

Table 3-3 Dwelling Completions by Sub-Region

Area	Net dwelling completions 2006-19	Average annual completions 2006-19 (dpa)	Annual requirement (dpa)	Performance against original annualised requirement (%)	Residual annual requirement
<b>District</b>	<b>6,677</b>	<b>514</b>	<b>402.5</b>	<b>128%</b>	<b>196.1</b>
Western Corridor and Blackwater Valley	5,895	<b>453</b>	362	125%	<b>192.1</b>
Rest of District	782	<b>60</b>	40.5	149%	<b>4.0</b>
of which Princes Risborough	326	<b>25</b>	24	104%	<b>22.0</b>

Table 3-4 Dwelling Completions – performance against Core Strategy requirement

27. Table 3.4 shows that each policy area has exceeded the housing requirement set by Core Strategy policies over the first twelve years of the plan period, including in Princes Risborough which has now delivered 104% against target. The District as a whole delivered 28% more homes than required between 2006 and 2019 against Core Strategy targets. The Western Corridor and Blackwater Valley sub-region exceeded the annualised requirement by 25% and the rest of the District exceeded it by 49%.

### Princes Risborough

28. The table below examines delivery in Princes Risborough against the 480 dwelling (24 dwellings per annum) target set in the adopted Core Strategy.

Year	Net Total Units	Residual Requirement	Adjusted Annual Requirement	Performance Against Adjusted Annual Requirement
		480	24.0	
<b>2006-07</b>	25	455	23.9	<b>104%</b>
<b>2007-08</b>	18	437	24.3	<b>75%</b>
<b>2008-09</b>	1	436	25.6	<b>4%</b>
<b>2009-10</b>	6	430	26.9	<b>23%</b>
<b>2010-11</b>	83	347	23.1	<b>309%</b>
<b>2011-12</b>	76	271	19.4	<b>329%</b>
<b>2012-13</b>	3	268	20.6	<b>15%</b>
<b>2013-14</b>	6	262	21.8	<b>29%</b>
<b>2014-15</b>	8	254	23.1	<b>37%</b>
<b>2015-16</b>	13	241	24.1	<b>56%</b>
<b>2016-17</b>	16	225	25.0	<b>66%</b>
<b>2017-18</b>	68	157	19.6	<b>272%</b>
<b>2018-19</b>	3	154	22.0	<b>15%</b>
<b>Future requirement 2019-26</b>	<b>n/a</b>	<b>154</b>	<b>22.0</b>	<b>n/a</b>

Table 3-5 Housing Delivery in Princes Risborough Since 2006

29. Overall delivery of new dwellings at Princes Risborough currently reflects the Core Strategy which does not seek to grow the town beyond a rate of 24 dwellings a year.

30. The new Local Plan sets out policies to grow Princes Risborough at a much higher rate, delivering 1662 units by 2033 and a total of over 2,500.

### Affordable Housing and Housing Mix

19. The provision of affordable housing is an important objective for the Wycombe Area. The Wycombe District Local Plan includes a new policy (DM24: Affordable Housing). This is the most up-to-date information on affordable housing requirements in the former Wycombe Area. Please see [our Planning Guidance web page](#) and the advice on affordable housing set out in the Planning Obligations SPD adopted in March 2020.
20. The list below summarises the affordable housing thresholds that were applied in the Wycombe Area, in the period prior to the adoption of the Local Plan:
- Developments in the Wycombe area outside the AONB:
    - i. Developments below 10 dwellings or below 1,000 sqms (gross internal area: no requirement

- ii. 10-14 dwellings and/ or 1,000 sqms, or above (gross internal area): 10% affordable home ownership figures from the NPPF (2018) based on bed spaces
  - iii. Developments of 15 units or more on greenfield or previous business use: 40% bed spaces
  - iv. All other developments of 15 units or more: 30% bed spaces
- Developments in the Wycombe area within the AONB:
    - i. 1-4 dwellings: no requirement
    - ii. Developments of 5 or more dwellings on greenfield or previous business use: 40% bed spaces
    - iii. All other developments of 5 or more dwellings: 30% bed spaces
21. Figure 3.3 below shows that in 2017 through to 2019, there has been an increase in the percentage of affordable housing developed. Table 3.7 shows that in 2017-18 104 affordable dwellings were completed with 408 bed spaces which represents approximately 16% of all dwellings completed (gross) and 15% of all bed space completions. This is higher than previous years and includes provision of 20 affordable dwellings on the former Lance Way development, now known as Olympic Way, and 44 dwellings on the former RAF Daws Hill site (this includes 3 DOMV units - Discounted Open Market Value – in this case 20% of full market value). The remaining affordable completions were across 19 Red Kite sites.
22. In 2018-19 provision increased further; 192 affordable dwellings were completed with 623 bed spaces. This represents approximately 22% of all dwellings completed (gross) and 19% of all bed space completions. This included 110 units at the Hughenden Quarter Extra Care scheme in High Wycombe, 28 units at the former RAF Daws Hill site and 25 units at the Portlands site in Marlow.



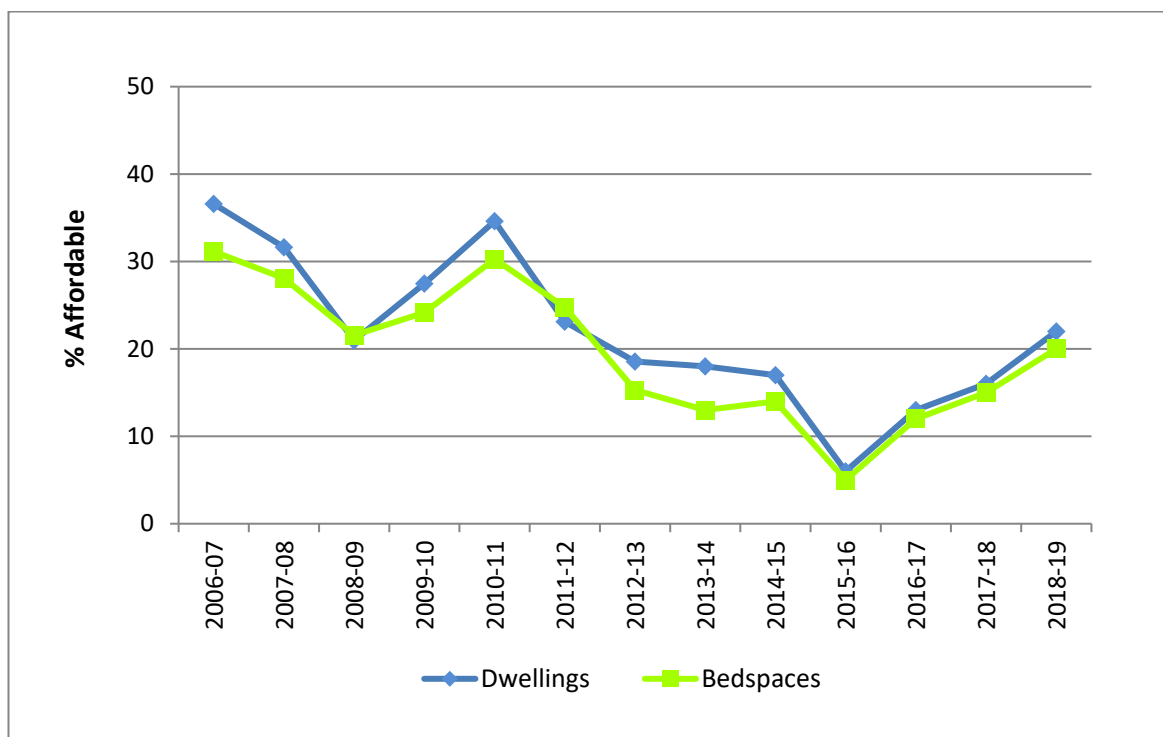


Figure 3-3 % Affordable Dwellings and Bed spaces (Gross) 2006-19

Year	Affordable dwellings completed	Affordable bed spaces completed	Total affordable dwellings completed	Total affordable bed spaces completed	Percentage affordable dwellings completed	Percentage affordable bed spaces completed
2006-07	270	907	738	2,913	36.6	31.1
2007-08	210	728	664	2,594	31.6	28.1
2008-09	148	511	706	2,370	21.0	21.6
2009-10	106	418	386	1,730	27.5	24.2
2010-11	218	425	630	1,404	34.6	30.3
2011-12	128	574	554	2,316	23.1	24.8
2012-13	49	200	264	1,308	18.6	15.3
2013-14	55	204	305	1,602	18.0	12.7
2014-15	83	315	491	2,305	16.9	13.7
2015-16	28	107	480	2,182	5.8	4.9
2016-17	133	494	1,011	4,239	13.2	11.7
2017-18	104	408	662	2,742	15.7%	14.9%
2018-19	192	623	891	3,100	21.5%	19.2%
Total 2006-19	<b>1,724</b>	<b>5,914</b>	<b>7,782</b>	<b>30,805</b>	<b>22.2%</b>	<b>19.2%</b>

Table 3-6 Affordable Dwellings as a Total and % of all Completions

23. Over the period 2006-19, affordable housing accounted for 22.2% of gross dwelling completions and 19.2% of bed spaces (See Table 3-7).
24. The Core Strategy target for 2011-26 was for 27% of all dwellings and bed spaces to be affordable. The results for 2017-18 and 2018-19 are below this target – but still much improved since 2015-16.

25. At 1 April 2019, 157 affordable dwellings were under construction and a further 228 had planning permission.
26. Section 2 of the Technical Appendices includes details on the specific sites where affordable housing was secured in 2017-19.

### **Housing Delivery Test**

27. The Council has received the results of the 2020 Housing Delivery Test (HDT) assessment. The HDT looks at the number of homes required in the preceding three years and the number supplied in those years respectively in order to calculate whether the authority has delivered an adequate proportion of dwellings.
28. The results for all authorities can be seen on the [Housing Delivery Test web page](#).
29. There are consequences for the Council if the Housing Delivery Test shows that housing delivery is below target:
  - The publication of an action plan if delivery falls below 95%.
  - A 20% buffer on our 5-year land supply if housing delivery falls below 85%.
  - A presumption in favour of sustainable development if housing delivery falls below 45% (2019), and from 2020, 75%.
30. The 2019 measurement for the Wycombe Area is 124%. This level of delivery ensures there are no resulting consequences, such as the need to produce an Action Plan. In 2019 it was 160% and in 2018 107%.
31. The HDT assessment of delivery includes a credit for communal accommodation. It sources this data from the Housing Flows and Reconciliation (HFR) return which the Council completes each year. The HFR records changes to the District's overall dwelling stock (losses, gains, conversions etc.). It breaks these down into type, e.g. conversions, new build, demolitions. It also reports on communal accommodation although this is counted separately and does not contribute to the dwelling stock.
32. Communal accommodation includes student halls, care homes, hostels, school boarding and barracks. It is not exclusively C2 development (residential institutions).
33. The HDT methodology applies a Census derived ratio to communal accommodation. It uses this to calculate the number of dwellings potentially made available due to the provision of this alternative accommodation. This currently stands at 2.5 for net student bedrooms and 1.8 for all other communal accommodation (the net gain is calculated by dividing the total gained from that accommodation type by the ratio).
34. The Council currently does not include communal accommodation in housing supply calculations (e.g. 5-year supply). Given that Central Government recognise the contribution this type of development makes in meeting need, this is something that we shall be investigating in the future.

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## 4. Housing - Requirements and Future Supply

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### Housing Requirements and Supply

35. This section updates the Council's position on the housing land requirement and supply calculations for the former Wycombe Area. The analysis of supply referred to in this section uses a 2020 base date.

### Housing Requirement

36. There are currently two methods for identifying an authority's housing requirement. One method relies on a target being set in an up-to-date plan (less than 5 years old), and the other, where there is no up-to-date plan, uses the Government's 'standard method'.
37. The former Wycombe District Council (now part of Buckinghamshire Council) adopted a new Local Plan in August 2019. Policy CP4 of the adopted Local Plan sets out the housing requirement and this still applies to the Wycombe Area. As the Local Plan is up-to-date we do not need to use the Government's standard method.

### Wycombe Local Plan housing requirement

38. For information on the wider Buckinghamshire Council area please see the Buckinghamshire Housing Land Supply Position April 2020, which can be found on the ['Housing land supply and housing trajectory' web page](#) Please note that the five year housing land supply position for each of the former districts is a shifting position updated annually. These figures relate only to the Wycombe area.

### Basis for the housing requirement calculation

39. The five-year period is 1 April 2020 to 31 March 2025. This accords with paragraph 73 of the 2019 National Planning Policy Framework (NPPF). In order to update the supply all completed sites and expired permissions were removed and sites with permission at the baseline were added. Completions are captured separately and are reflected in the calculation of the 5-year requirement.
40. The Wycombe Area is covered by an adopted Local Plan housing requirement, as set out in the Wycombe Local Plan (August, 2019). The requirement is 10,925 dwellings over the period 2013 to 2033. This gives an annualised rate of 546.25 dwellings per annum. Table 4-2 below updates this as a 5-year supply requirement, taking account the completions already secured between 2013 and 2020, as detailed in Table 4-1.

Table 4-1 Dwelling completions between 2013 and 2020

<b>Completions</b>	<b>Total</b>
2013-14	266
2014-15	423
2015-16	376
2016-17	788
2017-18	551
2018-19	814
2019-20	366
<b>Total 2013-20</b>	<b>3,584</b>

Table 4-2 Wycombe Area Housing Requirement

<b>Element of 5 year supply calculation</b>	<b>Total</b>
<b>Completions against target</b>	
Plan target 2013-2033	10,925
Annualised plan target	546.25
Target 2013-20 (7 x 546.25)	3,824
Completions 2013-20	3,584
Supply shortfall against target	-240
<b>5 yr Supply target</b>	
Target 2020-25 (5 x 546.25)	2,731
Shortfall to be added	240
Total including shortfall	2,971
5% buffer	149
<b>Total (2,971) + 5% buffer</b>	<b>3,120</b>
Annualised target	624

41. The total 5YS requirement for 2020-2025 is 3,120 homes.

42. In accordance with the NPPF, Buckinghamshire Council is able to show a five year supply of deliverable housing sites applying the appropriate buffer of 5%. The 5% buffer applies in the Wycombe Area because of previous good levels of delivery resulting in a 2020 Housing Delivery Test result of 124%.
43. A Housing Delivery Test result of over 95% means that no consequences will apply for any under-delivery (PPG Housing and Economic Land Availability Assessment Para 0623). Therefore, in accordance with NPPF paragraph 73 and footnote 39, the appropriate buffer to be applied to is 5% to ensure choice and competition in the market for land, and the Council is not required to prepare an action plan as per paragraph 75 of the NPPF.
44. The Wycombe Local Plan (August 2019) sets out a requirement of 10,925 dwellings to be delivered in the period 2013-33. See Policy CP4 – Delivering Homes in the [Wycombe local plan](#). This equates to 546.25 dwellings per annum and this is the basis for assessing our 5-year supply.

#### **Housing supply**

45. A five year supply statement for the former Wycombe Area was published in March 2021. The position statement was prepared in line with the 2019 NPPF and the latest national Planning Practice Guidance.
46. Buckinghamshire Council is able to demonstrate more than five years' supply of deliverable housing sites for the Wycombe area from a 31 March 2020 base date, this assessment identifies that there is a 7.7 year supply of housing sites. This supersedes any earlier assessment of five year supply (5YS).
47. The March 2021 5 year supply statement can be viewed on our website: [Wycombe Area Five Year Housing Land Supply Position Statement March 2021](#). Please refer to our website for the latest housing supply information.

#### **Next steps – five-year supply**

48. Any new information will be published on our '[How we prepare planning policies](#)' web page or on the Buckinghamshire Council website via the [Planning Policy and guidance web page](#).
49. As mentioned above as well as a five year supply statement for the former Wycombe Area, published in March 2021, there is a five year supply statement for Buckinghamshire, published in April 2020.

**C2 use class**

50. Use Class C2 (residential institutions) relates to residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
51. The National Planning Practice Guidance identifies that Local Planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement.

How should authorities count older people's housing completions?

“Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published census data.”

[NPPG](#), Paragraph: 043 Reference ID: 3-043-20180913

Revision date: 13 09 2018

52. The Bucks HEDNA (December 2016) advises that “The Councils will therefore need to consider the most appropriate way to count the supply of bed spaces in residential institutions (Use Class C2) as part of their overall housing monitoring, and decide whether this should form part of the overall housing supply.
53. If bed spaces in residential institutions in Use Class C2 are counted within the housing supply, then the increase in institutional population aged 75 or over would need to be counted as a component of the housing requirement (in addition to the assessed OAN). If these bed spaces are not counted within the housing supply, then there is no need to include the increase in institutional population as part of the housing requirement (Para. 8.49).”
54. In line with this advice, as the demand for C2 was not included within the Wycombe Local Plan housing target, the Council has therefore not counted C2 accommodation in the Council's housing supply. We still monitor this important supply of accommodation. This is even more important now that Government count a supply from C2 within the Housing Delivery Test calculation (see paragraphs 38 to 43 of this report). This method of counting a supply, a Census based ratio to indicate the amount of housing freed up via the provision of C2 and student bed spaces, may be something the Council includes in the future.
55. Across other areas of Buckinghamshire Council, C2 is counted in housing supply calculations when they are made against Local Housing Need (in line with guidance). Where calculations are made against a proposed housing target which does not include C2, as is the case in Aylesbury Vale, supply calculations do not include C2.
56. The HEDNA identifies a need for institutional, or C2, accommodation of 590 bed spaces. This update identifies that 511 bed spaces have been completed within the District in the years 2013-2019. Further to this, at the 1<sup>st</sup> April 2019 base date, 23 bed

spaces were under construction and 263 bed spaces had permission. For details of sites see Section 2 of the Technical Appendices.

### Small Sites Windfall Allowance

57. Windfall sites are those not allocated in the development plan. These are defined as small sites (4 units and below) to ensure there is no double counting against any other unallocated sites identified in the housing supply. In the Wycombe Area this source of supply is counted from year 5 onwards. In the rest of Buckinghamshire, it is counted from year 4 onwards.
58. The Wycombe Area housing supply includes a small sites windfall allowance in accordance with paragraph 48 of the previous NPPF. The previous and current NPPF allow for windfall sites to be included in the five-year supply (and beyond) where there is compelling evidence that such sites have consistently become available and will continue to provide a reliable source of supply.
59. Any allowance needs to be realistic, having regard to the Housing and Economic Land Availability Assessment (HELAA), historic windfall delivery rates and expected future trends.
60. The windfall allowance used in the Wycombe Local Plan housing supply assessment excludes residential gardens in accordance with the NPPF in place at the time the plan was submitted. In that assessment, supply from residential intensification sites has been excluded to ensure no garden land was included.
61. Assessment of supply under the February 2019 NPPF allows for the inclusion of supply from residential gardens. The adopted plan does not prevent this type of development, but design policies in the plan will ensure that the design and location of schemes is suitable and appropriate. Data from the last ten years demonstrates consistent delivery from this source. On average 52 dwellings per annum have been completed on residential intensification sites. If this supply is included it brings the windfall allowance to an average of 101 dwellings per annum, from year 5 onwards.

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.”

Paragraph 70, [National Planning Policy Framework](#), February 2019

62. The windfall allowance is only included in years where no completions are counted from small site permissions, again to avoid any double counting of supply.
63. In line with the agreed HELAA methodology, we originally gauged average levels of completions by referring to p trends over the last 5 years. , We now use a 10 year

average, bringing the windfall allowance up to 49 units per annum. This ensures that the windfall allowance takes account of a longer time period which reflects a full economic cycle.

64. See Section 2 of the Technical Appendices for more detail.



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## 5. Community Infrastructure Levy

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### About Developer Contributions

65. Directly or indirectly, new development often brings the need for new and improved infrastructure. Typically, this is as a result of additional population and their requirements or as a result, for example, of extra traffic and travel demands.
66. Wycombe District Council adopted a Community Infrastructure Levy (CIL) Charging Schedule on 1 November 2012.
67. CIL funds contribute to the delivery of infrastructure to support the development of the area. Parish and Town Councils receive 15% of the CIL raised from developments in their areas. This rises to 25% in areas with adopted neighbourhood plans.
68. The powers to collect CIL largely supersede funding of off-site infrastructure through pooled developer contributions secured via planning obligations under section 106 of the Town and Country Planning Act 1990. However, planning obligations (including financial contributions) may still be sought alongside the CIL to ensure individual developments are acceptable in planning terms. Obligations may include measures such as immediate junction improvements or the provision of affordable housing in line with policy requirements.
69. The Council's current CIL tariff is set out on our [website](#). The Council adopted a Planning Obligations SPD in April 2013 which sets out when planning obligations may be secured and sets out the relationship between planning obligations and the CIL.
70. Find out more on the [Wycombe Area CIL](#).
71. Find out more about the [CIL and Section 106 funding programmes and the CIL Monitoring Reports](#).

This document is researched and produced by the Planning Policy Team. We are always aiming to improve from year to year and we would be pleased to receive any comments you have on this publication.

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