

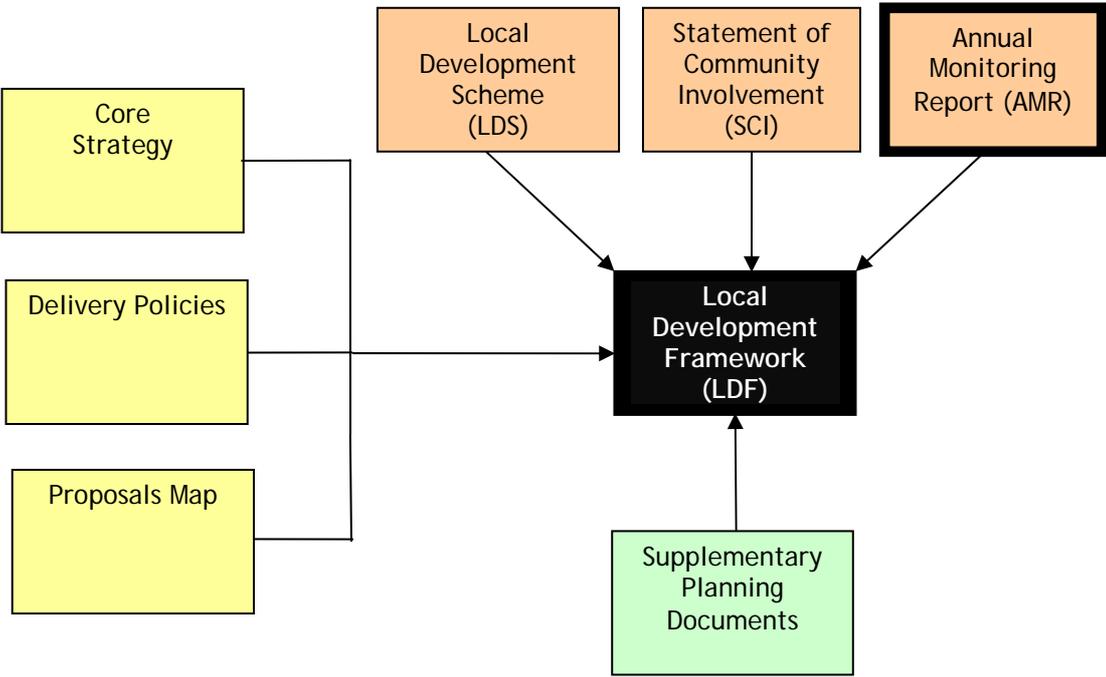
Aylesbury Vale Local Development Framework

**Annual
Monitoring
Report 2009**



November 2009

'YOU ARE HERE'
- A MAP OF THE LDF, WITH THIS DOCUMENT HIGHLIGHTED -



KEY



Local Development Framework (LDF)
 The collective term for all the documents listed above.

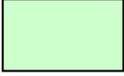


Development Plan Documents (DPDs)
 Documents containing planning policy; formally part of the development plan for Aylesbury Vale once adopted. The Proposals Map will be updated as new DPDs are adopted.



'Administrative' Documents
 Documents involved in the administration of the LDF:

- LDS: the work programme for the LDF
- SCI: how we will involve the community in planning matters
- AMR: monitoring the effectiveness of the LDF



Supplementary Planning Documents (SPDs)
 Provide additional detail on policies in a DPD. Up to date information about SPDs is on our website



This document is the AMR
 The AMR monitors the effectiveness of planning policies, and also progress made against the work programme set out in the Local Development Scheme. It includes information on housing and employment development completions and future supply.

CONTENTS		PAGE
1	EXECUTIVE SUMMARY	1
2	INTRODUCTION	6
3	PROGRESS WITH IMPLEMENTATION OF THE LOCAL DEVELOPMENT SCHEME	9
4	OVERVIEW OF AYLESBURY VALE DISTRICT	13
5	HOUSING TRAJECTORY, HOUSING LAND SUPPLY AND STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	15
6	HOUSING	26
7	EMPLOYMENT AND ECONOMY	45
8	AYLESBURY TOWN CENTRE	67
9	NATURAL ENVIRONMENT	72
10	BUILT ENVIRONMENT	85
11	SOCIETY AND COMMUNITY	97
12	TRAVEL AND TRANSPORT	108
13	POLICY MONITORING - OVERVIEW	115
14	OTHER MONITORING DOCUMENTS	117
15	FUTURE WORK	118
APPENDICES		
APPENDIX I	Sites included in the housing trajectory and housing land supply	119
APPENDIX II	Core output indicators	129
APPENDIX III	Housing quality – Building for Life assessments	130
APPENDIX IV	Sustainability appraisal indicators	139
APPENDIX V	Glossary of terms and abbreviations	145

1 EXECUTIVE SUMMARY

Introduction

This Annual Monitoring Report (AMR) covers the period 1st April 2008 to 31st March 2009. The purpose of the AMR is to:

- Review the progress of the work programme contained in the Local Development Scheme;
- Assess the effectiveness of existing planning policies, and identify whether any policies are not being implemented, or should be amended or replaced.

The second of these tasks is achieved by reporting against a number of “indicators”. Some of these indicators are specified by Government (the “core output indicators”), and others are associated with the Local Development Framework sustainability appraisal framework (the “significant effects indicators”). Other contextual and local indicators are also included. The indicators are organised into a number of chapters relating to broad policy topics.

Key Findings

Detailed findings are given in the relevant chapters of the AMR. The most significant facts, and overall conclusions, are given here.

Local Development Scheme

- The current Local Development Scheme (LDS) was published in October 2009.
- One milestone in the current LDS fell within the 2008/09 monitoring year. This milestone related to public participation in the preparation of the Core Strategy, and was met by the consultation on alternative directions of housing growth at Aylesbury which was undertaken in November/December 2008.
- The previous edition of the LDS (August 2008) was current at the end of the monitoring year, so it is relevant to report on progress made against the production milestones in this previous LDS. These milestones all related to commencement of preparation of Supplementary Planning Documents, and all have been met.
- The Proposed Submission Core Strategy was published for public comment between 10 June 2009 and 22 July 2009 and was submitted for independent examination on 30 October 2009.

Housing trajectory, housing land supply and strategic housing land availability assessment

- The Strategic Housing Land Availability Assessment (SHLAA) for Aylesbury Vale was published in March 2009 and a review will be carried out in summer 2010.
- The latest housing trajectory and housing land supply position (as at the end of September 2009) shows that we currently have a housing land supply of 4.6 years (from 2009 to 2014) or 4.4 years (from 2010 to 2015). This is a significant improvement compared to the position as at the end of March 2009.
- Despite the fact that our housing land supply is below five years, we have a supply of over 8,500 dwellings on sites either with planning permission, approved subject to a planning obligation agreement, or with current allocations in the Aylesbury Vale District Local Plan. The Core Strategy is expected to be adopted in September 2010,

following which we will have committed sites for some 94% of the South East Plan housing requirement up to 2026.

Housing

- There continue to be major challenges facing the district, namely the need to accommodate substantial housing growth, and the need to increase the amount of affordable housing in the district.
- There were 744 new dwellings completed in 2008/09; 49% were flats; 65% were on previously developed land; and 85% were built at a density of over 30 dwellings per hectare.
- There is a severe problem with the lack of affordability of housing, with the average house price in 2008 being 9 times the average income.
- Affordable housing completions have continued to rise: 410 new affordable homes were provided in 2008/09. This is over 50% of the total number of completions.
- The majority of housing sites allocated in AVDLP are either completed, under construction, or making progress through the planning system. Since the last AMR, construction of dwellings on a number of large sites has started.

Employment and economy

- The growth of employment is a major challenge for the district.
- Aylesbury Vale is an area of low unemployment and high earnings.
- There were some 81,800 jobs in the district in 2007 – an increase of over 3,200 since 2006.
- The start up of new businesses in Aylesbury Vale is particularly strong compared to the rest of the South East and the whole of Great Britain.
- There has been over 50,000 m² of employment floorspace in the B use class (business, industrial, storage & distribution) completed in the monitoring year, but also a large amount of lost floorspace. 50% of the completed floorspace was on previously developed land.
- There is a considerable amount of floorspace in the B use classes (107,500m² net gain) with planning permission as at 31st March 2009.
- We have produced an updated employment trajectory, which has been enhanced to include large non-B use sites as well as B use sites. This trajectory indicates that we have sufficient deliverable employment sites in the pipeline to meet our jobs target up to 2016.

Aylesbury town centre

- The amount of development for town centre uses within the town centre boundary has again been small this year.
- A map showing the uses of the units within the town centre is included in the AMR. This information will enable us to monitor variations over time in the strength and mix of retail units in the town centre. 13% of the number of retail units in the town centre were vacant at summer 2009.
- There has been a decrease in the number of visitors to the Tourist Information Centre, which is reflective of the economic downturn. The Hale Leys shopping centre footfall has shown a marked decrease, but the figures for Kingsbury Square have remained fairly constant.

Natural environment

- There have been no changes to the extent of areas of international or national biodiversity importance, but some small increases to the extent of local sites.
- Only small areas of land that have been identified as being important in terms of ecology, landscape, or historic landscape were affected by developments completed in the monitoring year. These tend to be developments that will have a low impact.
- 93% of the area of SSSIs in the district is in favourable or unfavourable recovering condition. This is a small improvement compared to the position in 2008. Positive conservation management has been or is being implemented at 30% of local sites.
- For the first time, we have two parks accredited with the Green Flag Award: Vale Park and Bedgrove Park.
- No planning applications have been approved contrary to Environment Agency advice on water quality grounds or flood risk grounds.
- The chemical and biological water quality of rivers in the district is showing an improving trend.
- Air quality is showing a worsening trend, with an increase in the number of monitoring sites not meeting the national air quality objective for nitrogen dioxide.

Built environment

- Nine housing sites that were completed during the monitoring year have been assessed against the Building for Life standard. The majority of the sites fall into the “good” or “average” category, with only one assessed as “poor”. The best performers were the affordable housing schemes.
- The review of appeal decisions did not highlight any particular problems with AVDLP policies relating to design principles or extensions to dwellings. There was an increase in the percentage of appeal decisions where the Council’s judgement was upheld.
- The number of homes achieving the Secured by Design award in the monitoring year has continued to increase.
- The installed renewable energy capacity in the district of which we are aware is estimated to be just over 17,000 kW. There has been a small but steady increase in the renewable energy generating capacity.
- New indicators for this AMR show that the CO₂ emissions per head decreased slightly from 2005 to 2007, but the ecological footprint per head is high compared to South East England and the UK.
- The amount of household waste reused, recycled and composted has continued to increase.

Society and community

- The mid-2008 population estimate for the district is 176,000 people. This is a rise of more than 20% since 1991.
- Overall, the district is amongst the 10% least deprived areas in the country. But over 14% of the district’s population ranks amongst the 25% most deprived in the south east region (all within Aylesbury town).
- The number of pupils gaining 5 or more GCSEs at grades A* to C has continued to increase. The percentage of the working age population qualified to NVQ level 3 or above has also increased in the last year, and the percentage of working age population with no qualifications has decreased. However, the number of 16 to 18 year olds who are not in education, employment or training is showing a worsening trend.

- The rates for serious violent crimes and serious acquisitive crimes have both decreased over the past three years. The number of noise complaints has shown an increase in the past year.
- The council has continued to be successful in obtaining improvements to sport and leisure provision in association with housing developments of 4 or more dwellings. In the majority of cases these are in the form of contributions towards improvements to existing off-site recreational areas (rather than on-site provision).
- The indicators related to anti-social behaviour, people from different backgrounds getting on well together, and sense of belonging to the neighbourhood all show that Aylesbury Vale District fares better than the South East region or England.

Travel and transport

- Car travel continues to be the most used mode of transport in the district. Data from the County Council's "Cycle Aylesbury" project demonstrates an increase in cycling.
- A high percentage of new dwellings (over 80%) were built in areas with good public transport accessibility to schools, GPs, and employment areas, with less having the same accessibility to retail sites (78%) or hospitals (65%).
- Data produced for the new national indicator on access to services and facilities shows that a high percentage of the population of the District is able to access education, health, shops, and employment facilities by public transport, walking and cycling within reasonable timescales. The exception is hospitals, which are notably less accessible to the majority of the population.

Policy monitoring - overview

- A progress report has been given for all site specific policies in AVDLP, and all policies that contain specific targets (such as the amount of affordable housing provision) have been included in the indicator reports.
- Particular attention has been given to those policies that have regularly been the focus of appeal against the Council's decision on planning applications.
- All appeal decisions received within the year ending 31st March 2009 have been assessed. 131 appeal decisions were received in 2008/09. This monitoring enabled 32 policies to be assessed in detail. Of these 32 policies, 11 (34%) were upheld in all cases where tested at appeal. A further 11 (34% of the total) were upheld in the majority of cases where tested.
- Allowed appeals are generally matters of judgment as to the impact of the development on its surroundings, rather than weaknesses in policy.
- Any policy deficiencies are being, or will be, addressed during the preparation of the LDF. It is therefore considered that no further action is required outside the current LDF timetable; in the interim, national or regional policy will be applied wherever AVDLP policy is insufficient.

Future work

- Each of the LDF documents must contain a "monitoring framework" which will follow the "objectives-policies-indicators-targets" approach.
- The Proposed Submission Draft Core Strategy contains key indicators and targets for each of the Core Strategy policies. The Core Strategy is anticipated to be adopted in September 2010, followed by three associated Supplementary Planning Documents in

autumn 2010. The 2010 AMR will begin to move from monitoring AVDLP policies to monitoring Core Strategy policies and implementation of the associated SPDs.

- This AMR contains a number of indicators that are included for the first time this year (particularly as a result of revisions to the sustainability appraisal indicators). In future years it will be possible to present more analysis of performance trends over time.
- We have produced our second employment trajectory. In future years, we will be able to carry out further work to compare trajectory estimates with actual job figures and floorspace completions, which will assist us in refining our methodology.
- Data relating to revised monitoring geographies will be presented in the 2010 AMR. This will tie in with monitoring of the spatial strategy and town centre policies that are contained in the Proposed Submission Draft Core Strategy.

2 INTRODUCTION

Background

The Planning and Compulsory Purchase Act 2004 came into force in September 2004 and brought about a series of changes to the planning system. This new system means that at a local level, Local Plans are being replaced by Local Development Frameworks, or LDFs. LDFs comprise a number of individual documents, which have different roles and purposes (these are explained in more detail in chapter 3):

- Local Development Scheme (LDS)
- Statement of Community Involvement (SCI)
- Development Plan Documents (DPDs)
- Supplementary Planning Documents (SPDs)
- Proposals Map
- Annual Monitoring Report (AMR)

This document is the Annual Monitoring Report (AMR). It is the fifth to be produced under the new planning system, and covers the 2008/09 year (i.e. the period 1st April 2008 to 31st March 2009). For some topics (such as the current position on development sites), information updated to later than 31st March is also provided. We also publish monitoring updates throughout the year in our Planning information newsletter “Vale Trends”¹

Annual Monitoring Reports

Broadly speaking, the purpose of the AMR is to:

- Review the progress of the LDF work programme contained in the Local Development Scheme;
- Assess the effectiveness of existing planning policies; and
- Identify whether any policies are not being implemented, or should be amended or replaced.

Because the first policy document that forms part of the Local Development Framework is not due to be adopted until September 2010, this AMR necessarily focuses on monitoring the effects of policies in the current Aylesbury Vale District Local Plan (AVDLP), adopted in January 2004, and covering the period to 2011. This plan will gradually be replaced by DPDs within the emerging LDF. 108 policies in AVDLP (out of a total list of 195 policies) were saved beyond September 2007. Only saved AVDLP policies are referenced in this AMR.

The bulk of the AMR consists of reports of progress against various indicators. The Government’s guidelines² specify that AMRs should contain the following types of indicators:

¹ Available on our website at: <http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/monitoring-info/vale-trends/>

² Local Development Framework Monitoring: A Good Practice Guide, March 2005, Office of the Deputy Prime Minister (now Communities and Local Government).

Contextual Indicators (CI)	These provide a background and context against which to consider the effects of policies and interpret the core output and significant effects indicators.
Core Output Indicators (COI)	These aim to provide a standardised set of measurable activities that can be compared on a national basis, and are directly related to and a consequence of planning policy. The indicator definitions are specified by Government ³ .
Local Indicators (LI)	These address the outputs of policies which are not covered by the core output indicators. The choice of these indicators will vary according to particular local circumstances and issues.
Significant Effects Indicators (SEI)	These are linked to the sustainability appraisal objectives and should enable a comparison to be made between the predicted effects and the actual effects on society, the environment and the economy, of the implementation of planning policies.

The types of indicators are indicated in the headings in subsequent chapters in the AMR, colour-coded as in the table above.

Revisions to indicators

The Government had previously specified the core output indicators in 2005⁴. A revised set of these indicators was published in July 2008⁵. All these revised indicators have been incorporated in this AMR. The relevant indicator reference numbers are given in the headings in subsequent chapters in this AMR. Appendix II summarizes the core output indicators.

Local Authorities previously had to report against a number of “Best Value” indicators. These have now been replaced by set of Government-defined performance indicators known as “National Indicators”. A number of these National Indicators are reported in this AMR, and the relevant reference numbers are given e.g. NI 159.

An initial set of proposed sustainability appraisal (significant effects) indicators was set out in the sustainability appraisal framework scoping report.⁶ As a result of collating data to monitor these indicators, a number of changes and clarifications to the indicators were made in the 2007 AMR. In May 2009, the Sustainability Appraisal of the Proposed Submission Core Strategy was published⁷. Chapter 6 of this Sustainability Appraisal document sets out a further revised set of indicators, which were updated to take account of the new National Indicator set and new sustainability priorities identified in the Regional Sustainability Framework. The revised indicators are reported on in this AMR. Appendix IV summarises the sustainability appraisal indicators, along with an overview of the general performance trends displayed by each of these indicators.

³ Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008, July 2008, Communities and Local Government.

⁴ Local Development Framework Core Output Indicators Update 1/2005, October 2005, Office of the Deputy Prime Minister (now Communities and Local Government).

⁵ Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008, July 2008, Communities and Local Government.

⁶ Sustainability appraisal of the Aylesbury Vale Local Development Framework, Scoping Report, May 2006, AVDC.

⁷ <http://www.aylesburyvale.gov.uk/planning-building/planning-policy/avldf-framework/sustainability-appraisal/proposed-submission-core-strategy---final-sustainability-appraisal--june-2009-/>

The Aylesbury Vale District 2009 AMR

The format of this year's AMR mainly follows that of the 2008 AMR, although as mentioned above, there have been revisions to some of the indicators. One further change is that information on the housing trajectory, housing land supply and strategic housing land availability assessment has been placed into a separate chapter (chapter 5), rather than being included in the housing chapter (chapter 6).

Comments

Government guidance does not require formal public consultation in respect of AMRs. However, comments on the format and content of this AMR will be welcomed, so that improvements can be made to future editions. Any such comments should be sent to:

**Implementation & Monitoring Team
Forward Plans
Aylesbury Vale District Council
66 High Street
Aylesbury
Bucks
HP20 1SD**

Alternatively, you can email your comments to avldf@aylesburyvaledc.gov.uk.

3 PROGRESS WITH IMPLEMENTATION OF THE LOCAL DEVELOPMENT SCHEME

It is a requirement of the Planning and Compulsory Purchase Act 2004 that the AMR contains information regarding the implementation of the Local Development Scheme (LDS), or LDF work programme. Regulations⁸ set out exactly which information is to be included, covering:

- Structure and timing of the LDF: the documents to be produced as part of the LDF, and the timetable for their production.
- Progress made: the milestones reached within the period covered by the AMR, and, where there are any delays, the reasons why, and the steps being taken to address them.

These are addressed in turn below.

Structure and timing of the LDF

The Aylesbury Vale Local Development Framework will be made up of a series of individual documents, which have different roles and purposes:

- **Local Development Scheme (LDS)**
The Local Development Scheme is the work programme for the LDF. The LDS which was current at the end of the monitoring year (March 31st 2009) was published in August 2008 and was the third to be produced, replacing the previous LDSs published in March 2005 and March 2007. We published a fourth revision of the LDS in October 2009.
- **Statement of Community Involvement (SCI)**
The SCI sets out how the Council intends to engage the residents of the district in the plan-making process, major planning applications and conservation areas. The SCI was adopted in October 2006.
- **Development Plan Documents (DPDs)**
These are part of the statutory development plan and will contain spatial policies for development; these documents will identify specific allocations and deal with specific areas of change.
- **Supplementary Planning Documents (SPDs)**
These documents will be produced where it is necessary to expand the policies set out in a DPD or if additional detailed information needs to be produced.
- **Proposals Map**
This will identify on a map base the spatial extent of policies and allocations and as such will be updated as new DPDs are adopted.
- **Annual Monitoring Report (AMR)**
This document.

The timetable for the production of the LDF documents is set out in the LDS and the timetable (from the current LDS) is reproduced on the next pages. (Note that information on the timing of production of SPDs is no longer required in the LDS). One milestone falls within the monitoring year (1st April 2008 to 31st March 2009), and this is highlighted in pink.

⁸ The Town and Country Planning (Local Development) (England) Regulations, 2004.

LDF Timeline Schedule of proposed Development Plan Documents	Production milestones
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Development Plan Document	Role and Content	Geographical Coverage	Chain Of Conformity	Commencement of document preparation	Public Participation in preparation of document (Reg 25)	Proposed submission document publication (Reg 27)	Submission to SoS (Reg 30)	Pre-Hearing meeting	Commencement of Examination Hearings	Adoption and publication
Core Strategy	Sets out vision, objectives and broad locations for the District spatial development strategy and key district wide policies. It will include strategic site allocations.	District-wide	Must be in general conformity with SEP. All other DPDs to be in conformity with Core Strategy.	March 2005	Oct – Dec 2008 ⁹	June – July 2009	Oct 2009	Dec 2009	Feb 2010	Sep 2010
Delivery Policies	Identifies non-strategic sites for new housing, employment and mixed use allocations including policies for development control.	District-wide	With Core Strategy and SEP.	July 2009	Sep – Oct 2010	Oct – Nov 2011	Feb 2012	Apr 2012	May 2012	Oct 2012
Proposals Map	To map development plan policies and proposals including insets for main settlements.	District-wide	With all adopted DPDs	<i>The proposals map (or relevant section thereof) will be revised as part of the preparation or revision of any DPD to identify the geographical extent of policies and proposals. An adopted proposals map will be amended when a development plan document is adopted or approved.</i>						

⁹ Issues and Options and Preferred Options consultations have already been undertaken under the previous Regulations. An additional 6-week partial consultation on alternative directions of housing growth at Aylesbury was undertaken in 2008.

Progress Made

One production milestone in the current LDS (published October 2009) fell within the monitoring year. Progress against this milestone is set out in the table below.

The previous edition of the LDS (August 2008) was current at the end of the monitoring year, so it is relevant to report on progress made against the production milestones in this previous LDS. This is also set out below:

Document	Milestone	LDS target	Progress made during 2008/09
Core strategy DPD	Public Participation in preparation of document (Reg 25). Milestone met.	Oct – Dec 2008	Issues and Options and Preferred Options consultations were undertaken under the previous Regulations. An additional 6-week partial consultation on alternative directions of housing growth at Aylesbury was undertaken from 31 st October 2008 to 12 th December 2008.
Developer Contributions SPD	Commencement of document preparation. Milestone met.	March 2009	Work commenced on this document prior to March 2009. A first draft has been produced.
Conservation Areas SPD	Commencement of document preparation. Milestone met.	March 2009	Work commenced on this document prior to March 2009. A first draft has been produced.
Aylesbury Growth Area Masterplan SPD	Commencement of document preparation. Milestone met.	March 2009	Work commenced on this document in March 2009, and it is on track for completion by December 2009.

In the light of the above progress report, and given that the LDS has been recently revised (October 2009), it is not necessary to revise the LDS further at this stage.

Significant progress with the Core Strategy has also been made subsequent to the end of the current monitoring year:

- The Proposed Submission Core Strategy¹⁰ was published for public comment between 10 June 2009 and 22 July 2009. All comments received in time during that period have been processed.
- The Core Strategy was submitted for independent examination on 30 October 2009.

Three SPDs will be published for consultation in January/February 2010: Master Planning and Delivery – Aylesbury Growth Arc; Master Planning and Delivery – North East Aylesbury Vale; and Conservation Areas.

¹⁰ <http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/avldf-framework/development-plan-documents/avldf-core-strategy/core-strategy-publication--june-2009-/>

Monitoring of the Statement of Community Involvement

A commitment is made in the Statement of Community Involvement to continuously monitor and review the effectiveness of the SCI and to report this in the AMR.

The consultation on options for the direction of growth at Aylesbury was carried out from 31st October to 12th December 2008. A number of improvements were made to the consultation arrangements based on lessons learnt during previous consultations, and in particular in response to comments made by members of the public:

- The consultation booklet, questionnaire, and exhibition boards were written in plain English.
- Specially designed graphics were included in the consultation booklet and exhibition boards to illustrate the options.
- Several of the public exhibitions extended into the evening, and two were held on Saturdays.
- Leaflets advertising the consultation were delivered to all households in Aylesbury and the surrounding area.
- Briefings were held with the town/parish councils most affected by the growth of Aylesbury.

4 OVERVIEW OF AYLESBURY VALE DISTRICT

This chapter provides a general overview of the main characteristics of Aylesbury Vale District. More detailed contextual indicators related to specific topics are included in the later chapters of the report.

Aylesbury Vale is a large shire district (900 square kilometres) which is mainly rural in character and has a high quality environment. Parts of Aylesbury Vale have been designated for their landscape quality, either as forming part of the Chilterns Area of Outstanding Natural Beauty, Areas of Attractive Landscape or Local Landscape Areas.

The population estimate¹¹ for mid-2008 for the district is 176,000 (an increase of 1,900 compared to mid-2007). 20% of this population is aged under 16, and 17% is classified as “older people” (65 for males, 60 for females).

Aylesbury is the county town of Buckinghamshire and, at the time of the 2001 census, had a population of about 65,000, just under 40% of that of the district. There are also well over 100 smaller settlements, including the important historic town of Buckingham, the attractive country settlements of Wendover and Winslow, and many beautiful villages.

The district is part of the Milton Keynes and South Midlands growth area, and is adjacent to (and partly within) an area of severe development restraint to the south – the Chilterns Area of Outstanding Natural Beauty and the Metropolitan Green Belt around London.

The Northern Part of the District

The northern part of the district directly adjoins Milton Keynes and Leighton Buzzard. This proximity means that there are strong linkages with these areas, with Milton Keynes and Leighton Buzzard both providing a source of employment and retail facilities for the area. The proposed expansion of Milton Keynes will have direct implications for Aylesbury Vale. The Proposed Submission Core Strategy allocates a strategic development area in North East Aylesbury Vale to accommodate nearly 5,400 dwellings, employment, and associated services, infrastructure and facilities.

Buckingham is the second largest settlement in the district, and is located to the north of Winslow. It has a strong employment base and a wide range of other facilities serving the town and surrounding villages. Regular bus services exist to Aylesbury, Milton Keynes, Oxford and Cambridge.

Winslow is a small historic market town serving surrounding rural areas to the north of Aylesbury. It has a wide range of shops, including a number of specialist shops serving a wider catchment area. It has some employment on the Station Road Industrial Estate and in the town centre.

The Silverstone Motor Racing Circuit straddles the northernmost boundary between Aylesbury Vale and South Northamptonshire District, and is another important source of employment in this vicinity. A Development Brief to provide guidance for suitable

¹¹ Source: Office for National Statistics mid-2008 population estimates.

development at the circuit was approved in February 2009¹², and includes a proposed new employment park in Aylesbury Vale adjacent to the circuit.

The area north of Buckingham includes the internationally renowned grade 1 historic man-made parkland landscape of Stowe.

The Southern Part of the District

The southern part of the district contains substantial tracts of high quality landscape including areas designated as forming part of the Chilterns Area of Outstanding Natural Beauty and the Metropolitan Green Belt. It also includes three of the larger settlements in the district:

- Aylesbury is the administrative centre for both the District Council and Buckinghamshire County Council and, in accordance with its role as a sub-regional growth centre, is a focal point for housing, employment and retail development. The town has road transport links to London, the Midlands, Heathrow and the M1, M25 and M40 motorways, but links to other areas are weak. In terms of public transport there are good rail links to London, and bus services in the town and to the major settlements of the district are reasonably frequent.
- Wendover is situated on the northern edge of the Chilterns Area of Outstanding Natural Beauty and London's Metropolitan Green Belt. The settlement acts as a service centre for a number of smaller villages in the area as well as a tourist base for visitors to the Chilterns. The RAF Halton training station is adjacent to Wendover. Like Aylesbury, Wendover has good rail links into London.
- Haddenham is a large village with a good range of small shops, public houses and other services. It has a large number of jobs on the Haddenham Business Park. It has relatively good bus services to other urban areas, including Aylesbury and Oxford, and a railway station with train services to London and Birmingham.

The southern part of Aylesbury Vale is unusual in that the rural areas play a more significant role in providing employment, particularly on old airfields and former mineral workings, than one might normally expect. (For example, Long Crendon is one of the most important sources of employment in the district, particularly for manufacturing and business service activities, whilst Westcott and Pitstone also serve as important sources of employment in the rural areas).

¹² Silverstone Circuit Masterplan Development Brief (approved February 2009), available from: <http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/publications-list/planning-brief-publication/development-brief-silverstone-circuit-masterplan/>

5 HOUSING TRAJECTORY, HOUSING LAND SUPPLY AND STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

Introduction

Local Authorities are required to carry out a Strategic Housing Land Availability Assessment (SHLAA) to identify land to deliver housing. The expected rate of housing delivery should be illustrated through a “housing trajectory”, which sets out information on past and projected housing completions in comparison to requirements set out in regional planning guidance. Local Authorities should also identify sufficient specific deliverable sites to deliver the housing requirements over the next five years of the trajectory – known as the “five year supply”. The SHLAA, the trajectory, and the five year supply are very much interlinked, and comprehensive information relating to these topics is set out in this chapter.

This AMR sets out the figures relating to a base date of 30th September 2009. We are required to provide annual updates in the AMR. We also provide an interim six-monthly update of the trajectory and five year supply (as at the end of 31st March each year), and this is published separately on our website¹³.

Strategic Housing Land Availability Assessment

The Strategic Housing Land Availability Assessment (SHLAA) for Aylesbury Vale was published in March 2009¹⁴. This study assesses the potential for residential development in Aylesbury Vale up to 2026, and its purpose is to help inform policies and proposals for housing provision in the LDF. The study covers Aylesbury, Buckingham, Haddenham, Wendover, Winslow, and 19 other settlements (the larger more sustainable villages in the District). Potential housing sites are identified, and assessed with regards to suitability, deliverability, and developability.

The housing sites included in the housing trajectory and hence the five year supply (see below) form a subset of those identified in the SHLAA. The trajectory and five year supply include those sites that are expected to be delivered, whereas the SHLAA also identifies *potential* sites which will not all necessarily come forward for development.

A SHLAA Steering Group comprising representatives of private housebuilders, social housing providers, local estate agents and Aylesbury Vale Advantage (the Local Delivery Vehicle) was responsible for overseeing the preparation of the SHLAA. The Steering Group agreed the assessment criteria, reviewed the initial findings, and signed off the final report.

A review of the SHLAA will be carried out in summer 2010. In the meantime, the list of sites included in the housing trajectory, and the deliverability of these sites, has been reviewed, and full details regarding this review are given in the next section. Other notable updates to sites identified in the SHLAA are as follows:

¹³ <http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/monitoring-info/>

¹⁴ <http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/avldf-framework/avldf-evidence-base/housing-evidence/strategic-housing-land-availability-assessment-200/>

SHLAA reference number	Site	Comments
125/008	Land east of Little Horwood Road, Winslow	The southernmost portion of this site was the subject of an outline planning application for residential development, landscaping, open space, highways, and associated works. This application was refused by the Council's Strategic Development Control committee on 28 th October 2009 for reasons including: intrusion into open countryside, adverse impact on conservation areas, and insufficient information with regards to highways, traffic and transportation. An appeal against refusal was lodged in November 2009.
104/005	Land to the rear of 32-34 Oxford Road, Stone	An application for 23 dwellings on this site was refused in October 2007, and the subsequent appeal was dismissed in January 2009.

Housing trajectory	COI (H1 & H2)	SEI
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A housing trajectory is basically a means of comparing past and estimated future housing completions with the housing provision figures set out in the development plan (the South East Plan (SEP)¹⁵). The trajectory is a tool for analysing and illustrating whether or not housing delivery is on track. Our latest trajectory, which sets out the situation as at the end of September 2009, for the whole of the district, is shown on pages 19 (table) and 20 (graph) below.

There are three components to the estimated future housing completions:

- (i) Projected supply – existing allocated sites (pink line in the trajectory table). This comprises expected completions on sites that are allocated in the Aylesbury Vale District Local Plan.
- (ii) Projected supply – other deliverable sites (pale blue line in the trajectory table). This comprises expected completions on non-allocated sites. This category includes both sites with planning permission and some sites that have not yet received permission but have been approved subject to the completion of a planning obligation agreement.
- (iii) Potential LDF allocations (purple line in the trajectory table). This is the amount of housing being planned for in the LDF in order to meet the SEP requirements up to 2026. This line comprises (in line with the figures given in the table on page 23):
 - a) 9,250 dwellings on Aylesbury expansion sites, from 2013/14 onwards;
 - b) 250 on Aylesbury urban area sites, from 2012/13 onwards;
 - c) 1,200 on Rest of District sites (excluding North East Aylesbury Vale), from 2012/13 onwards;
 - d) 5,390 in North East Aylesbury Vale (growth related to the urban area of Milton Keynes), from 2016/17 onwards.

Note that all actual completions that have been recorded from 1st April 2009 to 30th September 2009 are included in the projected supply for 2009/10.

¹⁵ The South East Plan (May 2009), available from <http://www.gos.gov.uk/gose/planning/regionalPlanning/815640/>

All of the sites for five dwellings or more included in categories (i) and (ii) above have been individually assessed as being “deliverable” as defined by PPS3¹⁶. This means that each site has been assessed as being available (the site is available now); suitable (the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities); and achievable (there is a reasonable prospect that housing will be delivered on the site within five years). Information has been obtained where possible (from developers/agents) on the expected timing for the completion of the housing, and this is incorporated into the trajectory (note that completions on some of the sites will extend beyond the five years).

A “Housing Delivery Team” is co-ordinated by Aylesbury Vale Advantage (the body responsible for managing delivery of the growth in the District). This team includes representatives from AVDC, Aylesbury Vale Advantage, Bucks County Council, Government Office for the South East of England, and the Homes and Communities Agency. The aims of this Housing Delivery Team are to monitor progress on the delivery of housing, identify problems or blockages that hinder or are likely to hinder housing delivery, agree an appropriate course of action to solve such issues or blockages, and to review all opportunities and mechanisms to increase annual output to ensure delivery targets are met. Information on projected completion rates obtained by the Housing Delivery Team from developers is used to inform updates of the housing trajectory.

Category (ii) also includes specific sites with planning permission (full or approval of details) for less than five dwellings. There are a large number of these small sites in the district (around 375 sites with outstanding permission, as at 30th September 2009), and it would be an enormous task to obtain deliverability information for each individual site. It is reasonable to assume that the majority of these sites will come forward (as they have done in the past), but the total number of commitments has been reduced by 10% to allow for those sites that are not implemented. No allowance is made for completions on unspecified small sites that may come forward in future (in line with the guidance in PPS3). All permissions and completions are continuously monitored, and are incorporated into each update of the housing trajectory.

The list of sites making up categories (i) and (ii) above (for five dwellings or more) is included in Appendix I. This shows the total number of completions expected on each site. A list of the sites for less than five dwellings can be provided on request, or is available on our website within our separate Housing Land Supply document¹⁷.

The green lines in the trajectory table show the housing requirements set out in SEP (the “strategic allocation”). These requirements are summarised in the table below (the phasing of these requirements is as set out in the SEP Examination in Public Panel Report¹⁸)

¹⁶ Planning Policy Statement 3: Housing (November 2006), Communities and Local Government.

¹⁷ AVDC Housing Land Supply, available from <http://www.aylesburyvaleadc.gov.uk/planning-building/planning-policy/monitoring-info/>

¹⁸ The South East Plan Examination in Public, Report of the Panel (August 2007), available from <http://www.gose.gov.uk/gose/planning/regionalPlanning/ThePanelReport/>

	2006-2011	2011-2016	2016-2021	2021-2026	Total 2006-2026
Aylesbury	3,800	4,400	4,400	4,200	16,800
North East Aylesbury Vale	0	0	2,695	2,695	5,390
Rest of District	1,100	1,100	1,250	1,250	4,700
Total	4,900 (980 pa)	5,500 (1,100 pa)	8,345	8,145	26,890

Note that the trajectory starts from 2006 (in line with the SEP plan period). Past completions are shown from 2001 in the trajectory table for information.

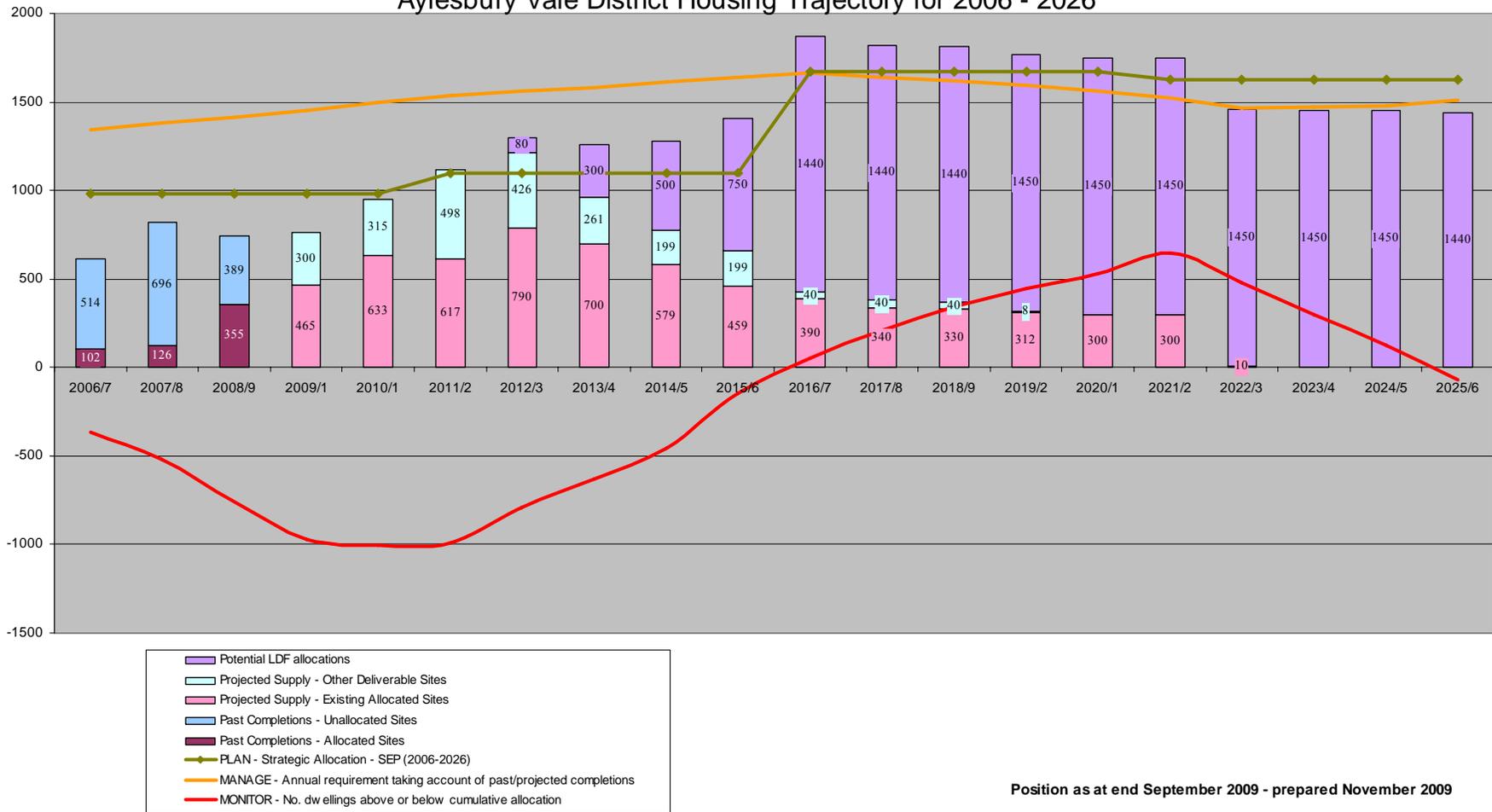
Separate housing trajectories have also been produced for Aylesbury (the existing built-up area of Aylesbury town plus its immediate surroundings, which may accommodate urban extensions), and the rest of the district (including North East Aylesbury Vale). The trajectory tables are shown on pages 21 and 22 below.

Aylesbury Vale District Housing Trajectory for 2006-2026

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/1	2011/2	2012/3	2013/4	2014/5	2015/6	2016/7	2017/8	2018/9	2019/20	2020/1	2021/2	2022/3	2023/4	2024/5	2025/6	TOTAL
Past Completions - Unallocated Sites	260	118	313	262	380	514	696	389																		1599
Past Completions - Allocated Sites	256	381	621	405	263	102	126	355																		583
Projected Supply - Existing Allocated Sites									465	633	617	790	700	579	459	390	340	330	312	300	300	10	0	0	0	6225
Projected Supply - Other Deliverable Sites									300	315	498	426	261	199	199	40	40	40	8	0	0	0	0	0	0	2326
Potential LDF allocations												80	300	500	750	1440	1440	1440	1450	1450	1450	1450	1450	1450	1440	16090
Total Past Completions	516	499	934	667	643	616	822	744																		
Total Projected Completions									765	948	1115	1296	1261	1278	1408	1870	1820	1810	1770	1750	1750	1460	1450	1450	1440	26823
PLAN - Strategic Allocation - SEP (2006-2026)						980	980	980	980	980	1100	1100	1100	1100	1100	1669	1669	1669	1669	1669	1629	1629	1629	1629	1629	26890
PLAN - Strategic Allocation - Cumulative					980	1960	2940	3920	4900	6000	7100	8200	9300	10400	12069	13738	15407	17076	18745	20374	22003	23632	25261	26890		
Cumulative Completions					616	1438	2182	2947	3895	5010	6306	7567	8845	10253	12123	13943	15753	17523	19273	21023	22483	23933	25383	26823		
MONITOR - No. dwellings above or below cumulative allocation					-364	-522	-758	-973	-1005	-990	-794	-633	-455	-147	54	205	346	447	528	649	480	301	122	-67		
MANAGE - Annual requirement taking account of past/projected completions					1345	1383	1414	1453	1496	1533	1563	1583	1610	1640	1664	1641	1618	1591	1561	1523	1467	1469	1479	1507	67	

Position as at end September 2009 - prepared November 2009

Aylesbury Vale District Housing Trajectory for 2006 - 2026



Aylesbury Vale District Housing Trajectory for 2006-2026 - Aylesbury only

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/1	2011/2	2012/3	2013/4	2014/5	2015/6	2016/7	2017/8	2018/9	2019/20	2020/1	2021/2	2022/3	2023/4	2024/5	2025/6	TOTAL	
Past Completions - Unallocated Sites	85	34	122	91	30	188	413	149																		750	
Past Completions - Allocated Sites	122	238	349	306	243	102	126	355																		583	
Projected Supply - Existing Allocated Sites									308	363	357	473	595	531	431	390	340	330	312	300	300	10	0	0	0	5040	
Projected Supply - Other Deliverable Sites									115	140	149	171	102	40	40	40	40	40	8	0	0	0	0	0	0	885	
Potential LDF allocations												0	220	420	670	820	820	820	820	820	820	820	820	820	820	810	9500
Total Past Completions	207	272	471	397	273	290	539	504																			
Total Projected Completions									423	503	506	644	917	991	1141	1250	1200	1190	1140	1120	1120	830	820	820	810	16758	
PLAN - Strategic Allocation - SEP (2006-2026)						760	760	760	760	760	880	880	880	880	880	880	880	880	880	880	880	840	840	840	840	840	16800
PLAN - Strategic Allocation - Cumulative					760	1520	2280	3040	3800	4680	5560	6440	7320	8200	9080	9960	10840	11720	12600	13440	14280	15120	15960	16800			
Cumulative Completions					290	829	1333	1756	2259	2765	3409	4326	5317	6458	7708	8908	10098	11238	12358	13478	14308	15128	15948	16758			
MONITOR - No. dwellings above or below cumulative allocation					-470	-691	-947	-1284	-1541	-1915	-2151	-2114	-2003	-1742	-1372	-1052	-742	-482	-242	38	28	8	-12	-42			
MANAGE - Annual requirement taking account of past/projected completions					840	869	887	910	940	969	1003	1030	1040	1044	1034	1010	987	957	927	888	831	831	836	852	42		

Position as at end September 2009 - prepared November 2009

Aylesbury Vale District Housing Trajectory for 2006-2026 - Rest of District (outside Aylesbury) only

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/2	2012/3	2013/4	2014/5	2015/6	2016/7	2017/8	2018/9	2019/20	2020/1	2021/2	2022/3	2023/4	2024/5	2025/6	TOTAL	
Past Completions - Unallocated Sites	175	84	191	171	350	326	283	240																		849	
Past Completions - Allocated Sites	134	143	272	99	20	0	0	0																		0	
Projected Supply - Existing Allocated Sites									157	270	260	317	105	48	28	0	0	0	0	0	0	0	0	0	0	1185	
Projected Supply - Other Deliverable Sites									185	175	349	255	159	159	159	0	0	0	0	0	0	0	0	0	0	1441	
Potential LDF allocations												80	80	80	80	620	620	620	630	630	630	630	630	630	630	630	6590
Total Past Completions	309	227	463	270	370	326	283	240																			
Total Projected Completions									342	445	609	652	344	287	267	620	620	620	630	10065							
PLAN - Strategic Allocation - SEP (2006-2026)						220	220	220	220	220	220	220	220	220	220	789	789	789	789	789	789	789	789	789	789	789	10090
PLAN - Strategic Allocation - Cumulative						220	440	660	880	1100	1320	1540	1760	1980	2200	2989	3778	4567	5356	6145	6934	7723	8512	9301	10090		
Cumulative Completions						326	609	849	1191	1636	2245	2897	3241	3528	3795	4415	5035	5655	6285	6915	7545	8175	8805	9435	10065		
MONITOR - No. dwellings above or below cumulative allocation						106	169	189	311	536	925	1357	1481	1548	1595	1426	1257	1088	929	770	611	452	293	134	-25		
MANAGE - Annual requirement taking account of past/projected completions						505	514	527	544	556	564	560	553	571	597	630	631	632	634	634	635	636	638	643	655	25	

Position as at end September 2009 - prepared November 2009

LDF housing requirements

The Proposed Submission Core Strategy (June 2009) contains a table (Table 1) which sets out the residual housing requirements, that is the amount of housing to be planned for in the LDF, over and above completions that have already happened, projected supply from existing allocated sites and projected supply from other deliverable sites. The figures in the Proposed Submission Core Strategy represent the position as at the end of September 2008. In the table below, the figures are updated to the position as at the end of September 2009.

		Aylesbury	Rest of District	North East Aylesbury Vale
A	Total SEP requirement (2006-2026)	16,800	4,700	5,390
B	Actual completions (2006-2009)	1,333	849	0
C	Projected supply (2009-2026) from existing allocated sites (see appendix 1)	5,040	1,185	0
D	Projected supply (2009-2026) from other deliverable sites (see appendix 1)	885	1,441	0
E	LDF requirement (A-B-C-D)	9,542	1,225	5,390
F	LDF requirement (rounded)	9,500	1,200	5,390

The LDF requirements for Aylesbury and North East Aylesbury Vale remain as in the Proposed Submission Core Strategy. The requirement for Rest of District has decreased from 2,000 to 1,200, as a result of additional permissions and completions (in particular the permission for 700 dwellings on land south of the A421 and east of the A413, London Road, Buckingham).

The Proposed Submission Core Strategy sets out strategic allocations for 9,250 dwellings in the Aylesbury Growth Arc and 5,390 dwellings in North East Aylesbury Vale. Further LDF allocations (non-strategic) will be made in the Delivery Policies Development Plan Document (expected to be adopted in October 2012).

Five year housing land supply

COI (H2(c))

PPS3¹⁹ requires us to demonstrate that we have five years supply of housing. The tables below set out the calculation of our housing land supply. The first table sets out the calculation for the five year period from 1st April 2009 to 31st March 2014. The National Indicator NI 159 (supply of ready to develop housing sites) and the definition for the core output indicator H2(c) require us to provide a forward-looking estimate of the housing land supply; therefore the second table sets out the calculation for the five years from 1st April 2010 to 31st March 2015 (a year later than the figures in the first table).

Note that potential LDF allocations (the purple line in the trajectory table) are not yet counted in the housing land supply because the Core Strategy has not yet been adopted.

¹⁹ Planning Policy Statement 3: Housing (November 2006), Communities and Local Government.

Housing land supply for 1st April 2009 to 31st March 2014

SEP requirement	5,260
Adjustment for pre-2009 deficit*	223
Total 5 year requirement	5,483
Projected supply from existing allocated sites (see Appendix 1)	3,205
Projected supply from other deliverable sites (see Appendix 1)	1,800
Total projected supply	5,005
Projected supply as percentage of requirement	91.3% (4.6 years)

*In the period 2006 to 2009 the number of housing completions in Aylesbury Vale has fallen short of the SEP requirement for that period by 758 dwellings. This deficit is added to the requirement for the remaining years of the SEP period, thus the requirement for 2009 to 2014 needs to be increased by an additional 223 dwellings.

Housing land supply for 1st April 2010 to 31st March 2015

SEP requirement	5,380
Adjustment for (projected) pre-2010 deficit**	304
Total 5 year requirement	5,684
Projected supply from existing allocated sites (see Appendix 1)	3,319
Projected supply from other deliverable sites (see Appendix 1)	1,699
Total projected supply	5,018
Projected supply as percentage of requirement	88.3% (4.4 years)

**The number of housing completions in Aylesbury Vale is projected to fall short of the SEP requirement for 2006 to 2010 by 973 dwellings. This deficit is added to the requirement for the remaining years of the SEP period, thus the requirement for 2010 to 2015 needs to be increased by an additional 304 dwellings.

Commentary and conclusions

We have published a completed Strategic Housing Land Availability Assessment, and a review of this is planned for 2010. We continue to publish six monthly updates to our housing trajectory and housing land supply position, and this AMR shows the latest position, as at end of September 2009.

The last published housing land supply figures (as at end March 2009) showed that we had a housing land supply of 3.8 years (from 2009 to 2014) or 3.6 years (from 2010 to 2015). The figures above show that this situation has now improved considerably. This is mainly as a result of the granting of planning permission for 700 dwellings at London Road, Buckingham, and also as a result of improved predicted build rates on some larger sites.

However, our housing land supply remains below five years. As pointed out in the 2008 AMR, this is essentially due to the “accounting rules”. We have a supply of over 8,500 dwellings on sites either with planning permission, approved subject to a planning obligation agreement or with current allocations, which is way in excess of the total requirement for the next five years. However, these sites will not all be built out over the next five years. Wherever possible we have obtained up-to-date estimates of build rates from housing

developers, and despite the fact that the situation has improved overall compared to the last assessment, the land supply position is being strongly influenced by the downturn in the housing market. Aylesbury Vale, with its high levels of growth delivered through urban extensions, has more large sites that will build out over more than 5 years compared with many other areas where small and medium sized sites are the norm. Hence a slow-down in building activity on these sites disproportionately impacts on the 5-year housing land supply position.

The updated figures presented above show that the LDF requirements (i.e. the amount of additional housing that must be planned for via the LDF) for Aylesbury and North East Aylesbury Vale remain as set out in the Proposed Submission Core Strategy, whereas the LDF requirement for the Rest of District reduces from 2,000 to 1,200 dwellings.

Sites for 14,640 dwellings are allocated in the Proposed Submission Core Strategy. The Core Strategy is expected to be adopted in September 2010. We will then have committed sites for some 94% of the SEP housing requirement up to 2026.

6 HOUSING

Introduction

The previous chapter sets out comprehensive information related to the housing land supply in the district. This next chapter reports on other indicators related to the stock of housing in the district. Detailed information is given on past housing completions, including affordable housing completions. A progress report on the housing allocations in the Aylesbury Vale District Local Plan (AVDLP) is included, as well as other significant housing sites in the district.

Indicators

Number of households

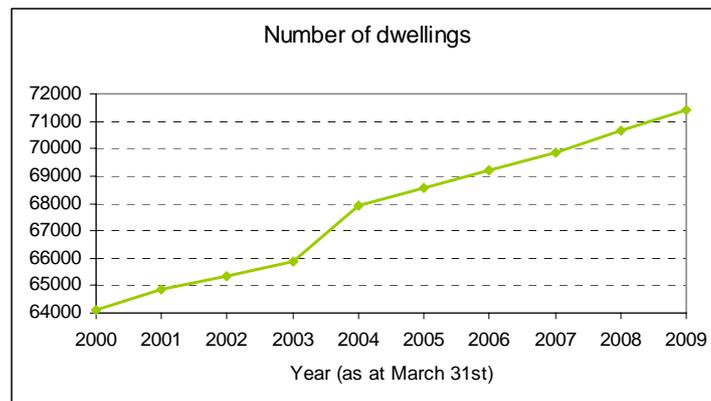
CI

The number of occupied households at the time of the 2001 census was 64,526.²⁰

Number of dwellings

LI

The total number of dwellings in the district at 31st March 2009 was 71,400. This figure is arrived at by starting with the number of dwellings as given by the 2001 census, adding subsequent completions of new dwellings and conversions, and subtracting dwellings lost. (Note that the number of dwellings is always somewhat larger than the number of households because of vacant homes, second homes, holiday homes etc). The upward trend in the number of dwellings over the past ten years is illustrated in the graph below:



Number of empty dwellings and number that have been empty for six months or more.

SEI

The number of empty homes²¹ has decreased over the last year, and has now reduced to 56% of the peak level reached in 2005:

²⁰ Source: Office for National Statistics, 2001 Census, table KS18.

²¹ Source: AVDC Environmental Health and Housing Divisions

Date (as at 1 st April)	Empty dwellings	Of which, empty for over 6 months (private sector only*)
2009	1442	331
2008	1707	430
2007	1692	385
2006	1189	476
2005	2580	1390
2004	1485	603
2003	1737	267
2002	1709	
2001	1788	

* The number of dwellings that have been empty for over six months is only available for private sector homes (i.e. excluding Local Authority, registered social landlord, and other public sector homes).

Tenure of households	CI
----------------------	----

The breakdown of occupied households by tenure, as measured by the 2001 census, is given in the table below:²²

	Total household spaces with residents	Owner occupied	Rented from Council	Rented from housing association	Private rented	Other rented
Aylesbury Vale	64,526	48,864	8,055	1,176	4,125	2,306
% of total	100%	76%	12%	2%	6%	4%

The Council's housing stock was transferred to the Vale of Aylesbury Housing Trust in July 2006.

Type of households	CI
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The breakdown of all household spaces²³ (including unoccupied household spaces), as measured by the 2001 census, is given in the table below:²⁴

	Total household spaces	Detached	Semi-detached	Terraced	Flat, maisonette or apartment	Non-permanent accommodation
Aylesbury Vale	66,143	21,989	21,961	15,950	6,124	119
% of total	100%	33%	33%	24%	9%	<1%

²² Source: Office for National Statistics, 2001 Census, table KS18.

²³ We use the term "household space" in order to ensure consistency with census definitions. A household space is the accommodation occupied by an individual household or, if unoccupied, available for an individual household. A dwelling can consist of one or more household spaces.

²⁴ Source: Office for National Statistics, 2001 Census, table KS16

Average household size

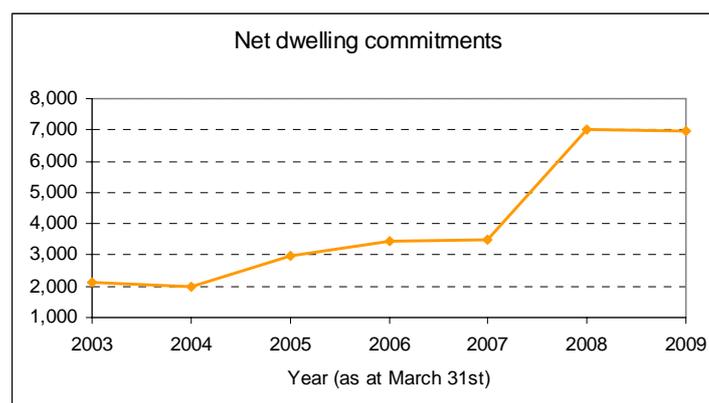
CI

The average household size at the time of the 2001 census was 2.51 persons.²⁵

Number of dwellings with planning permission (dwelling commitments)

SEI

As at 31st March 2009, there were 6,949 dwellings (net of demolitions and other losses) with valid planning permission²⁶. This is a levelling off of the upward trend in the number of dwellings with planning permission shown in previous years, as illustrated by the graph below.



The very large increase in the number of dwelling commitments from 2007 to 2008 is mainly a result of the approval of planning permission for the Berryfields Major Development Area (3,000 dwellings) in November 2007.

Number of dwellings under construction

LI

At 31st March 2009, there were 690 dwellings that were under construction, but not yet completed²⁷. This is a significant reduction compared to the figure a year earlier (936). This sharp reduction in the number of dwelling starts is a reflection of the downturn in the housing market.

Past dwelling completions

COI (H2(a))

SEI

The trajectory tables on pages 19, 21 and 22 show the number of dwelling completions in the years since 2001. However, it is felt helpful to summarise the completions since 1991, and the relevant figures are given in the table below²⁸:

²⁵ Source: Office for National Statistics, 2001 Census, table KS19.

²⁶ Source: AVDC Forward Plans monitoring system.

²⁷ Source: AVDC Forward Plans monitoring system.

²⁸ Source: AVDC Forward Plans monitoring system.

Year	Net completions in Aylesbury	Net completions in rest of district	Net completions in district
2008/09	504	240	744
2007/08	539	283	822
2006/07	290	326	616
2005/06	273	370	643
2004/05	397	270	667
2003/04	471	463	934
2002/03	272	227	499
2001/02	207	309	516
2000/01	342	385	727
1999/00	475	300	775
1998/99	523	294	817
1997/98	475	470	945
1996/97	308	417	725
1995/96	187	493	680
1994/95	216	443	659
1993/94	287	270	557
1992/93	341	411	752
1991/92	558	304	862

The percentage of completions in Aylesbury is expected to continue to rise in future years, due mainly to completions on the major development areas at Berryfields and Weedon Hill, followed by completions in the Aylesbury Growth Arc which is allocated in the Proposed Submission Core Strategy.

Dwelling completions for the current year	COI (H2(b))
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Related AVDLP policies		Saved?
GP.6	Conversion or subdivision of existing dwellings	✓

A more detailed breakdown of the completions for the 2008/09 monitoring year is given in the table below²⁹:

New dwellings completed	685
Conversions/changes of use completed	102
Gross additional dwellings	787
Dwellings demolished	32
Dwellings lost by reason of conversions/changes of use	11
Losses of dwellings	43
Net additional dwellings	744

²⁹ Source: AVDC Forward Plans monitoring system.

The main sites contributing to the housing completions were:

- Weedon Hill, Aylesbury (Buckingham Park) – 201 completions.
- Walton Street, Aylesbury (Viridian Square) – 110 completions.
- Griffin Place, Griffin Lane, Aylesbury – 72 completions.
- Former Stoke Mandeville Hospital site, Aylesbury (The Green) – 27 completions.
- Former Schwarzkopf site, Penn Road, Aylesbury (Grand Central) – 21 completions.
- 117-119 Bicester Road, Aylesbury – 21 completions.

Included within the conversion completions are 11 dwellings which were gained through sub-division of existing dwellings. No dwellings were lost through mergers of existing dwellings.

The housing trajectory published in the 2008 AMR (showing the position as at the end of September 2008) predicted that we would achieve 699 completions in 2008/09. Actual completions exceeded this prediction by 45 dwellings. Our predictions had taken into account the downturn in housing delivery as a result of the recession, and have been proven to be fair estimates. There were more completions at Weedon Hill, and more completions on sites of less than 5 dwellings, than estimated in the trajectory. These were partly cancelled out by less completions than estimated on various other sites.

Breakdown by size/type of dwelling completions (gross)	LI
--	----

	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms	Total
Flats	82	299	2	2	385
Houses	16	115	131	140	402
Total	98	414	133	142	787

These figures show that the dwellings completed in the monitoring year provided a mix of sizes, with a tendency towards smaller dwellings.³⁰ 49% of the total dwellings built were flats (the same percentage as in 2007/08). In the 8 years since the 2001 census, there have been 2,047 flats built in the district, which increases the stock of flats from 9% of the total housing stock (in 2001) to 11% at 2009 (unchanged from 2008).

Percentage of new and converted dwellings on previously-developed land	COI (H3)	SEI
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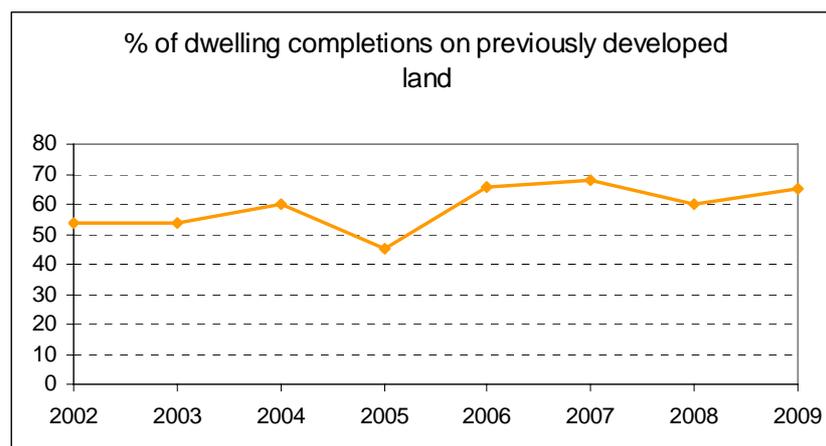
This indicator measures the extent to which new housing is being accommodated on brownfield land (and conversely, the amount of greenfield land used for housing). The figures for the year ending 31st March 2009 are given in the table below³¹ (the figures are given in terms of gross completions as required by the core output indicator definition):

³⁰ Source: AVDC Forward Plans monitoring system.

³¹ Source: AVDC Forward Plans monitoring system.

	Completions on previously-developed land	Completions on greenfield land	Total completions
New dwellings	438 (64%)	247 (36%)	685
Conversions/changes of use	75 (74%)	27 (26%)	102
Total completions	513 (65%)	274 (35%)	787

The historical trend is shown in the graph below:



The breakdown of the number of completions on previously-developed land between Aylesbury and the rest of the district is as follows:

	Completions on previously developed land	Completions on greenfield land
Aylesbury	301 (59%)	210 (41%)
Rest of district	212 (77%)	64 (23%)
Total	513 (65%)	274 (35%)

Of the 513 completions on previously developed land, 129 (25%) were on sites classified as “residential intensification”, that is within the curtilage of existing dwellings or sites in residential use (this includes not only garden land, but also garage courts, parking areas, and so on). The corresponding figure in the 2007/08 year was 42%.

The national annual target is that at least 60% of new housing should be provided on previously developed land. There is little opportunity for influencing the outcome of this indicator. Aylesbury Vale’s historic and ongoing role in meeting a substantial proportion of housing growth in the County, and designation as a growth area inevitably means that there will be a much greater need to build on greenfield sites than in other areas which are not expanding as rapidly. The percentage of completions on previously developed land is expected to decrease substantially as the number of completions increases on large greenfield sites such as Berryfields and Weedon Hill, followed by the Aylesbury Growth Arc allocated in the Proposed Submission Core Strategy.

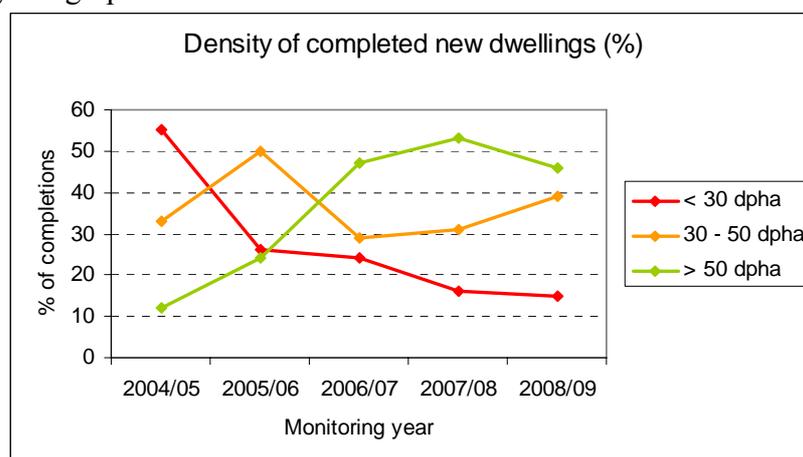
Percentage of new dwellings (gross) by net density ³²		
Net Site Density	Number of Completions	% Completions
i) Less than 30 dpha ³³	105	15%
ii) Between 30 and 50 dpha	264	39%
iii) Above 50 dpha	316	46%
Total gross dwellings	685	100%

Note that some of the completions included in the figures above were on sites that are not yet wholly complete. In these cases, it is not possible to measure the actual net density at which those particular dwellings were built, but instead they have been counted as being completed at the average density of the whole site.

Government guidance in PPS3: Housing (November 2006) recommends that 30 dwellings per hectare should be used as an indicative minimum density, and that local housing density policies should be developed which have regard to a number of factors, including: the level and capacity of infrastructure, services and facilities; the level of accessibility; the characteristics of the area; and the desirability of using land efficiently.

One of the main factors that contributes to the completions at densities of less than 30 dpha is small infill developments, where density considerations are weighed against the need to respect local character.

There has been a steady trend towards higher density developments over the past five years, as illustrated by the graph below:



The authority is committed to ensuring high densities in future developments, and this is being addressed through LDF documents. The approach being proposed in the Aylesbury Growth Arc Master Planning and Delivery Supplementary Planning Document is to develop each Strategic Development Area with a range of densities, an overall average of 40 dwellings per hectare (dph), and higher densities around public transport routes and close to local

³² Source: AVDC Forward Plans monitoring system.

³³ dpha = dwellings per hectare

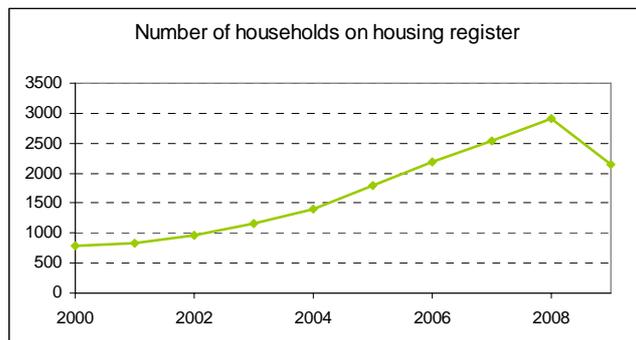
centres. Similarly, the approach being proposed in the North East Aylesbury Vale Master Planning and Delivery Supplementary Planning Document is to develop the site with a range of densities between 10 and 70+ dph, with an overall average of 35 dph.

Number of households on the housing register

SEI

Compared to 2008, there has been a decrease in the number of households waiting for housing. This reverses the trend of the previous few years, as shown by the table and graph below³⁴:

Year (as at 1 st April)	Number of households on the housing register
2009	2136
2008	2899
2007	2545
2006	2191
2005	1804
2004	1394
2003	1165
2002	965
2001	842
2000	785



Average house price

CI

The average house price has risen steadily over the years until mid 2008, and has shown a marked drop in the last year as a result of the economic recession. This is illustrated in the graph below.³⁵

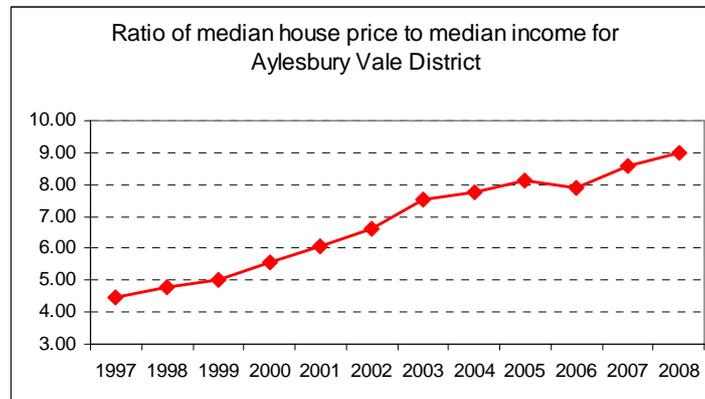


Note
The chart shows the average property price over time for all types of housing in the area selected. Small sample sizes can distort the price over time in some areas. The data for this analysis is based on data from Hometrack's Automated Valuation Model.
Source: Hometrack; © Hometrack

³⁴ Source: AVDC Housing Division

³⁵ Source: <http://www.hometrack.co.uk/> based on data from Hometrack's Automated Valuation Model.

In tandem with the rise in house prices, there has been a steady increase in the ratio of average house price to average earnings. This is illustrated in the graph below³⁶. Note that more recent data (to reflect the recent downturn in house prices) is not yet available.



With the average house price hitting 9 times the average income, there is clearly a serious problem with regards to affordability of housing in the district. For 2008, the average ratio for England is 6.94, and for the South East region is 8.43. Aylesbury Vale (at 9.00) is in a worse position than the regional average, and this is much worse than the average across England. Current planning policy (Affordable Housing Supplementary Planning Document; PPS3: Housing; and the South East Plan) requires 35% of housing on developments of 15 or more dwellings (or sites of 0.5ha or more) to be provided as affordable housing³⁷. The Council's approach to affordable housing in the LDF has been informed by a Strategic Housing Market Assessment and an Affordable Housing Viability Study. The affordable housing policy in the Proposed Submission Core Strategy sets out an overall district target of 35% of new dwellings to be affordable. This will be achieved using a sliding scale of affordable housing provision based on the number of dwellings proposed in new developments, which will ensure that smaller sites deliver more affordable dwellings than has been the case in the past.

Related AVDLP policies		Saved?
GP.2	Affordable housing	✓
GP.4	Affordable housing on small sites for local needs	✓

During this monitoring year 366 affordable units were built as new dwellings (47% of total completions). In addition, a further 44 units were provided as the result of initiatives such as “key worker living” and “open market homebuy” – these affordable units were not newly built dwellings but were “off the shelf” purchases of existing dwellings and therefore effectively changes of tenure. Therefore a total of 410 affordable homes were provided in

³⁶ Source: Communities and Local Government – housing market and house prices
<http://www.communities.gov.uk/documents/housing/xls/322286.xls>

³⁷ “Affordable housing” comprises dwellings provided with subsidy for occupation by specified eligible households whose needs are not met by the market. Affordable housing includes social rented and shared equity dwellings, and may include homes for key workers.

2008/09³⁸. Of these 410 homes, 242 are social rented, 149 are shared ownership, and 19 are key-worker. 12 of the dwellings were provided on a rural “exception” site in Cheddington (i.e. a site in a rural village to meet local housing need), and there are a number of other such sites either completed more recently (since 1st April 2009) or with planning permission.

The Council’s Corporate Plan was published in 2008 and sets out the Council’s priorities for the next three years. One of the targets is to achieve 325 affordable housing completions in 2008/09. This target has been exceeded. (Note that in the Council’s Annual Performance Report³⁹ the figure given for the 2008/09 year is 422 affordable dwelling completions. The discrepancy of 12 dwellings arises due to 12 units at Griffin Place, Aylesbury which form 12 self-contained dwellings, each of which will house two single-person households.)

The trend in affordable housing completions is upwards in recent years, as shown in the table below:

Year ending March 31st	Affordable housing completions
2009	410
2008	227
2007	116
2006	95
2005	98
2004	116

This upward trend is a result of affordable housing being delivered by various large schemes currently under construction, coupled with the decrease in the threshold for affordable housing provision, and an increase in the percentage requirement. Also, given the current problems in the housing market, some developers are converting market housing units to affordable housing units, which is delivering additional numbers of affordable homes.

Affordable housing provision on new housing sites	LI
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Related AVDLP policy		Saved?
GP.2	Affordable housing	✓

Policy GP.2 relates to the provision of affordable housing on developments of 25 or more dwellings. On 1st April 2007 this threshold was reduced to 15 dwellings as a result of the publication of PPS3 (Housing). This policy is supplemented by the Affordable Housing Supplementary Planning Document (November 2007). This document states that a minimum of 40% affordable housing will be negotiated on sites above the threshold, but this percentage was subsequently revised as a result of the publication in July 2008 of the Government’s proposed modifications to the South East Plan, which set the affordable housing requirement at 35%. (This requirement is maintained in the final version of the South East Plan which was published in May 2009). The table below sets out an analysis of affordable housing provision on sites of 15 dwellings or more that were first granted planning permission within the monitoring year. (Note that the figures in this table relate to the number of affordable units

³⁸ Source: AVDC Forward Plans monitoring system and AVDC Housing Division.

³⁹ AVDC Annual Performance Report 2008/09, available from Audit, Risk and Performance Team, or visit <http://www.aylesburyvaldc.gov.uk/council-democracy/performance/annual-performance-2009/>

which have been secured via a planning obligation agreement; these affordable units have not necessarily been constructed yet).

Application number	Site	Site specific policy in AVDLP	Affordable housing provision
08/00831/APP	Former Territorial Army Site, Oxford Road, Aylesbury	AY.7	73 out of a total of 94 = 78%
07/02293/APP	Former Pitstone cement works	RA.26	65 out of a total of 164 = 40%
07/00321/APP	Former Big Hand Mo's PH, Oxford Road, Aylesbury	No	24 out of a total of 24 = 100%
08/01131/APP	Dayla, 80 - 100 High Street, Aylesbury	No	14 out of a total of 39 = 36%
07/02956/APP	Land at Mill Street, Aylesbury	No	23 out of a total of 23 = 100%
07/00347/AOP	Land To The Rear Of Cobb Hall Road, Aylesbury	No	2 out of a total of 15 = 13%. The application was received in March 2007, prior to the reduction in threshold to 15 dwellings; however, the provision of 2 affordable units was negotiated with the applicants.
07/00226/AOP	Land adjacent to Thame Road, Haddenham	No	9 out of a total of 31 = 29%. This application was received in February 2007, before the change in requirement to 40%
08/01271/APP	Croft House, Croft Road, Aylesbury	No	16 out of a total of 16 = 100%
08/01745/APP	Leonard West Care Home, Walton Road, Aylesbury	No	19 out of a total of 19 = 100%
06/03332/AOP	Tingewick Road Industrial Estate, Buckingham	No	28 out of a total of 93 = 30%. This application was received in January 2007, before the change in requirement to 40%.

It can be seen that the required percentage of affordable housing is to be provided on all sites. In several cases, the amount to be delivered is substantially more than the required percentage.

New housing in rural areas	LI
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Related AVDLP policies		Saved?
GP.4	Affordable housing on small sites for local needs	✓
RA.11	Conversion of buildings in the countryside	✓
RA.13	Development within settlements listed in Appendix 4	✓

RA.14	Development at the edge of Appendix 4 settlements	✓
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Policies RA.13 and RA.14 relate to development within and on the edge of the rural settlements that are listed in Appendix 4 of AVDLP (those settlements with community facilities and some employment opportunities, and that are reasonably accessible). These policies permit up to five dwellings on infill sites or sites substantially enclosed by existing development. Policy RA.13 permits larger schemes in Buckingham, Wendover, Haddenham and Winslow. The following permissions were granted within the monitoring year for more than five dwellings on sites outside Aylesbury, Buckingham, Wendover, Haddenham and Winslow (this list does not include renewed or amended permissions on sites that already had permission at the start of the monitoring year):

Site	Development	Comments
Former Pitstone cement works	164 dwellings	This is a major brownfield site that is allocated for redevelopment in the Aylesbury Vale District Local Plan
Stearthill House, Mursley Road, Little Horwood	Conversion of dwelling and barn into 7 dwellings	Development considered acceptable, and would improve character and appearance of existing dwelling.
Aylesbury Truck Engineering Services Ltd, Sandhill Road, East Claydon	13 new dwellings	Site has been vacant for some years. Principle of redevelopment for residential (and a business unit) considered beneficial to appearance and amenity of the area.
Land to rear of Cobb Hall Road, Newton Longville	15 new dwellings	Considered acceptable given the site location and the character of the area, and the fact that the principle of 12 dwellings on this site had been previously accepted in 2000.
Land to the north of Tythe Cottage, Station Road, Marsh Gibbon	8 new dwellings	Rural "exception" site for affordable housing to meet local needs (in accordance with policy GP.4)
70 London Road, Aston Clinton	Demolition of existing house and erection of 7 new dwellings	Considered that Aston Clinton is a sustainable location, and it would not be justified to refuse the development because it exceeds the five dwelling threshold
Land between 62 and 96 Station Road, Quainton	12 new dwellings	Rural "exception" site for affordable housing to meet local needs (in accordance with policy GP.4)
Old Manor Farm, Reads Lane, Cublington	Barn conversions to create 6 dwellings	This application was refused by the Council, but allowed on appeal.

Net additional pitches (gypsy and traveller)	COI (H4)
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This core output indicator requires us to report on the number of gypsy and traveller pitches delivered. Only authorised pitches should be counted. Communities and Local Government publish caravan count information from local authorities twice a year. The data for Aylesbury

Vale is shown in the table below⁴⁰, and shows an increase over time in the number of private caravans (note that a pitch can consist of more than one caravan):

Date	Number of caravans (socially rented)	Number of caravans (private)
January 2009	4	124
July 2008	8	104
January 2008	4	89
July 2007	4	82
January 2007	7	31
July 2006	7	27
January 2006	4	27

Within the monitoring year, the following decisions were made on planning applications relating to gypsy and traveller sites:

Land adjacent Dun Roaming Park, Whitfield Road, Biddlesden	Extension to provide 5 additional plots	Refused & appeal dismissed December 2008
Plots 18&19, Burrows Field, Radcliffe Road, Gawcott	2 pitches	Temporary personal permission until June 2010, approved in May 2008.

We also monitor the overall number of authorised pitches in the District. As at October 2009 there are 81 authorised pitches, of which 19 are temporary until 30/06/2010, and 13 are temporary until 08/05/2012.

Progress on AVDLP housing sites	LI
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The table below sets out the latest position (as at October 2009) on all the sites that are allocated in AVDLP for housing, or for mixed use including housing.

⁴⁰ <http://www.communities.gov.uk/housing/housingmanagementcare/gypsiesandtravellers/>

AVDLP Policy	Site Allocated	No of dwellings subject of outstanding pp at October 2009	Current best estimate of likely number of dwellings	Comments
AY.4	Tring Road (former BPCC factory), Aylesbury		0	Outline planning permission for 100 flats lapsed in August 2005. The site is now owned by Tesco, and it is not anticipated that the site will be brought forward for redevelopment in the remainder of the plan period.
AY.5	Stoke Mandeville Hospital, Aylesbury (part)	121 (net of demolitions)		Wider site allocated for community use and housing. This part (northern part of allocation) granted outline permission in March 2006, approval of details June 2006, for demolition of existing dwellings and erection of key-worker accommodation and open market dwellings. Site under construction, 126 dwellings completed.
AY.5	Stoke Mandeville Hospital, Aylesbury (part)	330		Southern part of allocated site plus an adjacent area. Full planning permission granted in February 2008. Site under construction, 39 dwellings completed.
AY.6	Bearbrook House, Oxford Road, Aylesbury (part)	28		Allocated for housing & employment. Planning brief for this and TA Centre site proposed residential only. Permission granted July 2006 for 28 units (single persons residential and ancillary support accommodation) on part of site.
AY.6	Bearbrook House, Oxford Road, Aylesbury (part)	75		Outline application for 75 dwellings approved in April 2007.
AY.7	TA Centre, Oxford Road, Aylesbury	94		Full planning permission granted in July 2008.
AY.8	Ardenham Lane, Aylesbury		0	It is not anticipated that any of this site will come forward for redevelopment in the remainder of the plan period.

AVDLP Policy	Site Allocated	No of dwellings subject of outstanding pp at October 2009	Current best estimate of likely number of dwellings	Comments
AY.9	Park Street, Aylesbury (Part)		0	Part of this allocation was redeveloped for 18 dwellings in 2004. A car showroom remains on the rest of the site and it is not anticipated that this will come forward for redevelopment in the remainder of the plan period.
AY.11	Circus Fields, Aylesbury		72	A planning application for the new canal basin is expected within the next six months. The remainder of the land is to be marketed for residential development.
AY.13 & AY.12	Berryfields MDA, Aylesbury	3,000	3,235	A development brief was published in March 2004. Outline planning permission for 3,000 dwellings, employment, district centre and associated facilities was granted in November 2007. The first reserved matters application (for 384 dwellings) was approved in November 2008. An outline application for 235 dwellings (over and above the 3,000) was approved subject to a planning obligation agreement in May 2008. The new railway station (Aylesbury Vale Parkway) opened in December 2008.
AY.14 & AY.12	Weedon Hill MDA, Aylesbury	850	1,035	A development brief was published in August 2003. Outline planning permission for whole site was granted in November 2004. Reserved matters applications have been approved for phases 1, 2, 3A and 4. An outline application for phase 3B, phase 5, and the neighbourhood centre (including 185 dwellings over and above the 850) was approved subject to a planning obligation agreement in April 2008. Construction is underway, and there have been 449 dwellings completed.

AVDLP Policy	Site Allocated	No of dwellings subject of outstanding pp at October 2009	Current best estimate of likely number of dwellings	Comments
AY.15 & AY.12	Aston Clinton Road MDA, Aylesbury		150	Allocated for employment use in AVDLP. A draft development brief was published for public consultation in Autumn 2007, and proposed a mix of uses, including a residential quarter. A planning application was submitted in October 2007 and was approved in February 2008 subject to the completion of a planning obligation agreement. This application is unlikely to be progressed due to the loss of Government funding.
AY.24 & AY.34	Exchange Street (Waterside), Aylesbury		150	The planning application for the new Aylesbury Waterside Theatre was approved in December 2006. Construction is underway and the theatre is planned to open in 2010. The remainder of the site will encompass a Debenhams department store, a Waitrose supermarket, further retail, A3 and residential.
AY.32	Walton Street, Aylesbury (Part)			69 dwellings completed August 2005.
AY.32	Walton Street, Aylesbury (Part)	214		Allocated for urban uses, including residential. Permission granted in March 2006 for multi-storey car park, replacement ex-services club, and 214 apartments. The ex-services club and multi-storey car park are completed and open for use. 178 dwellings have been completed.
BU.1	Moreton Road, Buckingham	200		Full planning application approved May 2007. Construction of the dwellings commenced in August 2009.
BU.2	Portfields, Buckingham			Site completed in March 2005.

AVDLP Policy	Site Allocated	No of dwellings subject of outstanding pp at October 2009	Current best estimate of likely number of dwellings	Comments
BU.8	Market Hill (between West Street and Moreton Road), Buckingham		62	Guidelines setting out the Council's vision for the site were published in 2006. An application for residential development was submitted in November 2009.
BU.8	Market Square/Bridge Street, Buckingham	103		Allocated for mixed use. Application for residential, retail, café, car parking and riverside amenity area approved in October 2007. Preparatory works have been carried out on site, and although the scheme is currently on hold, work is expected to recommence in 2010.
WE.1	Princess Mary's Hospital, Wendover	400		Allocated for various uses including housing (minimum 300 dwellings). Outline permission granted in November 2005 for 400 dwellings, a convenience store, a multiple sclerosis centre and associated open space, car parking and access. Application for approval of reserved matters approved June 2008. The development is now under construction, and 56 dwellings have been completed.
WI.1	Verney Road, Winslow	220		Outline planning application approved in February 2008. A reserved matters allocation for the first phase (116 dwellings) was submitted in October 2009.
RA.25	Former Calvert brickworks			Residential part of allocation completed March 2006.
RA.26	Pitstone Cement Works	164	200	A development brief was approved in June 2005. An application for full planning permission on part of the site (164 dwellings) was approved in November 2008. Construction of the dwellings has commenced.

The table below sets out the latest position (as at October 2009) on significant housing sites in the district (those for more than 100 dwellings) that have planning permission but were not allocated in AVDLP and so are not included in the table above.

Site	Number of dwellings	Comments
Former Schwarzkopf site, Penn Road, Aylesbury (Grand Central)	391 flats,	280 dwellings have been completed. The shell of the remaining 111 units has been constructed, but the scheme is currently on hold. Work may recommence next year if market conditions improve.
Gatehouse Quarter (between Bicester Road and Gatehouse Road), Aylesbury	370 dwellings as part of a mixed use development (also includes office, retail, hotel, care home and nursery).	A revised planning application for the residential element was approved in February 2008. The site has been cleared of existing buildings, and construction of the first dwellings commenced in October 2009.
Land to south of the A421 and east of A413, London Road, Buckingham	700 dwellings as part of a comprehensive development (including affordable housing, primary school, employment land, healthcare, outdoor playspace, changing pavilion, landscaping and creation of drainage detention basin and highway, cycle and pedestrian provision).	Permission was granted in October 2009. The first dwellings are expected to be delivered in the year ending 31 st March 2012.

Commentary and conclusions

As mentioned in previous AMRs, this chapter (and the previous chapter) highlight major challenges that continue to face the district, namely the need to accommodate substantial housing growth, and the need to increase the amount of affordable housing in the district. These challenges are presently set against the background of a major slump in the housing market, which is the result of factors that are outside the Council's control. The number of housing completions in 2008/09 fell short of the requirement given in regional guidance by 236 dwellings; however, the total completion figure was 76% of the regional requirement which is a considerable achievement in the difficult national economic climate. The number of dwellings under construction at the end of the monitoring year was around three-quarters of the number at the end of the previous year. However, as highlighted in the previous chapter, the number of housing sites either currently in the housing supply pipeline or the subject of allocations in the Proposed Submission Core Strategy totals some 94% of the South East Plan

housing requirement up to 2026. The Council remains confident that long-term housing delivery targets will be met.

The number of flats completed as a percentage of all dwelling completions has remained high, at 49%. The number of completions on previously developed land (65%) was in excess of the national target (60%), although the percentage will inevitably decrease in future as the greenfield urban extensions at Aylesbury make further progress. The density of completed housing is continuing to increase, with 85% of all completions being at a density in excess of 30 dwellings per hectare.

There continues to be a severe problem with the lack of affordability of housing, with the average house price in 2008 hitting 9 times the average income, although more recent falls in house prices will have some impact on these figures. The good news is that affordable housing completions have continued to rise, with over 400 new affordable homes completed in the year. There has also been a significant drop in the number of households on the housing register (a decrease of 763 households).

The majority of housing sites allocated in AVDLP are either completed, under construction, or making progress through the planning system. Since the last AMR, construction of dwellings on a number of large sites has started: Moreton Road, Buckingham; the former Princess Mary's Hospital, Wendover; and the former Pitstone cement works. Also notable is the commencement of dwellings at Gatehouse Quarter, Aylesbury, and the approval of an application for comprehensive development including 700 dwellings off London Road, Buckingham.

The AVA-led Housing Delivery Team will continue to monitor progress on the delivery of housing, and will work to identify and reduce blockages to delivery wherever possible.

7 EMPLOYMENT AND ECONOMY

Introduction

This chapter reports on indicators related to jobs, employment, and developments that fall into the industrial, commercial and retail categories. A progress report on the employment and retail allocations in the Aylesbury Vale District Local Plan (AVDLP) is included.

Indicators

Increase in the number of local jobs

SEI

The number of jobs in Aylesbury Vale District over the past few years is shown in the table below:

	2001	2002	2003	2004	2005	2006	2007
Number of jobs – employees ⁴¹	64,482	63,850	65,004	69,519	70,191	66,143	65,806
Number of jobs – self employed ⁴²	12,713	10,343	11,573	13,300	12,300	12,400	16,000
Total	77,195	74,193	76,577	82,819	82,491	78,543	81,806

Note that the format and basis of employment data changed in 2006 and advice from the Office for National Statistics (ONS) is that estimates of change across this period are unreliable. So we cannot say if the apparent decrease from 2005 to 2006 is real or due to changes in calculation. The figure of 78,543 is the baseline from which to measure growth. The ONS indicate that the changes in calculation of these figures should improve reliability of the data.

The figures show a growth in the number of jobs from 2006 to 2007. There is still a need to tackle out-commuting from the district, and to ensure that the LDF successfully delivers new jobs in combination with housing growth. The target for job growth in the South East Plan is to achieve one new job for every new home.

Diversity of economic sectors represented in the area

SEI

The breakdown of employee jobs by industry⁴³ for 2005, 2006 and 2007 is given in the table below. Note that, as explained above, it is not possible to make a direct comparison between 2006 employment data and data for earlier years.

⁴¹ Source: <https://www.nomisweb.co.uk/Default.asp> Annual Business Inquiry. © Crown Copyright.

⁴² Source: <https://www.nomisweb.co.uk/Default.asp> Labour Market Profile. © Crown Copyright.

⁴³ Source: <https://www.nomisweb.co.uk/Default.asp> Labour Market Profile. © Crown Copyright.

	2005	2006	2007
Manufacturing	6,600 (9.4%)	6,100 (9.2%)	6,000 (9.2%)
Construction	2,100 (3.1%)	2,800 (4.2%)	2,800 (4.3%)
Distribution, hotels & restaurants	15,600(22.3%)	15,900 (24.1%)	15,900 (24.5%)
Transport & communications	2,600 (3.7%)	2,600 (3.9%)	2,500 (3.8%)
Finance, IT, & other business activities	15,600 (22.3%)	13,700 (20.8%)	14,500 (22.3%)
Public admin, education & health	23,300 (33.2%)	20,800 (31.5%)	19,500 (30.0%)
Other services	3,600(5.2%)	3,500 (5.3%)	3,800 (5.8%)

It can be seen that there is little variation in the breakdown between the different economic sectors over the period from 2005 to 2007.

The table below shows the number of jobs (2007) broken down by employment use classes. This shows the importance of non-B use classes for the provision of jobs in the District (in other words, jobs in sectors such as retail, health, education, leisure etc).

	Number of jobs	%
Industrial (B1(c) & B2)	8,078	12%
Warehousing (B8)	5,142	8%
Offices (B1(a) & B1(b))	13,868	21%
Non B	38,722	59%
Total	65,810	100%

Percentage of employees in knowledge based sectors	SEI
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Knowledge based sectors comprise the following categories of employment:

- High-tech manufacturing
- Financial and business services
- Communications
- Computing and research and development
- Media

The number of employees in knowledge based sectors in the last three years is show below⁴⁴. Note that, as explained above, it is not possible to make a direct comparison between 2006 employment data and data for earlier years.

⁴⁴ Source: <https://www.nomisweb.co.uk/Default.asp> Annual Business Inquiry employee analysis. © Crown Copyright.

Year	Employees in knowledge based sectors	% of total employees
2007	12,535	19%
2006	11,877	18%
2005	12,709	18%

There has been a slight rise in the percentage of employees in knowledge based sectors from 2006 to 2007.

Overall employment rate (working age)

SEI

This indicator measures the proportion of the working age population (16-59 for females and 16-64 for males) who are in employment. This indicator replaces the unemployment indicator (claimant count rate) reported in previous AMRs. This change has been made to bring the indicator into line with National Indicator 151. The figures for the last five years are given in the table below:⁴⁵

Date	All people of working age	Number of people of working age who are in employment	% in employment
Jan-Dec 2008	107,700	87,500	81%
Jan-Dec 2007	106,900	81,000	76%
Jan-Dec 2006	106,000	81,800	77%
Jan-Dec 2005	104,700	86,300	82%
Jan-Dec 2004	105,400	86,400	82%

Number of commuters

CI

The 2001 census⁴⁶ found that 34,666 people commute out of the district to work and 16,752 people commute in to the district. The district is therefore a net exporter of 17,914 workers. 60% of out-commuters go to 5 main areas, as set out in the table below:

Destination	People	%
London	5905	17.0
Milton Keynes	4644	13.4
Wycombe	3975	11.5
Dacorum	3301	9.5
Oxfordshire excluding Cherwell & Oxford	3118	9.0

⁴⁵ Source: <https://www.nomisweb.co.uk/Default.asp> Annual Population Survey. © Crown Copyright.

⁴⁶ Source: <http://www.statistics.gov.uk/hub/index.html>

Reducing this level of out-commuting is recognised as a key challenge facing the district, and making provision for an increased number of jobs in the district is a crucial component of LDF policies.

Average earnings	CI
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Aylesbury Vale continues to be an area of high earnings, demonstrated by the fact that the median earnings for employees living in the district (not necessarily working in the district) are higher than the average for the South East or Great Britain⁴⁷:

	Gross weekly pay (median)			Hourly pay (median)		
	Aylesbury Vale (£)	South East (£)	GB (£)	Aylesbury Vale (£)	South East (£)	GB (£)
2008	541.3	523.2	479.3	13.60	13.26	12.01
2007	521.3	499.6	459.0	13.28	12.65	11.50
2006	497.1	488.7	449.6	12.87	12.39	11.26

Despite these high earnings, the lack of affordable housing is still a severe problem for the district.

New business registration rate	SEI
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This is a new indicator, which replaces the indicator previously reported in the AMR: – change in the total of VAT registered businesses in the District. This change has been made to bring the indicator into line with National Indicator 171. The indicator is defined as the proportion of business registrations per 10,000 resident population aged 16 and above. The latest available data is for 2007. This is given in the table below, along with data for the previous five years⁴⁸. Data for the South East and Great Britain is shown for comparison.

Year	New business registration rate		
	Aylesbury Vale	South East	Great Britain
2007	73.2	66.7	61.5
2006	65.5	58.9	52.4
2005	72.8	64.5	56.9
2004	76.4	67.8	58.5
2003	80.7	64.4	56.4
2002	69.9	59.3	51.5

It can be seen that the start up of new businesses in Aylesbury Vale is particularly strong compared to the rest of the South East and the whole of Great Britain.

⁴⁷ Source: <https://www.nomisweb.co.uk/Default.asp> Labour Market Profile, derived from ONS annual survey of hours & earnings.

⁴⁸ Source: http://stats.berr.gov.uk/ed/national_indicators/index.htm

Total amount of additional employment floorspace (B use classes)	COI (BD1 & BD4)	SEI
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Related AVDLP policies		Saved?
RA.29	Proposals for new employment uses in the countryside	✓

Use class	Floorspace gained (m ²)	Floorspace lost (m ²)
B1 (a) Offices	6,754	1,178
B1 (b) Research and development	0	0
B1 (c) Light industry	82	0
B1 Business (planning permission not specific to subclasses of B1)	2,567	7,934
B2 General industry	14,216	24,738
B8 Storage or distribution	7,879	11,274
B1/B2/B8 (planning permission not specific within B use classes)	18,733	4,342
Total for all B classes	50,231	49,466

It can be seen that overall there was a small gain in employment floorspace in the 2008/09 year⁴⁹. Large contributors (over 2,000m²) to gains and losses were⁵⁰:

- Erection of seven industrial/warehouse units for B2/B8 use at Coldharbour Way, Aylesbury (gain of 8,162m² of B2 floorspace and 3,142m² of B8 floorspace).
- Demolition of existing industrial units at Southern Road, Aylesbury (loss of 6,321m² B2 floorspace). This site has permission for the erection of replacement industrial/warehouse units, but construction of these has not yet commenced.
- Demolition of existing retail/business/industrial/warehousing units at Gatehouse Quarter, Aylesbury (loss of 7,500m² B1 floorspace, 12,750m² B2 floorspace and 8,750m² B8 floorspace). This site also has permission for redevelopment, but construction has not yet commenced.
- Demolition of factory at DT industries, Buckingham Road, Gawcott (loss of 3,700m² B2 floorspace). This site is being redeveloped for housing and office units.
- Erection of industrial units at Long Crendon industrial estate (net gain of 6,403m² B1/B2/B8 floorspace).
- Erection of business units at Apollo Business Park, Radclive Road, Gawcott (gain of 2,088m² B1 floorspace).
- Erection of 3 industrial buildings at Greenway Farm, Winslow Road, Great Horwood (gain of 4,415m² B1/B2/B8 floorspace).
- Erection of industrial building at Westcott Venture Park (gain of 2,840m² B2 floorspace).

⁴⁹ Source: AVDC Forward Plans monitoring system.

⁵⁰ Note that we used to record lost floorspace on redevelopment sites at the time of completion of the new floorspace. This can cause anomalies, particularly on large sites, where the demolition can occur some considerable time before the new floorspace is completed. In the September to December 2008 quarter we adjusted our monitoring system so that we record the lost floorspace separately from the new floorspace on such sites. This means that in this year we have included lost floorspace on some sites in the completions for this year. It may well be the case that these demolitions actually occurred prior to this year.

The year-by-year trend for the amount of completed floorspace (all B classes) is as follows:

Year	Floorspace gained (m ²)	Floorspace lost (m ²)
2009	50,231	49,466
2008	31,738	29,547
2007	27,458	46,281
2006	47,185	22,962

The division between Aylesbury and the rest of the district of the amount of completed floorspace (in the current monitoring year) is as follows:

	Floorspace gained (m ²)	Floorspace lost (m ²)
Aylesbury	14,936	37,447
Rest of the district	35,295	12,019
Total for district	50,231	49,466

The figures in the table above demonstrate the important contribution to employment development made by sites outside Aylesbury. The distribution of employment provision is being addressed during the preparation of the LDF. Strategic employment allocations are made in the Proposed Submission Core Strategy at Aylesbury, Silverstone and Westcott.

Amount of floorspace developed for employment on Local Plan allocated sites	LI
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The amount of floorspace developed in the monitoring year on sites allocated in AVDLP for employment uses (or mixed use including some employment) is given in the table below⁵¹:

Site	Use class	Floorspace gained (m ²)	Floorspace lost (m ²)	AVDLP policy
Westcott Venture Park	B1(a)/B8	280	280	RA.32
Westcott Venture Park	B2	2,840	0	RA.32
Land to south of Buckingham ring road	B1/B2/B8	1,679	0	BU.3
Total for all B classes		4,799	280	

As in previous years, a comparison with the figures for all sites (unallocated and allocated) given in the previous section shows the important contribution to employment development made by unallocated (windfall) sites.

⁵¹ Source: AVDC Forward Plans monitoring system

Total amount of employment floorspace on previously developed land

COI (BD2)

The table below shows the % of gains in floorspace which were on previously developed (brownfield) sites⁵². Obviously all losses in floorspace occur on brownfield sites.

Use class	Floorspace gained (m ²) on brownfield sites	Floorspace gained on brownfield sites as a percentage of floorspace gained on all sites
B1 (a) Offices	3,571	53%
B1 (b) Research and development	0	N/A
B1 (c) Light industry	0	0%
B1 Business (planning permission not specific to subclasses of B1)	2,479	97%
B2 General industry	5,243	37%
B8 Storage or distribution	3,089	39%
B1/B2/B8 (planning permission not specific within B use classes)	10,685	57%
Total for all B classes	25,067	50%

The year-by-year trend for the amount of floorspace developed for employment on previously developed land is as follows:

Year	Floorspace gained on brownfield sites as a percentage of floorspace gained on all sites
2009	50%
2008	47%
2007	51%
2006	57%
2005	27%

Employment land available – by type

COI (BD3)

This core output indicator is defined as land (in hectares) comprising (i) sites allocated for employment uses in Development Plan Documents (or in this case AVDLP), and (ii) sites for which planning permission has been granted for employment uses. For sites allocated in AVDLP (but not yet with planning permission) it is not possible to disaggregate the total site area into use classes. For sites with planning permission, the floorspace for each use class is generally recorded, but for some outline permissions, the detailed floorspace breakdown may not be available. Thus the figures are given separately in the tables below for allocated sites that do not have planning permission or that have outline planning permission but with no floorspace details, and sites with planning permission⁵³.

⁵² Source: AVDC Forward Plans monitoring system.

⁵³ Source: AVDC Forward Plans monitoring system.

	As at 31 st March 2009
Sites allocated in AVDLP that do not have planning permission or only have outline planning permission with no floorspace details (see table on pages 60-65)	61.6ha

It should be emphasised that this total area includes some estimates for the amount of employment land that might come forward from mixed-use allocations.

Sites with outline permission (with no floorspace details) include:

- Berryfields major development area (9ha B1/B2/B8).
- Former brickworks at Calvert (3ha B1); note that this permission lapsed in April 2009.

Sites with planning permission as at 31 st March 2009	Floorspace gains (m ²)	Floorspace losses (m ²)
B1 (a) Offices	20,848	6,289
B1 (b) Research and development	33,410	695
B1 (c) Light industry	1,159	1,437
B1 Business (planning permission not specific to subclasses of B1)	3,876	5,568
B2 General industry	21,216	12,071
B8 Storage or distribution	13,701	24,966
B1/B2/B8 (planning permission not specific within B use classes)	71,079	6,763
Total for all B classes	165,289	57,789

The most significant sites with permission in terms of floorspace size (net gain or loss over 10,000m²) are:

- Expansion of Haddenham business park (gain of 26,822m² B1/B2/B8 floorspace).
- Erection of data processing centre at Pitstone Green business park (gain of 34,434m² B1 floorspace).
- Development of land for employment purposes at Buckingham Road/Furze Lane, Winslow (gain of 15,000m² B1/B2/B8 floorspace).
- Demolition of existing structure and erection of commercial (B1) units and residential units at Tingewick Road industrial estate, Buckingham (gain of 2,046m² floorspace and loss of 12,395m² B8 floorspace).

Employment trajectory	LI
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In the 2008 AMR we published our first “employment trajectory”. This is intended to fulfil a similar purpose to the housing trajectory, in other words to assess the amount of employment land in the pipeline (i.e. with planning permission or allocated in the Local Plan) and to form an estimate of when the employment land might be expected to come forward, and to translate this into numbers of jobs. The trajectory does not include land that might be allocated in the future through the LDF process. We have now updated the trajectory to reflect the situation as at the end of March 2009.

The first trajectory included B1, B2 and B8 employment land only. A substantial proportion of jobs (around 50%) are provided by non-B class development (e.g. jobs in retailing,

hospitals, schools etc). We have now enhanced the trajectory to include large non-B class developments as well.

Our baseline figure for the number of jobs in the District (and the start date of the South East Plan) is 2006. Hence this has been used as the base date for the employment trajectory.

Our monitoring of planning permissions for non-residential development is done in terms of floorspace. There are some commonly used empirically-derived ratios to convert B use floorspace to number of jobs, for each of the use classes. There are however a number of problems associated with converting floorspace to jobs:

- Actual job numbers on any given site may vary widely from the estimates derived using floorspace to job ratios.
- Permissions/allocation may be for general B uses, with no idea of the split between different sub-classes. This can lead to a widely ranging estimate of the number of jobs.
- Completion of a development does not necessarily mean that the unit is occupied and that jobs have been created.
- Monitoring of planning applications does not necessarily pick up changes in occupiers or when units become vacant.
- Estimates of job numbers are required on planning application forms. However this information can be missing, incomplete, or inconsistent.
- We are lacking information on number of jobs lost when existing sites are demolished.
- Job to floorspace ratios do not exist for all the non- B use classes.

The methodology that we have followed for the trajectory is:

- The actual completed floorspace for 2006/07, 2007/08, and 2008/09 (as recorded by our monitoring system) has been included. For B use classes, this has been converted to minimum and maximum estimates of job numbers using floorspace to job ratios. These standard ratios do not exist for all the non-B use classes, so it is not possible to convert the non-B floorspace to estimates of job numbers. Hence the job figures for the first three years include B uses only.
- A list has been compiled of the stock of planning permissions and Local Plan allocations as at 31st March 2009, along with information (from Building Control, site surveys, and contacts with agents/developers) on when sites have commenced construction. For B use classes, only sites that are expected to generate 10 or more jobs (estimated from floorspace to job ratios) have been included. For non-B use classes, only sites with over 1,000m² of floorspace (or over 10 hotel rooms) have been included. This has resulted in a list of over 100 sites. There are many more small sites with planning permission (around 3000), but it would be too resource-intensive to assess each of these small sites individually. Generally speaking, these small sites will create less than 10 jobs, but they make a significant contribution to the overall total.
- For allocated sites and sites with outline permission for which no floorspace details are available, the site area in hectares has been converted to floorspace using a standard conversion factor (40% of area).
- Contacts with developers/agents have been made wherever possible to obtain information on when sites might be completed/occupied and how many jobs are expected to be created. The information obtained from developers/agents is patchy at best. Some are unable (or unwilling) to provide any certainty, particularly in the current market climate. In few cases were firm estimates of timescales or job numbers

provided. Hence there is necessarily a large amount of “interpretation” and educated guesswork involved in producing the figures for the trajectory.

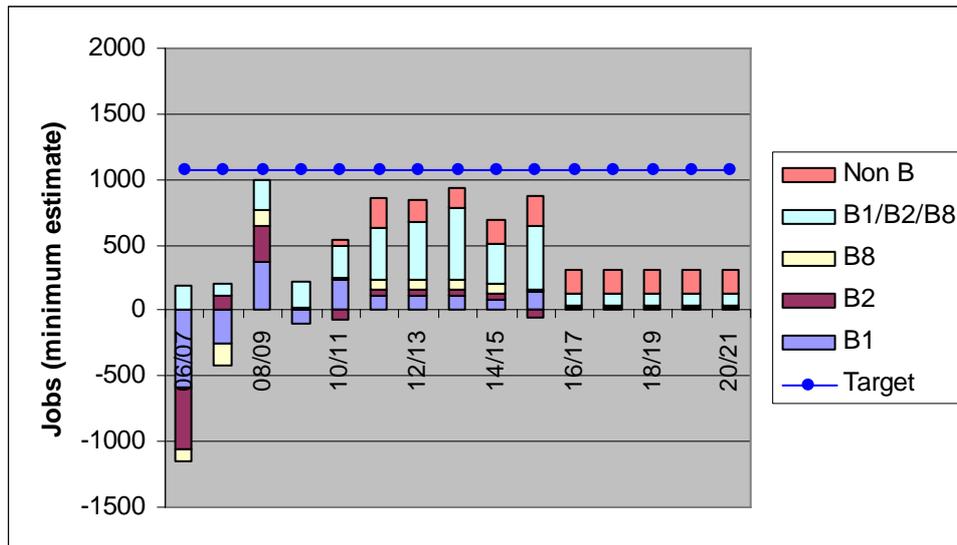
- Job estimates have been produced by: a) converting floorspace to jobs using the standard ratios, with minimum and maximum estimates when specific sub-classes are not known; b) obtaining information from planning application forms where available; c) using information from developers/agents.

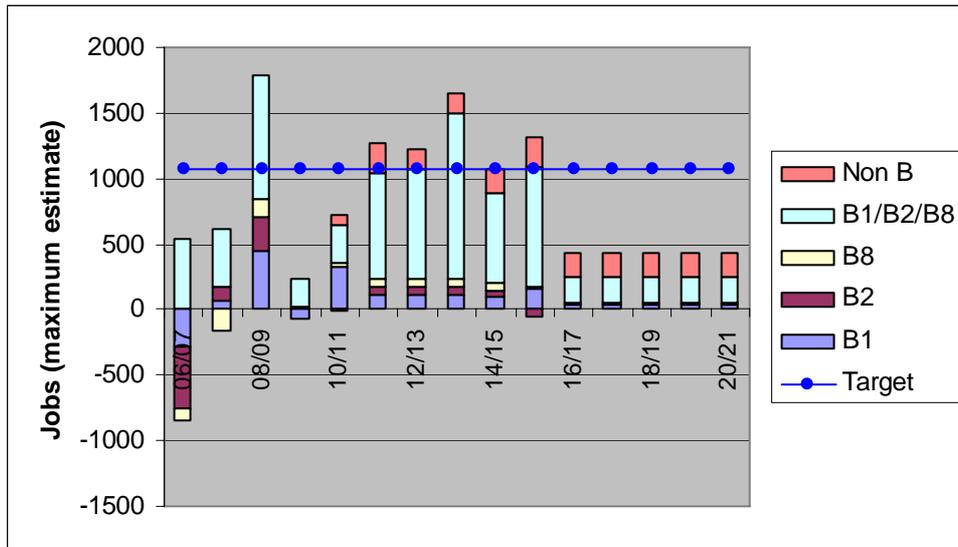
The table below shows a summary of the results from the trajectory (note that all the figures are net, i.e. they include losses as well as gains):

Period	Floorspace (m ²)	Estimated number of jobs (minimum)	Estimated number of jobs (maximum)	Target*
2006-11	171,496	402	2,806	5375
2011-16	348,328	4,121	6,480	5375
2016-21	155,663	1,535	2,141	5375
Total 2006-2021	675,487	6,058	11,427	16125
No information or inadequate information	60,067			
Not expected to come forward	45,893			

* Assuming a target of 21,500 jobs overall for the period 2006-2026 (in accordance with the South East Plan).

The graphs below show the minimum and maximum job estimates for each year. Each bar in the graph is sub-divided into the sub-classes of B use, and non B use. Note that, as explained above, the first three years do not include non-B uses.





In total, over the period 2006 to 2021, from existing known (i.e. with permission or allocated in the Local Plan) sites included in the trajectory, we expect to gain in the region of 6,000 to 11,400 jobs. Looking at just the period from 2006 to 2016, the trajectory shows an estimated potential gain of somewhere between 4,500 to 9,300 jobs.

It should be remembered that the trajectory only includes large sites, and we have also not included sites where we consider that we have inadequate information on their deliverability. Thus there are many other sites in the pipeline that may well come forward. In the table above, it can be seen that if the sites with “no information or inadequate information” were to be delivered, this would increase the floorspace by nearly 10%.

The average annual target for total employment growth is 1,075 additional jobs per year. This covers all employment growth, including those that will not require any specific employment land allocations e.g. growth in schools and hospitals, or self employment.

It is important to note the various approximations and assumptions that are inherent in the process, particularly when it comes to estimating job numbers (as opposed to floorspace). Therefore the results have to be treated as indicative, and interpreted with a fair degree of caution. With the various caveats in mind, the employment trajectory indicates that we have sufficient employment sites in the pipeline to meet our jobs target up to 2016. We are also allocating sites for employment in the LDF, to ensure that there is a sufficient supply of land for employment provision. Other jobs will be created through developments associated with the increase in housing being planned for in the LDF (schools, retail, health provision, leisure etc).

Amount of floorspace developed for retail etc (A use classes)	COI (BD4)	LI
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Related AVDLP policy		Saved?
GP.32	Retention of shops, public houses and post offices	✓

Use class	Floorspace gained (m ²)	Floorspace lost (m ²)
A1 Shops (gross internal floorspace)	5,147	3,905
A1 Shops (net tradable floorspace) ⁵⁴	3,881	3,670
A2 Financial and professional services	87	2,187
A3 Restaurants and cafes	1,028	0
A4 Drinking establishments	118	475
A5 Hot food take-away	0	0
Total for all A classes	6,380	6,567

There were no single sites that contributed significantly to the gains in floorspace. The largest single contributor to the lost floorspace was 3,000m² A1 floorspace lost at Gatehouse Quarter, Aylesbury. As explained in the footnote on page 49, this loss, although recorded in this monitoring year, may well have occurred in a previous year.

Losses of shops (outside Aylesbury) included:

- Change of use from retail to residential at 5 Market Square, Winslow.
- Change of use from retail to residential at 51 & 51A Well Street, Buckingham.
- Change of use from retail to coffee shop with retail at 4 Banks Parade, Haddenham.
- Change of use from retail to tea room at 25 High Street, Wendover.

There were no losses of public houses (outside Aylesbury) in the monitoring year.

In the previous two monitoring years there was a total of six public houses and eighteen shops lost in settlements in the district outside Aylesbury. The number of losses experienced in the 2008/09 year has not been so high.

Amount of floorspace with planning permission for retail etc (A use classes)	LI
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Related AVDLP policy		Saved?
GP.32	Retention of shops, public houses and post offices	✓

Sites with planning permission as at 31 st March 2009	Floorspace gains (m ²)	Floorspace losses (m ²)
A1 Shops (gross internal floorspace)	19,213	6,100
A1 Shops (net tradable floorspace) ⁵⁵	14,277	5,020
A2 Financial and professional services	1,750	402
A3 Restaurants and cafes	2,294	818
A4 Drinking establishments	2,346	1,178
A5 Hot food take-away	116	105
Total for all A classes	25,719	8,603

⁵⁴ Tradable floorspace is sales space which customers have access to (excluding areas such as storage)

⁵⁵ Tradable floorspace is sales space which customers have access to (excluding areas such as storage)

The most significant sites with permission in terms of floorspace size are⁵⁶:

- Redevelopment of site to provide new supermarket and retail units at Sainsbury, Buckingham Street, Aylesbury (net gain of 4,358 m² A1, 314 m² A2, and 312 m² A3).
- Redevelopment for mixed use at Gatehouse Quarter, Aylesbury (gain of 4,570m² A1 floorspace).
- Replacement garden centre building at Haddenham garden centre (gain of 1,940 m² A1).

Amount of floorspace developed for C, D and other use classes	LI
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Related AVDLP policies		Saved?
GP.69	Hotel and motel development	✓
GP.70	Changes of use of rural buildings and historic buildings to hotel use	✓
GP.71	Bed and breakfast and guesthouse development	✓
GP.72	Proposals for self-catering holiday accommodation and holiday homes	✓
GP.93	Safeguarding of community buildings and facilities	✓
GP.94	Provision of community facilities and services	✓

Use class	Floorspace gained (m ²)	Floorspace lost (m ²)
C2 Residential institutions	5,275	1,180
D1 Non-residential institutions	14,591	2,537
Other employment-generating uses	6,527	2,497

Note: See Chapter 11 (Society & Community) for the D2 (assembly and leisure) class

Use class	Number of rooms gained	Number of rooms lost
C1 Hotels	19	0

Large contributors to gains/losses in floorspace were⁵⁷:

- Demolition of ophthalmology out patients building and erection of 3 storey outpatients and ophthalmology treatment centre at Stoke Mandeville Hospital, Aylesbury (net gain of 5,389m² D1 floorspace).
- Change of use from office use to educational use (University of Bedfordshire) at Oxford House, Oxford Road, Aylesbury (gain of 1,982m² D1 floorspace).
- New sports hall, games area, and teaching block at John Colet School, Wendover (gain of 2,058m² D1 floorspace).
- Care home at Hamden Hall, Weston Turville (gain of 5,140m² C2 floorspace).
- Conversion to residential at Mount Tabor House, MacIntyre School, Wingrave (loss of 1,180m² C2 floorspace).

⁵⁶ Source: AVDC Forward Plans monitoring system.

⁵⁷ Source: AVDC Forward Plans monitoring system.

Amount of floorspace with planning permission for C, D and other use classes	LI
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Related AVDLP policies		Saved?
GP.69	Hotel and motel development	✓
GP.70	Changes of use of rural buildings and historic buildings to hotel use	✓
GP.71	Bed and breakfast and guesthouse development	✓
GP.72	Proposals for self-catering holiday accommodation and holiday homes	✓
GP.93	Safeguarding of community buildings and facilities	✓
GP.94	Provision of community facilities and services	✓

Sites with planning permission as at 31 st March 2009	Floorspace gains (m ²)	Floorspace losses (m ²)
C2 Residential institutions	12,571	3,055
D1 Non-residential institutions	16,947	2,851
Other employment-generating uses	25,455	10,747

Note: See Chapter 11 (Society & Community) for the D2 (assembly and leisure) class

Sites with planning permission as at 31 st March 2009	Number of rooms gained	Number of rooms lost
C1 Hotels	349	17

The most significant sites with permission in terms of floorspace size are⁵⁸:

- Change of use from B use to training centre at Smeaton Close, Aylesbury (gain of 3,050m² D1 floorspace).
- Erection of care home, nursery and hotel at Gatehouse Quarter, Aylesbury (gain of 3,943m² C2 floorspace, 506m² D1 floorspace, and 102 hotel rooms).
- Change of use from residential institution to hotel at Mentmore Towers (loss of 4,000 m² other floorspace and gain of 105 hotel rooms).
- Extension to hatchery at Station Road, Quainton (gain of 3,790m² other).
- Replacement care home at Wing Lodge Home, Church Street, Wing (net gain of 3,340 m² C2 floorspace).

Total amount of floorspace for town centre uses	COI (BD4)
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This core output indicator is defined as the completed amount of floorspace for ‘town centre uses’, which are defined as use classes B1(a), A1, A2 and D2. These figures are given separately in the sections above, and in Chapter 11 (for the D2 class). However, the table below brings together the total for these use classes⁵⁹.

⁵⁸ Source: AVDC Forward Plans monitoring system.

⁵⁹ Source: AVDC Forward Plans monitoring system.

Use class	Floorspace gained (m ²)	Floorspace lost (m ²)
B1 (a) Offices*	6,754	1,178
A1 Shops (net tradable floorspace) ⁶⁰	3,881	3,670
A2 Financial and professional services	87	2,187
D2 Assembly and Leisure	12,071	430
Total for above use classes	22,793	7,465

* Note that there may be additional floorspace within the B1(a) use class which it is not possible to measure since planning permission is not necessarily specific to the subclasses of B1 (or B). The table given above for the BD1 indicator (page 49) shows the figures for those cases where it is not possible to disaggregate into the separate classes.

Progress on AVDLP employment and retail sites	LI
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The table below sets out the latest position (as at October 2009) on all the sites that are allocated in AVDLP for employment or retail use, or for mixed use including employment or retail.

⁶⁰ Tradable floorspace is sales space which customers have access to (excluding areas such as storage)

AVDLP Policy	Site allocation	Type of allocation	Site area or floorspace for employment or retail*	Comments
AY.4 & AY.27	Tring Road (former BPCC factory), Aylesbury	Housing and food retail extension	2,044m ² A1 floorspace	Extension to Tesco store complete April 2006.
AY.5	Stoke Mandeville Hospital, Aylesbury	Housing and community uses including local neighbourhood shopping	Up to 1,000m ² retail floorspace	The planning obligation agreement completed in association with the permission for 330 dwellings on this site includes a requirement for the provision of serviced retail plots within 3 months of the completion of the housing development. The residential dwellings are under construction.
AY.6	Former Bearbrook House, Oxford Road, Aylesbury	Housing and employment	0	SPG (planning brief for this and adjacent former TA Centre site) proposes residential use only; the whole site now has planning permission for residential uses, and part is under construction.
AY.9	Car Sales Site, Park St, Aylesbury	Mixed use: residential and business/office use	0	Part of this allocation was redeveloped for 18 dwellings in 2004. A car showroom remains on the rest of the site and it is not anticipated that this will come forward for redevelopment in the remainder of the plan period.
AY.11	Circus Fields, Aylesbury	Mixed use, including a canal-basin with associated uses.	0.5ha (estimate)	A planning application for the new canal basin is expected within the next six months. The remainder of the land is to be marketed for residential development.
AY.13 & AY.12	Berryfields MDA, Aylesbury	Mixed use: housing, employment and community facilities.	9ha (B1/B2/B8); 2.6ha (neighbourhood centre including 1,400m ² retail); 12.1ha education.	A development brief was published in March 2004. Outline planning permission for 3000 dwellings, employment, district centre and associated facilities was granted in November 2007. The new railway station (Aylesbury Vale Parkway) opened in December 2008.

AVDLP Policy	Site allocation	Type of allocation	Site area or floorspace for employment or retail*	Comments
AY.14 & AY.12	Weedon Hill MDA, Aylesbury	Mixed use: housing and community facilities	4.1 ha (neighbourhood centre, school and recreational/sports area)	A development brief was published in August 2003. Outline planning permission for whole site was granted in November 2004. Application including neighbourhood centre, school, community centre and sports and recreational facilities approved subject to a planning obligation agreement in April 2008. The residential dwellings are under construction.
AY.15 & AY.12	Aston Clinton Road MDA, Aylesbury	Employment: business park	As specified in development brief: 15.7ha (B1 & enterprise hub/starter units); 0.8ha (mixed use core including B1 use (estimate 0.2ha), residential, café & retail); 0.5ha (hotel/gym).	Allocated for employment use in AVDLP. A development brief was published in January 2008, and proposes a mix of uses, including a residential quarter. A planning application was submitted in October 2007 and was approved in February 2008 subject to the completion of a planning obligation agreement. This application is unlikely to be progressed due to the loss of Government funding.
AY.16	Stocklake West, Aylesbury	Employment	2ha	Coach depot completed (May 2005), B2 units completed (November 2006).
AY.16	Stocklake East, Aylesbury	Employment	0.8ha	No progress.
AY.16	Telford Close, Aylesbury	Employment	0.7ha	B2 and B8 units complete June 2006.

AVDLP Policy	Site allocation	Type of allocation	Site area or floorspace for employment or retail*	Comments
AY.24 & AY.34	Exchange Street (Waterside), Aylesbury	Mixed use based principally on retail uses (AY.24); mixed use based principally on residential and leisure uses (AY.34)	0.55ha (D2 – theatre); breakdown of remaining areas not yet known.	The planning application for the new Aylesbury Waterside Theatre was approved in December 2006. Construction is underway and the theatre is planned to open in 2010. The remainder of the site will encompass a Debenhams department store, a Waitrose supermarket, further retail, A3 and residential.
AY.26	Cambridge Close/Cambridge Street, Aylesbury	Retail	6.1ha	The Cambridge Close retail park redevelopment is now complete. The adjacent site remains in its present use (BT exchange).
AY.27	Buckingham Street/Odeon, Aylesbury	Food retail	1.7ha	Application (covering the allocated site and adjacent areas) for new supermarket, retail units, 40 residential units, car parking and landscaping approved in November 2007.
AY.27	High Street (rear of M&S), Aylesbury	Food retail	0.14ha	Part of the allocated site received planning permission in September 2008 for a building associated with the adjacent veterinary hospital; this is now under construction. A further part of the site has been used for the provision of new public conveniences, which opened in October 2009.
AY.32	Walton Street, Aylesbury	Residential, employment or leisure purposes	0	Allocated for urban uses, including residential. Permission granted in March 2006 for multi-storey car park, replacement ex-services club, and 214 apartments. The ex-services club and multi-storey car park are completed and open for use. 178 dwellings have been completed.
BU.3	South of Bypass Buckingham	Employment	2.2 ha	Non-food retail warehouse (Focus DIY) completed July 2006. Industrial units for B1/B2/B8 completed July 2007. Further units for B1/B2/B8 completed August 2008.

AVDLP Policy	Site allocation	Type of allocation	Site area or floorspace for employment or retail*	Comments
BU.3	Industrial Park Buckingham (south of Tesco)	Employment	0.9ha	No progress.
BU.3	Adjacent to industrial park, Buckingham (off Top Angel)	Employment	1.5ha	B1/B2/B8 units complete January 2004.
BU.8	Market Hill (between West Street and Moreton Road), Buckingham	Mixed use: retail, housing, offices or leisure	Unknown	Guidelines setting out the Council's vision for the site were published in 2006. An application for residential development was submitted in November 2009.
BU.8	Market Square/Bridge Street, Buckingham	Mixed use: retail and other uses	216m ² floorspace for retail and café element.	Application for residential, retail, café, car parking and riverside amenity area approved in October 2007. Work has started on site, although it has been dormant for some months.
BU.9	Wharf Yard Buckingham	Mixed: retail warehouse or other town centre uses	0	Retail warehouse element found to be impracticable (retail warehouse also completed on BU.3 site – see above); this, with flood plain issues, makes the future of the site uncertain within AVDLP context.
WE.1	Princess Mary's Hospital, Wendover	Mixed: housing, community and employment	1.6ha for convenience store and multiple sclerosis centre	Outline permission granted in November 2005 for 400 dwellings, a convenience store, a multiple sclerosis centre and associated open space, car parking and access. Application for approval of reserved matters approved June 2008. An amended application for a larger multiple sclerosis centre was approved in May 2009. Construction of the dwellings commenced in November 2008.

AVDLP Policy	Site allocation	Type of allocation	Site area or floorspace for employment or retail*	Comments
HA.1	Business Park Haddenham	Employment	6ha	Outline application for B1/B2/B8 approved January 2006. Application for approval of reserved matters for Plot A (B1/B2/B8 uses) approved in December 2007. The new access road to the Business Park from the A418 was completed in October 2008.
WI.2	Buckingham Road/Furze Lane Winslow	Employment: industrial and commercial	15,000m ²	Outline application for B1/B2/B8 uses approved in November 2007, subject to a maximum provision of 15,000m ² of floorspace.
RA.25	Former brickworks at Calvert	Mixed use: housing and employment	3ha (employment) (area with valid permission at 31 st March 2009, although subsequently lapsed)	The outline consent for B1 use (which was granted in April 2006) lapsed in April 2009. The residential part of the allocation was completed in March 2006.
RA.26	Former cement works, Pitstone	Mixed use: Housing, employment and community	21ha (employment)	Employment sites all have permission; all apart from one plot have been completed. A revised permission for a data processing centre on this last plot was approved in March 2009. Residential development has commenced on the remainder of the site.
RA.30 & RA.31	Silverstone motor racing circuit and Silverstone employment area	Employment [Existing uses (small workshops) confirmed by allocation]	24.8ha (area for employment park in Aylesbury Vale District, as stated in development brief)	A development brief for the Silverstone site was prepared jointly by AVDC and South Northants District Council and was adopted in February 2009. This proposes a new employment park adjoining the circuit and a significant upgrade of circuit facilities. A planning application for a new pits and paddock building was submitted in March 2008. An application for alterations and improvements to the circuit was approved in September 2009.

AVDLP Policy	Site allocation	Type of allocation	Site area or floorspace for employment or retail*	Comments
RA.32	Royal Ordnance site, Westcott	Employment [Existing uses confirmed by allocation]	52ha (limited expansion of floorspace within this area)	Policy provides a framework within which the current uses can operate and some consolidation can occur. A number of permissions have been granted/implemented. An outline application for nearly 28,000m ² of B1, B2 and B8 uses and 4 hectares of open storage was approved in May 2009, along with an application for the provision of a new pedestrian and vehicular access road to serve the Venture Park.
RA.34	Former brickworks, Newton Longville	Employment [Existing uses confirmed by allocation]	6.7ha	Development brief adopted (1995).

* The areas that make up the total of 61.6ha shown in the table on page 52 i.e. sites allocated for employment that do not have planning permission (or only have outline planning permission with no floorspace details) at 31st March 2009 are shown highlighted in grey.

Commentary and conclusions

Along with housing growth, the growth of employment is major challenge for the district. Aylesbury Vale is an area of low unemployment and high earnings. The latest job figures show that the number of jobs in the District increased by over 3,000 from 2006 to 2007. There has also been an increase in the overall employment rate and in the average earnings of those living in the District. Aylesbury Vale is particularly strong with regards to the start up of new businesses.

There has been over 50,000 m² of employment floorspace in the B use class completed in the monitoring year. 50% of this completed floorspace was on previously developed land. There were also considerable losses of employment floorspace (although as explained on page 49, some of this loss may have actually occurred in previous years). There is a considerable amount of floorspace (107,500m² net gain) with planning permission as at 31st March 2009.

We have produced an updated employment trajectory, which has been enhanced to include large non-B use sites as well as B use sites. This trajectory indicates that we have sufficient deliverable employment sites in the pipeline to meet our jobs target up to 2016. We are also allocating sites for employment in the LDF, to ensure that there is a sufficient supply of land for employment provision. Other jobs will be created through developments associated with the increase in housing being planned for in the LDF (schools, retail, health provision, leisure etc).

We had previously highlighted the large number of public houses and shops lost in settlements in the district outside Aylesbury. There was not such a large number lost this year.

8 AYLESBURY TOWN CENTRE

Introduction

Aylesbury's town centre embraces a multitude of uses and activities including shops, homes, jobs, pubs, restaurants, leisure, and community facilities. The extent of the town centre is defined on the AVDLP proposals map as that area within the inner relief road (Exchange Street, Upper Hundreds Way, New Street, Oxford Road, Friarage Road). This chapter reports on indicators related to the town centre, including a number of indicators related to measuring the vitality and viability of the town centre as set out in PPS6: Planning for Town Centres.⁶¹

Indicators

Total amount of floorspace for town centre uses

COI (BD4)

Related AVDLP policies		Saved?
AY.31	Housing in the town centre	✓

The amount of floorspace completed in the monitoring year in the town centre in the B1(a), A1, A2 and D2 use classes is given in the table below⁶²:

Use class	Floorspace gained (m ²)	Floorspace lost (m ²)
B1 (a) Offices*	0	125
A1 Shops	0	0
A2 Financial and Professional Services	0	0
D2 Assembly and Leisure	188	0
Total for above use classes	188	125

* Note that there may be additional floorspace within the B1(a) use class which it is not possible to measure since planning permission is not necessarily specific to the subclasses of B1 (or B).

It can be seen that there has been little development in the town centre in these use classes in the monitoring year. The conversion of offices to residential flats was responsible for the loss of 125 m² of office space; such developments are encouraged by AVDLP policy AY.31 which seeks provision of additional housing within Aylesbury town centre.

Progress on AVDLP sites

LI

The table below sets out the AVDLP allocated sites that fall within the town centre boundary, and references the chapter where a progress update can be found:

⁶¹ Planning Policy Statement 6: Planning for Town Centres (2005), available from <http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatement/s/planningpolicystatements/pp6/>

⁶² Source: AVDC Forward Plans monitoring system.

AVDLP policy	Site	Proposed development	Chapter	Page
AY.24	Exchange Street north	Comprehensive mixed-use redevelopment based principally on retail uses	Employment & economy	62
AY.27	Buckingham Street/Odeon	Food retailing	Employment & economy	62
AY.27	High Street	Food retailing	Employment & economy	62

Proportion of vacant retail property	LI
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We have recently obtained a “GOAD map” for Aylesbury town centre⁶³. This records the uses of the units within the town centre, and their floorspaces. This map will be updated by Experian on an annual basis. In addition, we carried out an updating exercise in summer 2009, based on known vacancies and changes of use. This information will enable us to monitor variations over time in the strength and mix of retail units in the town centre. The results from this first exercise are given in the table below, and the map on the next page shows those units that are covered by the survey.

Friars Square (including The Cloisters)						
	Number of units			Floorspace (m ²)		
	Occupied	Vacant	% Vacant	Occupied	Vacant	% Vacant
A1	55	10	18%	10,409	2,682	26%
A2	2	0	0	42	0	0
A3	5	0	0	498	0	0
A4	0	0	0	0	0	0
A5	1	0	0	25	0	0
Hale Leys						
A1	18	3	17%	3,932	634	16%
A2	0	0	0	0	0	0
A3	1	0	0	20	0	0
A4	0	0	0	0	0	0
A5	1	0	0	19	0	0
Rest of town centre						
A1	195	31	16%	41,869	6,558	16%
A2	46	3	7%	6,264	346	6%
A3	23	1	4%	3,490	154	4%
A4	14	1	7%	4,415	270	6%
A5	12	1	8%	990	60	6%
Total						
A class	373	50	13%	71,973	10,704	15%

⁶³ Supplied by Experian Ltd

http://www.experian.co.uk/www/pages/what_we_offer/products/goad_retail_database.html

Aylesbury retail uses



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■ Vacant

UseClass

■ A1 Shops

■ A2 Financial and professional services

■ A3 Restaurants and cafes

■ A4 Drinking establishments

■ A5 Hot food take-away

Car parking figures	LI
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Data on the number of car parking tickets sold is shown in the table below⁶⁴:

	Aylesbury short stay	Aylesbury long stay
Fourth quarter 08/09	156,857	47,021
Third quarter 08/09	178,493	49,756
Second quarter 08/09	171,180	47,530
First quarter 08/09	162,955	51,865
Fourth quarter 07/08	152,262	38,631
Third quarter 07/08	142,933*	34,414*
Second quarter 07/08	171,896	46,185
First quarter 07/08	152,794	48,025
Fourth quarter 06/07	166,508	57,551
Third quarter 06/07	179,659	58,144
Second quarter 06/07	184,158	51,710

* Computer error 5th - 25th November 2007

Visitors to Tourist Information Centre	LI
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Visitors to the Aylesbury Tourist Information Centre over the past four years are shown in the table below⁶⁵:

Year	Number of visitors
2008/09	69,500
2007/08	83,306
2006/07	79,762
2005/06	92,747

The drop in the number of visitors in 2008/09 is reflective of the economic downturn. However the Aylesbury Tourist Information Centre was the busiest in Buckinghamshire, and one of the busiest in the South East.

Pedestrian Flows (footfall)	LI
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The footfall in Friars Square and Hale Leys shopping centres is measured on a regular basis⁶⁶.

The annual footfall for Friars Square in 2006 was 12.5 million people, with the average per week being 242,000. Compared to 2005, the 2006 figures showed a 2% decrease in footfall during the week and a 3% increase on Sundays. We have not been able to obtain recent data for Friars Square for this AMR, but will continue to seek updated data for future AMRs.

⁶⁴ Source: AVDC Parking Services Team.

⁶⁵ Source: AVDC Leisure Services Division.

⁶⁶ Source: Friars Square and Hale Leys management via the Aylesbury Town Centre Manager.

The footfall figures for Hale Leys are given in the table below:

Year	Annual footfall (millions of people)
2008	4.9
2007	5.8
2006	5.6
2005	5.5
2004	5.5
2003	5.5
2002	4.9
2001	5.2
2000	5.5
1999	5.3

The footfall is also measured past the main entrance into Kingsbury square⁶⁷, from 09:00 to 17:30 each day. Over the year 1st August 2007 to 31st July 2008 the total figure was 1.9 million people, with a daily average of just over 5,100 people. Over the current monitoring year (1st April 2008 to 31st March 2009) the total figure was again 1.9 million people, with a daily average of 5,340 people.

Although the Hale Leys footfall has shown a marked decrease in 2008, this decrease is not matched by the Kingsbury figures.

Commentary and conclusions

The amount of development for town centre uses within the town centre boundary has again been small this year. 13% of the number of retail units in the town centre were vacant at summer 2009. We will be able to comment upon trends in this vacancy rate in future AMRs.

There has been a decrease in the number of visitors to the Tourist Information Centre, which is reflective of the economic downturn. The Hale Leys footfall has shown a marked decrease, but the figures for Kingsbury have remained fairly constant.

We have recently commissioned an update to the Aylesbury Vale Retail Study⁶⁸. This provides the latest position on current and future retail capacity within the District up to 2026. This study includes various statistics relating to the vitality and viability of centres within the District. The study concludes that overall, Aylesbury town centre is an attractive shopping location which is considered both vital and viable.

⁶⁷ Source: Aylesbury Town Centre Manager.

⁶⁸ Aylesbury Vale Retail Study Update, November 2009, GL Hearn

<http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/avldf-framework/avldf-evidence-base/retail-evidence/aylesbury-vale-retail-study/>

9 NATURAL ENVIRONMENT

Introduction

This chapter reports on a range of indicators related to the natural environment, such as biodiversity, flood protection and water quality, open spaces, landscape, and air and water pollution.

Indicators

Change in areas of biodiversity importance

COI (E2)

SEI

Type	Area June 2008 (ha)	Area June 2009 (ha)	Change
Sites of international significance			
Special areas of conservation	196	196	None
Special protection areas	0	0	None
Ramsar sites	0	0	None
Sites of national significance			
National nature reserves	0	0	None
Sites of special scientific interest	1,255	1,255	None
Sites of local significance *			
Local wildlife sites (LWS)	2,409	2,562	Increase of 6%
Biological notification sites	4,522	4,859	Increase of 7%
Local nature reserves	30	30	None
Regionally important geological and geomorphological sites (RIGS)	551	551	None

* There are overlaps between several of these local designations, e.g. RIGS and local nature reserves may also be Local Wildlife Sites.

Improved local biodiversity

SEI

This is a new indicator, forming part of the National Indicator data set (NI 197). Its full definition is: improved local biodiversity – proportion of local sites where positive conservation management has been or is being implemented. Data for this indicator has been

compiled by Buckinghamshire County Council⁶⁹, and the results for 2008/09 (based on evidence from the last five years) for Aylesbury Vale are as follows:

Total number of LWSs	162
Total number of LWSs in Positive Conservation Management (% of total LWSs)	54 (33%)
Total number of LWSs <u>Not</u> in Positive Conservation Management (% of total LWSs)	9 (6%)
Total number of LWSs which are Data Deficient (% of total LWSs)	99 (61%)
Total number of RIGSs - all sites are data deficient	14
Total number of Local Sites (RIGSs & LWS)	176
Total number of Local Sites (RIGSs & LWS) in Positive Conservation Management (% of total LWSs)	30%

Area of local nature reserves per 1,000 population

SEI

There are four local nature reserves in the district (Coombs Quarry at Thornborough, Bacombe Hill at Wendover, Buckingham sandpit, and Snakemoor at Haddenham). The total area of these four reserves is 29.7 hectares. The latest population estimate of the district is 176,000 (see page 97). Thus the district currently provides 0.17ha of local nature reserve per 1,000 population.

Area of the most sensitive ecological land lost to development

SEI

In 2006, an Environmental Character Assessment (ECA) study was carried out, with the aim of identifying areas of environmental sensitivity around Aylesbury, Buckingham, Haddenham, Wendover, and Winslow⁷⁰. There were three separate components to the ECA, one of which was an ecological assessment. The levels of ecological sensitivity of areas of land around the five settlements were assessed, with each area being assigned a value from 1 to 6, with category 6 representing the highest sensitivity and category 1 the lowest. For the purposes of this indicator, “most sensitive ecological land” is taken to be those areas assigned a sensitivity value of 5 or 6. Using the Council’s monitoring database, which records completions of housing, industrial, commercial, retail and leisure developments, all developments (completed in the monitoring year 2008/09) that fall within these areas of most sensitive ecological land have been identified. The results are as follows:

Description of development	Area (hectares)	Ecological site	Comments
Installation of high wire adventure course with associated equipment, reception cabin and forest shelter at Wendover Woods, Halton.	0.01	Wendover Woods local wildlife site	Considered to have no impact on protected species or habitat

⁶⁹ Source: Bucks County Council biodiversity team

⁷⁰ Aylesbury Vale Environmental Character Assessment, Jacobs Babbie, April and August 2006, available from AVDC.

Using the Council's monitoring database, which records completions of housing, industrial, commercial, retail and leisure developments, all developments (completed in the monitoring year 2008/09) have been identified that fall within the following types of sites of ecological interest: special area of conservation, site of special scientific interest, local nature reserve, local wildlife site, biological notification site. Note that this assessment covers sites in all parts of the district, unlike the previous indicator, which only covers those areas that were included in the Environmental Character Assessment study i.e. the peripheries of Aylesbury, Buckingham, Haddenham, Wendover, and Winslow. The results are as follows:

Description of development	Area (hectares)	Ecological site	Comments
Extension at Manor House Hospital, Bierton Road, Aylesbury	0.01	Biological notification site (neutral grassland)	
Change of use from B1/B8 to B2 at Dropshort Farm, Aston Clinton	0.04	Biological notification site (neutral grassland)	Change of use of existing building
New outdoor facilities at Green Park Centre, Aston Clinton	0.65	Biological notification site (parkland)	
Erection of office building at Furze Farm, Boarstall	0.02	Local wildlife site (grassland)	Replacement of existing building
Change of use from agricultural to equestrian including mobile field stables at Puttenham Road, Drayton Beauchamp	0.01	Biological notification site (neutral grassland)	
Extension to facilities at Officers Lawn Tennis Club, Halton	0.38	Biological notification site (arable field)	
Installation of high wire adventure course with associated equipment, reception cabin and forest shelter at Wendover Woods, Halton.	0.01	Wendover Woods local wildlife site	
Visitor centre at College Lake Wildlife Centre, Marsworth	0.04	College Lake local wildlife site	Facilities required in connection with operation of nature reserve
Tea rooms and shop at Claydon House, Middle Claydon	0.01	Biological notification site (parkland)	Conversion of existing building
Toilet and gas tank at St Mary's Church, Stowe	0.01	Biological notification site (mixed woodland)	
Games court at Swanbourne House School	0.32	Biological notification site (parkland)	
Pre-school building at Waddesdon C of E School	0.02	Biological notification site (parkland)	

The developments listed above only overlap local wildlife sites or biological notification sites (the lowest levels in the hierarchy of designations).

Condition and area of Sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation (SACs)	SEI
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The total area of sites designated as SSSIs in Aylesbury Vale is just over 1,200 hectares. Natural England publishes “condition assessments” for all SSSIs⁷¹. These are an assessment, to a standard methodology, of the quality of these sites, describing the condition of the features for which the sites were originally scheduled. SSSIs are monitored over a 5-6 year period, and thus this data cannot be used to provide annual monitoring figures, but the trends over time do provide a useful indicator of the quality of these protected sites.

The summary data for SSSIs in Aylesbury Vale in 2007, 2008 and 2009 is as follows:

Condition	July 2007		Sep 2008		Sep 2009	
	Area (ha) of SSSIs	% of total SSSI area	Area (ha) of SSSIs	% of total SSSI area	Area (ha) of SSSIs	% of total SSSI area
Favourable Condition	402.64	33%	400.48	33%	426.15	35%
Unfavourable Recovering	582.67	48%	722.39	59%	706.66	58%
Unfavourable No Change	222.93	18%	101.62	8%	91.68	7%
Unfavourable Declining	18.31	1.5%	2.06	0%	2.06	0%

Thus there has been an improvement in the condition of SSSIs in the District over the last two years.

The Government’s Public Service Agreement target is to have 95% of the area of SSSIs in favourable or recovering condition by 2010. This target is close to being met for the Aylesbury Vale area.

There is one Special Area of Conservation (SAC) in the district (the Chilterns Beechwoods). The area of this SAC is coincident with the Ashridge Commons and Woods SSSI. The area is in mainly in unfavourable recovering condition (158.4 ha), with a small part in favourable condition (13.4 ha).

Loss of ancient semi-natural woodland	SEI
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Related AVDLP policy		Saved?
GP.40	Retention of existing trees and hedgerows	✓

Ancient woodland is land that has had a continuous woodland cover since at least 1600 AD. Ancient semi-natural woodland retains a native tree and shrub cover that has not been planted, although it may have been managed by coppicing or felling and allowed to regenerate naturally. Natural England maintains maps of areas of ancient semi-natural woodland⁷². The area of all ancient semi-natural woodland in Aylesbury Vale is given in the table below:

⁷¹ Source: <http://www.sssi.naturalengland.org.uk/Special/sssi/reportIndex.cfm>

⁷² Source: http://www.gis.naturalengland.org.uk/pubs/gis/GIS_register.asp

Date	Area (hectares)
June 2009	962
September 2008	962
2007	962

Area of the most sensitive landscape lost to development	SEI
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In 2006, an Environmental Character Assessment (ECA) study was carried out, with the aim of identifying areas of environmental sensitivity around Aylesbury, Buckingham, Haddenham, Wendover, and Winslow⁷³. There were three separate components to the ECA, one of which was a landscape character assessment. The levels of landscape sensitivity of areas of land around the five settlements were assessed, with each area being assigned a value from 1 to 6, with category 6 representing the highest sensitivity and category 1 the lowest. For the purposes of this indicator, “most sensitive landscape” is taken to be those areas assigned a sensitivity value of 5 or 6. Using the Council’s monitoring database, which records completions of housing, industrial, commercial, retail and leisure developments, all developments (completed in the monitoring year 2008/09) that fall within these areas of most sensitive landscape have been identified. The results are as follows:

Description of development	Area (hectares)	Landscape site	Comments
Installation of high wire adventure course with associated equipment, reception cabin and forest shelter at Wendover Woods, Halton.	0.01	Chilterns AONB	Considered to have limited impact on AONB

Development within the Chilterns Area of Outstanding Natural Beauty and/or Metropolitan green belt	LI
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Related AVDLP policies		Saved?
RA.6	Development in the Metropolitan green belt	✓
RA.17	Replacement dwellings in the Metropolitan green belt and special landscape areas	✓

Parts of the south east of the district fall within the Chilterns Area of Outstanding Natural Beauty (AONB). The area of Metropolitan green belt (MGB) within the district is very similar (although there are some areas of difference). Using the Council’s monitoring database, which records completions of housing, industrial, commercial, retail and leisure developments, all developments (completed in the monitoring year 2008/09) that fall within the AONB or MGB have been identified. The results are as follows:

Description of development	Area (hectares)	Type of designation	Comments
Dwelling at Studham Lane, Dagnall	0.15	AONB & MGB	Replacement of existing dwelling

⁷³ Aylesbury Vale Environmental Character Assessment, Jacobs Babbie, April and August 2006, available from AVDC.

Dwelling at Dunstable Road, Dagnall	0.02	AONB & MGB	Infilling of gap in built-up frontage within settlement
2 flats at Dunstable Road, Ivinghoe	0.01	AONB & MGB	Replacement of existing dwelling
Dwelling at Cobblershill, Wendover	0.01	AONB & MGB	Replacement of existing dwelling
Dwelling at Cobblershill, Wendover	0.1	AONB & MGB	Conversion of existing workshop building
Change of use from office to yoga and massage centre at Chivery Hall Farm, Aston Clinton	0.01	AONB & MGB	Conversion of existing building
Change of use from storage to waste/recycling transfer operations at Harebridge Lane, Aston Clinton	0.03	MGB	Not considered to have adverse effect compared to existing use
Extension at Crows Nest Inn, Buckland	0.01	AONB & MGB	Modest extension infilling between existing buildings
Outdoor shelter at Dagnall School	0.01	AONB & MGB	
Extension at Leonard Pulham Nursing Home, Halton	0.01	MGB	Extension within internal courtyard
Extension to facilities at Officers Lawn Tennis Club, Halton	0.38	MGB	Special circumstances considered to exist; reasonable extension of an established facility in the green belt.
Installation of high wire adventure course with associated equipment, reception cabin and forest shelter at Wendover Woods, Halton.	0.01	AONB & MGB	Recreational use; openness of MGB preserved; limited impact on AONB.
Conversion of church into community centre, Trinity Church, Halton	0.06	MGB	Conversion of existing building
Conversion of buildings to form holidays let and office space at Town Farm, Ivinghoe	0.07	AONB & MGB	Conversion of existing buildings

All the above developments are either replacement or re-use of existing buildings, or developments that will have little detrimental impact on the AONB or MGB.

Area of the most sensitive historical landscape lost to development	SEI
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Related AVDLP policies		Saved?
GP.59	Preservation of archaeological remains	✓

GP.60	Development and parks or gardens of special historic interest	✓
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In 2006, an Environmental Character Assessment (ECA) study was carried out, with the aim of identifying areas of environmental sensitivity around Aylesbury, Buckingham, Haddenham, Wendover, and Winslow⁷⁴. There were three separate components to the ECA, one of which was a historic landscape assessment. The levels of historic landscape sensitivity of areas of land around the five settlements were assessed, with each area being assigned a value from 1 to 6, with category 6 representing the highest sensitivity and category 1 the lowest. For the purposes of this indicator, “most sensitive historical land” is taken to be those areas assigned a sensitivity value of 5 or 6. Using the Council’s monitoring database, which records completions of housing, industrial, commercial, retail and leisure developments, all developments (completed in the monitoring year 2008/09) that fall within these areas of most sensitive historical land have been identified. The results are as follows:

Description of development	Area (hectares)	Historic landscape area	Comments
Dwelling at Rowsham Road, Bierton	0.03	Bierton conservation area	
Dwelling at Bishopstone	0.05	Bishopstone conservation area	
3 dwellings at Horn Street, Winslow	0.26	Winslow conservation area	
Conversion to 3 flats at High Street, Winslow	0.01	Winslow conservation area	
Conversion to 3 flats at High Street, Winslow	0.04	Winslow conservation area	
Conversion to 3 dwellings at Horn Street, Winslow	0.01	Winslow conservation area	
Extension at The Bell hotel, Winslow	0.01	Winslow conservation area	
Convert from retail/office to residential at Market Square, Winslow	0.01	Winslow conservation area	
Extension at Bierton C of E Combined School	0.08	Aylesbury historic landscape	Close to moated site scheduled ancient monument; small scale – no significant archaeological implications
Extension at Leonard Pulham Nursing Home, Halton	0.01	Wendover historic landscape (Halton camp)	Extension within internal courtyard

⁷⁴ Aylesbury Vale Environmental Character Assessment, Jacobs Babbie, April and August 2006, available from AVDC.

Extension to facilities at Officers Lawn Tennis Club, Halton	0.38	Wendover historic landscape (Halton camp)	Special circumstances considered to exist; reasonable extension of an established facility in the green belt.
Conversion of church into community centre, Trinity Church, Halton	0.06	Wendover historic landscape (Halton camp)	Conversion of existing building

None of the developments in a conservation area was considered to have a detrimental impact on the character or appearance of the conservation area.

Number of parks and gardens at risk	LI
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In June 2009, English Heritage published for the first time a list of historic parks and gardens most at risk from neglect, decay and pressure from development⁷⁵. There are 2 parks and gardens in Aylesbury Vale in the 2009 at-risk register:

Halton House, Halton;
Mentmore Towers, Mentmore.

Development within parks and gardens of special historic interest	LI
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Related AVDLP policy		Saved?
GP.60	Development and parks or gardens of special historic interest	✓

Using the Council's monitoring database, which records completions of housing, industrial, commercial, retail and leisure developments, all developments (completed in the monitoring year 2008/09) that are within parks and gardens of special historic interest have been identified. The results are as follows:

Description of development	Area (hectares)	Park and garden	Comments
Replacement dwelling at Mentmore	0.31	Mentmore Towers	Considered to be an acceptable replacement for the previous sub-standard dwelling, in keeping with its surroundings, and of a similar floor area.
Change of use from storage to waste/recycling transfer operations at Harebridge Lane, Aston Clinton	0.03	Halton House	Not considered to have adverse effect compared to existing use

⁷⁵ English Heritage, Heritage at Risk register, <http://www.english-heritage.org.uk/server/show/nav.19077>

Change of use from residential to residential and farriers store / office at Crafton, Mentmore	0.03	Mentmore Towers	Change of use of existing building
Conversion of agricultural building to B1 use at Rosebery Mews, Mentmore	0.02	Mentmore Towers	Conversion of existing building
Tea rooms and shop at Claydon House, Middle Claydon	0.01	Claydon	Change of use of existing building
Toilet and gas tank at St Mary's Church, Stowe	0.01	Stowe	Not considered to have adverse impact on historic landscape

Parks managed to Green Flag Award standard	LI
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In July 2009, both Bedgrove Park and Vale Park were accredited with the Green Flag Award, which is the national standard for parks and green spaces. It is the first time that Bedgrove Park has been awarded the Green Flag and the second year that Vale Park has received the award.

Flooding and water quality	COI (E1)	SEI
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This core output indicator requires us to report upon the number of planning permissions granted contrary to the advice of the Environment Agency (EA) on either flooding or water quality grounds. In order to assist Local Authorities in monitoring this indicator, the EA publishes on its website a list of all planning applications which have been subject to objections from the EA on flood defence or water quality grounds⁷⁶.

In 2008/09, 3 applications were objected to on water quality grounds, as follows:

Reason for EA objection	Number of applications
Insufficient information	1
Required Circular 3/99 assessment	1
Unsatisfactory sewerage system	1

In 2008/09, 20 applications were objected to on flood risk grounds, as follows (some applications were objected to on more than one ground):

Reason for EA objection	Number of applications
Request for flood risk assessment	10
Unsatisfactory flood risk assessment submitted	9

⁷⁶ <http://www.environment-agency.gov.uk/research/planning/33582.aspx>

Culverting (flood risk)	1
Loss/restricted access to watercourse	2
Risk to flood defences	1

Note that the list published by the EA is not updated to take account of any additional comments/consultation responses after the initial objection. In many cases, initial objections from the EA are overcome, and objections may be withdrawn if appropriate information is provided to the EA, or developers change their schemes to address EA concerns. The status of the applications that received initial objections is as follows (as at October 2009):

Status of application	Number of applications
Refused; flooding or water quality related grounds included in reasons for refusal	3
Refused on grounds other than flooding or water quality	1
Application withdrawn	6
Application approved; EA objection removed, and/or conditions imposed to mitigate EA concerns, and/or satisfactory information received	9
Application pending decision; EA objection removed, and/or conditions imposed to mitigate EA concerns, and/or satisfactory information received	4

Towards the end of each calendar year, the EA also publish a report entitled “High Level Target 5: Development and Flood Risk in England”⁷⁷. The appendices to this report set out known⁷⁸ decisions made in line with EA advice and decisions made contrary to EA advice (note that this only covers flood defence grounds, not water quality grounds). The report for the 2007/08 year was published in late November 2008 and so the results were not able to be included in the 2008 AMR. The results are presented here:

Planning permissions refused in line with EA advice	4
Planning permissions granted but with conditions which fully mitigate EA concerns	0
Decisions contrary to EA advice	4

Four decisions were apparently made contrary to EA advice (3 of these decisions were actually made in the 2006/07 year). However, according to our records: the EA objection was withdrawn in one case; the EA objection was received substantially after the consultation deadline (and after the application was approved) in two cases; and further information was provided on drainage and a condition imposed to cover detailed design in the fourth case.

⁷⁷ <http://www.environment-agency.gov.uk/research/planning/33704.aspx>

⁷⁸ Known decisions are those where the local planning authority has supplied a copy of the decision notice to the Environment Agency.

The results from the EA High Level Target report for 2008/09 will be similarly included in the 2010 AMR.

Rivers of good or fair chemical and biological water quality	SEI
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Data for this indicator has been obtained from the Environment Agency (EA) website⁷⁹. The results for the previous three years are shown in the tables below:

Chemical water quality assessment for rivers in Aylesbury Vale District (% of length in each grade)			
	2006	2007	2008
A grade (very good)	18.5%	22.2%	19.8%
B grade (good)	16.9%	13.2%	15.5%
C grade (fairly good)	13.4%	17.8%	39.5%
D grade (fair)	20.3%	45.1%	23.4%
E grade (poor)	30.9%	1.7%	1.8%
F grade (bad)	0.0%	0.0%	0.0%

Biological water quality assessment for rivers in Aylesbury Vale District (% of length in each grade)			
	2006	2007	2008
A grade (very good)	5.8%	48.9%	62.4%
B grade (good)	49.7%	35.1%	14.1%
C grade (fairly good)	20.8%	13.0%	20.5%
D grade (fair)	22.7%	3.0%	3.0%
E grade (poor)	1.0%	0.0%	0.0%
F grade (bad)	0.0%	0.0%	0.0%

Overall there has been an improvement in river water quality over the last three years.

Air quality (nitrogen dioxide)	SEI
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The national air quality objective for nitrogen dioxide⁸⁰ is that the annual mean concentration should not exceed 40µg.m⁻³. We currently have 18 passive diffusion tube sites that measure concentrations of nitrogen dioxide. Of these, 8 showed annual means exceeding the national air quality objective, as follows (all in Aylesbury)⁸¹:

- Walton Street (49µg.m⁻³)
- Friarage Road (41µg.m⁻³)
- Friarage Road/Oxford Road (45µg.m⁻³)
- Tring Road (two sites) (45µg.m⁻³ and 44µg.m⁻³)
- Bicester Road west (46µg.m⁻³)

⁷⁹ <http://maps.environment-agency.gov.uk/wiyby/dataSearchController?lang=e&textonly=off&topic=riverquality>

⁸⁰ The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, July 2007,

<http://www.defra.gov.uk/environment/quality/air/airquality/strategy/index.htm>

⁸¹ Source: AVDC Environmental Health Division.

- High Street ($41\mu\text{g.m}^{-3}$)
- Stoke Road ($60\mu\text{g.m}^{-3}$)

These figures indicate a decrease in air quality compared to the 2007/08 year (6 out of 18 sites exceeding the objective). It should be stressed that diffusion tube data is merely indicative and should not be used to inform decision/policy making unless it is backed up by automatic real-time monitoring data.

Number of air quality management area (AQMA) designations	SEI
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There are currently three AQMAs in the district:

- Tring Road, Aylesbury (declared in July 2005)
- Friarage Road, Aylesbury (at the junction with Oxford Road) (declared in July 2008)
- Stoke Road, Aylesbury (gyratory system at Old Stoke Road, Wendover Road, and Walton Street) (declared in July 2008).

An action plan is in place for the Tring Road AQMA⁸² and an action plan progress report was published in October 2008.⁸³ Action plans for the other two AQMAs are in preparation in partnership with Buckinghamshire County Council.

Commentary and conclusions

There have been no changes to the extent of areas of international or national biodiversity importance, but some small increases to the extent of local sites.

Only small areas of land that have been identified as being important in terms of ecology, landscape, or historic landscape were affected by developments completed in the monitoring year. These tend to be developments that will have a low impact (such as replacement dwellings, extensions, or conversions of existing buildings). Thus our policies to restrict or lessen the impact of development in such areas of significance are working well.

93% of the area of SSSIs in the district is in favourable or unfavourable recovering condition. This is a small improvement compared to the position in 2008, and is close to meeting the national target of 95% by 2010. Positive conservation management has been or is being implemented at 30% of local sites.

For the first time, we have two parks accredited with the Green Flag Award: Vale Park and Bedgrove Park.

A number of applications received initial objections from the Environment Agency (EA) on flood risk or water quality grounds. Of these, some have been refused or withdrawn. The remaining applications have either been approved or are still awaiting a decision, but in all cases the EA objection was removed, and/or conditions were imposed to mitigate EA concerns, and/or satisfactory information was received. Thus no applications have been approved contrary to EA advice.

⁸² Action Plan for the Tring Road Air Quality Management Area, September 2007, Aylesbury Vale District Council and Buckinghamshire County Council, available from

<http://www.aylesburyvalecdc.gov.uk/environment/air-quality/air-quality-review-assessment/>

⁸³ Tring Road AQMA Action Plan Implementation Report, Aylesbury Vale District Council, available from

<http://www.aylesburyvalecdc.gov.uk/environment/air-quality/air-quality-review-assessment/>

The chemical and biological water quality of rivers in the district is showing an improving trend.

Air quality is showing a worsening trend, with an increase in the number of monitoring sites not meeting the national air quality objective for nitrogen dioxide. Buckinghamshire County Council's Local Transport Plan⁸⁴ (along with the associated progress reports) also addresses such issues, as does the Aylesbury Transport Strategy, which is embodied in the LDF.

⁸⁴ <http://www.buckscc.gov.uk/bcc/transport/strategy.page?>

10 BUILT ENVIRONMENT

Introduction

This chapter reports on a range of indicators related to the built environment, such as design of housing, historic buildings, conservation areas, renewable energy, waste and recycling.

Indicators

Housing quality – Building for Life Assessments

COI (H6)

Related AVDLP policies		Saved?
GP.35	Design of new development proposals	✓

This core output indicator required us to carry out Building for Life assessments of housing sites for 10 or more dwellings that have been completed during the monitoring year (including completed phases of large developments).

The CABE Building for Life (BfL)⁸⁵ standard is the national benchmark for well-designed housing and neighbourhoods in England, and sets out 20 criteria that fall into four categories:

- Environment and community
- Character
- Streets, parking and pedestrianisation
- Design and construction.

The following completed sites have been assessed (these are all the sites of 10 or more dwellings that were finally completed during the 2008/09 year, although note that some of the sites were commenced in earlier years):

- 126 flats at Viridian Square, Walton Street, Aylesbury (blocks A, B & C).
- 72 flats at Griffin Place, Griffin Lane, Aylesbury (1st phase).
- 11 flats above new shops on Cambridge Street (frontage of The Junction retail park).
- 19 flats at former 91-97 New Street, Aylesbury.
- 21 flats at former 117-119 Bicester Road, Aylesbury.
- 21 flats at former Cooper & Sons, Bridge Street, Buckingham.
- 8 houses and 4 flats off Barkham Close (Partridge Close), Cheddington.
- 24 houses at former C of E School site, Mill Lane, Westbury.
- Conversion to 8 houses and 10 flats at Mount Tabor House, MacIntyre School, Leighton Road, Wingrave.

The assessments were carried out by a senior planning officer from the Forward Plans Group, who is an accredited BfL assessor.

⁸⁵ <http://www.buildingforlife.org/>

The BfL scoring system is:

- Score of 1: Awarded where there is sufficient evidence that the design meets this criterion.
- Score of 0.5: Awarded where there are specific areas where the design performs well against the criterion but there are also others where it fails to do so.
- Score of 0: Awarded where the design fails to meet the criterion or where it is unclear whether the design will meet the criterion.

The BfL scores are grouped into the following grades:

- 16 or more - Very good
- 12 - 15.5 - Good
- 9 - 11.5 - Average
- Below 9 - Poor

The results of the assessments are summarised in the table on the next pages. More detailed comments for each site are included in Appendix III.

	Viridian Square	Griffin Place	Cambridge Street	New Street	Bicester Road	Cooper & Sons	Partridge Close	Mill Lane	Mount Tabor House
Environment and community	3.5	4.5	3.0	4.5	4.5	2.5	4.5	2.5	3.0
1. Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafés?	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.5	1.0
2. Is there an accommodation mix that reflects the needs and aspirations of the local community?	0.5	1.0	0.5	1.0	1.0	0.5	1.0	1.0	0.5
3. Is there a tenure mix that reflects the needs of the local community?	1.0	1.0	0.0	1.0	1.0	0.0	1.0	0.0	0.0
4. Does the development have easy access to public transport?	1.0	1.0	1.0	1.0	1.0	0.5	1.0	0.5	0.5
5. Does the development have any features that reduce its environmental impact?	0.0	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1.0
Character	3.5	3.5	2.0	3.0	3.0	3.0	3.0	3.0	3.5
6. Is the design specific to the scheme?	0.5	1.0	0.5	1.0	1.0	1.0	1.0	1.0	0.5
7. Does the scheme exploit existing buildings, landscape or topography?	0.0	0.5	0.5	0.5	0.5	0.5	0.0	0.5	1.0
8. Does the scheme feel like a place with a distinctive character?	1.0	1.0	0.0	0.5	0.5	0.5	1.0	0.5	1.0
9. Do the buildings and layout make it easy to find your way around?	1.0	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
10. Are streets defined by a coherent and well structured building layout?	1.0	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Streets, parking and pedestrianisation	4.0	3.5	1.5	3.5	2.0	2.5	3.5	3.0	2.5
11. Does the building layout take priority over the streets and car-parking, so that the highways do not dominate?	1.0	0.5	0.0	0.5	0.5	0.5	1.0	0.5	0.5
12. Is the car parking well integrated and situated so as to support the street scene?	1.0	0.5	0.0	0.5	0.0	0.5	0.5	0.5	0.5

	Viridian Square	Griffin Place	Cambridge Street	New Street	Bicester Road	Cooper & Sons	Partridge Close	Mill Lane	Mount Tabor House
13. Are the streets pedestrian, cycle and vehicle friendly?	0.5	1.0	0.5	0.5	0.0	0.5	0.5	0.5	0.5
14. Does the scheme integrate with existing streets, paths and surrounding development?	1.0	1.0	1.0	1.0	0.5	1.0	1.0	1.0	1.0
15. Are public spaces and pedestrian routes overlooked and do they feel safe?	0.5	0.5	0.0	1.0	1.0	0.0	0.5	0.5	0.0
Design and construction	0.5	3.0	0.5	2.5	3.0	1.0	3.0	1.0	2.0
16. Is public space well designed and does it have suitable management arrangements in place?	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
17. Do buildings exhibit architectural quality?	0.5	1.0	0.5	0.5	1.0	1.0	1.0	1.0	1.0
18. Do internal spaces and layout allow for adaptation, conversion or extension?	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0
19. Has the scheme made use of advances in construction or technology that enhance its performance, quality, and attractiveness?	0.0	1.0	0.0	1.0	1.0	0.0	1.0	0.0	0.0
20. Do buildings or spaces outperform statutory minima, such as Building Regulations?	0.0	1.0	0.0	1.0	1.0	0.0	1.0	0.0	0.0
Total	11.5	14.5	7.0	13.5	12.5	9.0	14.0	9.5	11.0

Of the nine sites assessed, 4 (44%) fall into the “good” category, 4 (44%) fall into the “average” category, and 1 (11%) falls into the “poor” category. It is noticeable that all the highest scoring schemes are affordable housing schemes. It is an essential requirement of the Homes and Communities Agency that affordable housing which receives grant funding from them must be built to high build standards, and the four highest scoring schemes have all been built to EcoHomes “very good” standard or better.

Given the nature of the assessment criteria, it is inevitable that some schemes (particularly small schemes) will not score well against certain criteria, although the schemes may be of high quality in all other respects. For example, criterion 16 relates public space, which is not generally provided on-site for small schemes. Criterion 3 relates to tenure mix. Some schemes will inevitably achieve a low score for this criterion because they are small schemes which are below the threshold (or they were below the threshold applicable at the time of the planning application) for provision of affordable housing. Similarly, criterion 2 relates to accommodation mix, and there are some schemes which do not score well simply because the nature of the schemes (for example, the flats above shops in Cambridge Street) means that a mix of housing types and sizes is not appropriate.

Several of the schemes have been assessed for compliance with Building Regulations by the National House-Building Council (NHBC) (rather than AVDC’s own Building Control officers). This means that it is difficult to obtain information to assess BfL criteria 18, 19, and 20. So these schemes may score poorly under the “design and construction” category simply because of lack of information, rather than actual poor performance.

Generally speaking, the schemes score well under the “environment and community” category. Under the “character” category, the scores are predominately 0.5, meaning that some aspects are well designed, but there is still room for improvement.

Where feasible, it is intended in future to assess schemes at the application or pre-application stage. This will enable appropriate improvements to be made to proposed schemes, which in time should lead to an improvement in quality of completed schemes.

Design principles for new development	LI
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Related AVDLP policies		Saved?
GP.35	Design of new development proposals	✓

GP.35 sets out the Council’s policy approach towards the design of new development. The key to this approach is local distinctiveness. GP.35 is consistently the policy most frequently quoted in appeal decisions, and was referred to 73 times in the planning appeal decisions that were made during the 2008/09 monitoring year.

In 51 cases (70%), the Council’s judgement under GP.35 was upheld i.e. the appeal Inspector judged that the appeal should be dismissed because the proposed development did not accord with GP.35. This is an increase compared to the 2007/08 figure (44%). In the remaining 30% of cases, the Inspector considered that the proposed development complied with GP.35, contrary to the Council’s judgement.

Although the Council’s judgement was not upheld in 30% of these appeal decisions, it should be emphasised that this does not indicate that there are inherent problems with the policy itself. The decisions illustrate the finely balanced nature of making judgements as to the impact of the proposals on the character and appearance of the area. Analysis of appeal decisions in previous years had highlighted the need for us to be very clear on the harm a proposal will cause, rather than simply referring to a policy conflict when we refuse permission. This effectiveness of this approach is demonstrated by the increase this year in the percentage of appeal decisions where the Council’s judgement was upheld.

Extensions to dwellings	LI
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Related AVDLP policy		Saved?
GP.9	Extensions to dwellings	✓

Policy GP.9 sets out criteria against which planning applications for extensions to dwellings will be assessed. It is a policy that continues to be regularly quoted in appeal decisions, and so is felt to warrant particular mention in this chapter. GP.9 was referred to 28 times in the planning appeal decisions that were made during the 2008/09 monitoring year. Out of these 28 decisions, the Council’s judgement was upheld in 19 cases (68%), i.e. the appeal Inspector judged that the appeal should be dismissed because the proposed development did not accord with GP.9. As for GP.35 above, the remaining decisions which did not uphold the Council’s judgement do not indicate that there is an inherent problem with the policy; instead they illustrate the finely balanced nature of making judgements as to the impact of the proposals on the design and character of the original property and/or the character of the area or on the amenity of neighbouring residents. As in previous years, Inspectors commented that the Council’s Supplementary Planning Guidance on Residential Extensions should not be applied in a prescriptive manner, and that a degree of flexibility should be allowed.

In the 2007/08 year, the Council’s judgement was only upheld in 39% of cases. Analysis of appeal decisions in previous years had highlighted the need for us to be very clear on the harm a proposal will cause, rather than simply referring to a policy conflict when we refuse permission. This effectiveness of this approach is demonstrated by the increase this year in the percentage of appeal decisions where the Council’s judgement was upheld.

Number of homes achieving the Secured by Design award for the built form	SEI
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Related AVDLP policy		Saved?
GP.45	“Secured by Design” considerations	✓

Secured by Design is the UK Police flagship initiative supporting the principles of "designing out crime" by use of effective crime prevention and security standards. In the monitoring year 2008/09, 9 housing sites (a total of 113 dwellings) achieved the Secured by Design award. This is an increase compared to the 2007/08 year (95 dwellings). At 31st March 2009 there were 20 applications for the award outstanding (comprising a total of 561 dwellings)⁸⁶.

⁸⁶ Source: Crime Prevention Design Adviser for Mid & South Bucks, Thames Valley Police.

The award scheme is voluntary, and the number of schemes applying for the award forms a small percentage of the total number of housing completions. Two sites (75 dwellings) applied for but failed to achieve the award due to the installation of doors and windows that were not to Secured by Design standard. The number of homes applying for and achieving the award is expected to continue to increase in subsequent years. In particular, from April 2008, all housing association dwellings that are grant funded by the Housing Corporation must achieve part 2 of the Secured by Design award as a minimum.

Number and percentage of listed buildings of Grade I and II* at risk of decay	SEI
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There are over 2,800 buildings, bridges, statues and other structures in the district contained in lists of buildings of special architectural or historic interest. English Heritage maintain a list of those buildings of Grades I and II* (the highest quality grades, of which there are about 200 in the district) known to be at risk through neglect or decay, or vulnerable to becoming so. At October 2009, the register contained 11 entries for Aylesbury Vale, as follows⁸⁷:

Building address	List Grade
Barn at New Manor Farm, Broughton Lane, Bierton with Broughton	II*
Dinton Castle, Dinton	II*
Ashfold School (Dorton House), Dorton	I
Mentmore Towers, Mentmore	I
New Inn Farmhouse with outbuildings behind, Stowe	II*
Grotto, Stowe Landscape Garden, Stowe	II*
Stowe House, Stowe Landscape Garden, Stowe	I
Temple of Friendship, Stowe Landscape Garden, Stowe	I
The Palladian Bridge, Stowe Landscape Garden, Stowe	I
The Queens Temple, Stowe Landscape Garden, Stowe	I
The West Boycott Pavilion, Stowe Landscape Garden, Stowe	I



Mentmore Towers

Historical figures for the number of buildings at risk of decay are as follows:

- 2008 - 11
- 2007 - 10
- 2004 - 11
- 2003 - 13
- 2002 - 13
- 2001 - 13

There have been no changes to the list of buildings at risk since 2008.

The Council’s Design Services Division has surveyed 80% of the listed buildings in the District. Officers continue to monitor various buildings, and are in discussions with the owners of several buildings. We also serve notices on owners where necessary which can take the form of Urgent Works Notices (to ensure that buildings are kept weathertight and structurally secure) or (in extreme circumstances) Repairs Notices.

⁸⁷ English Heritage, Buildings at Risk register, <http://www.english-heritage.org.uk/server/show/nav.19075>

Number of scheduled ancient monuments	SEI
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English Heritage maintain a schedule of nationally important archaeological sites and monuments or “scheduled ancient monuments”⁸⁸. At 2009 there are 65 scheduled ancient monuments in the District.

Number of scheduled ancient monuments at risk	LI
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In June 2009, English Heritage published for the first time a list of scheduled monuments most at risk from decay, neglect and pressure from farming and development⁸⁹. There are 3 monuments in Aylesbury Vale in the 2009 register:
 Grim's Ditch: 875m long section between Leylands Farm and Shire Lane, Buckland;
 A small multivallate hillfort on Southend Hill, Cheddington;
 A slight univallate hillfort 600m south east of Home Farm, Maids Moreton.

Development within scheduled ancient monuments	LI
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Using the Council’s monitoring database, which records completions of housing, industrial, commercial, retail and leisure developments, all developments (completed in the monitoring year 2008/09) that overlap scheduled ancient monuments have been identified. There were no such developments in this monitoring year.

Number of conservation areas and % with appraisals completed in the last 5 years	SEI
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Related AVDLP policies		Saved?
GP.53	New development in and adjacent to conservation areas	✓
GP.57	Advertisements in conservation areas	✓

A conservation area is an area of special architectural or historic interest, of which it is desirable to preserve or enhance the character or appearance. Conservation areas in the district are designated by AVDC, and at 31st March 2009 there were a total of 123 conservation areas spread over 55 settlements⁹⁰ (note that there may be multiple conservation areas covering different parts of the same settlement or village). 10.6% of these conservation areas (representing 23.6% of settlements) have an up-to-date (i.e. within the last five years) character appraisal. The following appraisals were published in the 08/09 year (all these were reviews of existing areas):
 Haddenham (September 2008)
 Winslow (November 2008)
 Long Crendon (February 2009)

⁸⁸ <http://www.english-heritage.org.uk/server/show/nav.1369>

⁸⁹ English Heritage, Heritage at Risk register, <http://www.english-heritage.org.uk/server/show/nav.19076>

⁹⁰ Source: AVDC Design Services Division.

This core output indicator relates to installations of renewable energy capacity including bio fuels, onshore wind, water, solar energy and geothermal energy.

The organisation TV Energy operates the SEE-Stats database (South East Renewable Energy Statistics) on behalf of the South East England Partnership Board. They have provided information on the amount of renewable energy capacity in Aylesbury Vale. The summary is based on the best information available, and is not guaranteed to be a fully comprehensive snapshot. Generally TV Energy's recording of renewable energy generation is limited to installations of which they become aware in the course of their work. They do not currently have sufficient resources to be proactive by checking for renewable energy installations.

The information provided by TV Energy is shown in the table below:

Technology	Installed capacity 31 st March 2006	Installed capacity 31 st March 2007	Installed capacity 31 st March 2008	Installed capacity 31 st March 2009
Electricity	Electricity, kW _e	Electricity, kW _e	Electricity, kW _e	Electricity, kW _e
Biogas/sewage gas	15,340	15,340	15,340	16,896
Wind	12	12	18	18
Biomass	0	0	0	0
Solar PV	13	18	18	26
Hydro	0	0	0	0
Total Electricity	15,365	15,370	15,376	16,940
Heat	Heat, kW _{th}	Heat, kW _{th}	Heat, kW _{th}	Heat, kW _{th}
Biogas/sewage gas	0	0	0	0
Biomass	Insufficient data	20	20	21
Solar thermal	14	38	38	38
Ground source heat		5	5	5
Total Heat	14	63	63	64

It can be seen that there has been some growth in renewable energy capacity over the monitoring year. The capacity from biogas/sewage gas includes 16,556 kW_e from the landfill gas energy recovery facility at Calvert and 340 kW_e from Aylesbury sewage works. Other installations of note are wind turbines at Brill Combined School and Long Crendon Primary School, solar thermal panels at Brill Combined School, solar photovoltaic panels at County Hall, and a biomass wood burner at Redfield Community, Winslow.

Information on potential renewable energy installations has also been sought from records of planning applications. Planning application forms do not seek specific data on renewable energy. However, the planning applications database has been interrogated to extract applications where the description of the development included any of a wide range of terms suggesting that a renewable energy installation might have been included. Note however that this exercise will not have picked up relevant applications, if, for example, the development was large scale and the particular feature, such as solar panels, was not expressly mentioned in the description of the development. Additionally, not all renewable energy installations

require planning permission. For the monitoring year ending 31st March 2009, the relevant applications produced by this exercise are summarised in the table below:

Technology	Details of applications
Solar panels	6 applications approved (including one for solar panels on each of 10 dwellings)
Solar powered lighting	1 application approved
Wind turbines	3 applications approved
Solar panels	3 applications refused for reasons including adverse impact on conservation area; adverse impact on listed buildings; impact of proposed extension on green belt and Area of Outstanding Natural Beauty.

Although we do not monitor whether the above permissions have actually been implemented, there continues to be a steady trickle of applications for renewable energy installations across the district.

Per capita reduction in CO ₂ emissions	SEI
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This is a new indicator (National Indicator 186). The indicator measures CO₂ emissions from business and public sector, domestic housing, and road transport. The data is produced for Local Authority areas by the Department of Energy and Climate Change⁹¹. The latest published data is for 2007; this is shown below along with data for the previous two years:

Year	Business (kt CO ₂)	Domestic (kt CO ₂)	Road transport (kt CO ₂)	Total (kt CO ₂)	Population (000s)	Per capita emissions (t)
2007	338	408	342	1,088	174.1	6.3
2006	359	417	336	1,111	172.0	6.5
2005	367	408	347	1,122	170.2	6.6

It can be seen that emissions per head have dropped slightly over the three years, with most of this reduction coming from the business and public sector.

Ecological footprint	SEI
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This indicator is included in the AMR for the first time in 2009. The ecological footprint is an indicator of the total environmental burden we place on the planet. It represents the area of land needed to provide raw materials, energy and food, and to absorb pollution and waste created. It is measured in global hectares (a hectare of land with world average productivity) and is expressed as a per person measure. Experimental results for 2004 have been published by the Stockholm Environment Institute⁹². The figure for Aylesbury Vale is 5.68 global hectares per capita. By way of comparison, the equivalent figure for the South East region is

⁹¹ http://www.decc.gov.uk/en/content/cms/what_we_do/lc_uk/loc_reg_dev/ni185_186/ni185_186.aspx

⁹² REAP v2 Experimental release: 15-10-08. Published by SEI 2008. Available at <http://www.resource-accounting.org.uk/downloads>

5.63, and for the UK is 5.30. The world average ecological footprint is 2.2 global hectares per capita.

% of household waste sent for reuse, recycling and composting	SEI
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Year	% reused, recycled or composted	
2008/09	23.19 (target of 22.4%)	
	% recycled	% composted
2007/08	21.38 (target of 20%)	1.15% (target of <1%)
2006/07	19.04 (target of 20%)	0.81 (target of <1%)
2005/06	17.53	0
2003/04	15.88	5.35
2002/03	14.4	0
2001/02	13.4	0
2000/01	13.9	0

This indicator is now slightly different from the one used in previous years. The change has been made to bring it into line with National Indicator 192. Performance has continued to improve over the past year⁹³.

Residual household waste per household	SEI
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This is a new indicator (National Indicator 191). Residual waste is any collected household waste that is not sent for reuse, recycling or composting. The figure for 2008/09 for Aylesbury Vale is 632.32 kg per household⁹⁴. This will act as the baseline against which future trends can be monitored.

Per capita consumption of water.	SEI
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This indicator is included in the AMR for the first time in 2009. Data is not available for Aylesbury Vale District, but only for the regions covered by Anglian Water Services and Thames Water Utilities (which together cover the whole of Aylesbury Vale and other areas outside the District). The results are given in the table below for the last three years⁹⁵:

⁹³ Source: AVDC Annual Performance Report 2008/09, available from <http://www.aylesburyvaledc.gov.uk/council-democracy/performance/annual-performance-2009/>

⁹⁴ Source: AVDC Annual Performance Report 2008/09, available from <http://www.aylesburyvaledc.gov.uk/council-democracy/performance/annual-performance-2009/>

⁹⁵ Source: <http://www.ofwat.gov.uk/regulating/junereturn/jrlatestdata/>

	Per capita consumption (litres per head per day)		
	2006/07	2007/08	2008/09
Anglian (unmetered households)	155.8	157.8	157.6
Anglian (metered households)	136.9	142.2	139.13
Thames (unmetered households)	156.8	157.6	162.6
Thames (metered households)	142.7	143.8	142.12

Commentary and conclusions

Nine housing sites that were completed during the monitoring year have been assessed against the Building for Life standard. The majority of the sites fall into the “good” or “average” category, with only one assessed as “poor”. The best performers were the affordable housing schemes. More emphasis on Building for Life criteria at the application or pre-application stage can only lead to an overall improvement in the quality of completed schemes.

Once again the review of appeal decisions did not highlight any particular problems with AVDLP policies relating to design principles or extensions to dwellings, but the Inspectors’ comments and decisions continue to emphasise the finely balanced nature of making judgements as to the impact of a proposal on the character and appearance of the area. Analysis of appeal decisions in previous years had highlighted the need for us to be very clear on the harm a proposal will cause, rather than simply referring to a policy conflict when we refuse permission. This effectiveness of this approach is demonstrated by the increase this year in the percentage of appeal decisions where the Council’s judgement was upheld.

The number of homes achieving the Secured by Design award in the monitoring year has continued to increase, but the percentage of conservation areas with an up-to-date character appraisal has decreased.

We are continuing to gather data on renewable energy installations, but this is necessarily an incomplete dataset. The data shows a small but steady increase in the renewable energy capacity of the district. New indicators for this AMR show that the CO₂ emissions per head decreased slightly from 2005 to 2007, but the ecological footprint per head is high compared to South East England and the UK. The amount of household waste reused, recycled and composted has continued to increase.

11 SOCIETY AND COMMUNITY

Introduction

This chapter reports on a range of indicators related to the society and community, such as population, qualifications, deprivation, recreation and leisure provision, anti-social behaviour, and social cohesion.

Indicators

Age and sex of population

CI

The table below gives the latest (mid-2008) estimate of the population of Aylesbury Vale, broken down by age group and sex.⁹⁶

	Persons	Males	Females
ALL AGES	176	87.3	88.7
Under 1	2.2	1.1	1.1
1-4	8.6	4.4	4.2
5-9	11.2	5.8	5.4
10-14	11.3	5.9	5.4
15-19	12.0	6.7	5.3
20-24	9.3	4.8	4.5
25-29	9.9	4.9	5.1
30-34	11.1	5.3	5.8
35-39	13.5	6.4	7.1
40-44	15.2	7.5	7.7
45-49	13.8	6.9	6.9
50-54	11.9	5.9	5.9
55-59	10.7	5.2	5.5
60-64	10.3	5.1	5.2
65-69	7.4	3.6	3.7
70-74	6.2	3.1	3.1
75-79	4.7	2.2	2.5
80-84	3.4	1.4	2.0
85-89	2.2	0.7	1.5
90+	1.1	0.3	0.8

Note: Figures are given in thousands, and rounded to the nearest hundred
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⁹⁶ Source: Office for National Statistics, mid-2008 population estimates,
<http://www.statistics.gov.uk/statbase/Product.asp?vlnk=601&More=N>.

At the time of the 1991 census, the population of the district was 145,931. This rose to 165,748 at the time of the 2001 census. Hence there was a rise in population of 13.6% in the ten year period from 1991 to 2001, followed by an estimated rise of 6.2% in the seven year period from 2001 to 2008. This growing population needs to be catered for in terms of houses, jobs, services, facilities and infrastructure.

Ethnic composition of population	CI
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The table below gives the ethnic composition of the Aylesbury Vale population, as at the time of the 2001 census.⁹⁷

	%
White	94.1
White Irish	1.1
Mixed	1.2
Asian or Asian British	3.2
Indian	0.6
Pakistani	2.2
Bangladeshi	0.1
Other Asian	0.3
Black or Black British	1.1
Caribbean	0.7
African	0.3
Other Black	0.1
Chinese/Other Ethnic	0.6

Qualifications of pupils at end of Key Stage 4	SEI
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In 2008, 68.7% of pupils in the district gained 5 or more GCSEs at grades A* to C.⁹⁸ This compares to 55.2% in 1997, 65.6% in 2006, and 67.1% in 2007. Hence there has been a consistent improvement in results.

% of working age population qualified to NVQ level 3 (or equivalent) or above	SEI
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In 2008, 50.8% of the district's working age population were qualified to, or above, NVQ level 3 or equivalent.⁹⁹ The historical trend is shown in the table below, for the District, SE and England:

Year	% qualified to NVQ level 3+		
	Aylesbury Vale	South East region	England
2008	50.8	50.8	46.5
2007	41.8	49.6	46.0
2006	48.8	49.4	44.9
2005	50	47.9	44

⁹⁷ Source: Office for National Statistics, 2001 Census, table KS06

⁹⁸ Source: Department for Children, Schools and Families,
http://www.dcsf.gov.uk/inyourarea/static/las_nat_064_4.shtml

⁹⁹ Source: <https://www.nomisweb.co.uk/Default.asp>, Annual Population Survey

2004	49.2	46.9	43.1
2003	44	46.4	42
2002	43.9	44.2	41
2001	45.8	44.1	40.3
2000	44.5	43.6	39.3

It can be seen that, following a reduction in the figures in 2006 and 2007, the percentage of people qualified to NVQ level 3 or above has risen again, to a level equivalent with that across the whole South East region and higher than that across England.

% of working age population with no qualifications	SEI
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In 2008, 9.8% of the district's working age population had no qualifications.¹⁰⁰ The historical trend is shown in the table below, for the District, SE and England:

Year	% with no qualifications		
	Aylesbury Vale	South East region	England
2008	9.8	8.9	12.3
2007	11.3	9.6	12.9
2006	10.1	9.7	13.6
2005	8.2	10.1	14.1
2004	12	10.8	15.1
2003	13.2	11.3	15.6
2002	11.3	12.1	16.5
2001	12.4	11.9	16.7
2000	13.4	12	16.8

The percentage of people with no qualifications in Aylesbury Vale has decreased from its 2007 level, but still remains higher than the figure for the whole South East region.

16 to 18 year olds who are not in education, employment or training	SEI
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This indicator (National Indicator 117) is included in the AMR for the first time in 2009. Data is collated by Buckinghamshire County Council¹⁰¹, and shows the number of 16 to 18 years olds who are not in education, employment or training, as a percentage of all people in that age group. The figures are measured on a monthly basis. Averages of the monthly figures over the monitoring years 2008/09 and 2007/08 are as follows:

	% of 16 to 18 years olds not in education, employment or training
2008/09	3.48%
2007/08	2.94%

The figure exceeded the average for Buckinghamshire in four months in 2007/08 and in five months in 2008/09.

¹⁰⁰ Source: <https://www.nomisweb.co.uk/Default.asp>, Annual Population Survey

¹⁰¹ Source: Children and Young People's Services, Buckinghamshire County Council

The Index of Multiple Deprivation (IMD) is a Government measure of the overall quality of life, and measures deprivation for a number of “domains”: income; employment; health deprivation and disability; education, skills and training; barriers to housing and services; crime; and living environment. The latest IMD was published in 2007, and Aylesbury Vale has an overall rank of 319 out of 354 local authority areas (where a rank of 1 is the most deprived)¹⁰². Thus Aylesbury Vale just falls within the 10% least deprived areas in England. The overall rank at 2004 (the date of the previous published IMD) was 324; thus there has been a slight worsening in the overall deprivation levels in Aylesbury Vale compared to the rest of England.

The IMD also provides information for “Super Output Areas”, which are geographic units containing an average population of 1,500 people. There are 16 super output areas that rank among the 25% most deprived in the South East region. These all lie within Aylesbury town¹⁰³. Thus, despite the district’s relatively high rank overall, there are pockets of deprivation in Aylesbury where residents’ quality of life is considerably lower than in neighbouring communities. The location of these areas is shown (highlighted in white) on the map below. As at the 2001 census, the population of these 16 super output areas is 23,583 persons¹⁰⁴, which represents 14.2% of the total population of the district. This is an increase of 3.5% compared to the results from the 2004 IMD.



The social cohesion policy, which is included in the Proposed Submission Core Strategy, aims to ensure that development includes positive measures to help create a socially inclusive, sustainable and adaptable environment for a range of occupiers and users to meet their long term needs.

¹⁰² Source: Communities and Local Government, Indices of Deprivation 2007, <http://www.communities.gov.uk/communities/neighbourhoodrenewal/deprivation/deprivation07/>

¹⁰³ Source: Communities and Local Government, Indices of Deprivation 2007, <http://www.communities.gov.uk/communities/neighbourhoodrenewal/deprivation/deprivation07/>

¹⁰⁴ Source: 2001 Census, table CAS001, <https://www.nomisweb.co.uk/Default.asp>

This indicator covers mortality rate at ages under 75 from: all circulatory diseases (National Indicator 121), all cancers (National Indicator 122), accidents, and suicide¹⁰⁵. The mortality rate is given as the directly age-standardised rate (DSR) per 100,000 population. Using the DSR means that populations are standardised so that differences in age and sex are taken account of, so that a genuine comparison of one population with another can be made. The latest available data is for 2007; this, and data for the previous four years, is given in the tables below (data for mortality from suicides is only available pooled for the three years 2005-07):

	All circulatory diseases		
	Aylesbury Vale	South East region	England
2007	59.79	63.21	74.40
2006	54.28	65.66	79.00
2005	69.74	70.15	84.03
2004	70.36	74.81	89.69
2003	81.56	83.04	97.76

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	All cancers		
	Aylesbury Vale	South East region	England
2007	92.17	106.45	114.07
2006	108.48	108.94	115.54
2005	118.69	108.49	116.84
2004	114.59	112.10	118.82
2003	95.06	113.27	121.34

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	Accidents		
	Aylesbury Vale	South East region	England
2007	13.62	10.69	11.09
2006	11.21	10.91	11.33
2005	13.77	11.02	11.12
2004	15.29	11.24	11.33
2003	17.17	10.75	11.57

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	Suicide		
	Aylesbury Vale	South East region	England
2005-2007	4.26	5.49	5.62

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¹⁰⁵ Source: Clinical and Health Outcomes Knowledge Base, <http://www.nchod.nhs.uk/>

Life expectancy at birth	SEI
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This indicator is included in the AMR for the first time this year. The latest published data is for 2005-2007, and is as follows:

	Aylesbury Vale	South East region	England
2005-2007 Males	79.3	78.9	77.65
2005-2007 Females	82.0	82.7	81.81

Adult participation in sport and active recreation	SEI
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This indicator replaces the previously used indicator (% of adults who are members of a sports club where they have participated in the last four weeks). This change has been made to bring the indicator into line with National Indicator 8. The definition of the indicator is the percentage of the adult population in a local area who participated in sport and active recreation, at moderate intensity, for at least 30 minutes on at least 12 days out of the last 4 weeks (equivalent to 30 minutes on 3 or more days a week). The data is provided by Sport England's Active People Survey¹⁰⁶:

Date	Aylesbury Vale	Buckinghamshire	England
April 2008 to April 2009	27.68%	25.56%	21.45%
October 2005 to October 2006	23.82%	24.09%	21.25%

Amount of completed leisure development	COI (BD4)
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Related AVDLP policies		Saved?
GP.90	Provision of indoor sports facilities	✓
GP.93	Safeguarding of community buildings and facilities	✓
GP.94	Provision of community facilities and services	✓

The amount of floorspace completed in the monitoring year in the D2 use class (assembly and leisure) is given in the table below¹⁰⁷:

Use class	Floorspace gained (m ²)	Floorspace lost (m ²)
D2 Assembly and Leisure	12,071	430

The most significant contributors to gains/losses in floorspace were:

- Extensions to facilities at Halton Village Lawn Tennis Club (gain of 3,650m² D2 floorspace).
- Equestrian arenas at Rock Lane Farm, Liscombe Park (gain of 2,130m² D2 floorspace).

¹⁰⁶ Source: http://www.sportengland.org/research/active_people_survey/national_indicator_8.aspx

¹⁰⁷ Source: AVDC Forward Plans monitoring system.

Amount of floorspace with planning permission for leisure	LI
---	----

Related AVDLP policies		Saved?
GP.90	Provision of indoor sports facilities	✓
GP.93	Safeguarding of community buildings and facilities	✓
GP.94	Provision of community facilities and services	✓

Sites with planning permission as at 31 st March 2009 ¹⁰⁸	Floorspace gains (m ²)	Floorspace losses (m ²)
D2 Assembly and leisure	16,790	4,206

The most significant site with permission in terms of floorspace size is:

- New theatre and entertainment centre at Exchange Street, Aylesbury (gain of 8,250m² D2). This is currently under construction.

Provision of sport and leisure facilities in association with new housing developments	LI
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Related AVDLP policies		Saved?
GP.86	Provision of outdoor playing space	✓
GP.87	Application of open space policies	✓
GP.88	Payment in lieu of providing sports and play areas	✓
GP.90	Provision of indoor sports facilities	✓

The above policies, plus the Council's Supplementary Planning Guidance (SPG) on Sport and Leisure Facilities (August 2004), set out the requirements for sport and leisure facilities to be provided in association with new housing developments of 4 or more dwellings. An analysis has been carried out of the agreed sport and leisure provision on sites of 4 or more dwellings that were first granted planning permission during the monitoring year. The conclusions from this analysis are:

- A financial contribution towards off-site provision in accordance with the SPG has been agreed in 19 cases.
- In one case a mix of on-site provision and a financial contribution towards off-site provision has been agreed in accordance with the policy/SPG requirements.

In the monitoring year 2008/09 a total of £496,118 was received by the Council by way of developer contributions towards off-site sport and leisure provision¹⁰⁹. In the year, a total of £508,774 was released to fund a variety of sport and leisure projects local to the areas in which housing developments have taken place.

The results above show that the Council is successfully obtaining improvements to sport and leisure provision in association with new housing developments. In the majority of cases this provision is associated with small developments, and so (in accordance with the SPG) is in the form of a financial contribution to off-site provision.

¹⁰⁸ Source: AVDC Forward Plans monitoring system.

¹⁰⁹ Source: AVDC Planned Development Officer.

Area of local nature reserves per 1,000 population	SEI
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See the Natural Environment chapter (page 73) for a report on this indicator.

Serious violent crime rate and serious acquisitive crime rate	SEI
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This indicator replaces the previously used indicator (domestic burglaries, violent crimes, and vehicle crimes). This change has been made to bring the indicator into line with National Indicators 15 and 16.

Recent data is as follows¹¹⁰:

Year	NI 15 Number of most serious violent crimes per 1,000 population	NI 16 Number of serious acquisitive crimes per 1,000 population
2008	0.22	9.36
2007	0.23	10.10
2006	0.34	11.67

Thus it can be seen that the rate for both types of crime has decreased over the past three years.

Number of noise complaints	SEI
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Related AVDLP policy		Saved?
GP.79	Proposals for noisy sports	✓
GP.95	Unneighbourly uses	✓

The number of noise complaints received by the Council's Environmental Health Division for the monitoring year 2008/09, and the preceding five years, were as follows:

Noise Source	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
Domestic	474	354	328	398	330	345
Commercial Leisure	155	188	223	117	104	104
Industrial	15	12	25	14	23	39
Vehicles, Machinery & Equipment in the street	11	10	6	12	22	41
Construction	33	29	31	18	17	17
Aircraft	8	14	2	2	0	0
Railway	6	7	2	4	0	0
Traffic	6	8	4	2	2	2
Other	0*	0*	58	34	18	33
TOTAL	708	622	679	601	516	581

* The "other" category was introduced in 2005/06. Prior to this date the "others" would have been included in the numbers above.

¹¹⁰ Source: AVDC Community Safety Project Officer.

Perceptions of anti-social behaviour	SEI
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Data for this indicator (National Indicator 17) was previously available from the Council's general satisfaction survey, which the Council was required to conduct every three years. The last of these surveys was carried out in 2006. The general satisfaction survey was replaced by the Place Survey, which all local authorities are required to carry out every two years. The first of these surveys was carried out in autumn 2008. People were asked whether they think that anti-social behaviour is a problem in their local area. The results are as follows (% of people surveyed who think that anti-social behaviour is a problem)¹¹¹:

Aylesbury Vale	South East region	England
9.9%	16.2%	20.0%

Thus Aylesbury Vale fares much better than the South East region or the whole of England in relation to perceptions of anti-social behaviour.

% of people who believe people from different backgrounds get on well together in their local area	SEI
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The indicator used in previous AMRs has been slightly reworded to accord with National Indicator 1. As for the previous indicator, data was previously available from the Council's general satisfaction survey. The results are now obtained from the Place Survey. The results from the 2008 survey are as follows:

Aylesbury Vale	South East region	England
82.0%	78.9%	76.4%

Again, Aylesbury Vale fares better than the South East region or England.

% of people who feel that they belong to their neighbourhood	SEI
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The indicator used in previous AMRs has been reworded to accord with National Indicator 2. Data was previously available from the Council's general satisfaction survey, but the results are now available from the Place Survey. The results from the 2008 survey are as follows:

Aylesbury Vale	South East region	England
65.5%	58.3%	58.7%

Again, Aylesbury Vale fares better than the South East region or England.

¹¹¹ Source: Communities and Local Government,
<http://www.communities.gov.uk/publications/corporate/statistics/placesurvey2008>

Number of village design statements and parish plans produced	SEI
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	Parish plans	Village design statements
2008/09	Swanbourne Edlesborough Quainton Tingewick Thornborough Buckingham	None
2008	Stoke Hammond Padbury Mursley	Ford
2007	Great Horwood Waddesdon	Maids Moreton (draft)
2004		2
2003		2
2002		0
2001		1

Protection of the amenity of residents	LI
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Related AVDLP policy		Saved?
GP.8	Protection of the amenity of residents	✓

GP.8 is a key policy in AVDLP which states that planning permission will not be granted where a proposed development would unreasonably harm any aspect of the amenity of nearby residents when considered against the benefits arising from the proposal. GP.8 was referred to 40 times in the planning appeal decisions that were made during the 2008/09 monitoring year. Out of these 40 decisions, the Council's judgement was upheld in 21 cases (53%), i.e. the appeal Inspector judged that the appeal should be dismissed because the proposed development did not accord with GP.8. This is an increase compared to 2007/08, when the Council's judgement was upheld in only 33% of decisions. Although the Council's decision was still not upheld in 19 cases, this does not indicate that there is an inherent problem with the policy; instead it illustrates the finely balanced nature of making judgements as to the impact of the proposals on the amenity of neighbouring residents. It is this judgment that is not supported in these 19 cases, not the underlying policy.

Commentary and conclusions

The district has a population that has been growing rapidly and continues to grow. Generally speaking, the district is amongst the 10% least deprived areas in the country. However, the 2007 deprivation results show a small increase in deprivation compared to 2004, with an increase in the number of areas of Aylesbury that fall within the 25% most deprived in the south east region (over 14% of the district's population live within these areas).

The number of pupils gaining 5 or more GCSEs at grades A* to C has continued to increase. The percentage of the working age population qualified to NVQ level 3 or above has also increased in the last year, and the percentage of working age population with no qualifications has decreased. However, the number of 16 to 18 year olds who are not in education, employment or training is showing a worsening trend.

The council has continued to be successful in obtaining improvements to sport and leisure provision in association with housing developments of 4 or more dwellings. In the majority of cases these are in the form of contributions towards improvements to existing off-site recreational areas.

The rates for serious violent crimes and serious acquisitive crimes have both decreased over the past three years. The number of noise complaints has shown an increase in the past year.

Three new indicators have been included from the Place Survey, which was first carried out in 2008. These indicators are: percentage of people who think that anti-social behaviour is a problem; percentage of people who believe people from different backgrounds get on well together in their local area; and percentage of people who feel that they belong to their neighbourhood. For all three indicators, Aylesbury Vale fares better than the South East region or England. Trends over time will be able to be reported in future AMRs.

Appeal decisions related to the AVDLP policy on the amenity of residents have not highlighted any problem with this policy, but simply differences in the judgement of the Inspector and the Council.

12 TRAVEL AND TRANSPORT

Introduction

This chapter reports on a range of indicators related to travel and transport, such as travel to work, means of travel, and accessibility of new dwellings.

Indicators

Transport links

CI

- There are four A roads traversing the south of the district and converging on Aylesbury (A41, A418, A413 and A4010) and three A roads to the north converging on Buckingham (A413, A421 and A4221).
- There is a good rail service from Aylesbury, Aylesbury Vale Parkway, Haddenham and Wendover to London Marylebone with average journey times of less than an hour. Services are also available from Haddenham to Birmingham.
- Express bus services operate between Aylesbury and Milton Keynes, and between Cambridge and Oxford via Buckingham.
- Route 51 of the National Cycle Network runs through the District, linking Winslow and Steeple Claydon with Milton Keynes and Bicester.

Method of travel to work

CI SEI

The 2001 census showed that the most common means of travel to work (for people aged 16 to 74 in employment) were:¹¹²

Driving a car or van	64%
Work mainly at or from home	11%
On foot	10%
Passenger in a car or van	6%
Train	4%

Buckinghamshire County Council carries out an annual transportation survey. One of the questions asked in previous years was “what type of transport do you normally use to get to work?”. However, this question was not asked in 2009. The results for 2008 and the previous three years are set out in the table below¹¹³:

	2005 (%)	2006 (%)	2007 (%)	2008 (%)
Car driver	53.1	66	61.2	84.4
Car passenger	5.1	3	3	1.8
Car share	0	2	0	0.3

¹¹² Source: Office for National Statistics, 2001 Census, table KS15

¹¹³ Source: Buckinghamshire County Council, Transport Policy and Strategy team.

Motorcycle	1	0	0	1.2
Bicycle	3.1	0	4.5	1.5
Bus	11.2	3	10.4	2.4
Train	2	0	2.2	4.3
Walk	19.4	21	14.9	2.1
Taxi	0	2	0	0.6
Other	5.1	0	0	0.3
Don't know	0	3	0.7	0.9

It is important to note that the nature of this survey changed substantially between 2007 and 2008. Prior to 2008, it was carried out by face-to-face interviews in Aylesbury and the surrounding area. In 2008, it was carried out by a postal and telephone survey of the County Council's residents' panel, which comprises around 2,000 homes across Buckinghamshire. This means that the sample size in 2008 was substantially smaller than in 2007. It is therefore impossible to draw any conclusions from the variation in results between 2007 and 2008.

Data collected as part of the County Council's "Cycle Aylesbury" project demonstrate an increase in cycling to the railway station¹¹⁴: the number of bikes parked at Aylesbury railway station is counted in June each year, and this has increased by 25% from the 2005 baseline.

Distance travelled to work	CI
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The 2001 census showed that the average distance travelled to a fixed place of work was 17.18 km.¹¹⁵

Most common means of travel	SEI
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Related AVDLP policies		Saved?
AY.1	Considerations for traffic-generating proposals	✓

Buckinghamshire County Council carries out an annual transportation survey. One of the questions asked in the 2009 survey was "What type of transport do you use most often for your typical weekly travelling needs? A further question asked "What other type of transport do you occasionally use for your typical weekly travelling needs?". The results for Aylesbury Vale are shown in the table below¹¹⁶:

	Use most often?	Use occasionally?*
Car – driver	80.6%	5.3%
Car – passenger	4.2%	5%
Car sharing	0	0
Motorcycle	0	1.7%
Bicycle	1.9%	6.4%
Bus	6.9%	18.6%
Train	2.2%	20.8%

¹¹⁴ Source: Buckinghamshire County Council, Cycling and Walking team.

¹¹⁵ Source: Office for National Statistics, 2001 Census, table KS15

¹¹⁶ Source: Buckinghamshire County Council, Transport Policy and Strategy team.

Walk	2.5%	7.2
Taxi	0.6%	3.3%
Other	0	0.3%
Van	0.8%	0
Tube	0	0.3%
Aeroplane	0	0.3%
Don't know / not sure	0.3%	0
No others used	N/A	45.6%

* More than one option may be given in the answer, so the percentages do not total to 100

These figures are based on a telephone survey of 360 residents in Aylesbury Vale. The question used in previous years' surveys was "which two of the following means of travel do you use most often?", hence the results from previous years are not directly compatible.

Data collected as part of the County Council's "Cycle Aylesbury" project demonstrate an increase in cycling in Aylesbury¹¹⁷:

Surveys in 2006 and 2009: proportion of adult residents doing any cycling in a typical week in the previous year	+10% or +2.6%-points (from 26.8% to 29.3%)
Surveys of Bike It schools, pooled data from 'baseline' surveys (in September 2006/2007) and 'ex-post' surveys (in July 2007/2008): proportion of pupils cycling to school either 'every day' or 'once or twice a week'	+234% or +20.4%-points (from 8.7% to 29.1%)

Amount of new residential development within 30 minutes public transport time of GPs, hospitals, schools, employment and retail	SEI
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This indicator requires us to report upon the number of dwellings completed within the monitoring year that are located within 30 minutes public transport time of:

- a GP;
- a hospital (details of GPs and hospitals were obtained from the NHS website¹¹⁸);
- a primary school;
- a secondary school (details of schools were obtained from the EduBase database¹¹⁹);
- an area of employment (defined as a super output area¹²⁰ that has 500 or more jobs within it; this information was obtained from the 2006 Annual Business Inquiry employee analysis¹²¹);
- a major retail centre (Aylesbury and Buckingham in Aylesbury Vale District, plus other similar centres in surrounding districts).

Buckinghamshire County Council has provided outputs from the "Accession" transport model (the modelling was carried out by Jacobs on behalf of the County Council). This model takes

¹¹⁷ Source: Buckinghamshire County Council, Cycling and Walking team.

¹¹⁸ <http://www.nhs.uk/Pages/HomePage.aspx>

¹¹⁹ Department for Children, Schools and Families, database of educational establishments, <http://www.edubase.gov.uk/home.xhtml>

¹²⁰ A geographic unit containing an average population of 1,500 people.

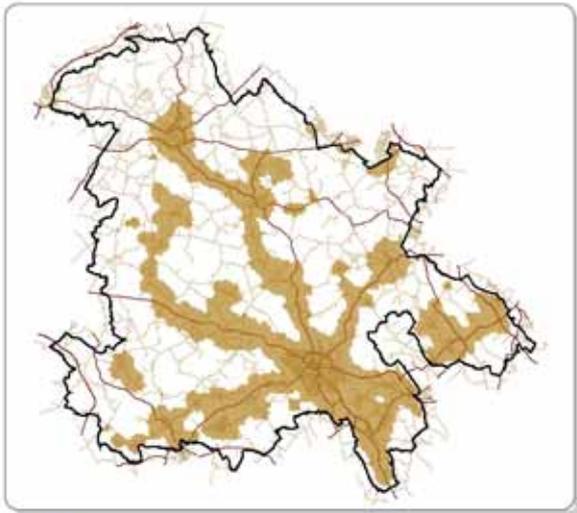
¹²¹ <https://www.nomisweb.co.uk/Default.asp>, Annual Business Inquiry.

into account public transport timetables, the location of public transport nodes (such as bus stops), and the walking distances to access points. The parameters used for the modelling were as follows:

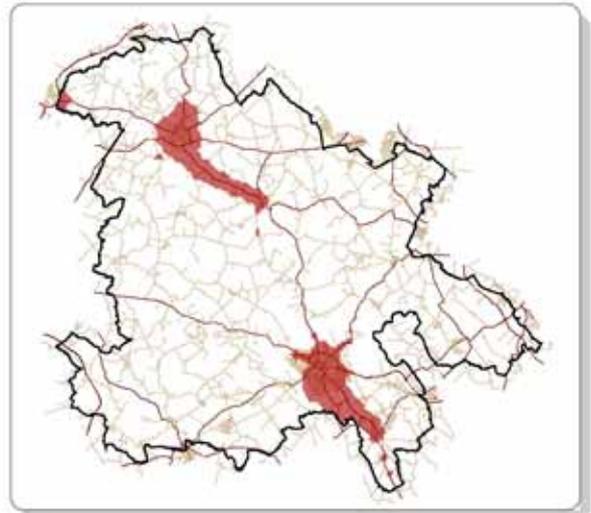
- Access to primary schools, secondary schools and employment areas using public transport from 7am to 9am;
- Access to retail centres, GPs and hospitals using public transport from 9am to 11am.

It has not proved possible to carry out updated runs of the Accession model for this 2009 AMR. Hence the Accession outputs that were produced in November 2008 have been used. Updated Accession results will be produced for the 2010 AMR.

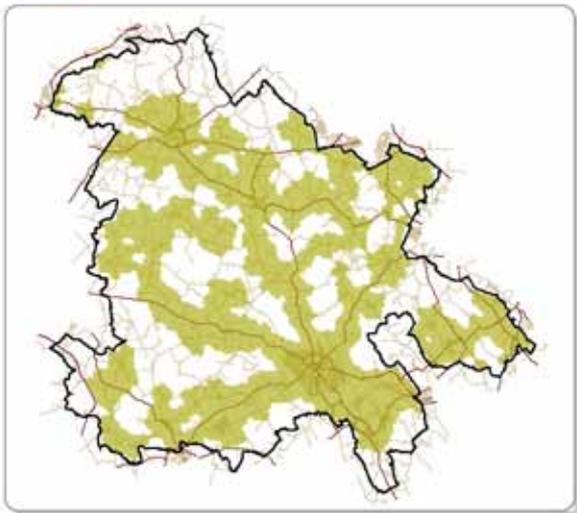
The output from the Accession model consists of a set of contours showing 30 minutes public transport time from the facilities/services. The diagrams below show the extent of these contours across the district.



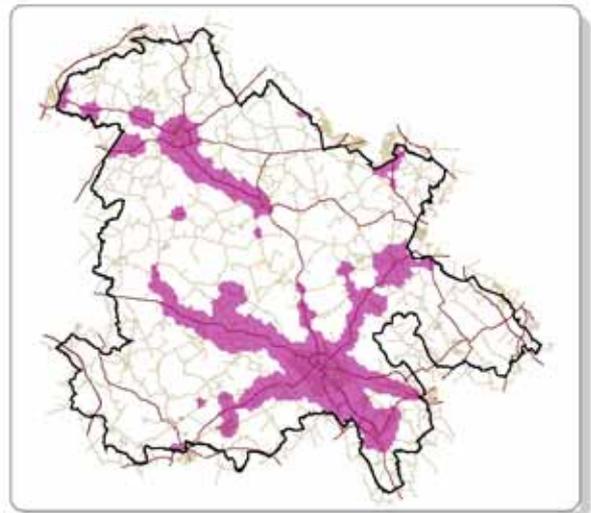
30 minutes public transport time from GP Surgeries



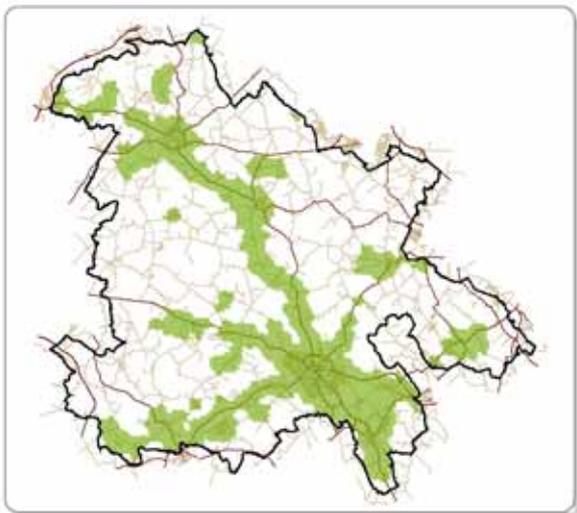
30 minutes public transport time from Hospitals



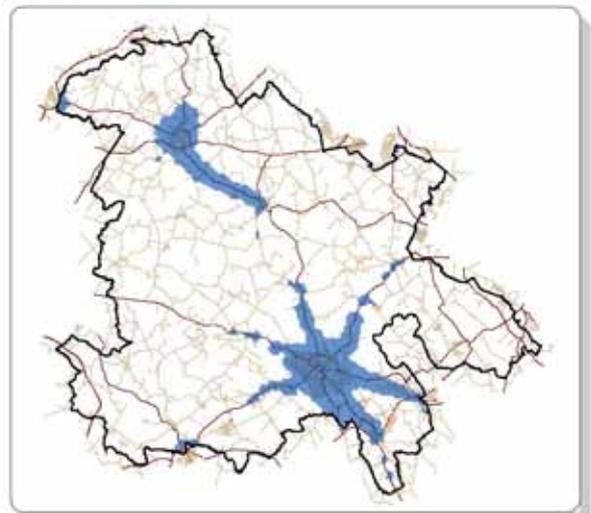
30 minutes public transport time from Primary Schools



30 minutes public transport time from Secondary Schools



30 minutes public transport time from Employment Areas



30 minutes public transport time from Retail Sites

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These contours have been combined with information from our housing monitoring system which shows the location of housing completions in the 2008/09 year. This has enabled the amount of new residential development (net additional dwellings for the current year) within 30 minutes public transport time of each of the services/facilities to be calculated. The results are given in the table below, along with the previous two years' figures for comparison:

	Number of net additional dwellings within 30 minutes public transport time	Net additional dwellings as % of overall net additional dwellings		
		2008/09	2007/08	2006/07
GPs	660	89%	90%	86%
Hospitals	480	65%	73%	78%
Primary schools	702	94%	97%	90%
Secondary schools	616	83%	86%	80%
Areas of employment	651	88%	89%	81%
Major retail centres	578	78%	82%	81%

These results show that a high proportion of dwelling completions are in areas well served in terms of services and facilities. However, the results are not quite as good as for the previous year. This can be attributed to the number of dwelling completions in the rural settlements of the District (there have been several schemes for 5 dwellings or more completed in rural villages). The percentages can be expected to rise in future, as a large proportion of dwelling completions will be in the major development areas at Berryfields and Weedon Hill, and in additional urban extensions to Aylesbury to be allocated in the LDF. Such urban extensions will incorporate additional services and facilities, as well as public transport improvements. The emphasis on accessibility (by walking and cycling as well as public transport) will continue throughout LDF policy development.

Access to services and facilities by public transport, walking and cycling	SEI
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This indicator is included in the AMR for the first time this year. It accords with National Indicator 175 and provides a measure of accessibility by public transport, walking and cycling to seven service types: primary schools, secondary schools, further education, GPs, hospitals, food shops and employment. Unlike the previous indicator, which relates only to the location of new dwellings in the District, NI 175 relates to the population across the whole of the District. Data is provided at a Local Authority level by the Department for Transport¹²². The data for 2007 is as follows:

	By walking /public transport	By cycle
% of 5-10 year olds within 30 minutes of a primary school	98%	100%
% of 11-15 year olds within 40 minutes of a secondary school	94%	97%
% of 16-19 year olds within 30 minutes of further education	91%	91%
% of all households within 30 minutes of a GP	96%	96%
% of all households within 30 minutes of a hospital	41%	62%

¹²² 2007 Core Accessibility Indicators, <http://www.dft.gov.uk/pgr/statistics/datatablespublications/ltp/coreaccessindicators2007>

% of all households within 30 minutes of a foodstore	99%	100%
% of working age population within 40 minutes of employment	99%	100%

Transport contributions from developments at Aylesbury	LI
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Related AVDLP policies		Saved?
AY.2	Additional financial contributions to the ALUT strategy	✓

A fundamental principle of the Aylesbury Land Use Transport Strategy (ALUTS) is that all new development in Aylesbury pays a proportionate sum for the additional demands on the local transport system that it creates. AY.2 states that all non-MDA¹²³ developments that could be expected to add more than 50 vehicle movements to the network per day will be required to make a financial contribution towards the implementation of the ALUT strategy. In the monitoring year 2008/09 a total of £109,289 was received by the Council by way of developer contributions towards ALUTS¹²⁴. No funds were released during the monitoring year.

Commentary and conclusions

Unsurprisingly, car travel continues to be the most used mode of transport in the district. Data from the County Council's "Cycle Aylesbury" project demonstrates an increase in cycling. At present we are lacking comparable data to enable commentary upon trends in the use of the various modes of travel.

A high percentage of new dwellings (over 80%) were built in areas with good public transport accessibility to schools, GPs, and employment areas, with less having the same accessibility to retail sites (78%) or hospitals (65%). This shows that generally speaking, new housing developments are being built in sustainable locations, although the performance is not quite as good as in the previous monitoring year. The trend is expected to improve as more housing is delivered in the new urban extensions to Aylesbury.

Data produced for the new national indicator on access to services and facilities shows that a high percentage of the population of the District is able to access education, health, shops, and employment facilities by public transport, walking and cycling within reasonable timescales. The exception is hospitals, which are notably less accessible to the majority of the population.

This chapter of the AMR covers a relatively limited number of transport indicators. Much more work is carried out by Buckinghamshire County Council. Their Local Transport Plan¹²⁵ sets out transport strategies and plans for action. Performance indicators and targets are included for a wide range of transport and travel issues. Progress reports¹²⁶ describe the progress towards implementing the Local Transport Plan and delivering its objectives. The County Council's long-term transport strategy for the district is being embodied in the LDF.

¹²³ MDA = major development area i.e. Berryfields, Weedon Hill and Aston Clinton Road.

¹²⁴ Source: AVDC Planned Development Officer.

¹²⁵ http://www.buckscc.gov.uk/bcc/transport/local_transport_plan2.page?

¹²⁶ http://www.buckscc.gov.uk/bcc/transport/strategies_reports.page?

13 POLICY MONITORING - OVERVIEW

The AMR must contain information regarding the extent to which the policies set out in the LDF are being achieved, and whether they need adjusting or replacing because they are not working as intended. As mentioned in Chapter 2, because the first policy document that forms part of the LDF (the Core Strategy) is not due to be adopted until September 2010, this AMR necessarily focuses on monitoring the effects of policies in the current Aylesbury Vale District Local Plan (AVDLP).

In the preceding chapters, AVDLP policies have been referenced where they relate to the indicators. A progress report has been given for all site specific policies, and all policies that contain specific targets (such as the amount of affordable housing provision) have been included. A range of other policies have also been referred to, but the list is by no means exhaustive – there are 108 saved policies in AVDLP and it would be impractical to include an individual report for each of these policies. However, all the main policies have been mentioned, and particular attention has been given to those policies that have regularly been the focus of appeal decisions. We have continued to place emphasis on monitoring policy outcomes, by carrying out our third review of the design quality of various completed housing schemes.

Although particular results from the analysis of appeal decisions have been reported in the preceding chapters, it is felt helpful to give a summary of the overall results here. All appeal decisions received within the year ending 31st March 2009 have been assessed. The assessment was confined to references to AVDLP policies within the appeal decisions themselves, on the grounds that any additional policies referred to in the original decision but not in the appeal decision were not ‘tested’. For each policy referred to, an assessment was made of the nature of the application, and whether or not the policy was upheld; particular issues raised by the Council or the Inspector were also flagged.

From this review there is no evidence that there is a particular common theme in allowed appeals, which appear generally to be matters of judgment on a wide range of development proposals rather than weaknesses in policy. There is no indication that the authority is out of line with Government advice when planning permission is refused, or that decisions are procedurally flawed.

131 appeal decisions were received in 2008/09. This monitoring enabled 32 policies to be assessed in detail. Of these 32 policies, 11 (34%) were upheld in all cases where tested at appeal. A further 11 (34% of the total) were upheld in the majority of cases where tested. These policies appear to be working well overall, and there is no evidence from the appeals monitoring to suggest that any fundamental changes are required. Of the remaining policies, those where particular issues were raised have been reported upon in the relevant sections of the preceding chapters.

The AMR is also required to assess whether policies need changing to reflect changes in national or regional policy. It has previously been identified that there are a number of policy gaps in AVDLP, which is inevitable given that a number of national planning policy statements have been issued since the adoption of AVDLP. The gaps relate to a number of policy topics, in particular: taking account of other strategies (such as the community strategy), achievement of sustainability objectives, housing trajectory and five year supply of

housing land, more detailed affordable housing targets, town centre policy, impacts of climate change, designation and review of conservation areas, renewable energy, and planning in flood-risk areas. The deficiencies are being, or will be, addressed during the preparation of the LDF, and many of the gaps have been addressed during the preparation of the first document to be produced, namely the Core Strategy (expected to be adopted in September 2010). Following on from the Core Strategy, the Delivery Policies Development Plan Document (expected to be adopted in October 2012) will include development control policies.

It is therefore considered that no further action is required outside the current LDF timetable; in the interim, national or regional policy will be applied wherever AVDLP policy is insufficient.

14 OTHER MONITORING DOCUMENTS

There are a number of other monitoring documents that are produced on a regular basis both within AVDC and by other bodies. Since there is a degree of overlap between the topics covered by this AMR and other monitoring documents, it is felt helpful to include a reference list in this section. Cross-references to indicators used elsewhere (e.g. National Indicators) have also been made at various points in the preceding chapters.

Title	Published by	Content
Annual Performance Report	AVDC	Covers the whole spectrum of Council services. Sets out performance against the key aims in the Corporate Plan, various National Indicators and local indicators, and a financial summary.
Community Plan Progress Report	AVDC	Covers the community plan themes (communities, economic development, environment, health and wellbeing, transport and housing). Sets out progress against the key objectives and actions. The Community Plan was replaced by the Sustainable Community Strategy, which was adopted by the Council in September 2009.
Milton Keynes – South Midlands Annual Monitoring Report	Northamptonshire County Council on behalf of Regional Assemblies of South East England, East Midlands, and East of England.	Covers the policy topics included in the Milton Keynes – South Midlands Sub-Regional Strategy. Sets out progress against a range of indicators.
Regional Monitoring Report	South East England Partnership Board (previously produced by the South East England Regional Assembly)	Covers the policy topics included in the Regional Spatial Strategy for the South East (the South East Plan). Sets out progress against a range of indicators.
Local Transport Plan Progress Report	Buckinghamshire County Council	Covers transport and travel topics. Sets out progress against actions and targets in the Local Transport Plan.

The format and content of the AMR will evolve as the LDF progresses. Government guidance¹²⁷ recognises that the inclusion of local output indicators that are tailored to local policy should be developed on an incremental basis over time, reflecting the changing policy monitoring needs of an authority, the development of monitoring experience and the availability of resources.

Each of the LDF documents must contain a “monitoring framework” which will follow the “objectives-policies-indicators-targets” approach, and which must ensure a robust assessment of policy implementation. The objectives of each development plan document will be set out in that document, along with the policies to achieve those objectives. Indicators to monitor those policies will be specified (many of which will be the same indicators already used in this AMR). Realistic and achievable targets then need to be set for each indicator.

The Proposed Submission Draft Core Strategy contains key indicators and targets for each of the Core Strategy policies. The Core Strategy is anticipated to be adopted in September 2010. In autumn 2010 we expect to adopt three SPDs: Master Planning and Delivery – Aylesbury Growth Arc; Master Planning and Delivery – North East Aylesbury Vale; and Conservation Areas. Implementation of these SPDs will also be monitored. Thus the 2010 AMR will begin to move from monitoring AVDLP policies to monitoring Core Strategy policies and implementation of the associated SPDs.

This AMR contains a number of indicators that are included for the first time this year (particularly as a result of revisions to the sustainability appraisal indicators). In future years it will be possible to present more analysis of performance trends over time.

We have produced our second employment trajectory. In future years, we will be able to carry out further work to compare trajectory estimates with actual job figures and floorspace completions, which will assist us in refining our methodology.

In summer 2009 the South East England Partnership Board carried out an exercise to define “monitoring geographies” i.e. the boundaries of various areas for which monitoring data will be collated. This included the boundaries of the main settlements in the District and a revised boundary for Aylesbury town centre. These boundaries will be used for reporting information on housing and commercial completions and commitments to the South East England Partnership Board from the 2009/10 year onwards. Data relating to these monitoring geographies will also be presented in the 2010 AMR and this will tie in with monitoring of the spatial strategy and town centre policies that are contained in the Proposed Submission Draft Core Strategy.

¹²⁷ Local Development Framework Monitoring: A Good Practice Guide, March 2005, Office of the Deputy Prime Minister (now Communities and Local Government).

APPENDIX I: SITES INCLUDED IN THE HOUSING TRAJECTORY AND HOUSING LAND SUPPLY

Projected supply from existing allocated sites (allocated in Aylesbury Vale District Local Plan)

	Status as at 30/09/2009	Estimated number of completions			Deliverability commentary		
		2009-2026*	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
Sites in Aylesbury							
Berryfields Major Development Area (MDA)	Permission	3000	590	890	✓	✓	Ongoing discussions with developers/agents. Completion rate estimated based on information provided.
Berryfields MDA increase	Application approved subject to S106 ¹²⁸	235	100	150	✓	✓	Ongoing discussions with developers/agents. Completion rate estimated based on information provided.
Weedon Hill MDA	Permission	522	470	353	✓	✓	Under construction. Ongoing discussions with developers/agents. Completion rate estimated based on information provided.
Weedon Hill MDA increase	Application approved subject to S106	185	100	125	✓	✓	Ongoing discussions with developers/agents. Completion rate estimated based on information provided.
Aston Clinton Road MDA	Application approved subject to S106	150	100	150	✓	✓	Existing scheme unlikely to be taken forward, but site still considered suitable for residential development; no constraints; assumed to commence 2012.
Circus Fields	No permission	72	72	72	✓	✓	Site to be marketed; assumed to commence 2012.

¹²⁸ S106: Section 106 or planning obligation agreement

	Status as at 30/09/2009	Estimated number of completions			Deliverability commentary		
		2009-2026*	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
Stoke Mandeville Hospital (north part only)	Permission	118	118	69	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Stoke Mandeville Hospital (south part & some land outside allocation)	Permission	322	160	155	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Walton Street (Viridian Square)	Permission	88	88	36	✓	✓	Under construction. Contact made with developers/agents. Estimated completion rates provided.
Bearbrook House, Oxford Road (part of site)	Permission	28	28	0	✓	✓	Scheme nearing completion.
Bearbrook House, Oxford Road (balance of allocation)	Permission	75	75	75	✓	✓	Ongoing discussions with HCA. Expected timescale provided.
TA Centre, Oxford Road	Permission	94	94	94	✓	✓	Ongoing discussions with HCA. Expected timescale provided.
Exchange Street (Waterside)	No permission	150	100	150	✓	✓	Site to be marketed; assumed to commence 2012.
Coldharbour (Fairford Leys) ¹²⁹	Complete	1	1	0	✓	✓	Complete September 2009.
Total Aylesbury		5,040	2,096	2,319			

¹²⁹ Allocated in Aylesbury Local Plan

	Status as at 30/09/2009	Estimated number of completions			Deliverability commentary		
		2009-2026*	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
Sites in Rest of District							
Princess Mary's Hospital, Wendover	Permission	400	400	325	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Verney Road, Winslow	Permission	220	144	192	✓	✓	Contact made with developers/agents. Estimated completion rate provided.
Pitstone Cement Works	Permission (part of site); no permission (remainder of site)	200	200	178	✓	✓	Contact made with developers/agents. Estimated completion rate provided.
Moreton Road, Buckingham	Permission	200	200	140	✓	✓	Under construction. Contact made with developers/agents. Completion rate estimated based on information provided.
Bridge Street, Buckingham	Permission	103	103	103	✓	✓	Site commenced. Contact made with developers/agents. Completion rate estimated based on information provided.
Market Hill, Buckingham	No permission	62	62	62	✓	✓	Application submitted November 2009; assumed to commence 2012.
Total (Rest of District)		1,185	1,109	1,000			
Total (whole District)		6,225	3,205	3,319			

* This is not necessarily the total number of dwellings on the site, as there may have been completions prior to 2009.

Projected supply from other deliverable sites

	Status as at 30/09/2009	Estimated number of completions			Deliverability commentary		
		2009-2026*	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
Sites in Aylesbury							
Schwarzkopf, Penn Road (Grand Central)	Permission	111	111	111	✓	✓	Site commenced. Contact made with developers/agents. Assumed to recommence 2010.
Gatehouse Quarter	Permission	370	162	202	✓	✓	Started on site. Contact made with developers/agents. Completion rate estimated based on information provided.
Griffin Place, Griffin Lane	Complete	18	18	0	✓	✓	Completed June 2009.
Hartwell Sidings, Oxford Road	Permission	75	75	75	✓	✓	Contact made with developers/agents. Completion rate estimated based on information provided.
J Sainsbury Plc, 13-19 Buckingham Street	Permission	40	40	40	✓	✓	Contact made with developers/agents. Assumed to commence 2012.
Dayla, High Street	Permission	39	39	39	✓	✓	Contact made with developers/agents. Site to be marketed. Assumed to commence in 2012.
Mandeville School, Ellen Road	Application approved subject to S106	34	34	34	✓	✓	Currently owned by Bucks County Council. Site to be marketed. Assumed to commence in 2012.
Big Hand Mo's, Oxford Road	Permission	24	24	0	✓	✓	Under construction. Contact made with developers/agents; expected to complete December 2009.

	Status as at 30/09/2009	Estimated number of completions			Deliverability commentary		
		2009-2026*	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
Site of Former 42 to 44, Mill Street	Permission	23	23	23	✓	✓	Contact made with developers/agents. Site to be marketed. Assumed to commence 2012.
Leonard West Home, Walton Road	Permission	19	19	19	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
Croft House, Croft Road	Complete	16	16	0	✓	✓	Completed September 2009.
Prebendal House, Parsons Fee	Permission	15	15	15	✓	✓	Construction commenced. Contact made with developers/agents; estimated completion date provided.
Osier House, Osier Way, Park Street	Permission	14	14	0	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
53 Bicester Road	Permission	9	9	9	✓	✓	Under construction. Assumed to complete 2012.
Land to Rear of 14-24 Ruskin Way	Complete	8	8	0	✓	✓	Complete July 2009.
Wigmore Court, Wigmore Road	Complete	7	7	0	✓	✓	Complete May 2009.
1-3 Bicester Road	Permission	7	7	0	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
65 Priory Crescent	Complete	6	6	0	✓	✓	Complete August 2009.
Sites less than 5 dwellings**		50	50	35			
Total Aylesbury		885	677	602			

	Status as at 30/09/2009	Estimated number of completions			Deliverability commentary		
		2009-2026*	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
Sites in Rest of District							
Land to South of A421 and east of A413, London Road, Buckingham	Application approved subject to S106	700	420	560	✓	✓	Permission granted October 2009. Contact made with developers/agents. Estimated completion rate provided.
Tingewick Road, Buckingham	Permission	93	55	74	✓	✓	Contact made with developers/agents. Completion rates estimated based on information provided.
Spicer Hallfield, Banks Road, Haddenham	Application approved subject to S106	48	48	48	✓	✓	Contact made with developers/agents; estimated completion rate provided.
DT industries, Buckingham Road, Gawcott	Permission	5	5	0	✓	✓	Scheme nearing completion.
Thame Road, Haddenham	Permission	31	31	16	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
Cobb Hall Road, Newton Longville	Permission	15	15	15	✓	✓	Contact made with developers/agents. Site to be marketed. Assumed to commence 2012.
Manor Lodge, Winslow Road, Wingrave	Permission	15	15	15	✓	✓	Contact made with developers/agents. Estimated completion date provided.
Sandhill Road, East Claydon	Permission	13	13	13	✓	✓	Contact made with developers/agents; completion date estimated based on information provided.

	Status as at 30/09/2009	Estimated number of completions			Deliverability commentary		
		2009-2026*	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
Rowden Farm, Rowden Farm Lane, Mentmore	Permission	13	13	8	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.
Land off Windmill Street, Brill	Application approved subject to S106	13	13	13	✓	✓	Contact made with developers/agents; estimated completion date provided.
Land between 62 and 96 Station Road, Quainton	Permission	12	12	12	✓	✓	Contact made with developers/agents; estimated completion date provided.
Land off Elmwood Close, Oakley	Complete	11	11	0	✓	✓	Complete April 2009.
South of Glebe Farm Cottages, Quainton Road, Waddesdon	Complete	10	10	0	✓	✓	Complete April 2009.
Bright Lights, 3 West Street, Buckingham	Permission	10	10	0	✓	✓	Scheme nearing completion.
Cattle Market, Winslow	Permission	9	9	2	✓	✓	Contact made with developers/agents; estimated completion date provided.
Hornage Farm, Bicester Road, Chilton	Complete	8	8	0	✓	✓	Complete April 2009.
Manor Farm, Oakley	Application	9	9	9	✓	✓	Contact made with developers/agents; estimated completion date provided.
Leyland Farm, Gawcott	Permission	7	7	0	✓	✓	Under construction. Contact made with developers/agents; estimated completion date provided.

	Status as at 30/09/2009	Estimated number of completions			Deliverability commentary		
		2009-2026*	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
North of Tythe Cottage, Station Rd, Marsh Gibbon	Permission	8	8	8	✓	✓	Contact made with developers/agents; estimated completion date provided.
Westbury Manor Farm, Moat Lane, Marsh Gibbon	Application approved subject to S106	4	4	4	✓	✓	Contact made with developers/agents; estimated timescale provided.
Dagnall Farm, Main Road North, Dagnall	Complete	7	7	0	✓	✓	Complete July 2009.
Land adjacent 5 Townsend, Haddenham	Application approved subject to S106	6	6	6	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
Stearthill House, Whaddon Road, Mursley	Permission	6	6	6	✓	✓	Under construction. Contact made with developers/agents. Completion date estimated based on information provided.
The Firs, High Street, Witchurch	Permission	6	6	6	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
32-34 Bourton Road, Buckingham	Complete	6	6	0	✓	✓	Complete September 2009.
The Old Vicarage, Vicarage Road, Winslow	Permission	6	6	6	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
Old Manor Farm, Reads Lane, Cublington	Permission	6	6	6	✓	✓	Contact made with developers/agents; estimated completion date provided.

	Status as at 30/09/2009	Estimated number of completions			Deliverability commentary		
		2009-2026*	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
70 London Road, Aston Clinton	Permission	6	6	6	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
41-46 Gilbert Scott Gardens, Gawcott	Application approved subject to S106	6	6	6	✓	✓	Under construction. Assume completion in 2011.
Lormay House, Main Street, Westbury	Application approved subject to S106	6	6	6	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
22 and 24 Bicester Road, Long Crendon	Complete	5	5	0	✓	✓	Complete April 2009.
The Forge, 8 Marsworth Road, Pitstone	Permission	5	5	5	✓	✓	Under construction. Contact made with developers/agents; completion date estimated based on information provided.
Grange Farm, Main Street, Grendon Underwood	Permission	1	1	0	✓	✓	Contact made with developers/agents; estimated completion date provided.
The Lodge, Main Road, Drayton Parslow	Permission	5	5	5	✓	✓	Contact made with developers/agents. Completion date estimated based on information provided.
The Swan, Leighton Road, Northall	Permission	5	5	0	✓	✓	Scheme nearing completion.
Sites less than 5 dwellings**		325	325	242			
Total (Rest of District)		1,441	1,123	1,097			

	Status as at 30/09/2009	Estimated number of completions			Deliverability commentary		
		2009-2026*	2009-2014 (5 years)	2010-2015 (5 years)	Available	Suitable	Achievable
Total (whole District)		2,326	1,800	1,699			

* This is not necessarily the total number of dwellings on the site, as there may have been completions prior to 2009.

** A separate list of these sites is available on request, or is available in our Housing Land Supply document published on our website at <http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/monitoring-info/>

APPENDIX II: CORE OUTPUT INDICATORS

A summary table showing all the core output indicators is given here, to enable cross reference to the relevant places in the chapters above where information relating to each of the indicators can be found. The core output indicators are defined in: Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008, July 2008, Communities and Local Government.

Reference number	Topic	Chapter	Page number
BD1	Total amount of additional employment floorspace – by type	Employment & economy	49
BD2	Total amount of employment floorspace on previously developed land – by type	Employment & economy	51
BD3	Employment land available – by type	Employment & economy	51
BD4	Total amount of floorspace for ‘town centre uses’	Employment & economy; Aylesbury town centre	49, 55, 58, 67, 102
H1	Plan period and housing targets	Housing trajectory	16
H2(a)	Net additional dwellings – in previous years	Housing trajectory & housing	16, 28
H2(b)	Net additional dwellings – for the reporting year	Housing trajectory & housing	16, 28, 29
H2(c)	Net additional dwellings – in future years	Housing trajectory	16, 23
H2(d)	Managed delivery target	Housing trajectory	16
H3	New and converted dwellings – on previously developed land	Housing	30
H4	Net additional pitches (gypsy and traveller)	Housing	37
H5	Gross affordable housing completions	Housing	34
H6	Housing quality – Building for Life assessments	Built environment	85
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	Natural environment	80
E2	Change in areas of biodiversity importance	Natural environment	72
E3	Renewable energy generation	Built environment	93

APPENDIX III: HOUSING QUALITY – BUILDING FOR LIFE ASSESSMENTS

This appendix contains comments from the BfL assessments of the housing schemes, as detailed in Chapter 10. These comments support the scores given in the table.

126 flats at Viridian Square, Walton Street, Aylesbury (blocks A, B & C).		
Criterion	Evaluation and Evidence	Score
1	The development is close to all town centre facilities and the railway station. Parks, play areas and schools are also within close proximity. Town centre is approx 5 mins walk, railway station approx 10 mins walk. The Vale Park and swimming pool are approx 10 mins walk, whilst 3 secondary schools are between 5 and 10 mins walk from this development. The nearest primary school however is some distance away for walking to.	1.0
2	Reflects part of community need at time of planning consent. Devt consists of 1 and 2 bed flats only so they provide for only part of present need.	0.5
3	Yes. Percentage of affordable residences with mixed tenure. One entire block has been bought by housing association for rent and part ownership.	1.0
4	Yes. Bus stop immediately outside development linking to town bus routes and beyond whilst railway station is approx 10 mins walk	1.0
5	None visible at time of assessment. NHBC inspected so no information forthcoming	0.0
6	Yes...but in layout terms only. Building designs appear to be 'standard' types of the developer.	0.5
7	No..however the site is relatively flat and the existing 1960s buildings that occupied the land previously were demolished prior to construction. In landscape terms a number of mature and semi mature trees were removed from the site prior to construction, some of which may have been retained and incorporated into the scheme.	0.0
8	Yes..particularly from within the 'square' where there is a feeling of containment within its own environment; the road noise from Walton Street is also diminished when inside the site.	1.0
9	Yes..as they are laid out in a 'square'.	1.0
10	Yes..again as stated above buildings front onto a 'square'.	1.0
11	Yes..majority of car parking is beneath the buildings so internal 'square' is not dominated by car parking.	1.0
12	Yes..see above	1.0
13	Yes..pedestrian/cyclists have relative safety however, priority within site appears to be for motor vehicles.	0.5
14	Yes..development is located fronting onto main radial route into Aylesbury town centre and is therefore linked directly to existing transport infrastructure and surrounding development.	1.0
15	Yes...all public areas are overlooked from the development however, there are no active frontages to the street (front doors) just occasional entrances to groups of flats at 1st floor level. There are no gates to the undercroft parking so these areas can be accessed by anybody.	0.5
16	N/A. Scheme not yet completed so unable to assess at present time.	0.0
17	Yes..although 'standard' type buildings the materials used appear to be of a reasonable quality and the development sits comfortably within the street scene.	0.5
18	Unknown. NHBC site - information not forthcoming/available.	0.0
19	Unknown. NHBC site - information not forthcoming/available.	0.0
20	Unknown. NHBC site - information not forthcoming/available.	0.0

Replacement of homeless persons lodge with new buildings containing 72 self contained housing units, Griffin Place, Griffin Lane, Aylesbury (1st phase).		
Criterion	Evaluation and Evidence	Score
1	Aylesbury Vale Academy (secondary) and Thomas Hickman junior schools both within 5 – 10 mins walk. Broadfields retail park 10 mins walk as are shops at Henley's roundabout. Public house opposite. Open space 10 mins walk at Meadowcroft and/or Fairford Leys.	1.0
2	Overall scheme comprises 60 units for families with children, 24 units for long stay single persons, 20 units for single person priority need, 1 homeless emergency unit.	1.0
3	As 2 above	1.0
4	Griffin Lane is a main bus route. Railway station approx 15 mins walk.	1.0
5	Brownfield redevelopment site	0.5
6	Built for AVDC/Registered Social Landlord – makes more efficient use of land than previous buildings on site.	1.0
7	Flat site – redevelopment of old buildings	0.5
8	Contemporary design solution, existing trees retained plus significant new planting.	1.0
9	Single site – buildings around courtyard	0.5
10	Small site – no new streets however, buildings relate well to Griffin Lane.	0.5
11	Building layout takes priority over car parking	0.5
12	Car park to front of site – new screen planting added	0.5
13	Griffin Lane has footpath and cycleway immediately adjoining the site	1.0
14	Development integrates well with surrounding street pattern	1.0
15	Car park and internal layout overlooked – little natural surveillance to Griffin Lane	0.5
16	No public space within the site	0.0
17	Modern contemporary design	1.0
18	No evidence	0.0
19	Built to BREEAM/EcoHomes 'very good' standard	1.0
20	As 19 above	1.0

	Flats above shops, Cambridge Street frontage of The Junction Retail Park, Aylesbury.	
Criterion	Evaluation and Evidence	Score
1	Edge of retail park, 5mins walk from Vale Park and swimming pool/gym, 5 mins walk from town centre, 15 – 20 mins walk from junior schools	1.0
2	1 and 2 bed flats for sale on open market – all vacant at time of evaluation.	0.5
3	All units for sale – no rented accommodation	0.0
4	Regular bus services, 10 mins walk from railway station	1.0
5	Brownfield redevelopment	0.5
6	Part of frontage development of retail park	0.5
7	Redevelopment of flat brownfield site	0.5
8	No – add on to large retail park	0.0
9	Single building on road frontage	0.5
10	No new streets created, however, relates well to adjoining development on Cambridge Street frontage.	0.5
11	Development dominated by retail development car park	0.0
12	No evidence of specific parking reserved for flats – retail parking dominates.	0.0
13	Cambridge Street ok for pedestrians, cycling on roadway	0.5
14	Scheme integrates well with existing development on Cambridge Street frontage and surrounding routes	1.0
15	Flats are at 1 st floor level. Little ‘active’ frontage at ground floor to Cambridge Street nor to the rear after shops are closed.	0.0
16	No specific place for public ‘enjoyment’ within the site as part of this flat development	0.0
17	Buildings complement adjoining Victorian domestic buildings	0.5
18	No evidence	0.0
19	No evidence	0.0
20	No evidence	0.0

19 affordable flats, 91 – 97 New Street Aylesbury		
Criterion	Evaluation and Evidence	Score
1	Junior school in Dunsham Lane, Aylesbury Vale Academy, open space at Alfred Rose Park, town centre, all within 5/10 minutes walk. Public House within 50 yards.	1.0
2	1 and 2 bed flats for specific local need.	1.0
3	Mixture of rented and shared ownership	1.0
4	Adjoins the Aylesbury public transport 'hub'. Railway station 10 minutes walk.	1.0
5	Redevelopment of brownfield site – more efficient use of land.	0.5
6	Built for registered social landlord in 2 blocks	1.0
7	Redevelopment of sloping site – slope has been used to 'step' buildings.	0.5
8	Sits well within its location in New Street however, no major planting.	0.5
9	Two buildings in 'tandem' on sloping site.	0.5
10	Small redeveloped site with no new streets, however, buildings relate well to their surroundings.	0.5
11	Car parking within small areas to rear of buildings; buildings dominate site.	0.5
12	Car parking laid out adjoining both blocks	0.5
13	New Street has wide footways and many crossings and is part of transport hub. Cycling on busy roadway.	0.5
14	Small redeveloped site that links well to existing routes	1.0
15	Building has active frontage to New Street; rear parking areas overlooked from flats.	1.0
16	N/A site too small	0.0
17	Buildings reflect architectural character of vicinity	0.5
18	No information	0.0
19	Built to BREEAM/EcoHomes standard 'very good'.	1.0
20	As 19 above	1.0

21 affordable flats, 117 – 119 Bicester Road Aylesbury		
Criterion	Evaluation and Evidence	Score
1	Nearby facilities within walking distance – Aylesbury Vale Academy, Aylesbury Vale primary school, public open space in Meadowcroft, town centre 10 mins away, public house within 100 yards	1.0
2	1 and 2 bed flats all rented.	1.0
3	All properties rented, which fulfils specific local need	1.0
4	Bicester Road is a main bus route into the town. Railway station short distance by bus or taxi – 15/20 minute walk.	1.0
5	Brownfield redevelopment – more efficient use of land	0.5
6	Yes – built for registered social landlord.	1.0
7	Redevelopment of vacant flat site.	0.5
8	Sits comfortably within its location on the Bicester Road frontage.	0.5
9	Single ‘block’ building fronting street.	0.5
10	Single site with no new streets however, uses corner site well in terms of active frontage.	0.5
11	Car parking to rear – not visible from main frontage.	0.5
12	29 space car park to rear of building – rather bland appearance	0.0
13	Single frontage site – n/a.	0.0
14	Site adjoins existing streets, which are pedestrian friendly but with no specific allowance for cyclists	0.5
15	Development has active frontages to existing streets.	1.0
16	N/A – scheme too small.	0.0
17	Building reflects architectural quality of its surroundings	1.0
18	No information.	0.0
19	Scheme built to BREEAM/EcoHomes standard ‘very good’.	1.0
20	As 19 above.	1.0

21 flats, former Coopers Yard, Bridge Street, Buckingham		
Criterion	Evaluation and Evidence	Score
1	Development adjoins town centre, 2 minutes walk from both junior and secondary schools. Adjoins riverside walk with access to both Chandos Park and Bourton Park.	1.0
2	1 and 2 bed flats only	0.5
3	Private development for sale on open market	0.0
4	5 minutes walk to Buckingham bus stand and 5 – 10 minutes walk from bus stops adjoining ring road (express coach services)	0.5
5	Brownfield redevelopment	0.5
6	Design follows pre application talks	1.0
7	Redevelopment of flat site adjoining River Great Ouse	0.5
8	Sits comfortably within existing built environment and adjoining conservation area and listed buildings.	0.5
9	Single site – no new streets	0.5
10	As 9	0.5
11	All parking within court at rear of buildings	0.5
12	As 11	0.5
13	Small site – access from Ford Street (no through road)	0.5
14	Adjoins existing development – good pedestrian and cycle access to surroundings	1.0
15	Private ‘gated’ development – no public space	0.0
16	N/A – site too small	0.0
17	Buildings reflect architectural quality of surroundings – good quality materials used.	1.0
18	No information	0.0
19	No information	0.0
20	No information	0.0

	8 houses and 4 flats, rural affordable housing scheme, off Barkham Close (Partridge Close), Cheddington	
Criterion	Evaluation and Evidence	Score
1	The development is close to a junior school, village hall, sports facilities, children's play area, village shop, access to open countryside. All these are within 5 – 10 mins walk.	1.0
2	Rural exception scheme – meets identified local need.	1.0
3	Mixture of rented and part ownership properties.	1.0
4	Bus service through village that runs between Aylesbury, Tring and Leighton Buzzard. Cheddington railway station is on the West Coast Mail Line.	1.0
5	Improvements to biodiversity within and adjoining site following advice from AVDC biodiversity officer.	0.5
6	Yes – built for registered social landlord	1.0
7	Relatively flat site – Greenfield.	0.0
8	'Crescent' of individually designed house types with subordinate parking areas.	1.0
9	Small site with 5 separate building 'blocks'.	0.5
10	As 9 above.	0.5
11	Parking spread throughout site rather than in one specific area – good planting helps screen parking areas.	1.0
12	As 11 above	0.5
13	Small site – single roadway with footpaths	0.5
14	Adjoins existing development – good access to surroundings.	1.0
15	Internally public areas overlooked from development – rear gardens face onto open fields.	0.5
16	N/A. Scheme too small.	0.0
17	Buildings reflect architectural quality of surroundings.	1.0
18	No information.	0.0
19	Built to BREEAM/EcoHomes standard 'excellent'.	1.0
20	As 19 above.	1.0

Redevelopment of former school site with 24 dwellings, Mill Lane, Westbury.		
Criterion	Evaluation and Evidence	Score
1	Village Hall, playing fields with play equipment, The Reindeer public house. The nearest schools are in Brackley (Northants); in Bucks nearest junior school is Tingewick, nearest secondary Buckingham. Shops in Brackley or Buckingham.	0.5
2	Mix from 2 bed to 5 bed.	1.0
3	All private housing for sale; no social rented/joint ownership	0.0
4	Limited bus service (4 per day) running between Brackley and Buckingham (no Sunday service)	0.5
5	Redevelopment of brownfield site	0.5
6	Follows pre application discussions and design study submitted with planning application	1.0
7	Existing derelict buildings removed. Retains existing tree/hedge and wall screening.	0.5
8	Sits comfortably with existing built environment and adjoining conservation area.	0.5
9	Single street – cul de sac	0.5
10	As 9 above	0.5
11	Parking on plot and in adjacent garage courts	0.5
12	As 11 above	0.5
13	Small site with single roadway and footpaths	0.5
14	Adjoins existing development, good access to surroundings, many public footpaths into adjoining open countryside	1.0
15	Internal areas overlooked; northern boundary ‘unsecured’ at rear.	0.5
16	N/A scheme too small	0.0
17	Buildings reflect architectural quality of surroundings	1.0
18	No information	0.0
19	No information	0.0
20	No information	0.0

	Conversion and extension of house and stable block to form 10 apartments and 8 residential units and new parking areas, Mount Tabor House, Leighton Road, Wingrave.	
Criterion	Evaluation and Evidence	Score
1	Junior school 5 minutes walk, village shop and Rose and Crown public house close by, as is Wingrave recreation ground. Footpath access to adjoining open countryside.	1.0
2	Mix ranges from 1 bed to 4 bed accommodation	0.5
3	No social housing – all for sale on open market	0.0
4	Local bus service into village. Express Aylesbury to Milton Keynes service on A418 20 – 25 minutes walk from site.	0.5
5	Re use of existing redundant former school buildings	1.0
6	Re use/adaptation of existing buildings	0.5
7	As 6 above	1.0
8	Conversion of statutory listed buildings	1.0
9	Buildings existing – no new streets	0.5
10	As 9 above	0.5
11	Existing buildings within landscape – no new streets	0.5
12	Parking located within 3 separate courts adjoining the buildings – screening proposed	0.5
13	Access by private drive from Leighton Road – low volume use	0.5
14	Adjoins existing development – good pedestrian/cycle access to rest of village	1.0
15	Private development – no public spaces	0.0
16	N/A – payment made for off site provision through S106	0.0
17	Converted listed buildings	1.0
18	Adaptation/conversion of existing buildings	1.0
19	No – checked with Building Control	0.0
20	No – checked with Building Control	0.0

APPENDIX IV: SUSTAINABILITY APPRAISAL INDICATORS

A summary table showing all the sustainability (significant effects) indicators is given here, to enable cross reference to the relevant places in the chapters above where information relating to each of the indicators can be found. These indicators were originally published as proposed indicators in the “Sustainability of the Aylesbury Vale Local Development Framework: Scoping Report” (May 2006). As a result of collating data to monitor these indicators, a number of changes and clarifications to the indicators were made in the 2007 AMR. In May 2009, the Sustainability Appraisal of the Proposed Submission Core Strategy was published¹³⁰. Chapter 6 of this Sustainability Appraisal document sets out a further revised set of indicators, along with reasons for changes to the indicators. The revised indicators are given below. The table below also indicates whether the performance as measured by each indicator is positive , negative , neutral , or unknown .

Indicator	Chapter	Page number	Commentary
Social objective 1 To ensure that everyone has the opportunity to live in a decent, safe and sustainably constructed home.			
1.1 Net additional homes provided (NI 154), dwelling commitments, and projected future dwelling completions.	Housing trajectory & Housing	16, 28	 for completions.  for commitments and projections.
1.2 Number of empty dwellings and number that have been empty for six months or more.	Housing	26	
1.3 Ratio of median house price to median income.	Housing	34	
1.4 Number of affordable homes delivered (gross) (NI 155)	Housing	34	
1.5 No. of households on the housing register.	Housing	33	
1.6 Number of dwellings completed in the monitoring year for which a Code for Sustainable Homes assessment has been carried out (and for which the results are available to the Council), and the Code levels achieved.	N/A	N/A	 A central database of assessments is to be maintained by BRE Global. Statistics from this database are not yet available.
Social objective 2 To reduce the fear and level of crime and anti-social activity.			
2.1 Serious violent crime rate (NI 15) and serious acquisitive crime rate (NI 16)	Society & community	104	
2.2 Number of noise complaints received by AVDC Environmental Health Team (by category).	Society & community	104	

¹³⁰ <http://www.aylesburyvalecdc.gov.uk/planning-building/planning-policy/avldf-framework/sustainability-appraisal/proposed-submission-core-strategy---final-sustainability-appraisal--june-2009-/>

Indicator	Chapter	Page number	Commentary
2.3 Perceptions of anti-social behaviour (NI 17)	Society & community	105	 Baseline data only
2.4 How many homes have achieved the Secured by Design award for the built form.	Built environment	90	
Social objective 3 To improve accessibility to essential services and facilities to provide opportunities to obtain good access to high quality health, education, recreation and other community facilities and services.			
3.1 Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment and a major retail centre(s).	Travel & transport	110	
3.2 Access to services and facilities by public transport, walking and cycling (NI 175)	Travel & transport	113	 Baseline data only
Social objective 4 To encourage a sense of community identity in which all individuals feel able to play a part.			
4.1 % of people who believe people from different backgrounds get on well together in their local area (NI 1)	Society & community	105	 Baseline data only
4.2 % of people who feel that they belong to their neighbourhood (NI 2)	Society & community	105	 Baseline data only
4.3 Number of village design statements and parish plans produced.	Society & community	106	
Social objective 5 Improve the health and well being of individuals and reduce inequalities.			
5.1 Mortality rate at ages under 75 from: all circulatory diseases (NI 121), all cancers (NI 122), accidents, and suicide.	Society & community	101	
5.2 Life expectancy at birth.	Society & community	102	 Baseline data only
5.3 Area of local nature reserves (hectares) per 1,000 population.	Natural environment	73	
5.4 Proportion of the population who live in the worst super output areas in the region (where "worst" is defined to be the 25% most deprived in the South East region, as measured by the Index of Multiple Deprivation).	Society & community	100	
5.5 Adult participation in sport and active recreation (NI 8).	Society & community	102	
Environmental objective 6 To encourage the use of sustainable and integrated methods of transport and promote policies which reduce the need to travel in order to reduce negative effects on the environment.			
6.1a) Method of travel to work, as defined by the question "what type of transport do you normally use to get to work?"	Travel & transport	108	 Insufficient comparable data

Indicator	Chapter	Page number	Commentary
6.1b) Most common means of travel, as defined by the question “which two of the following means of travel do you use most often?”.	Travel & transport	109	 Insufficient comparable data
6.2 Passive diffusion tube data suggesting an exceedance of the UK Annual Mean Objective for Nitrogen Dioxide (NO ₂).	Natural environment	82	
6.3 Number of Air Quality Management Areas (AQMAs) designations.	Natural environment	83	
Environmental objective 7 Ensure that the district is prepared for the impacts of climate change and encourage the reduction of water consumption to ensure the supply of water for the public remains sustainable.			
7.1 Rivers of good or fair chemical and biological water quality.	Natural environment	82	
7.2 Per capita consumption of water.	Built environment	95	
Environmental objective 8 To maintain and enhance biodiversity.			
8.1 Improved local biodiversity – proportion of local sites where positive conservation management has been or is being implemented (NI 197).	Natural environment	72	 Baseline data only
8.2 Condition and area (hectares) of Sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation (SACs).	Natural environment	75	
8.3 Loss (hectares) of ancient semi-natural woodland.	Natural environment	75	
8.4 Area (hectares) of the most sensitive ecological land (as defined by categories 5 & 6 in the Environmental Character Assessment), that have been lost to completed housing, industrial, commercial, retail, or leisure development.	Natural environment	73	
Environmental objective 9 To maintain and enhance provision of and access to green infrastructure.			
9.1 Change in areas of biodiversity importance.	Natural environment	72	
9.2 Area of local nature reserves (hectares) per 1,000 population.	Natural environment	73	

Indicator	Chapter	Page number	Commentary
9.3 Progress with implementation of projects as set out in the Action Plans in the Buckinghamshire Green Infrastructure Strategy.	N/A	N/A	 The Bucks Green Infrastructure Strategy was published in April 2009. Progress with implementation of projects will be monitored in future years.
Environmental objective 10 To conserve and enhance the landscape and townscape character of Aylesbury Vale and in particular, those areas of designated importance.			
10.1 Area (hectares) of the most sensitive landscape (as defined by categories 5 & 6 in the Environmental Character Assessment), that have been lost to completed housing, industrial, commercial, retail, or leisure development.	Natural environment	76	
10.2 Number and percentage of listed buildings of Grade I and II* at risk of decay.	Built environment	91	
10.3 Area (hectares) of the most sensitive historical landscape (as defined by categories 5 & 6 in the Environmental Character Assessment), that have been lost to completed housing, industrial, commercial, retail, or leisure development.	Natural environment	77	
10.4 Number of Scheduled Ancient Monuments (SAMs)	Built environment	91	
10.5 Number of conservation areas and percentage with appraisals completed in the last 5 years.	Built environment	92	
Environmental objective 11 To reduce contributions to climate change through: a) sustainable building practices; b) maximising the potential for renewable energy and energy conservation; and (c) reducing greenhouse gases.			
11.1 Renewable energy generation.	Built environment	93	
11.2 Number of dwellings completed in the monitoring year for which a Code for Sustainable Homes assessment has been carried out (and for which the results are available to the Council), and the Code levels achieved.	N/A	N/A	 A central database of assessments is to be maintained by BRE Global. Statistics from this database are not yet available.
11.3 Per capita reduction in CO ₂ emissions (NI 186).	Built environment	94	
11.4 Ecological footprint.	Built environment	94	 Baseline data only

Indicator	Chapter	Page number	Commentary
Environmental objective 12 To reduce the amount of waste going to landfill sites by: reducing the amount of waste produced; re-using or recovering it through recycling, composting or energy recovery.			
12.1 Percentage of household waste sent for reuse, recycling and composting (NI 192).	Built environment	95	
12.2 Residual household waste per household (NI 191).	Built environment	95	 Baseline data only
Environmental objective 13 To improve the efficiency of land use through the re-use of existing buildings and developing on previously developed land (PDL).			
13.1 % of new dwellings (gross completions) built on previously developed land.	Housing	30	
13.2 % of new dwellings completed at densities of <30 dph, 30-50 dph, and >50 dph.	Housing	32	
Environmental objective 14 To minimise the risk of flooding in relation to both new and existing development.			
14.1 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	Natural environment	80	
14.2 New major development with sustainable drainage installed.	N/A	N/A	 To be reported in future AMRs.
Economic objective 15 To positively attract business to the District whilst allowing for the retention and expansion of existing local businesses.			
15.1 New business registration rate (NI 171).	Employment & economy	48	
15.2 Net increase or decrease in the number of local jobs.	Employment & economy	45	
15.3 Amount of floorspace developed for employment (B use classes) by type.	Employment & economy	49	
15.4 Overall employment rate (working-age) (NI 151).	Employment & economy	47	
Economic objective 16 To encourage a diverse economy which is focused on higher value added, lower impact activities.			
16.1 Percentage of employees in knowledge based sectors (knowledge intensive business services and ICT).	Employment & economy	46	
16.2 Diversity of economic sectors represented in the area.	Employment & economy	45	
Economic objective 17 To develop and maintain a skilled workforce which matches the needs of existing and future businesses.			
17.1 % of pupils at the end of Key Stage 4 gaining 5 or more GCSEs at grades A*-C.	Society & community	98	

Indicator	Chapter	Page number	Commentary
17.2 % of working age population qualified to NVQ level 3 (or equivalent) or above.	Society & community	98	
17.3 % of working age population with no qualifications.	Society & community	99	
17.4 16 to 18 year olds who are not in education, employment or training (NI 117).	Society & community	99	

APPENDIX V: GLOSSARY OF TERMS AND ABBREVIATIONS

TERM	DEFINITION
A1	The shops use class – a planning classification, within which planning permission is not needed for a change of use.
A2	The financial and professional services use class – a planning classification, within which planning permission is not needed for a change of use.
A3	The restaurants and cafés use class – a planning classification, within which planning permission is not needed for a change of use.
A4	The drinking establishments use class – a planning classification, within which planning permission is not needed for a change of use.
A5	The hot food take-away use class – a planning classification, within which planning permission is not needed for a change of use.
AMR/ Annual Monitoring Report	The Council will publish a monitoring report every year to assess the progress that has been made in achieving the timetable set out in the Local Development Scheme, and assess how successful local planning policies have been in achieving their aims.
AONB/ Area of Outstanding National Beauty	A national landscape designation; the Chilterns AONB is partially within Aylesbury Vale
AQMA/ Air Quality Management Area	A defined area within which air quality standards or objectives are not being achieved.
AVA/ Aylesbury Vale Advantage	The Local Delivery Vehicle for Aylesbury Vale.
AVDC	Aylesbury Vale District Council
AVDLP	Aylesbury Vale District Local Plan – the adopted Local Plan for the District
B1	The business use class – a planning classification, within which planning permission is not needed for a change of use.
B1 (a)	A subdivision of the B1 use class, encompassing offices (other than those in class A2 – financial and professional services).
B1 (b)	A subdivision of the B1 use class, encompassing research and development.
B1 (c)	A subdivision of the B1 use class, encompassing light industry.
B2	The general industrial use class - a planning classification, within which planning permission is not needed for a change of use.
B8	The storage and distribution use class - a planning classification, within which planning permission is not needed for a change of use.
C1	The hotels use class – a planning classification, within which planning permission is not needed for a change of use.

TERM	DEFINITION
C2	The residential institutions use class – a planning classification, within which planning permission is not needed for a change of use.
CLG/Communities and Local Government	The Government department with responsibility for planning and local government. It replaced the former ODPM in May 2006.
COI/ Core Output Indicators	A mandatory standardised set of indicators defined by Government, in order to monitor the effectiveness of policies and enable national comparison.
Core Strategy	A Development Plan Document within the LDF. The Core Strategy sets out the long-term spatial vision for the District, along with the core policies and proposals that will be required to deliver that vision. All other Development Plan Documents must conform with the Core Strategy.
D1	The non-residential institutions use class – a planning classification, within which planning permission is not needed for a change of use.
D2	The assembly and leisure use class – a planning classification, within which planning permission is not needed for a change of use.
DPD/ Development Plan Document	A Local Development Document within the LDF that forms part of the Development Plan. DPDs are subject to independent examination by a Government-appointed Inspector.
dpha	Dwellings per hectare
GOSE/ Government Office for the South East of England	The regional government office that is responsible for implementing national policy in the South East region, and ensuring policies and plans accord with national guidance.
IMD/ Index of Multiple Deprivation	The Government publishes an Index of Multiple Deprivation combining individual indices for the following domains: income; employment; health deprivation and disability; education, skills and training; barriers to housing and services; crime; and living environment into an overall measure of deprivation, the most recent being the 2007 IMD.
LDF/ Local Development Framework	The replacement for Local Plans. A portfolio of policy documents which will provide the framework for delivering the spatial planning strategy for the District.
LDD/ Local Development Document	A collective term for DPDs, SPDs and SCIs.
LDS/ Local Development Scheme	A document setting out the programme for the preparation of the different documents that make up the Local Development Framework. It is part of the Local Development Framework, but not a Development Plan Document.
LDV/ Local Delivery Vehicle	A body charged with setting up and managing a framework for action in growth areas; in Aylesbury Vale, the LDV is Aylesbury Vale Advantage (AVA), a company limited by guarantee.

TERM	DEFINITION
LTP/ Local Transport Plan	The Local Transport Plan covering Aylesbury Vale is produced by Buckinghamshire County Council, and sets out the transport strategy for Buckinghamshire.
MDA/ Major Development Area	Strategic allocations within AVDLP, comprising urban extensions to Aylesbury (Berryfields, Weedon Hill, and Aston Clinton Road).
MKSM/ Milton Keynes and South Midlands	A sub-region to which significant growth has been allocated. Aylesbury Vale lies within the MKSM area.
NI/National Indicator	A national measure of performance, set by central government. There are 198 National Indicators and they were introduced in April 2008.
PDL/ Previously Developed Land	Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) – see Annex B of PPS3 for a full definition.
PPG/ Planning Policy Guidance Note	PPGs set out national planning policy guidance on a range of topics.
PPS/ Planning Policy Statements	PPSs set out national planning policy guidance on a range of topics, and are replacing PPGs.
PPS3	The Planning Policy Statement setting out national planning policy on housing.
Regional Sustainability Framework	The Regional Sustainability Framework sets a common vision, 25 objectives and four priorities that will help guide sustainable development in the South East.
SA/ Sustainability Appraisal	An assessment of the social, economic and environmental impacts of the policies and proposals contained within the Local Development Framework.
SCI/ Statement of Community Involvement	A document (part of the Local Development Framework) that sets out how the Council will engage with the community in preparing and reviewing the Local Development Framework, and also in major development control decisions. In effect it is the Council's planning policy on consultation.
South East England Partnership Board	The Partnership Board brings together councillors and the Regional Development Agency to prepare, deliver and monitor a regional strategy for the South East of England.
SEP/ South East Plan	The Regional Spatial Strategy for the South East, published in May 2006. It provides a statutory regional framework for development to 2026, setting out the scale, priorities and broad locations for change.
SOAs/ Super Output Areas	Administrative areas designated in the 2001 Census, having relatively uniform numbers of residents (around 1,500). There are 32,482 SOAs in England as opposed to 8,414 local authority wards.
SPD/ Supplementary Planning Documents	These are the replacements for Supplementary Planning Guidance. They form part of the Local Development Framework.

TERM	DEFINITION
SPG/ Supplementary Planning Guidance	Guidance issued by the Local Planning Authority to supplement policies and proposals in the Development Plan.
Sui Generis	A term to describe uses that are not within defined Use Classes, such as nightclubs; motor car showrooms; retail warehouse clubs; taxi or vehicle hire businesses; laundrettes; amusement centres; petrol stations; hostels; theatres.