



Wycombe Monitoring Report

Monitoring Period 1st April 2015 to 31st March 2017

March 2018



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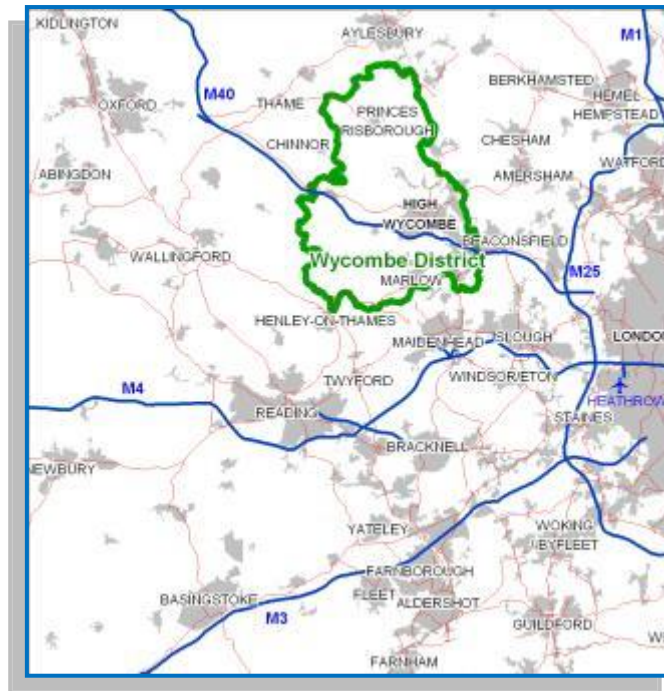
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1. INTRODUCTION

Wycombe District Council - Authority Monitoring Report

1. This is the eleventh Wycombe Authority Monitoring Report covering the two monitoring years spanning the period 1 April 2015 to 31 March 2017. This year's report focuses on the statutory reporting requirements as specified under the Town and Country Planning (Local Planning) (England) Regulations 2012 No767 – Part A.
2. The report contains essential monitoring updates on the progress of production of development plans, the delivery of sites for housing and economic development and associated losses. The report also sets out our collaborative work under the Duty to Co-operate and funds collected and spent or distributed through Section106 agreements and the Community Infrastructure Levy.
3. The report also looks ahead and sets out the current 5 year housing land supply position to a 2017 base date. Longer-term housing projections and phasing of sites are also set out (headlines in the main document and a detailed trajectory of sites in the Technical Appendices).



- 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 District Council website. All documents relating to the current plans for the District and the future new Wycombe District Local Plan can also be found on our website at www.wycombe.gov.uk.

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2. PROGRESS REPORT ON PLANS

Plan Making Locally

5. The publication of the National Planning Policy Framework (NPPF) in March 2012 urged authorities to bring their plans up to date. The Council has continued to do this, making progress on a number of important areas, chiefly a new Local Plan for Wycombe District.

Local Plans

6. One of the purposes of the Monitoring Report is to set out how the Council has performed in achieving the milestones for preparing the various plans that make up the Development Plan. These milestones are set out in the Local Development Scheme (LDS)¹.
7. Our Local Development Scheme was last updated in August 2017. It sets out a programme for preparing the new Local Plan, which now incorporates the previously proposed Princes Risborough Town Plan.
8. During the period covered by this monitoring report (Apr 2015 – Mar 2017) significant progress was made in preparing the Local Plan including developing and consulting on draft proposals for Princes Risborough and an overall draft Plan, both in 2016. Extensive work on developing the evidence base and engagement on strategic issues as part of the Duty to Cooperate also took place during this period.
9. Looking ahead, the key milestones for the Local Plan timetable are as follows:
 - September 2017: draft Wycombe District Local Plan taken to our Cabinet and Council.
 - October 2017: consultation held on the Wycombe District Local Plan for six weeks. This is final public consultation before we submit our Local Plan to the Planning Inspectorate.
 - March 2018: Wycombe District Local Plan submitted to the Planning Inspectorate.
 - June / July 2018: public examination of the Wycombe District Local Plan, presided over by an examiner from the Planning Inspectorate. The timing of this stage is determined by the Planning Inspectorate.
 - Early 2019: we adopt the Wycombe District Local Plan as the development plan for the Wycombe District, subject to the outcome of the public examination.
10. At the time of finalising this report the first two of the above steps were completed to timetable and the Council still intends to submit the Plan to the Planning Inspectorate in March 2018.

¹ [Local Development Scheme web page](#)

Neighbourhood Plans and Orders

11. **Bledlow-cum-Saunderton:** In August 2016 Bledlow-cum-Saunderton parish council submitted a proposed neighbourhood plan for formal consultation. After a period of consultation on the plan it was submitted for independent external examination, and after reviewing the examiner's report, it was determined that the plan (with modifications) would proceed to a parish referendum.
12. Over 80 per cent of those eligible to vote, voted in favour of the Bledlow-cum-Saunderton Neighbourhood Plan¹. Following this result, on 23 June 2017, Wycombe District Council “made” (adopted) the Neighbourhood Plan. This means that the plan now forms part of Wycombe Development Plan and must be given full weight when determining planning applications in the designated Neighbourhood Area (Bledlow-cum-Saunderton Parish).
13. **Longwick-cum-Ilmer:** the parish was designated as a neighbourhood area in March 2015. Longwick-cum-Ilmer Parish Council submitted a neighbourhood plan² for its parish area and public consultation on the neighbourhood plan took place between 25 August 2017 and Monday 9 October 2017.
14. The plan was then submitted for independent examination and went on to be the subject of a local referendum on 8 March 2018. Over 90% of those who voted supported the Plan and it is expected that the Plan will be “made” during March 2018.
15. **Wooburn and Bourne End parish:** The parish was designated as a neighbourhood area in February 2015 but, despite encouragement by WDC, work to draft a neighbourhood plan has yet to begin in earnest.
16. **Daws Hill Neighbourhood Area:** The Daws Hill residents' association was formally designated as a neighbourhood forum in 2012. Neighbourhood forum designations expire after five years, so a new application for a Daws Hill neighbourhood forum has been submitted and consulted on. On 12 February 2018 the Daws Hill Neighbourhood Forum was re-designated. This means that the forum is authorised to act in relation to the Daws Hill Neighbourhood Area for the purposes of producing neighbourhood development plans and neighbourhood development orders.
17. **Great and Little Kimble parish:** The parish was designated as a neighbourhood area in November 2017 and work to prepare a neighbourhood plan has begun.

Supplementary Planning Documents (SPDs) and other Guidance

18. In June 2017 the Council updated its guidance relating to the design of residential developments. The residential design guidance SPD³ aims to ensure that all new residential development is designed well, contributes positively to the area and is great to live in for years to come.

¹ [Bledlow-cum-Saunderton Neighbourhood Plan](#)

² [Longwick-cum-Ilmer Neighbourhood Plan](#)

³ [The Residential Design Guidance SPD](#)

19. It replaces the current guidance provided in appendix 1 of the adopted local plan (amended July 2013), and it applies to all residential development in the district.

20. The guidance primarily deals with the issues that are seen as being most important for Wycombe district including:

- Character
- Connections and movement
- Green infrastructure
- Parking design
- Building relationships
- Flat design

21. The Council has been working actively with local communities and landowners/developers on the preparation of development briefs for the reserves sites in the Core Strategy. Progress on these is set out below:

Within the monitoring period formally covered by this report the Abbey Barn South brief was adopted 11 July 2016. Since then:

- The Gomm Valley and Ashwells development brief was adopted in July 2017
- The Terriers Farm and Slate Meadow development briefs were considered by the Council's Cabinet on 12 March 2018 and Cabinet agreed to adopt both briefs subject to the incorporation of some amendments.

Duty to Co-operate

22. Councils and public bodies are required to engage constructively, actively and on an on-going basis to develop strategic policies and requires councils to consider joint approaches to plan making.

23. The Council has been actively engaging with relevant authorities on strategic matters. This includes Plans the Council has been preparing and plans being prepared by other authorities.

24. A draft Duty to Cooperate Report summarising the work undertaken by the Council in the run up to the publication of the Wycombe Local Plan was published in September 2017¹ and a final report will be published alongside the plan when it is submitted. The report summarises the main strategic issues identified through the Council's collaborative working under the Duty to Cooperate, the main actions undertaken and the main outcomes secured. The key outcomes, many of which arise from the joint preparation or commissioning of the evidence base that informs the Local Plan, are set out below but for more detail please see the main report.

25. Amongst the key outcomes are:

¹ <https://www.wycombe.gov.uk/pages/Planning-and-building-control/New-local-plan-supporting-evidence/New-local-plan-publication-version-supporting-evidence.aspx>

- The identification of the housing market area (HMA) and functional economic market area (FEMA) as the basis for the areas for 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;
- 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 mitigation measures, with the Buckinghamshire authorities, particularly Buckinghamshire County Council;
- 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.

3. HOUSING DELIVERY – PERFORMANCE AGAINST CURRENT TARGETS

19. It is a requirement that the authority's monitoring report should 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
2006-07	607	8,050	402.5	151%
2007-08	611	7,443	391.7	156%
2008-09	625	6,832	379.6	165%
2009-10	304	6,207	365.1	83%
2010-11	575	5,903	368.9	156%
2011-12	514	5,328	355.2	145%
2012-13	223	4,814	343.9	65%
2013-14	266	4,591	353.2	75%
2014-15	423	4,325	360.4	117%
2015-16	376	3,902	354.7	106%
2016-17	788	3,526	352.6	223%
Total 2006-17	5,312	8,050	4,428	120%
2017-2026	n/a	2,738	304.2	n/a
Requirement (2017-26)	n/a	2,738	2,738 (304.2 dpa)	n/a
Estimated 2017-18	494	2,244	280.5	176%
Total (2006-18)	5,806	8,050	4,830	120%
Requirement (2018-26)	n/a	2,244	2,244 (280.5 dpa)	n/a

Table 3.1 Net Dwelling Completions from 2006-17

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

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

**Please note it is now considered the Core Strategy housing target does not represent the full objectively assessed needs; details of the new approach and figures are provided later in this housing section*

20. A total of 376 net dwellings were completed in 2015-16 and 788 in 2016-17, resulting in a total of 5,312 dwellings in the period 2006-17. A further 797 dwellings (net) were on sites under construction on 1 April 2017. The high completion figure of 788 for 2016-17 is a result of several factors; including a high number of completions from sites falling under permitted development office to residential conversions – 216 - and a total of 224 completions from some of the

larger housing sites, namely Daws Hill (Pine Tree Developments), former De La Rue site, the Wycombe Marsh site and at Kingswood School.

21. In terms of target, the total of 5,312 dwellings in the period 2006-17 is 20% above the Core Strategy target⁺ for 2006-17 and would leave a residual requirement of 2,738 dwellings for the remaining 9 years of the plan period – equivalent to 304.2 dwellings per annum. However the Core Strategy target is no longer considered to be up-to-date in accordance with National Planning Policy Framework tests. A new target will be identified in the next Local Plan but in the interim period the need figure identified in the HEDNA Addendum (September 2017) (Housing and Economic Development Needs Assessment) will be the starting point that the 5 year housing land supply will be assessed against.

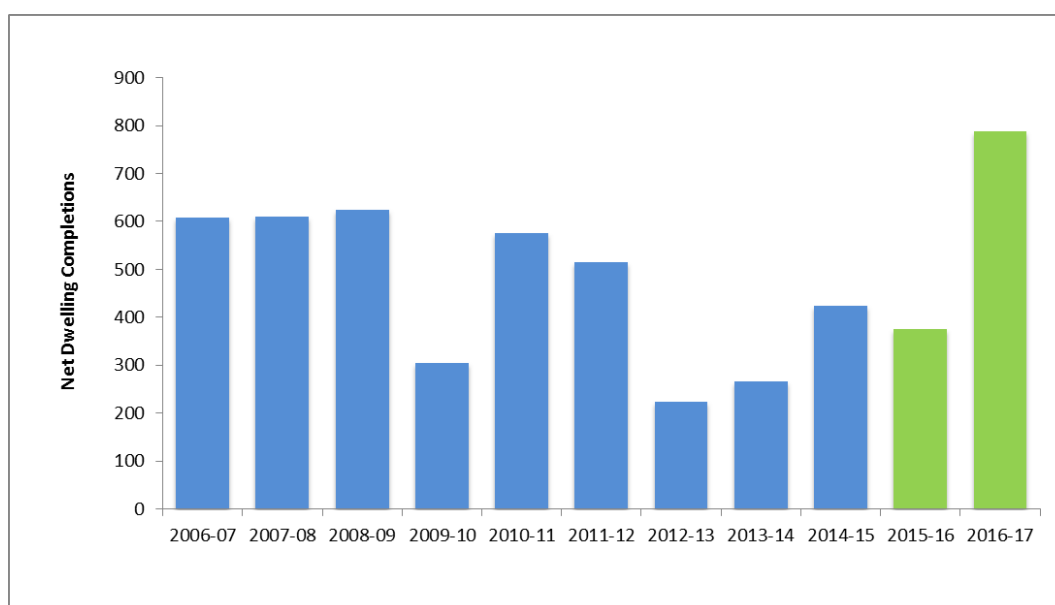


Figure 3.1 Annual completions

22. For further information please see the Housing and Economic Land Availability Assessment (HELAA) 2017⁶.

⁶ <https://www.wycombe.gov.uk/pages/Planning-and-building-control/New-local-plan-supporting-evidence/New-local-plan-publication-version-supporting-evidence.aspx>

Delivery in Sub-Regions and Policy Areas

23. The Core Strategy identifies a target of 402.5 dwellings per annum in the District (dpa) – 362 dpa (90%) in the Western Corridor and Blackwater Valley (WCBV) sub-region and 40.5 dpa (10%) in the residual area, of which at least 24 dpa should be delivered in Princes Risborough.

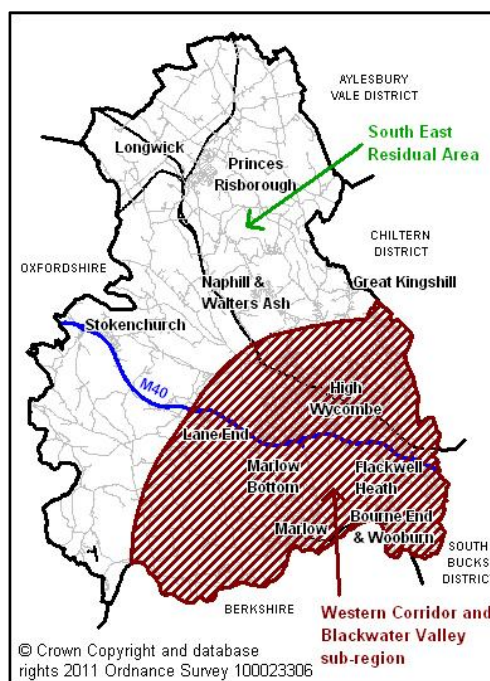


Figure 3.2 Sub-Regions and Urban Areas

24. Table 3.2 and Figure 3.2 show that in 2015-16, 293 dwellings (78%) were delivered in the WCBV sub-region, 83 (22%) in the residual area (including 13, 3% of total - at Princes Risborough). In 2016-17, 730 dwellings (93%) were delivered in the WCBV sub-region, 58 (7%) in the residual area (including 16, 2% of total at Princes Risborough). Since the start of the plan period in 2006, 4,724 dwellings (89%) have been completed in the WCBV sub-region, 588 (11%) in the residual area of which 255 have been in Princes Risborough.

25. Average rates (see Table 3.3) over the eleven year period are 429 in the WCBV sub-region and 53 in the residual area, of which 23 dpa have been in Princes Risborough. Having regard to previous delivery since 2006, the housing targets for each area can be adjusted to 279.6 dpa in WCBV, 24.7 dpa in the residual area of which 25.0 dpa in Princes Risborough. As noted above, this is assessed against the Core Strategy targets.

26. Section 5 of the Technical Appendices includes detailed completion figures in sub-regions, identified settlements, local community areas and parishes.

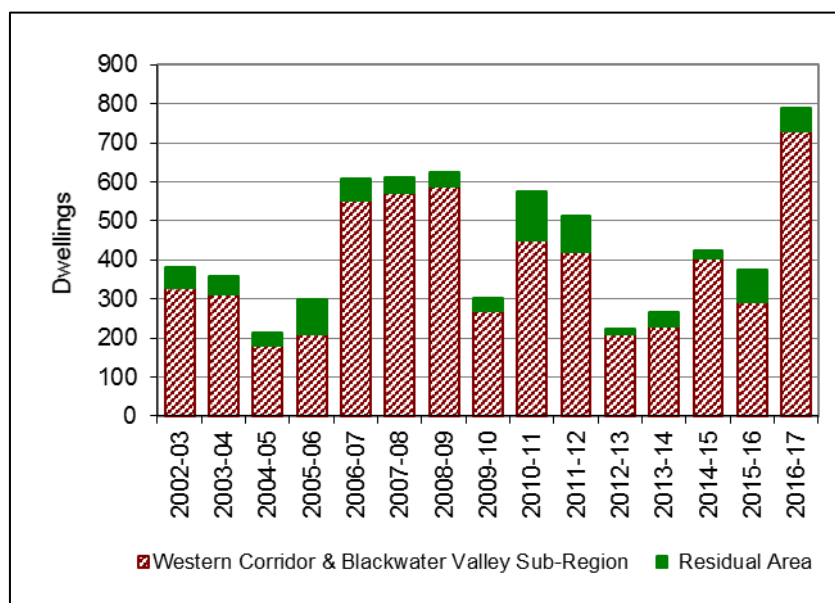


Figure 3.3 Net Dwelling Completions by Sub-Region 2002-17

Year	Western Corridor & Blackwater Valley Sub-Region		Residual Area		Princes Risborough		Total
	Number	%	Number	%	Number	%	Number
2002-03	330	87	51	13	18	5	381
2003-04	311	87	46	13	6	2	357
2004-05	181	85	33	15	2	1	214
2005-06	211	70	89	30	5	2	300
2006-07	554	91	53	9	25	4	607
2007-08	571	93	40	7	18	3	611
2008-09	587	94	38	6	1	0	625
2009-10	271	89	33	11	6	2	304
2010-11	452	79	123	21	83	14	575
2011-12	422	82	92	18	76	15	514
2012-13	209	94	14	6	3	1	223
2013-14	230	86	36	14	6	2	266
2014-15	405	96	18	4	8	2	423
2015-16	293	78	83	22	13	3	376
2016-17	730	93	58	7	16	2	788
Total 2006-17	4,724	89	588	11	255	5	5,312

Table 3.2 Dwelling Completions by Sub-Region

Area	Net dwelling completions 2006-17	Average annual completions 2006-17 (dpa)	Annual requirement (dpa)	Performance against original annualised requirement (%)	Residual annual requirement
District	5,312	483	402.5	120%	304.2
Western Corridor and Blackwater Valley	4,724	429	362	119%	279.6
Rest of District	588	53	40.5	132%	24.7
of which Princes Risborough	255	23	24	97%	25.0

Table 3.3 Dwelling Completions – Performance Against Core Strategy Requirement

27. Table 3.3 shows that each policy area has exceeded the housing requirement set by Core Strategy policies over the first eleven years of the plan period, save Princes Risborough which still delivers a healthy 97% against target. The District as a whole delivered 20% more homes than required between 2006 and 2017. The Western Corridor and Blackwater Valley sub-region exceeded the annualised requirement by 19% and the rest of the District exceeded it by 32%.

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
2006-07	25	480	24.0	104%
2007-08	18	455	23.9	75%
2008-09	1	437	24.3	4%
2009-10	6	436	25.6	23%
2010-11	83	430	26.9	309%
2011-12	76	347	23.1	329%
2012-13	3	271	19.4	15%
2013-14	6	268	20.6	29%
2014-15	8	262	21.8	37%
2015-16	13	254	23.1	56%
2016-17	16	241	24.1	66%
Future requirement 2017-26	n/a	225	25.0	n/a

Table 3.4 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 24 dwelling per annum rate.

Affordable Housing and Housing Mix

30. The provision of affordable housing remains an important objective for Wycombe District. In the Wycombe Core Strategy there is a requirement for the provision of affordable housing according to the following schedule (see Policy CS13 for details).

Site size	Previously greenfield or business use	Other sites
At least 15 dwellings (or 0.5 ha) on sites within High Wycombe, Marlow and Princes Risborough urban areas	40% of all bedspaces	30% of all bedspaces
At least 5 dwellings (or 0.16 ha) elsewhere in the District	40% of all bedspaces	30% of all bedspaces

Table 3.5 Affordable Housing Requirements

Written Ministerial Statement on Affordable Housing Thresholds and Vacant Building Credit

31. On 28 November 2014 the Minister of State for Planning and Housing, Brandon Lewis MP, revised national planning policy concerning the use of section 106 planning obligations through a written ministerial statement (WMS). The national Planning Practice Guidance (PPG) was simultaneously updated to set out implementation guidance, and again updated on 26 March 2015 for further clarification.
32. The two primary changes introduced by the Ministerial Statement were the introduction of national thresholds for securing planning obligations; and the introduction of a 'vacant building credit' (VBC) when calculating affordable housing requirements.

Planning obligation thresholds

33. The WMS and updated PPG state that affordable housing or tariff style contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floorspace of no more than 1,000 sqm (gross internal area).
34. The PPG states that in designated rural areas, local authorities may choose to apply a lower threshold of 5 units or less. In this case affordable housing should only be sought in the forms of cash payments (not on-site) from developments of between 6 and 10 units.
35. Designated rural areas are defined in Section 157 of the 1985 Housing Act as National Parks, Areas of Outstanding Natural Beauty, or an area designated by

order of the Secretary of State. In Wycombe district the only area that is designated is the AONB. Version 2 November 2017 Page 2.

36. The restrictions on seeking planning obligations contributions do not apply to development on Rural Exception Sites.

Wycombe District Council's position on the national planning obligation thresholds⁷

37. With the introduction of the Wycombe Community Infrastructure Levy Charging Schedule in November 2012, the Council no longer seeks tariff style contributions through S106 contributions that are pooled into funding pots. Therefore the threshold changes on tariff-style contributions have no impact on the current approach and policies of the Council.
38. Core Strategy Policy CS13 sets out the Council's current affordable housing policies and the detail is provided in the 2013 Planning Obligations SPD. The Council requires that affordable housing is provided within developments of 15 dwellings or more (or a minimum of 0.5ha) in the urban areas of High Wycombe, Marlow and Princes Risborough.
39. Despite the change in national policy, Wycombe District Council proposes not to amend the current thresholds in the urban areas as set out in CS13 for the time-being. The thresholds will be altered through the new Wycombe Local Plan.
40. In the remainder of the district current policy requires that affordable housing is provided on sites of 5 dwellings or more and normally on site. In light of the new national thresholds the Council will apply the national threshold and only seek affordable housing commuted sums on sites of between 6 and 10 dwellings within the Area of Outstanding Natural Beauty. This is on the basis that the WMS and PPG carry sufficient weight as material considerations to justify a departure from adopted Policy CS13, but those parts of current policy that fit with the WMS and PPG are still up-to-date and should be given full weight.
41. On developments of 11 dwellings or more in all areas of the district outside the urban areas of High Wycombe, Marlow and Princes Risborough and beyond the AONB affordable will continue to be required on site.
42. For more information on affordable housing provision see the Planning Obligations SPD (April 2013), and Section 3.3 of the Technical Appendices of this report.

Affordable Housing Monitoring

43. Table 3.6 and Figure 3.4 show that in 2015-16, 28 affordable dwellings were completed with 107 bed spaces, this represents approximately 6% of all dwellings completed (gross) and 5% of all bed space completions. This is lower than previous years due to the affordable dwelling completions being on small sites.

⁷ <https://www.wycombe.gov.uk/uploads/public/documents/Planning/Planning-policy/Topic-based/Affordable-housing-thresholds-and-vacant-building-credit-advice.pdf>

Comparatively in 2016-17 the number of affordable completions increased to 13% of dwellings and 12% of bed spaces. This included provision on the following sites the former Lance Way development, now known as Olympic Way, former RAF Daws Hill site and the former De La Rue site on Coates Lane.



Figure 3.4 % Affordable Dwellings and Bedspaces (Gross) 2006-17

Year	Affordable Completions		Total Completions (Gross)		Percentage Affordable (%)	
	Dwellings	Bedspaces	Dwellings	Bedspaces	Dwellings	Bedspaces
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	1602	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
Total 2006-17	1,428	4,883	6,229	24,963	22.9	19.6

Table 3.6 Affordable Dwellings as a Total and % of all Completions

44. Over the period 2006-17, affordable housing accounted for 22.9% of gross dwelling completions and 19.6% of bed spaces (See Table 3.6).

45. The target for 2011-26 is for 27% of all dwellings and bed spaces to be affordable. The results for 2015-16 and 2016-17 are well below this target – with

only 5.8% and 13.2% affordable dwellings and 4.9% and 11.7% affordable bed spaces respectively.

46. At 1 April 2017, 308 affordable dwellings were under construction and a further 339 had planning permission.

47. Section 3.6 of the Technical Appendices includes details on the specific sites where affordable housing was secured in 2015-16 and 2016-17.

4. HOUSING DELIVERY - REQUIREMENTS AND FUTURE SUPPLY

Housing Requirements and Supply

48. This section updates the housing land supply calculations set out in the Five Year Housing Land Supply Position Statement published in December 2016 and the HELAA published in September 2017. This new analysis of supply takes account of the monitoring period between 1 April 2016 and 31 March 2017.

Housing Requirement

49. The Wycombe Core Strategy was adopted in July 2008 covering the period 2006 to 2026 prior to the publication of the NPPF. It sets a housing provision of 8,050 dwellings up to 2026, established in the context of the requirement set out in the South East Plan, which has since been revoked. It is considered that this housing target does not represent the full objectively assessed needs of Wycombe District and therefore is out of date (however this monitoring report continues to show performance against the Core Strategy target of 402.5 dwellings per annum (dpa) for information and in lieu of a new adopted target).

50. On this basis the Council has produced a new Local Plan⁸, which includes identification of a new housing requirement based on an objectively assessed housing need.

51. A joint study was commissioned to produce a 'Housing and Economic Development Needs Assessment' (HEDNA)⁹ for the Central Buckinghamshire Housing Market Area (consisting of Aylesbury Vale, Chiltern and Wycombe districts). South Bucks joined the area later when they decided to produce a joint Local Plan with Chiltern District (November 2015). The Council believes that the HEDNA is fully compliant with the NPPF and PPG, taking account of the latest demographic data and guidance, employment forecasting and market signals.

52. The Draft HEDNA report identified a housing need of 15,011 dwellings for Wycombe District (751 dwellings per annum). This was updated following release by ONS and CLG of new household and population projections and estimates in mid-2016. This resulted in revised Housing OAN figures, 12,900 for Wycombe District and 45,600 for the HMA as a whole. These updated figures are in the Buckinghamshire HEDNA Update published in December 2016¹⁰.

53. The HEDNA Update (December 2016) contained an error in relation to the impact of the adjustment for suppressed household formation rates from the OAN. A HEDNA Addendum¹¹ (September 2017) was produced, which contained an erratum which corrected the housing OAN figure for Wycombe District and as a result increased the housing OAN by 300 dwellings to 13,200 for the District

⁸ Timescales for preparing a new Local Plan are set out in the [Local Development Scheme](#)

⁹ [Buckinghamshire Housing and Economic Development Needs Assessment 2015.pdf](#)

¹⁰ [Bucks Housing and Economic Development Needs Assessment Update 2016.pdf](#)

¹¹ [Housing and Economic Development Needs Assessment Addendum \(September 2017\)](#)

and by 600 dwellings to 46,200 for the HMA. This is the latest position on the housing OAN.

54. It should be noted that the objectively assessed need does not represent the Local Plan target. The PPG¹² identifies that where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided on the latest full assessment of housing needs should be considered, but weight given to these assessments should take account of the fact that they have not been tested or moderated against relevant constraints.
55. The Local Plan housing target will need to take account of issues such as Green Belt, Areas of Outstanding Natural Beauty, the approach to growth distribution and infrastructure provision, sustainability appraisal, community and stakeholder engagement, deliverability and viability assessments.
56. Princes Risborough is set to deliver 1,662 dwellings within the new Local Plan period which extends to 2033. Delivery is anticipated to begin in 2022/23 though permissions already secured will mean that some small areas will be delivered in advance of that date (Leo Laboratories). There would also be some further delivery beyond the plan period, 559 dwellings.
57. Princes Risborough's expansion is identified as a key element of the strategy to meet the district's housing need. This has been informed by a comprehensive set of evidence, including a landscape capacity study¹³ and an indicative Concept Plan. This growth has been tested through Viability Assessment¹⁴; further Transport Modelling¹⁵ and a Housing Delivery Study for Buckinghamshire¹⁶. Together these new pieces of evidence have resulted in greater certainty for phasing and delivery of the expansion area. For further information please see the HELAA 2017¹⁷ and the Council's website¹⁸.
58. When all of these factors are taken into account the Council has identified that the District is able to provide sites for 10,925 new homes, resulting in an unmet need figure of 2,275. A Buckinghamshire Memorandum of Understanding between Aylesbury Vale District Council, Wycombe District Council, Chiltern District Council, South Bucks District Council, and Buckinghamshire Thames

¹² PPG Paragraph: 030 Reference ID: 3-030-20140306

¹³ Princes Risborough Expansion Landscape Sensitivity and Capacity Study (September 2016)

¹⁴ Princes Risborough Expansion Viability Report (March 2017)

¹⁵ Princes Risborough Transport Modelling (July, 2017)

¹⁶ Housing Delivery Study for Buckinghamshire (June, 2017)

¹⁷ Housing and Economic Land Availability Assessment (HELAA), 2017

¹⁸ https://www.wycombe.gov.uk/pages/Planning-and-building-control/New-local-plan-supporting-evidence/New-local-plan-publication-version-supporting-evidence.aspx#DynamicJumpMenuManager_1_Anchor_19

Valley Local Enterprise Partnership was agreed in July 2017¹⁹, which sets out the unmet housing need of 2,275 for Wycombe District to be accommodated in Aylesbury Vale.

59. This brings the proposed new Local Plan Housing target to 10,925. The Council has published its Local Plan (Regulation 19 stage) with a housing target of 10,925. Aylesbury Vale District Council have submitted their local plan for examination which includes a housing target that includes the 2,275 unmet housing need from Wycombe District.
60. However, for the purpose of the 5 year housing land supply, during this interim period of not having a new Local Plan in place, the housing need set out in the HEDNA represents the most up-to-date assessment of housing need which will be used to assess the current five year housing land supply (13,200).

Updating the Housing Land Supply

61. Sites for the supply of housing are identified through a Housing and Economic Land Availability Assessment (HELAA) for the district. The HELAA identifies housing and employment sites that are, or may become, available for development within the Local Plan period up to 2033, and as such includes short term sites within the next 5 years and longer term supply for the remainder of the plan period. The schedule of sites is updated with current information about availability and deliverability and forms the basis for the sites included in the housing trajectory.
62. The latest HELAA was published in September 2017²⁰ and analysed housing supply against a March 2016 base date. Monitoring data on completions, starts, new permissions and expired schemes can now be used to update that supply analysis to a March 2017 base date.
63. Sites and dwelling numbers have been updated to reflect those units completed or under construction at the new base date (March 2017). New permissions have been added for 2016/17. None of the new permissions were large sites which may have needed detailed phasing information from the developer, and we are not aware of any information to suggest they would not come forward. Sites with planning permission are considered to be deliverable until the permission expires, unless there is clear evidence that schemes will not be implemented within five years (NPPF, footnote 11).
64. Sites where a permission had expired but which were not proposed for allocation or had an existing allocation were removed from the supply.

¹⁹ Memorandum of Understanding between Aylesbury Vale District Council, Chiltern District Council, South Bucks District Council, Buckinghamshire Thames Valley Local Enterprise Partnership (BTVLEP) and Wycombe District Council (July 2017)

²⁰ [Housing and Economic Land Availability Assessment September 2017](#)

65. In addition to the monitoring update, the following adjustments have been made to the housing supply position:

- Some limited adjustment to the phasing of sites in the trajectory, primarily in relation to the 5 year land supply
- Removal of 44 sites (651 units net) from the projected supply. This consists of 470 units now complete; 10 units on schemes which now fall below the 5 unit threshold; 32 units where permission has expired; and 139 units on Former Wycliffe Centre, Horsleys Green (SRD0144). With regard to the latter site a new scheme is being proposed that will not contribute to housing supply (planning reference 17/07241/FUL, 17/08285/FUL).

66. It should be noted that the sites removed from the projected supply due to being complete are included in the completions figures – ‘completions to date’ – and still contribute to meeting our target.

67. In a few cases phasing has been re-examined to ensure timeframes remain realistic. Sites dependent on allocation in order to allow their release (e.g. greenfield/AONB sites) are phased to allow pre-app to run parallel to the Local Plan process but for actual applications to await allocation in the plan once adopted.

68. The Reserve sites and other larger sites have been adjusted in light of timings of anticipated applications and whether these are to be full or outline.

69. There have been some adjustments to sites which have resulted in a gain in units – this is where they are informed by a more recent permission or scheme. Numbers have only been increased where there is evidence to support an increase. For instance on the Easton Street/Duke Street sites the scheme is subject to an Accelerated Funding Bid.

70. There have also been adjustments to the supply from small sites (under threshold) and the windfall assessment to reflect the latest monitoring. Windfall rates have slightly risen reflecting higher completions in 2016-17 (windfall allowance adjusted to reflect last 10 years of completions – moved forward from 2006-16 to 2007-17). See part 3 of the Technical Appendices for details.

Key Supply Statistics

71. It should be noted that the monitoring report and the HELAA do not allocate sites for development and only provide a menu of sites to choose from. It is not the place of the HELAA or the monitoring report to make policy decisions with regard to sites.

Five-Year Supply of Deliverable Sites

72. The NPPF requires authorities to demonstrate a rolling five-year supply of deliverable sites. This requirement applies to the District level only. This is with an additional buffer of either 5% or 20%, (moved forward from later in the plan period), depending on historic delivery rates to ensure choice and competition in the market for land to meet the requirements as set out in paragraph 47 of the National Planning Policy Framework (NPPF). In Wycombe’s case the Council

believes that it only needs to demonstrate an additional 5% over the target due to robust past delivery of housing, in excess of its current housing targets.

73. The five year housing land supply calculation is dynamic and changes as planning permissions are granted and as existing commitments are completed. Therefore it is important that any developer submitting a planning application should have considered the latest position on the five year housing supply calculation from the Council.
74. It is intended that the position is updated annually. Such assessments should not normally need to be updated for a full twelve months unless significant new evidence comes to light or the local authority wishes to update its assessment earlier²¹.
75. The PPG and NPPF sets out the criteria for sites to be considered 'deliverable'²² and therefore contribute to five year supply. Deliverable sites are those that are allocated for housing in the development plan and sites with planning permission (outline, full or prior approvals that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years. However, a site does not have to have a permission or allocation in order to be counted in the five year supply. Those sites without permission have been included where information indicates likely delivery within the five year period. This includes information from landowners, agents, developers, building regulations and development management officers.
76. The Court of Appeal further clarified the status of 'deliverable' sites as set out in para 47 of the NPPF in the judgement of *St Modwen v SSCLG & ERYC* [2017] EWCA Civ 1643. Lord Justice Lindblom ruled that to be deliverable a site must be capable of being delivered within five years, but it does not need to be certain or probable that the site actually will be delivered within five years. So the prospect of delivery need be no greater than 'realistic' in order to be included.
77. The supply for the next five years is made up of:
- sites under construction;
 - sites with planning permission but not yet started;
 - prior approvals for office to residential; and
 - other deliverable sites.
78. Other deliverable sites are those where there is a reasonable prospect that completions will take place within the five year period. This includes those sites which are currently allocated for development, reserve sites which have been released for development or sites which have received planning permission since the base date. Section 3.2 of the Technical Appendices sets out the detail of the supply, including the phasing of individual sites.
79. Deliverability information is not included for planning permissions for small sites with unimplemented planning permissions due to the impracticality of gathering

²¹ PPG Paragraph: 033 Reference ID: 3-033-20150327

²² In accordance with footnote 11 of the NPPF

data on such a large number of very small sites. Instead a ten percent discount has been applied to these sites to take account of potential non-implementation of permissions. These sites are listed in Table 3.5 in the Technical Appendices, Section 3. This is based on past assessments by the Council of implementation levels. This approach has been supported at an appeal in Wycombe District²³ and used by an Inspector at an Examination in Public in West Berkshire²⁴.

80. Where there is a 'made' Neighbourhood Plan the housing supply is assessed on a 3 year basis, rather than 5 years. As set out in the current PPG:

“A written ministerial statement on 12 December 2016 set out how planning applications and appeals should be determined in circumstances where the local planning authority cannot demonstrate a 5-year supply of housing, but there is a neighbourhood plan in force where all of the following criteria apply:

- the written ministerial statement is less than 2 years old, or the neighbourhood plan been part of the development plan for 2 years or less;*
- the neighbourhood plan allocates sites for housing; and*
- the local planning authority can demonstrate a 3-year supply of deliverable housing sites against its 5 year housing requirement.”*

And: “The written ministerial statement stated that in such circumstances, relevant policies for the supply of housing in the neighbourhood plan should not be deemed to be ‘out-of-date’ under paragraph 49 of the National Planning Policy Framework. Where the criteria in the written ministerial statement apply, decision makers should give significant weight to the neighbourhood plan notwithstanding the fact that the local planning authority cannot demonstrate a 5-year supply of deliverable housing sites.”

Paragraph: 083 Reference ID: 41-083-20170810

Revision date: 10 08 2017

81. As noted below, the Council can demonstrate far more than 3 years supply of housing. Therefore, in areas where there is a made Neighbourhood Plan which includes housing allocations (currently this includes Bledlow-cum-Saunderton and Longwick-cum-Ilmer): “...decision makers should give significant weight to the neighbourhood plan notwithstanding the fact that the local planning authority cannot demonstrate a 5-year supply of deliverable housing sites.”

82. This approach has been confirmed in a recent High Court case: “Following the Supreme Court's decision, and applying the consequential addition to the NPPG along with the WMS, if the five-year supply calculation demonstrates a more than three but less than five-year supply (and the other criteria apply) then paragraph 49 requires the planning balance to be struck using the tilted balance from

²³ Appeal Ref: APP/K0425/A/07/2040917 and APP/K0425/A/07/2040916

²⁴ West Berkshire Inspector's Post Hearing Note 2 – Core Strategy Examination 2010

paragraph 14, and in striking the balance significant weight is to be given to the NDP.”²⁵

²⁵ Taken from paragraph 46 of Mr Justice Dove’s ruling in Richborough anors vs SSHCLG 2018 EHC 33 (Admin). This case also confirms that we are adopting the correct approach to the 3 year assessment.

Five Year Supply against housing OAN

83. Table 4.1 below sets out the 5 year supply against the housing OAN which is the starting point in the absence of a revised Local Plan target

84. Below the five year supply against the original OAN figure of 13,200 is set out.

Full Objectively Assessed Need	13,200
Completions 2013-17	1,853
Shortfall against annual requirement for period 2013-17	787
Requirement – annual requirement x 5	3,300
Requirement – annual requirement x 5 + shortfall	4,087
With 5% buffer	4,291
With 20% buffer	4,904
Supply in 2017-22	4,256

Table 4.1 Five Year Housing Land Supply Position as of 31st March 2017 for the period of 2017-22 against 13,200 (OAN)

85. Against the full OAN 5 year target of 4,291 (including shortfall and a 5% buffer) there is a supply of 4,256 units which equates to 4.96 years of supply.

Five-Year Supply against Proposed Local Plan Target

86. The following tables compare the 2017-based housing supply against the proposed Local Plan housing target of 10,925 (546dpa). The Council can demonstrate a 5 year housing land supply against an annualised target of 546 per year. This includes making up the shortfall in delivery from the first 4 years of the plan period (2013-17) and adding a 5% buffer.

Publication Local Plan Target	10,925
Completions 2013-17	1,853
Shortfall against annual requirement for period 2013-17	- 332
Requirement – annual requirement x 5	2,731
Requirement – annual requirement x 5 + shortfall	3,063
With 5% buffer	3,216
With 20% buffer	3,676
Supply in 2017-22	4,256

Table 4.2 Five Year Housing Land Supply Position as of 31st March 2017 for the period of 2017-22 against 10,925 target

87. There is a comfortable 5 year supply against 5% buffer, equivalent to 6.62 years supply in this period.
88. The table below re-bases the 5 year supply assessment to a 2018 base, factoring in projected completions for 2017-18, to reflect the year that the Plan will be submitted and examined. Again, this is against the proposed Local Plan target of 10,925.

Publication Local Plan Target	10,925
Completions 2013-17	1,853
Projected completions 2017-18	494
Supply 2013-18	2,347
5 year Land Supply Requirement 2013-18	2,731
Shortfall against annual requirement for period 2013-18	-384
5 year requirement 2018-23 including shortfall	3,116
With 5% buffer	3,271
With 20% buffer	3,739
Supply in 2018-23	4,511

Table 4.3 Five Year Land Supply Position as of 31st March 2018 for the period of 2018-23 (i.e. 5 years from adoption of the plan) against 10,925 target

89. The target of 10,925 as proposed in the Local Plan is the OAN identified in the HEDNA reduced by 2,275. This takes account of Wycombe's unmet need which is agreed to go to Aylesbury Vale.
90. This 5 year supply assessment has been undertaken as per previous years. The Government is currently consulting on amendments to the NPPF and NPPG, including amendments to the guidance on assessing a deliverable 5 year supply of housing. These suggest that our approach, which has always been crafted fairly and realistically so as to provide confidence in the outcomes, may need to be reviewed in future to allow for these new issues. We will be keeping the position under close review in the light of new guidance and site information and may update the 5 year supply assessment as appropriate in the interim.

C2 use class

91. As well as taking a more positive approach to planning permissions the PPG identifies that Local Planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. The Bucks HEDNA (December 2016) advises that "The Councils will therefore need to consider the most appropriate way to count the supply of bedspaces 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. If bedspaces 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 bedspaces 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).” Consequently, Wycombe has opted for the second option and not included the demand for C2 within our housing target although we still monitor this important supply of accommodation.

92. The HEDNA identifies a need for institutional or C2 accommodation of 590 bedspaces, this update identifies that we currently have committed schemes which will deliver 482 bedspaces (of which 372 bedspaces are already completed or under construction). This does not include the new application on the former Wycliffe Centre in Horsleys Green, potentially delivering a major C2 scheme (planning reference 17/07241/FUL, 17/08285/FUL). It is currently only included as permitted, for 30 C2 beds. The new applications give two alternative schemes for 166 to 169 C2 units. For details of sites see Section 3.4 of the Technical Appendices.

Small Sites Windfall Allowance

93. A small sites windfall allowance has been included within the supply in accordance with paragraph 48 of the NPPF. The NPPF allows 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. Any allowance should be realistic, having regard to the Housing and Economic Land Availability Assessment (HELAA), historic windfall delivery rates and expected future trends. The NPPF also requires that the allowance should not include residential gardens.
94. The windfall supply identified within Wycombe District is only on small sites below the HELAA threshold of five units (net) in order to avoid double counting. The allowance is only included in years where no completions are counted on identified small sites, again to avoid any double counting of supply from small sites.
95. Past trends for the last 5 years were originally used to identify average levels of completions in line with the agreed HELAA methodology, however this has been updated to a 10 year average bringing the windfall allowance up from approximately 43 units per annum to 48 units per annum. This is in line with a new agreed approach between the Buckinghamshire districts which seeks to ensure that the windfall allowance takes account of a longer time period to reflect a full economic cycle.
96. This windfall allowance excludes residential gardens in accordance with the NPPF definition²⁶. This assessment ensures a robust basis to project forward a future windfall allowance. Supply from residential intensification sites has been excluded to ensure no garden land was included. However analysis of the supply

²⁶ NPPF (Para, 48)

from residential gardens shows in the last ten years there has been a consistent delivery from this source of supply. On average 50 dwellings per annum have been completed on residential intensification sites. If this supply was to be included it would bring the windfall allowance to an average of 98 dwellings per annum. However for NPPF compliance reasons this source of supply is not being including in the overall windfall allowance.

97. See Section 3.5 of the Technical Appendices for more detail.

Office to residential windfall

98. The conversion of office to residential 'Prior Approvals' are monitored and counted in the housing supply. Prior approval sites under 5 units (net) form part of the small sites permissions data and are factored into the windfall allowance for small sites where completions have taken place prior to 1st April 2017. Sites of 5 units and above are included as HELAA sites alongside other sites and are assessed for their deliverability. These sites have been updated to 1st April 2017.
99. A review has taken place to consider whether there is robust evidence to support a windfall allowance for these types of sites. The key test for making a windfall allowance is set out in the NPPF (para 48). Currently the agreed Bucks HELAA methodology does not allow for this.
100. Whilst there have been some dwelling completions in Wycombe District since the prior approval system came into effect (approx. 300 dwellings up to 1st April 2017), making an allowance at this point in time would not conform with Government policy. The test is whether there is 'compelling evidence that such sites have consistently become available'. Given that the changes only came in around 3 years ago and there is an inevitable lead in time before completions start to happen, there is no reliable 'trend data'. Historic windfall delivery rates only exist over a very short period of time, effectively 3 years. As the office to residential prior approval scheme started out as a temporary measure with an "end date" this is likely to have resulted in a spike of prior approvals before the deadline. Even if there were a longer period to judge historic rates it is difficult to assess the effect of the deadline prior to the scheme being made permanent.
101. It was concluded in the HELAA (2017)²⁷ that a windfall allowance is not justifiable in relation to the requirements of national planning policy but it is recognised that this may provide some contingency in the overall supply, not just in Wycombe but in the other Bucks Districts.

Medium and Long-Term Supply of Developable Sites

102. The tables below set out some analysis of the longer term housing supply as of a 2017 base date. It can clearly be seen that the majority of supply comes from commitments of some form or another, e.g. permissions and allocations. This provides added certainty about the delivery of these sites. Section 3.2 of the

²⁷ [Wycombe District Housing and Economic Land Availability Assessment, 2017](#)

Technical Appendices sets out the detail of the supply, including the phasing of individual sites.

Type of site	Net Dwellings
Completions (2013-17)	1,853
Sites with permission or under construction @ 1/4/16	2,723
Allocations in the Delivery and Site Allocations Plan	300
Allocations in made Neighbourhood Plans*	20
Allocations in this Local Plan	5,336
Allocations to be made in Neighbourhood Plans	222
Windfall	576
Total	11,030

Table 4.2 Table based on commitment level as of 31st March 2017

* At the base date only the Bledlow-cum-Saunderton Neighbourhood Plan was 'made'.

103. Table 4.3 sets out the spatial distribution of the projected housing supply across the District. These tiers reflect the settlement hierarchy as identified in the new Local Plan. See Section 5.6 of the Technical Appendices.

2013-2033	Net Additional Dwellings
Tier 1 – High Wycombe	6,453
Tier 2 Settlements (made up of)	
Bourne End and Wooburn	815
Marlow	341
Princes Risborough	2,044
Tier 3	479
Tier 4	489
Tier 5	145
Tier 6	154
Rural Areas	110
Total	11,030

Table 4.3 Housing Distribution as of 31st March 2017

Timing	Net number of dwelling (approx. and rounded)
2013-17 (Completions)	1,853
2017-18	494
2018-23	4,511
2023-28	2,676
2028-33	1,496
Total	11,030

Table 4.4 Housing Supply Phasing as of 31st March 2017

104. This phasing is reflected in the updated housing trajectory below.

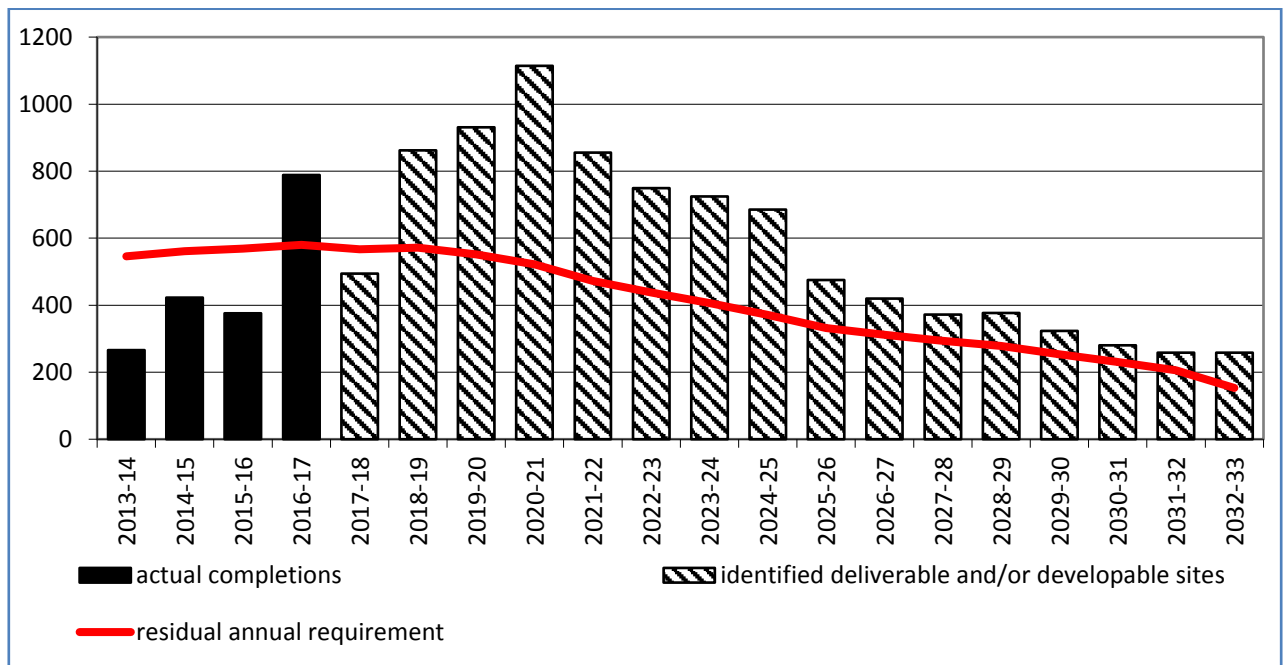


Figure 4.1 Housing Trajectory 2013-22

Sources of Housing Supply	Net Number of dwellings			
	2013-2033	Completions: Total net dwellings	Supply: Total net dwellings	Total net dwellings
Previously developed sites in urban and rural areas		1,706	4,274	5,980
Development of the Former Reserve Sites (Greenfield)		0	1,755	1,755
Princes Risborough expansion (Greenfield) ²⁸		0	1,632	1,632
Green Belt Review (Greenfield)		0	1,138	1,138
Other Greenfield (including villages)		147	378	525
Total		1,853	9,177	11,030

Table 4.5 By Source of Supply as of 31st March 2017

Supply by Net Site Size - 2013-33		
Overall Net Site Size	Number of Homes	% of supply
Under 10 units	1,899	17%
10 - 99 units	2,664	24%
100 - 499 units	3,612	33%
500 units & above	2,855	26%
	11,030	100%

Table 4.6 Site Size as of 31st March 2017

105. In terms of the tables above there has been relatively little change in the distribution of development. A strong delivery continues, these reasons include:

- A good level of planning commitments ensuring there is a strong 5 year housing land supply

²⁸ Figure is for within the plan period to March 2033 with 599 additional dwellings after March 2033.

- A good spatial distribution across the District ensuring that different local sub-markets are accessed
- A good range of site sizes providing opportunities for different operators in the market to deliver at the same time

Overall position

106. This brings supply in the plan period to 11,030. This is 105 units above the proposed plan target of 10,925 and 2,170 units below our 'Full' OAN figure of 13,200. This is an increase on the previously published 2016 based supply which was 10,927 against the 10,925 plan target.

5. MONITORING OF NON-RESIDENTIAL FLOOR SPACE

107. Non-residential floor space is monitored each year to inform local government how the use of land and buildings is changing over time. The data is derived from planning and building regulations permissions.
108. All changes in floor space over 50 sqm for A uses and over 100 sqm for all other uses are currently included, whether new-build, extensions and mezzanines or changes of use. Changes of use or developments not requiring planning or building regulation permission are not included. The use of buildings and land is defined by its Use Class. For an explanation of Use Classes see Table 4.2 in the Technical Appendices.

Delivery of Employment Floor Space

109. Changes in the amount of employment floor space since 2005 are shown in Figure 5.1 (see Table 4.2 in the Technical Appendices for the numbers behind this figure). At the base year of 2005 there was approximately 2,679,800 sqm of employment floor space (all B use classes – offices, industry and warehouses) in the District. Since 2005 there has been a net loss of industrial and warehousing floor space of 118,261 sqm. The change in office floor space over the same period has been a net loss of 30,079 sqm, with 21,574 sqm loss taking place in the monitoring period 2016-17 (discussed further in this section). Overall the net total loss of all B employment uses since 2005 is 138,528 sqm.

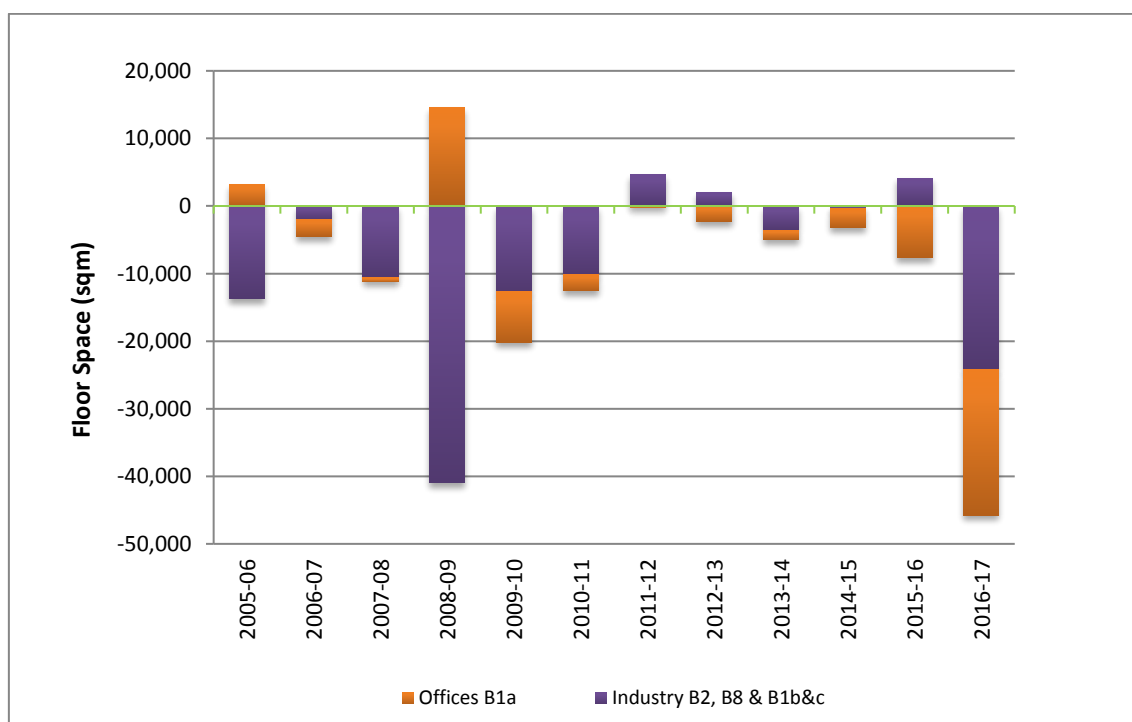


Figure 5.1 Net Employment Floor Space Changes Since 2007

Non-residential Floor Space Completions, Detail by Use and Type of Development

110. The remainder of this section gives information on developments completed in the monitoring years between March 2015 and 2017. See the Technical Appendices Section 4 for information on developments under construction or with planning permission but not yet started as at the end of March 2017. Details on employment floor space changes from previous years can also be found in the Technical Appendices Section 4. See Tables 4.5 and 4.7 in the Technical Appendices for details of completions and under construction major developments (over 1000sqm floor space). The Appendices also show information on floor space changes by Local Community Area and settlement for the District (Section 5 Technical Appendices).

	Change in Floor Space by Use Class (sqm)					Total
	Retail A1,A2,A3, A4,A5	Offices B1a	Industry B2,B8 & B1b&c	Mixed B	Other uses	
2015-17 Net	-3,330	-29,217	-29,191	9,139	41,213	-11,386
2015-17 Gross Gain	11,872	6,222	17,006	10,169	67,256	112,525
2015-17 Gross Loss	15,201	35,439	46,197	1,030	26,044	123,911

Table 5.1 Summary of Employment Generating Floor space Completions 2015-17

111. A “mixed B” use category was introduced in 2011 to reflect approval of flexible planning consents. See **Error! Reference source not found.** below for the types of uses which are included in the category “other uses”. Changes of use within the Sui Generis use category require planning permission.

“A” Use Floor Space Completions by Type of Development

Year	Change in Floor Space by Use Class (sqm)															Total all A uses
	A1 - Retail sales			A2 - Professional and Financial Services			A3 Restaurants and cafes			A4 - Public houses & bars			A5 - Hot food take-away			
	New-build /demolition	Extension	Conversion from/to other uses	New-build /demolition	Extension	Conversion from/to other uses	New-build /demolition	Extension	Conversion from/to other uses	New-build /demolition	Extension	Conversion from/to other uses	New-build /demolition	Extension	Conversion from/to other uses	
2015-16	547	3,658	-3,929	0	0	157	0	0	1,526	0	315	-1,446	0	0	201	1,028
2016-17	170	410	-2,579	0	0	-1,564	-333	0	-623	-366	0	202	0	0	325	-4,358
Total 2015-17	717	4,068	-6,508	0	0	-1,408	-333	0	903	-366	315	-1,244	0	0	526	-3,330

Table 5.2 A-Use Net Completions 2015-17

112. In the monitoring period 2015-16 changes within the A use class include a loss of 1,450sqm A1 through the change of use of Windsor House, Frogmoor in High Wycombe to student accommodation under the use class C1 (a gain of 2,411sqm).
113. Morrisons on Bellfield Road gained an extra 1102sqm of A1 retail floor space. The site of the former MFI Knaves Beech, Loudwater gained an additional 1,626sqm of A1 use through the addition of a mezzanine floor to facilitate the new Dunelm store.
114. During 2016-17 a sizeable amount of A1 floor space (-1,490sqm) was lost via change of use to a gym (D2 gain) in High Wycombe at Oakley Hall/Rear of Red Lion House, Castle Street.
115. Dralda House, 24-28 Crendon Street, High Wycombe underwent a change of use from A2 (-930sqm) to student accommodation (a gain of +1341).

B Use Floor Space Completions by Type of Development

Year	Change in Floor Space by Use Class (sqm)												Total all B uses
	B1a Offices			B2/ B1b&c Industry and Workshops			B8 Warehouses			Mixed B			
	New-build / demolition	Extension	Conversion from/to other uses	New-build / demolition	Extension	Conversion from/to other uses	New-build / demolition	Extension	Conversion from/to other uses	New-build / demolition	Extension	Conversion from/to other uses	
2015-16	645	405	-8,693	-1,498	20	792	-316	360	-3,050	7,907	0	-89	-3,517
2016-17	-6,844	330	-15,060	-24,651	880	-1,239	-4,565	222	3,853	415	0	906	-45,752
Total 2015-17	-6,199	735	-23,753	-26,149	900	-447	-4,881	582	803	8,322	0	817	-49,269

Table 5.3 B-Use Net Completions 2015-17

116. Industrial floor space is divided into three types: stand-alone offices (B1a use class); industry comprising the use classes B1b (research and development), B1c (light industry) and B2 (general industry i.e. factories), and warehousing and distribution (use class B8).
117. In the monitoring year 2015-16 there was a loss of 800sqm of mixed B floor space through the demolition of various buildings at the former California Works, Downley and erection of 2 dwellings.
118. 992sqm of B1a office floor space was lost through change of use to residential (20 apartments) at Park House, 38 Station Road, Loudwater. Another large loss of office B1a (1,031sqm) took place through change of use of Rye Park House, London Road, High Wycombe to HMO resulting in a SG gain of 1143sqm.
119. B8 warehouse losses in 2015-16 included a change of use of B8 (-1,190sqm) to B1 industrial (+1343sqm) at the Factory Adjacent to Teal Furniture, Hillbottom Road, Sands Industrial Estate.
120. Secondly there was a B8 warehouse loss (-2,736sqm) to form the trampoline park Rush at Lexmark House at the Cressex Business Park, resulting in a gain of 3,189sqm of D2 floor space (with the addition of a mezzanine floor).
121. In the monitoring year 2016-17 there was a much larger net loss of B use class floor, mostly from B1a and B2/ B1b&c use classes. Most of the B1a losses were due to change of use of office to residential under permitted development rights.
122. Further B1a losses were through the demolition of office buildings at Chelton Electrostatics on Thames Industrial Estate and at Springbank House, Lane End. In addition to the loss of office space there was a loss of 1,450sqm of B1b/c and a loss of 820sqm of B8 floor space at Springbank House. Please see **Error! Reference source not found.** below for detail of sites and amount of floor space

loss. Please note the table does not include all sites, just the larger sites contributing to the B1a loss.

Schemes Involving Larger B1a Losses

Address	Proposal	Type of B1a Loss	B1a loss (sqm)
Westfields, London Road, High Wycombe	Prior notification application (Class J) for change of use of existing building falling within Class B1(a) (offices) to Class C3 (dwelling houses) to create 40 residential units comprising 14 x 1 bed and 26 x 2 bed units	Permitted development to residential	2,526
Technology House, Furlong Road, Bourne End	Prior notification application (Class J) for change of use of existing building falling within Class B1(a) (offices) to Class C3 (dwelling houses) to create 16 residential units	Permitted development to residential	1,241
Riverside House, Furlong Road, Bourne End	Prior notification application (Part 3, Class O) for change of use of existing building falling within Class B1(a) (offices) to Class C3 (dwelling houses).	Permitted development to residential	855
Audio House, Progress Road, High Wycombe	Prior notification application (Part 3, Class O) for change of use of existing building falling within Class B1(a) (offices) to Class C3 (dwelling houses) to create 16 flats (4 x studio, 4 x 1 bed flats and 8 x 2 bed flats)	Permitted development to residential	871
17 Mendy Street, High Wycombe	Prior notification application (Part 3, Class O) for change of use of existing building falling within Class B1(a) (offices) to Class C3 (dwelling houses) to create 24 residential units	Permitted development to residential	938
Springbank House, High Street, Lane End	Redevelopment for mixed use residential and commercial purposes comprising 42 dwellings (2 x 1 bed flats, 7 x 2 bed flats, 25 x 3 bed houses and 8 x 4 bed houses) (including affordable units) and 1,091 sqm of B1, B2 or B8 commercial floor space	Residential redevelopment	2,456
Chelton (Electrostatics) Ltd, Thames Industrial Estate	Prior notification application (Part 11, Class B) for demolition of 2 no. concrete framed and brick two storey office buildings, flat concrete roof and steel framed warehouse unit with asbestos sheet roof adjoining each office building	Demolition only	3,000

Table 5.4 Details of Schemes Involving Larger B1a Losses

123. The main losses across B2/B1b&c use classes are shown in **Error! Reference source not found.** below. The loss of B2 floor space through demolition for residential development of the former De La Rue forms the majority of the B2 loss that took place in 2016-17. A new mezzanine floor added to Unit 4, Century Point, Halifax Road, Cressex Business Park resulted in a gain of 880sqm of B2 floor space and 330sqm of B1a floor space.

Schemes Involving Larger B1b&c / B2 / B8 Losses

Address	Proposal	Use Class	Loss (sqm)	Notes
24 - 26 The Row Lane End	Demolition of existing buildings on site with retained and refurbished B1 accommodation, erection of 72 bed care home, new doctors surgery	B1 b&c	2,581	<i>C2 gain +4031sqm; D1 gain +858).</i>
Former Jewsons Site, Hughenden Avenue	Proposed redevelopment of the site to provide adult day care facilities and office accommodation, including demolition of all existing	B1 b&c	2,290	<i>Site has since had a new proposal approved for pub/restaurant instead of day care/offices.</i>
West Yard Industrial Estate	Redevelopment of site comprising demolition of existing buildings and erection of 42 dwellings	B1 b&c	1,430	<i>Also loss of B8 - 1430sqm</i>
De La Rue, Coates Lane	Redevelopment of site to provide 97 residential units (15 x 1 bed flats, 25 x 2 bed flats, 5 x 2 bed houses, 27 x 3 bed houses & 25 x 4 bed houses)	B2	18,123	
Manleys Tyres, Baker Street High Wycombe	Prior notification application (Part 11, Class B) for demolition of traditional brick built building and pitched slate roof	B2	950	
Davenport Vernon Industrial Estate	Erection of external plant for car workshop, change of use of warehouse to car workshop and demolition of Unit 3 Davenport Vernon Industrial Estate	B8	1,350	<i>The change of use resulted in a gain of 450sqm of B2 floor space at the site.</i>
B C P House, Bassetsbury Lane	Demolition of existing storage and distribution unit and erection of 13 x 3 bed town houses with associated car parking and site works	B8	1,532	<i>Site also had an additional loss of 498sqm of office floor space (B1a).</i>

Table 5.5 Details of Schemes Involving Larger B1b&c / B2 / B8 Losses

Year	Change in Floor Space by Use Class (sqm)											Total all other uses
	Residential Institutions		Non-residential Institutions					SG Sui Generis uses not included in any of the above and requiring specific permission				
	C1	C2	D1			D2						
	Hotels, guest houses, B&B, halls of residence	Residential schools and colleges	Hospitals and residential care/nursing homes	Buildings for educational use	Buildings for medical uses, dentists, vets	Public halls including libraries	Places of worship	Leisure and recreation uses	Agricultural/horse related buildings	Vehicle related uses	Other uses	
2015-16	4,365	-2,230	40	4,458	910	2,351	-312	4,250	-170	348	4,346	18,356
2016-17	349	566	9,375	8,422	3,014	190	21	2,012	329	96	-1,518	22,856
Total 2016-17	4,714	-1,664	9,415	12,880	3,924	2,541	-291	6,262	159	444	2,828	41,212

Table 5.6 'Other' (C / D and SG) Use Floor Space Completions by Type of Development

124. In 'other' floor space uses in 2015-16 completion of a school extension at Great Marlow Secondary School resulted in a D1 gain of 1611sqm and at Princes Risborough School erection of a new community sports centre resulted in a gain of 1668sqm of D1 floor space.
125. Another larger D1 gain completed at Prestwood House, Corporation Street High Wycombe through the change of use from office space to D1 use class.
126. Premier Inn, London Road, High Wycombe gained 1173sqm of C1 floor space through the construction of a new detached building to create 28 bedrooms.
127. In 2016-17 there was the completion of a 72 bed care home at 24-26 The Row, Lane End resulting in a gain of 4031sqm of C2 and 858sqm D1 floor space (the development also involved the loss of B1b/c floor space as detailed earlier).
128. Other notable gains were via school extensions (D1) as detailed in Table 5.7 below:

Details of Schemes Involving Larger D1 Gains

Address	Proposal		Gain	Notes
Pipers Corner School Pipers Lane Great Kingshill	Demolition of 4 x existing timber classroom buildings, erection of new theatre & drama/dance studios	D1	2329	<i>Loss of 382sqm D1</i>
St Michael's Catholic School Daws Hill Lane High Wycombe	Consultation from Bucks County Council for Proposed erection of a sports hall, changing rooms and two storey classroom block	D1	1801	<i>Loss of 131sqm D1</i>
Kingswood County First School Totteridge Lane High Wycombe	Erection of day care hospice (Class D1 Non-Residential Institution) building of 2 ½ storeys	D1	1630	-
The Disraeli School And Children's Centre The Pastures High Wycombe	Consultation from Buckinghamshire County Council for Single storey extensions & a two storey extension and alterations	D1	1255.5	
Sir William Ramsay School Rose Avenue Hazlemere	Consultation from Bucks County Council for Proposed two storey extensions to the school buildings to enable pupil admission increase; removal of two mobile classrooms	D1	1214	<i>Loss of 246sqm D1</i>
Sir William Borlases Grammar School West Street Marlow	Demolition of existing ground floor lobby area, erection of first & second floor extension Part ground floor/first & second floor extension to south elevation	D1	996	<i>Loss of 48sqm D1</i>

Table 5.7 Details of Schemes Involving Larger D1 Gains

129. In terms of losses in the 'other' use class category, Shana Riding School completed its change of use of land and buildings from commercial riding school to storage and distribution, leading to a SG loss of 3327sqm and a B8 gain of 3039sqm.
130. The demolition of Stokenchurch County First School for residential development is also captured within the 2016-17 monitoring period (loss of 1,500sqm D1).
131. Another demolition completion for residential uses was the Trades and Social Club, Queens Road, High Wycombe (loss of 888sqm D2).

Distribution of changes in Business Uses

132. Details of the changes in business use classes by floor space and location over the 2015-17 monitoring period are provided in the table below.

2015-17		Change in Floor Space by Use Class (sqm)					Total
		Offices B1a	Workshops & R&D B1b&c	General Industry B2	Warehouses B8	Mixed B*	
High Wycombe	Gross	4278	1996	2492	655	4000	13,421
	Loss	18,130	3,187	20,882	8,043	1,030	51,272
	Net	-13,852	-1,191	-18,390	-7,388	2,970	-37,851
Marlow	Gross	173	0	141	1,508	5966	7,788
	Loss	8,798	4,641	331	1,177	0	14,947
	Net	-8,625	-4,641	-190	331	5,966	-7,159
Princes Risborough	Gross	413	900	448	5,884	0	7,645
	Loss	2,351	1,638	0	3,400	0	7,388
	Net	-1,938	-737.5	448	2,485	0	256.7
Remainder of District	Gross	1,358	506	84	2,392	203	4,543
	Loss	6,159	846	738	1,315	0	9,058
	Net	-4,801	-340	-654	1,077	203	-4,515
District total	Gross	6,222	3,402	3,165	10,439	10,169	33,397
	Loss	35,439	10,312	21,951	13,935	1,030	82,666
	Net	-29,217	-6,910	-18,786	-3,496	9,139	-49,269

Table 5.8 Changes in Business Uses by Floor Space and Location 2015-17

Future Employment Land Supply

133. Information on the assessment of employment land demand is set out in the HEDNA²⁹.
134. The amount of office and industrial floorspace completions and permissions based on WDC monitoring data are summarised in Table 5.9 below.
135. Future allocations are shown in **Error! Reference source not found.** and **Error! Reference source not found.**

Year	Net Change in Floor Space by Use Class (sqm)		
	Offices B1a	Industry B2,B8 & B1b&c	Mixed B
Total Completions 2013-2017	-33,335	-33,836	9,778
Under Construction 1 st April 2017	44,532	-34,622	3,937
Unimplemented Permissions 1 st April 2017	-16,756	-22,854	-101

Total Employment Allocations in the DSA (2013)			
	B1a	Other B Uses	Total
Floorspace (sqm)	17,094	0	17,094

Table 5.9 Monitoring Data – Employment Floorspace Summary

Table 5.10 Employment Allocations in the DSA (2013)

Allocations included in the Publication Draft Wycombe Local Plan (October 2017)				
	B1a/b	B1c/B2	B8	Total
Floorspace (sqm)	14,140	47,550 – 49,750	30,009 – 32,209	91,699 – 96,099

Table 5.11 Employment Allocations as per the publication version of the Wycombe District Local Plan (October 2017)

136. At the time of issuing this report the Local Plan³⁰ had reached publication stage. The main strategic employment policy - Policy CP5 – Delivering Land for Business - focuses on safeguarding strategic and local employment areas from non-business development as well as encouraging and facilitating their ongoing regeneration and redevelopment for economic purposes.
137. This includes supporting High Wycombe as a location for high quality offices by ensuring the delivery of existing key employment commitments, including Handy

²⁹ Housing and Economic Development Needs Assessment – [various reports 2016 and 2017](#)

³⁰ [Wycombe District Local Plan, Publication Version, October 2017](#)

Cross Hub and High Wycombe Town Centre sites, to provide new B1a office accommodation, allocating 21ha of new strategic and local employment areas including, and facilitating rural enterprise and diversification.

6. COMMUNITY INFRASTRUCTURE LEVY

About Developer Contributions

138. Directly or indirectly new development often brings the need for new and improved infrastructure typically as a result of additional population and their requirements or as a result, for example, of extra traffic and travel demands.
139. Wycombe District Council adopted a Community Infrastructure Levy (CIL) Charging Schedule on 1 November 2012:
140. Funds are being used to provide infrastructure to support the development of the area. Parish and Town Councils receive 15% (rising to 25% in areas with adopted neighbourhood plans) of the CIL raised from developments in their areas.
141. 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 where it is necessary to secure measures to ensure individual developments are acceptable in planning terms, such as immediate junction improvements or the provision of affordable housing in line with policy requirements.
142. The Council's current CIL tariff is set out below:

Type of Development	Zone A	Zone B
Residential (C3; C4 including sheltered accommodation)	£125/sqm	£150/sqm
Convenience based supermarkets and superstores ¹ and retail warehousing ² (net retail selling space of over 280 sq metres)	£200/sqm	£200/sqm
All other retail A1 – A5 and sui generis uses akin to retail*	£125/sqm	£125/sqm
All other development including B, C1, C2 and D uses.	£0/sqm	£0/sqm

* sui generis akin to retail includes petrol filling stations; shops selling and/or displaying motor vehicles; retail warehouse clubs.

Table 6.1 CIL charging schedule

143. 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.

Value of Contributions

144. Regulation 62 of the CIL regulations (as amended) requires a Charging Authority (in this case Wycombe District Council) to prepare a report for any financial year (“the reported year”) in which:

- It collects CIL, or CIL is collected on its behalf; or
- The total CIL expenditure for the reported year
- Summary details of CIL expenditure during the reported year
- The amount of CIL passed to parish and town councils
- The total amount of CIL receipts retained at the end of the reported year

145. The financial years to which the tables below relate are 2015/16 and 2016/17.

CIL monitoring information as required by Regulation 62 from 1st April 2015 to 31st March 2017

Regulation 62 Reference	Description	2015/16 Amount collected/ project title	2016/17 Amount collected/ project title
4 a)	Total CIL receipts for the reported year	£3,293,242	£2,934,052
4 b)	Total CIL expenditure for the reported year	£914,306	£887,282
4 c) (i)	The items of infrastructure to which CIL has been applied	See tables below	See tables below
4 c) (ii)	Amount of CIL expenditure on each item	See tables below	See tables below
4 c) (iii)	Amount of CIL applied to repay borrowing	£0	£0
4 c) (iv)	The amount of CIL applied to administrative expenses, and that amount expressed as a percentage of CIL collected in that year	£90,000 (2.73%)	£130,000 (4.4%)

Regulation 62 Reference	Description	2015/16 Amount collected/ project title	2016/17 Amount collected/ project title
4 ca) (i)	The amount of CIL passed to any local council	See tables below	See tables below
4 ca) (ii)	The amount of CIL passed to any person under regulation 59(4)	£0	£0
4 d) (i)	CIL receipts retained for the reported year at the end of the reported year	£2,995,923	£2,639,288
4 d) (ii)	CIL receipts from previous years retained at the end of the reported year	£928,709	£3,037,350

Table 6.2 CIL monitoring information as required by Regulation 62 from 1st April 2015 to 31st March 2017

CIL expenditure - 1st April 2015 to 31st March 2016

Project	Amount
Detailed design of High Wycombe Town Centre Masterplan including Gas Works Link Road	£77,913
Construction of Westbourne Street Link Road, part of the High Wycombe Town Centre Masterplan alternative route	£339,000
Projects to provide additional secondary school places	£420,000
Enhanced maintenance of High Wycombe town centre	£25,943
Bellfield House Community House	£50,000
Pastures Church	£1,450
Total	£914,306

Table 6.3 CIL expenditure - 1st April 2015 to 31st March 2016

CIL expenditure - 1st April 2016 to 31st March 2017

Project	Amount
Construction of High Wycombe Town Centre Alternative Route	£250,000
Improvements to river in from of the Swan Theatre	£28,228
Projects to provide additional secondary school places	£510,000
Princes Risborough Community Centre extension	£960
Green path on the C100, Little Marlow	£9,720
Great Hampden Market House repairs	£3,042
Repair of Ash Hill School MUGA	£30,000
Tree planting	£13,121
New toilets/café Rye	£24,607
Little Market House undercroft	£4,991
Community Notice Boards	£12,613
	£887,282

Table 6.4 CIL expenditure - 1st April 2016 to 31st March 2017

Details of future spending plans are available at <https://www.wycombe.gov.uk/pages/Planning-and-building-control/Community-infrastructure-levy/Community-infrastructure-levy-spending-and-technical-reports.aspx>

Amount of CIL passed to local councils - 1st April 2015 to 31st March 2016

Parish / Town Council	Amount transferred
Bledlow cum Saunderton	£9,967.50
Chepping Wycombe	£10,130.62
Fawley	£585.00
Great and Little Kimble	£1,687.50
Hambleton	£7,503.75
Hazlemere	£ 46,800.17
Hughenden	£4,626.79
Lane End	£ 21,838.46
Marlow Bottom	£14,070.08
Marlow Town Council	£14,061.25
Medmenham	£2,333.25
Princes Risborough	£742.50
Stokenchurch	£5,037.19
Turville	£1,930.43
Wooburn and Bourne End	£66,004.88
Total	£207,319

Table 6.5 Amount of CIL passed to local councils - 1st April 2015 to 31st March 2016

Amount of CIL passed to local councils - 1st April 2016 to 31st March 2017

Parish / Town Council	Amount transferred
Bledlow cum Saunderton	£1,327.50
Hazlemere	£25,648.20
Hughenden	£6,727.46
Lane End	£18,811.45
Marlow Town Council	£25,304.67
Princes Risborough	£820.23
Little Marlow	£4,615.31
Great Marlow	£3,398.39
Lacey Green	£7,124.06
Piddington and Wheeler End	£982.15
Turville	£1,642.36
Wooburn and Bourne End	£68,362.31
Total	£164,764.09

Table 6.6 Amount of CIL passed to local councils - 1st April 2016 to 31st March 2017

Section 106 financial contributions

146. The introduction of the Wycombe CIL in 2012 has reduced the signing of new S106 Agreements, which are limited to only larger developments and which secure affordable housing, onsite open space and local junction improvements.

- A total of £234,861 was received in the 2015/16 financial year. A total of £1,100,087 was received in the 2016/17 financial year. These payments are set out in the table below. Bucks County Council also received funds separately for education provision.
- A total of £602,442 was spent in 2015/16 and a total of £551,905 was spent in 2016/17 on a variety of transport, public realm, green infrastructure and open space projects including:
 - Works on the Westbourne Street Link Road which is the first phase of the High Wycombe Town Centre Masterplan Alternative Route.
 - Detailed design and assessment work for future stage of the HWTCMP alternative route.
 - Bus service improvement measures including support for Bus route 35; implementation of RTPI units at bus stops and promotion of bus services and preparation work for the introduction of joint ticketing between bus operators.
 - Public realm and parking improvements in Frogmoor, High Wycombe
 - Tree planting in Princes Risborough
 - Traffic calming measures in Widmer End
 - New bus for the Princes Centre in Princes Risborough
 - Princes Risborough parking review
 - Hughenden Park improvement programme including new play area
 - Lane End playing field improvements

S.106 funds received - 1st April 2015 to 31st March 2017

PLANNING REF NUMBER	SITE ADDRESS	OBLIGATION TYPE	AMOUNT
08/06012/FUL	158-160 Kingsmead Road High Wycombe	Community (Indoor Sports and Leisure Provision)	£3,606.45
		Environment	£3,665.09
		Open Space	£9,749.15
		Wycombe Transport Strategy	£10,164.53
		Fire Service	£366.51
10/06590/OUT	Former Stokenchurch County First School	Community (Indoor Sports and Leisure Provision)	£25,616.56
		Wycombe Transport Strategy	£90,496.82
		Police	£4,195.90
13/05799/FULEA	Former RAF Daws Hill	Pedestrian and cycle track	£87,000
14/08128/FUL	Ruskin Buildings Oakridge Road High Wycombe	Affordable Housing	£49,538.46
		Open Space	£50,549.45
11/05353/FUL	De La Rue, Coates Lane, High Wycombe	Affordable Housing	£1,000,000
		TOTAL	£1,334,949

Table 6.7 S.106 funds received - 1st April 2015 to 31st March 2017

7. DELIVERY AND SITE ALLOCATIONS PLAN

147. A key proposal in the Delivery and Site Allocations Plan (DSA) is the High Wycombe Town Centre Master Plan. Progress as at March 2018 with implementation of the main phases of delivery of the changes to the town centre road network are summarised below:

- Phase 1 West Wycombe Road/Oxford Road – complete;
- Phase 2 – Westbourne St/Desborough Road – complete;
- Phase 3 – Gas works link road - commence in 2018;
- Phase 4 – Suffield Rd/Queen Alexandra Road – under construction and due to complete 2018;
- Phase 5 – QVR Easton St – commence 2018.

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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