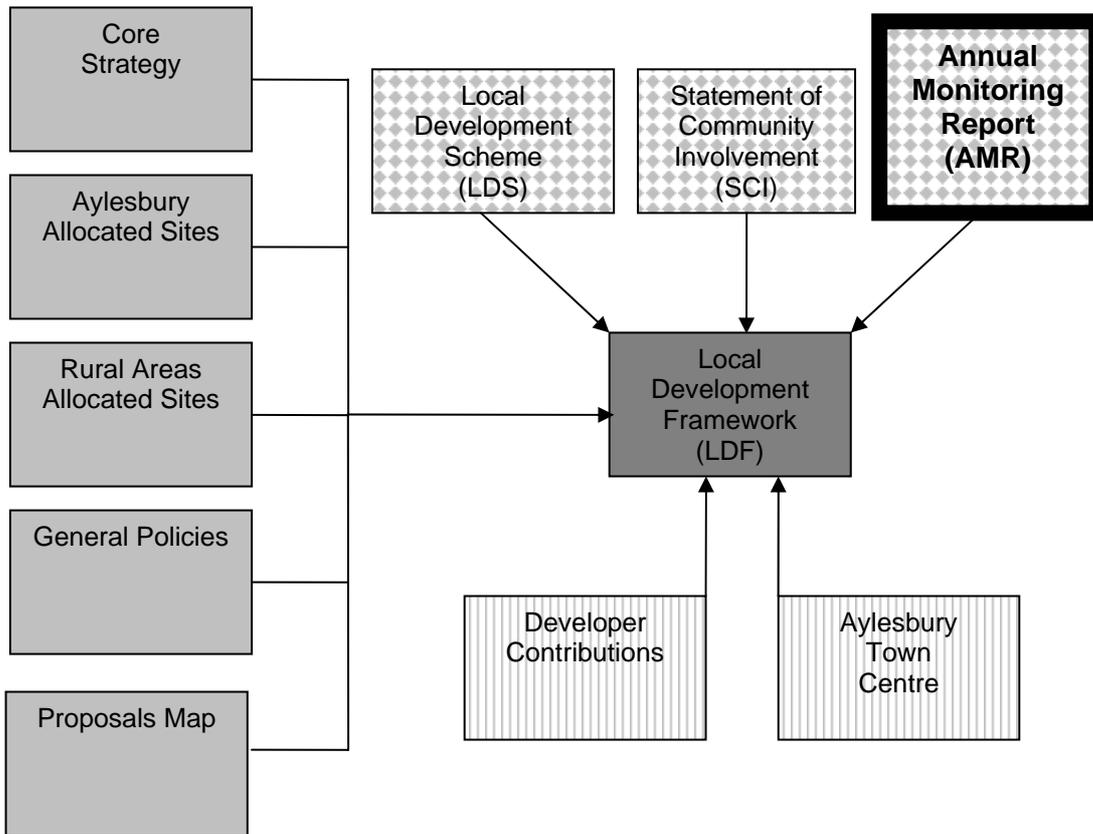


# Annual Monitoring Report 2005

December 2005

**'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.



**'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**

Provide additional detail on policies in a DPD.



**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.

**NB** The 'saved' policies in AVDLP remain part of the development plan for Aylesbury Vale until explicitly superseded by LDF policies; the policies in force will be made clear in all DPDs.

<b>CONTENTS</b>	<b>PAGE</b>
<b>1 EXECUTIVE SUMMARY</b>	<b>1</b>
Introduction	1
Key Findings	1
<b>2 INTRODUCTION</b>	<b>3</b>
Background	3
Annual Monitoring Reports	3
The Scope of the Aylesbury Vale AMR 2005	4
Future Direction of the AMR	4
<b>3 CONTEXTUAL CHARACTERISTICS FOR AYLESBURY VALE</b>	<b>6</b>
Geography	6
Transport	7
Demographic Structure	8
Ethnicity	9
Crime	10
Deprivation	10
Economy	11
Unemployment	13
Housing and Built Environment	13
Education, Skills and Training	14
Conclusions	15
<b>4 LOCAL DEVELOPMENT SCHEME IMPLEMENTATION</b>	<b>16</b>
Structure and Timing of the LDF	16
Progress Made	19
<b>5 CORE OUTPUT INDICATORS</b>	<b>20</b>
Introduction	20
Business Development (COI 1a-1f)	20
Housing (COI 2a-2d)	23
Transport (COI 3a-3b)	32
Local Services (COI 4a-4c)	32
Flood Protection and Water Quality (COI 7)	33
Biodiversity (COI 8)	33
Renewable Energy (COI 9)	34
<b>6 POLICY REVIEW</b>	<b>35</b>
Background	35
Approach	35
The Extent to which Local Plan Policies are being Achieved	36
Assessment of the Impact Policies are Having in Respect of Targets	38
Whether Policies Need Changing to Reflect Changes in National or Regional Policy	38
Identification of Adopted/Saved Policies Not Being Implemented	39

<b>7</b>	<b>FUTURE WORK</b>	<b>40</b>
	Introduction	40
	Addressing the Information Gap to Report Fully on Indicators	40
	Developing New Indicators	40
	Investigating the Scope to Use the AMR as a Corporate Monitoring Tool	41
	<b>APPENDICES</b>	<b>42</b>
	APPENDIX I AVDLP Employment Allocations	42
	APPENDIX II Assumptions Informing the Housing Trajectory	46
	APPENDIX III AVDLP Housing Allocations	49
	APPENDIX IV Glossary of Terms and Abbreviations	54

## **1 EXECUTIVE SUMMARY**

### **Introduction**

This Annual Monitoring Report (AMR) covers the period 1 April 2004 to 31 March 2005. It is the first to be produced under new regulations and guidance introduced by the Government, which dictate much of the content and structure of this AMR.

The purpose of the Annual Monitoring Report is to:

- Review the progress of the work programme contained in the Local Development Scheme, with regard to production of new local development documents;
- Assess the effectiveness of existing planning policies; and
- Identify whether any policies are not being implemented, or should be amended or replaced.

This initial report is the first stage in developing a more comprehensive monitoring system and part of its function is to identify where there are gaps in the system and how these can be overcome. Some of the information required is not currently available or collected, and as the 2005/06 monitoring year is already underway, the Council's intention is to address these gaps progressively by the 2006/07 report.

### **Key Findings**

#### **Local Development Scheme**

- The Local Development Scheme was submitted by the deadline of 31 March 2005 and approved.
- As there was no approved LDS for the 2004/05 monitoring year, it is not possible to monitor LDF preparation progress for that year in this AMR. Progress in the 2005/06 monitoring year so far is however given for information.
- Work on the SCI has met milestones to date, and is on target to meet those which are outstanding.

#### **Core Output Indicators**

##### **Business Development**

- Work to address a backlog in data collection has not yet been completed, and, accordingly, figures are not yet available for the 2004/05 year.

##### **Housing**

- There were 667 net additional dwellings completed during the 2004/05 year.
- The current Local Plan period ends in 2011, whilst the strategic housing requirement imposed by the MKSM Sub-Regional Strategy runs to 2021. There is therefore a shortfall

in existing allocations to meet the MKSM requirement from 2011, but this will be addressed by the balance of AVDLP allocations, windfall development, and the necessary LDF allocations. The Council is therefore confident that MKSM targets will be met by this date.

- 45% of completed dwellings were on previously developed land in 2004/05.
- 44.7% of dwellings were completed at a density of 30 dwellings or over per hectare.
- 62 affordable housing units were completed.

### **Transport**

- Information is not currently collected to enable the authority to report on these indicators, but the Council is working with Buckinghamshire County Council and other Buckinghamshire Districts to ensure the availability of data for the 2006 AMR.

### **Local Services**

- Work to address a backlog in data collection has not yet been completed, and, accordingly, figures are not yet available for the 2004/05 year.
- During the period covered by this AMR, open spaces of an area of approximately 18 hectares held Green Flag Award standard.

### **Flood protection and water quality**

- This information has not previously been collected. However, the Environment Agency is provided each month with copies of any permissions issued in cases when the Agency had been consulted, and work is programmed to address this information shortfall.

### **Biodiversity**

- Data are not currently collected that can provide all the information quoted and there is some debate as to the definitions of the indicators required and their interpretation.
- Sixteen additional areas were designated as 'local sites', totalling 373 hectares.

### **Renewable energy**

- For the year 2004/05 the installed renewable energy capacity in the District of which AVDC is aware was about 18MW.

## 2 INTRODUCTION

### Background

The Planning and Compulsory Purchase Act 2004 came into force in September 2004 and has set in place a series of changes to the planning system. The new system means that at a local level, Local Plans will be 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 Section 4):

- 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. It is the first to be produced under the new planning system, and covers the 2004/05 year (i.e., the period 1 April 2004 to 31 March 2005).

### Annual Monitoring Reports

Broadly speaking, the purpose of the Annual Monitoring Report 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.

The Government's guidelines specify that the Annual Monitoring Reports must contain the following indicators, but recognise that it may not be possible to cover all the prescribed indicators in the first report:

<b>Contextual Indicators</b>	These provide a background and context against which to consider the effects of policies and interpret the core output and significant effects indicators.
<b>Core Output Indicators</b>	<p>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 Government has laid down these indicators.</p> <p>There is also the option to develop local output indicators to monitor local issues which are not covered by the core output indicators.</p>
<b>Significant Effects Indicators</b>	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, during implementation of planning policies.

## **The Scope of the Aylesbury Vale AMR 2005**

### *i) Indicators*

This initial report concentrates on contextual indicators, to provide background, and core output indicators (where available) in order to provide the baseline data for the future and identify where there are information gaps in the monitoring system and how these can be rectified.

The LDF's aims and objectives will be being developed over the coming year, and this will in turn inform the choice of local output indicators. It is therefore anticipated that a limited number of local output indicators will be included in the 2006 AMR.

As work on the sustainability appraisal is at an early stage, it is proposed that significant effects indicators be introduced in the 2006 AMR, covering the period 1 April 2005 to 31 March 2006.

### *ii) Planning Policies*

As the Council is very much in the early stages of preparing the new Local Development Framework, the 2005 Annual Monitoring Report necessarily focuses on monitoring the effects of policies in the current Aylesbury Vale District Local Plan (AVDLP), adopted in January 2004. These policies are 'saved' for three years or until they are replaced by new policies produced under the LDF.

## **Future Direction of the AMR**

This is the first Annual Monitoring Report under the new regulations and covers the period 1 April 2004 to 31 March 2005. This initial report is the first stage in developing a more comprehensive monitoring system and part of its function is to identify where there are gaps in the system and how these can be overcome.

In preparing this AMR, a number of areas for further work have been identified:

- Addressing the information gap to report fully on existing indicators
- Developing new indicators
- Investigating the scope to use the AMR as a corporate monitoring document

Some of the information required is not currently available or collected: work to address these deficiencies will proceed during 2006, and will be reflected in the 2006 AMR where possible.

Government guidance does not require formal public consultation in respect of Annual Monitoring Reports and it has not been undertaken in respect of this year's AMR, primarily as a result of time and resource constraints (consultation will however be considered for the 2006 AMR). Comments on the format and content of this first AMR will however be welcomed, so that improvements can be made to future editions. Any such comments should be sent to:

**Information 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\*\*](mailto:avldf@aylesburyvaledc.gov.uk).

### **3 CONTEXTUAL CHARACTERISTICS FOR AYLESBURY VALE**

#### **Geography**

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.

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. Further to proposals under the 1952 Town Development Act, the town experienced very significant employment and housing growth from the 1960s onwards, with the population rising from 23,000 in 1957 to its current level.

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 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 expansion of both Milton Keynes and Leighton Buzzard (which are also within the Milton Keynes and South Midlands growth area) is likely to have direct implications for this district.

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.

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, Oxford and Cambridge.

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.

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 administration centre for both the District and County Councils 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. Despite this, however, a number of traffic pollution hotspots have been identified for nitrogen dioxide around the town. An Air Quality Management Area (AQMA) has been designated alongside the A41, close to the town centre, where heavy traffic congestion is experienced.
- 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. Like Aylesbury, it has good rail links into London. House prices in Wendover were found to be the highest in the District in the last Housing Needs Survey.
- 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 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).

### **Transport**

There are four primary 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, A4221). There is a good rail service from Aylesbury, Haddenham and Wendover to London Marylebone with average journey times taking less than an hour. Access to High Wycombe by train is also good taking less than 25 minutes.

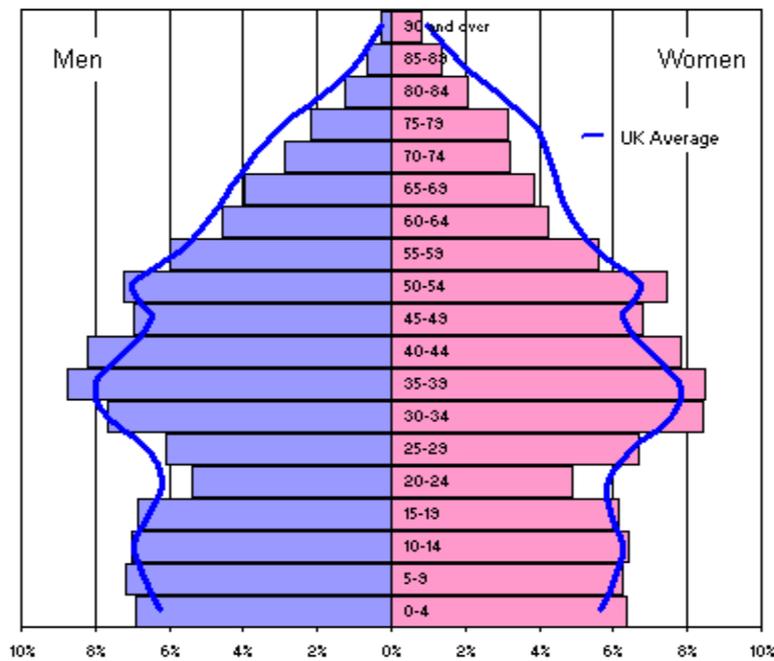
The 2001 Census found that of the 86,232 employed residents of Aylesbury Vale District, 11% work at/from home, 70% travel to work by their own vehicles, and only 6% travel by public transport.

**Demographic Structure**

At the 2001 Census, the total resident population of the District was 165,748. The population grew by 18,600, that is 12.6% between 1991 and 2001. This compares to an increase of 6% across Buckinghamshire and a 4.4% increase in England. In terms of percentage growth, the District was ranked 16<sup>th</sup> in England and Wales and 4<sup>th</sup> in the South East.

At the time of the 2001 Census, the profile of the population of Aylesbury Vale showed some variations from that of the UK population. The proportions of the District's population aged 30-54 and also aged under 5 exceeded that in the UK, whilst the proportions aged 20-29 and 60-89 were smaller than nationally (see Figure 1).

*Figure 1 Population Pyramid for Aylesbury Vale District – Census 2001*



Aylesbury Vale's population comprises 49.7% male and 50.3% female, which is broadly in line with the male/female ratio in the South East of England and across England as a whole.

The population density in Aylesbury Vale is 1.8 per hectare, compared with an average of 3.1 per hectare for Buckinghamshire and 3.8 per hectare for England overall.

<b>AYLESBURY VALE</b>	<b>Total Resident Population</b>	<b>Males</b>	<b>Females</b>
<b>All Ages</b>	165749	82350	83399
<b>0-4</b>	10957	5678	5279
<b>5-9</b>	11125	5898	5227
<b>10-14</b>	11139	5788	5351
<b>15-19</b>	10747	5654	5093
<b>20-24</b>	8523	4439	4084
<b>25-29</b>	10592	5011	5581
<b>30-34</b>	13338	6335	7003
<b>35-39</b>	14296	7214	7082
<b>40-44</b>	13294	6772	6522
<b>45-49</b>	11411	5750	5661
<b>50-54</b>	12208	5985	6223
<b>55-59</b>	9569	4901	4668
<b>60-64</b>	7259	3727	3532
<b>65-69</b>	6472	3241	3231
<b>70-74</b>	5072	2385	2687
<b>75-79</b>	4401	1788	2613
<b>80-84</b>	2774	1041	1733
<b>85-89</b>	1657	519	1138
<b>90 and over</b>	915	224	691

Source: Office for National Statistics 2001 Census Total Persons M/F Bucks Districts Tables P5, P6 & P7

<b>Ethnicity</b>
------------------

The non-white proportion of Aylesbury Vale’s population has increased from 4.0% in 1991 to 6.0% in 2001, which is lower than the national average of 9% and reflects Aylesbury Vale’s broad mix of cultures.

People identifying as Asian or Asian British amount to 3.1% in Aylesbury Vale, as compared with 4.6% overall in Buckinghamshire. People identifying as Black or Black British total 1.0% in Aylesbury Vale as compared with 1.2% in Buckinghamshire as a whole (see Table 2).

	<b>AYLESBURY VALE</b>	<b>BUCKS</b>	<b>ENGLAND</b>
	<b>%</b>	<b>%</b>	<b>%</b>
<b>White</b>	<b>94.1</b>	<b>92.1</b>	<b>90.9</b>
<b>White Irish</b>	1.1	1.2	1.3
<b>Mixed</b>	<b>1.2</b>	<b>1.3</b>	<b>1.3</b>
<b>Asian or Asian British</b>	<b>3.1</b>	<b>4.6</b>	<b>4.6</b>
<b>Indian</b>	0.6	1.1	2.1

<b>Pakistani</b>	2.2	3.1	1.4
<b>Bangladeshi</b>	0.1	*	0.6
<b>Other Asian</b>	0.2	0.3	0.5
<b>Black or Black British</b>	<b>1.0</b>	<b>1.2</b>	<b>2.1</b>
<b>Caribbean</b>	0.7	0.9	1.1
<b>African</b>	0.3	0.2	1.0
<b>Other Black</b>	0.1	*	0.2
<b>Chinese/Other Ethnic</b>	<b>0.6</b>	<b>0.6</b>	<b>0.9</b>

Source: Figures sourced from Office for National Statistics 2001 Census KS06

\* Too small to be given with accuracy.

## Crime

Overall, Aylesbury Vale has a much lower crime rate than the Thames Valley Policing area, the South East Region and nationally (see Table 3):

Area/ Region	Total Recorded Crime	*Burglary	Theft of & Theft from Vehicles	Violent Crime
<b>Aylesbury Vale</b>	65.8	20.4	8.9	13.4
<b>Thames Valley</b>	97	14	15	18
<b>South East Region</b>	90	28	11	18
<b>England &amp; Wales</b>	105	33	14	22

Source: Home Office Statistical Bulletin (2004/05)

\* Burglary is calculated by rate per 1,000 households

## Deprivation

The Government publishes an Index of Multiple Deprivation (IMD) which combines a number of separate measures or indices of deprivation in the following areas, known as 'domains': income; employment; health 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 2004 IMD.

The index provides information for each of the 354 local authority areas and also for each of the 32,482 Super Output Areas (SOAs) in England. To assist with comparisons, national rankings are provided, with 1 being the most deprived.

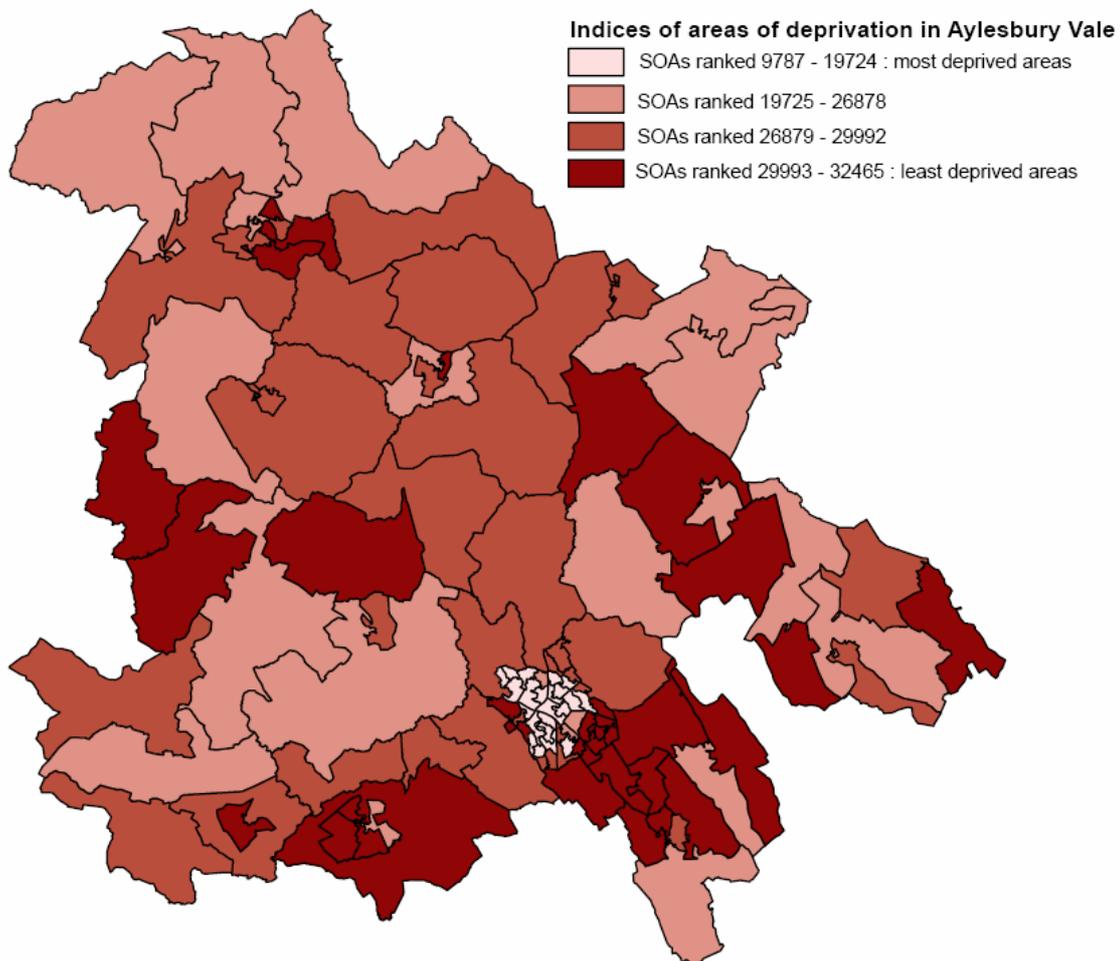
Aylesbury Vale has an overall rank of 324 out of 354 local authority areas, making it one of the 10% least deprived areas in the country. It has a rank of 206 on the income domain and a rank of 219 on the employment domain.

There are 5,319 SOAs in the South East of England, 316 SOAs in Buckinghamshire and 112 SOAs in Aylesbury Vale. The District has 12 SOAs among the 25% most deprived in the South East region and these are all located in Aylesbury, itself. The most deprived SOA is within Quarrendon Ward, ranking as the 4<sup>th</sup> most deprived SOA in Buckinghamshire. At the

other end of the scale, 87 SOAs in the District rank within the 50% least deprived in the region.

The IMD is a measure of the overall quality of life. As a whole, the District is in the top 10% in England and more than three-quarters of the District, in terms of SOAs, offer a better quality of life than on average in the South East. Nevertheless, on the same basis across more than one-tenth of the District the quality of life is no better than the worst 25% in the South East. Thus, notwithstanding its relatively high rank overall, the District includes pockets of deprivation where residents' quality of life is considerably lower than in neighbouring communities.

The IMD data for Aylesbury Vale are shown below:



Source: Deprivation Statistics 2004 published on CD-ROM by the Office of the Deputy Prime Minister

## Economy

The District of Aylesbury Vale is just to the north of the Thames Valley, one of the most important economic growth areas of the South East. Between 1998 and 2003 the number of jobs in the District grew by 2.8%. The number of jobs in Aylesbury town fell by 5.5%, an equivalent of 1,900 jobs, but in the rest of the District, job growth was around 11.5%.

This growth rate in the District as a whole was half that achieved across Great Britain, 45% of that in the South East and about 18% of that achieved in Milton Keynes.

The 2004 Employment Survey found that Aylesbury remained the single most important town for employment in the District, followed by Buckingham. However, the importance of jobs in non-urban areas such as Long Crendon, Westcott and Haddenham to the District's economy was another key finding of the Employment Survey.

Of the 86,000 people living in the District who are employed, more than 53% live outside Aylesbury and Buckingham. Job density measures the number of jobs (including employees and self-employed) in an area per resident of working age (based on the mid-2001 population estimates). The job density for Aylesbury and Buckingham is approximately 1.0; in the rest of the District the average density is about 0.5. This confirms the importance of the two towns as centres of employment and that elsewhere generally there is net out-commuting to work.

The majority of jobs in the Vale are in the service sector (85%). Manufacturing represents approximately 11% and construction around 3%.

The 2001 Census found that 34,238 people commute out of the District to work and 16,359 people commute in. The Vale is a net exporter of labour with 17,000 people commuting out of Aylesbury each day to work elsewhere (primarily London, Milton Keynes and the Thames Valley). This is a matter of some concern to the authority, and is being addressed by the Council and Aylesbury Vale Advantage (the Local Delivery Vehicle) through the development of marketing and other strategies, as well through the use of planning tools.

Unemployment rates in the District are low, 0.8% in November 2005, with long term unemployment rates (the proportion of unemployed people without work for more than 12 months) as a proportion of all unemployed being 13.1%.

The Milton Keynes and South Midlands Sub-Regional Strategy contains a target of ensuring the availability of 12,690 additional jobs for Aylesbury by 2021. Delivery of this target is being closely assessed by the Council, which has set an interim target of a net increase of 1,900 jobs in the period 2005-8. Progress against this target will be reported in the 2006 AMR.

<b>TABLE 4: Jobs density representing the ratio of total jobs to working-age population</b>				
	<b>Aylesbury Vale (jobs)</b>	<b>Aylesbury Vale (density)</b>	<b>Bucks (density)</b>	<b>South East (density)</b>
Jobs Density	78,000	0.74	0.87	0.87

Source: Nomis Jobs Density 2003

Aylesbury Vale rates are lower than Buckinghamshire overall in terms of earnings, but by national and regional standards is still a healthy economy (see Table 5).

<b>TABLE 5: Median earnings in pounds for employees living in the area</b>			
	<b>Aylesbury Vale (£)</b>	<b>Buckinghamshire (£)</b>	<b>Great Britain (£)</b>
<b>Gross weekly pay</b>			
Full-time workers	451.1	508.1	422.9
Male full-time workers	551.8	598.9	464.5
Female full-time workers	382.2	413.9	359.0

<b>TABLE 5: Median earnings in pounds for employees living in the area (contd.)</b>			
<b>Hourly Pay</b>			
Full-time workers	11.8	12.8	10.6
Male full-time workers	13.8	15.8	11.2
Female full-time workers	10.2	10.8	9.5

Source: Nomis

### Unemployment

The Claimant Count Unemployment rate for Aylesbury Vale fell between 2003 and 2005 in line with the trend in Buckinghamshire and regionally and nationally (see Table 6).

<b>TABLE 6: Claimant Count Unemployment - Jobseeker's Allowance Claimants as Proportion of Resident Working-Age People</b>				
<b>Year</b>	<b>Aylesbury Vale</b>	<b>Buckinghamshire</b>	<b>South East</b>	<b>Great Britain</b>
<b>April 2003</b>	1.1%	1.5%	1.6%	2.6%
<b>April 2004</b>	1.0%	1.3%	1.5%	2.4%
<b>April 2005</b>	1.0%	1.2%	1.5%	2.3%

Source: Nomis, Claimant Count Rates & Proportions

### Housing and Built Environment

House prices in Aylesbury Vale are lower than in any of the other three Buckinghamshire Districts, but the price of even just a flat/maisonette in the District was still more than £130,000 in the first quarter of 2005 (see Table 7).

In the absence of figures for average household income for Districts, for the purposes of assessing affordability of accommodation, the median annual gross pay of full-time employees is a possible proxy. This does not, however, take account of people who are self-employed or work part-time. A flat/maisonette in Aylesbury Vale costs more than five times the median annual gross pay of full-time employees; this is similar to the position in Wycombe and Chiltern Districts.

<b>TABLE 7: House prices and Annual Pay</b>						
<b>Bucks County and Districts</b>	<b>House prices (Jan – Mar 2005)</b>					<b>Median Annual Gross Pay of Full-Time Employees by Residence (pay period incl 6<sup>th</sup> April 2005)</b>
	<b>Detached average price £ ,000</b>	<b>Semi-detached average price £ ,000</b>	<b>Terraced average price £ ,000</b>	<b>Flat/maisonette average price £ ,000</b>	<b>Overall average price £ ,000</b>	
<b>Bucks</b>	491	228	192	166	284	£26,913
Chiltern	560	266	223	175	369	£29,817
South Bucks	706	280	234	251	427	£29,126
Wycombe	431	232	208	148	252	£26,465
<b>Aylesbury Vale</b>	358	196	165	132	218	£25,204

Sources: Land Registry Property Prices and ONS Annual Survey of Hours and Earnings

Within Aylesbury Vale, 76% of households live in owner-occupied accommodation, a similar proportion to that in Buckinghamshire, with 12% in local authority housing, compared with only 8% for the county as a whole (see Table 8).

<b>TABLE 8: Household Spaces* with Residents and Tenure</b>							
	<b>Total H'hold Spaces with Res'ts</b>	<b>Average Household Size</b>	<b>Owner Occupied</b>	<b>Local Authority</b>	<b>Housing Assoc.</b>	<b>Private Rented</b>	<b>Other</b>
<b>BUCKS</b>	188,086	2.50	144,168	15,316	10,080	11,938	6,584
<b>Percentage of Total</b>	100%	-	77%	8%	5%	6%	4%
<b>AYLESBURY VALE</b>	64,526	2.51	48,864	8,055	1,176	4,125	2,306
<b>Percentage of Total</b>	100%	-	76%	12%	2%	6%	4%

Source: Office for National Statistics 2001 Census KS18 & KS19

\* The term 'household spaces' is used in the Census; it refers to actual accommodation, rather than the people who live together as a 'household'.

Aylesbury Vale has a significantly lower proportion of flats at 9% than Buckinghamshire at 13%, and also England and Wales at 20% (see Table 9).

<b>TABLE 9: Household spaces</b>						
	<b>Total H'hold Spaces</b>	<b>Detached</b>	<b>Semi-Detached</b>	<b>Terraced</b>	<b>Flats etc.</b>	<b>Non-permanent Accommodation</b>
<b>BUCKS</b>	193,525	71,094	59,561	36,460	25,323	1,087
<b>Percentage of Total</b>	100%	37%	31%	19%	13%	1%
<b>AYLESBURY VALE</b>	66,143	21,989	21,961	15,950	6,124	119
<b>Percentage of Total</b>	100%	33%	33%	24%	9%	*

Source: Office for National Statistics 2001 Census KS16

\* Too small to be given with accuracy.

The Built Environment of the District is enhanced through careful control of development and design, and protection of historic buildings. At April 2005 there were 79 Conservation Areas and 2,859 listed buildings.

### **Education, skills and training**

In Aylesbury Vale, 3.9% of the resident population were school pupils or full-time students aged 16-74 years at the time of 2001 Census. This compared with 5.1% of the population in England and Wales.

Aylesbury Vale is within the Local Education Authority of Buckinghamshire. In 2004, 65.9% of pupils in Buckinghamshire achieved 5 or more GCSEs graded A\* to C, compared to an average for England of 53.7%.

From the 2001 Census results, the levels of qualifications held by people of Aylesbury Vale aged 16-74 are given in Table 10, together with figures for Buckinghamshire and the South East for comparison.

	<b>Aylesbury Vale (numbers)</b>	<b>Aylesbury Vale (%)</b>	<b>Buckinghamshire (%)</b>	<b>South East (%)</b>
<b>Highest Qualification NVQ4</b>	27,483	23%	26%	21%
<b>Highest Qualification NVQ3</b>	10,066	8%	9%	9%
<b>Highest Qualification NVQ2</b>	26,760	22%	22%	21%
<b>Highest Qualification NVQ1</b>	21,700	18%	16%	17%
<b>Other qualifications</b>	7,654	6%	6%	7%
<b>No qualifications</b>	26,807	22%	21%	24%

Source: Office for National Statistics KS13

**NB: Definitions of qualification levels:**

**NVQ4:** e.g. Degree, Higher Degree, NVQ 4 & 5, HNC, HND, Degree level qualifications

**NVQ3:** e.g. 2+ A levels, 4+ AS Levels, Advanced GNVQ, NVQ3

**NVQ2:** e.g. 5+ CSEs (Grade 1's), 5+ GCSEs (Grades A-C), Intermediate GNVQ, NVQ2

**NVQ1:** e.g. 1+ CSE/GCSE, Foundation GNVQ, NVQ1

**Other Qualifications:** includes foreign qualifications and some professional qualifications

**No qualifications:** no formal qualifications held

Although the 23% of people (aged 16-74) in Aylesbury Vale holding NVQ4 or above was a smaller proportion than in Buckinghamshire as a whole, from the 2001 census results it was apparent that the percentage was higher than the average for England & Wales.

**Conclusions**

It is clear from the above that the District is facing a number of challenges, particularly in relation to transport, employment generation, and access to opportunities for all. Key tools to address these challenges include the emerging Community Plan, and the Local Development Framework.

## 4 LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

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; Regulations<sup>1</sup> 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 current LDS (March 2005) was the first to be produced, and was approved by Government in April 2005. It covers the period to 2008 in detail, and identifies the Statement of Community Involvement as the first LDF document to be produced.

- **Statement of Community Involvement (SCI)**

The SCI sets out how AVDC will consult the community on all planning matters (planning applications as well as LDF preparation).

- **Development Plan Documents (DPDs)**

It is in the DPDs that options for the location of growth within the District will first be subject to public consultation:

**1) Core Strategy**

The Core Strategy will set out the overall strategy for development in the District, including the broad location for the accommodation of the proposed growth.

**2) Aylesbury Site Allocation**

The first site-specific allocation document proposed is that for Aylesbury, to be produced alongside the Core Strategy.

**3) Rural Areas Site Allocation**

Production of a second site-specific allocation document, for the rest of the District, will start in 2007.

**4) General Policies**

The remainder of the policies needed for development control purposes will be addressed in a further DPD, due to be produced between 2008 and 2010.

---

<sup>1</sup> The Town and Country Planning (Local Development) (England) Regulations, 2004

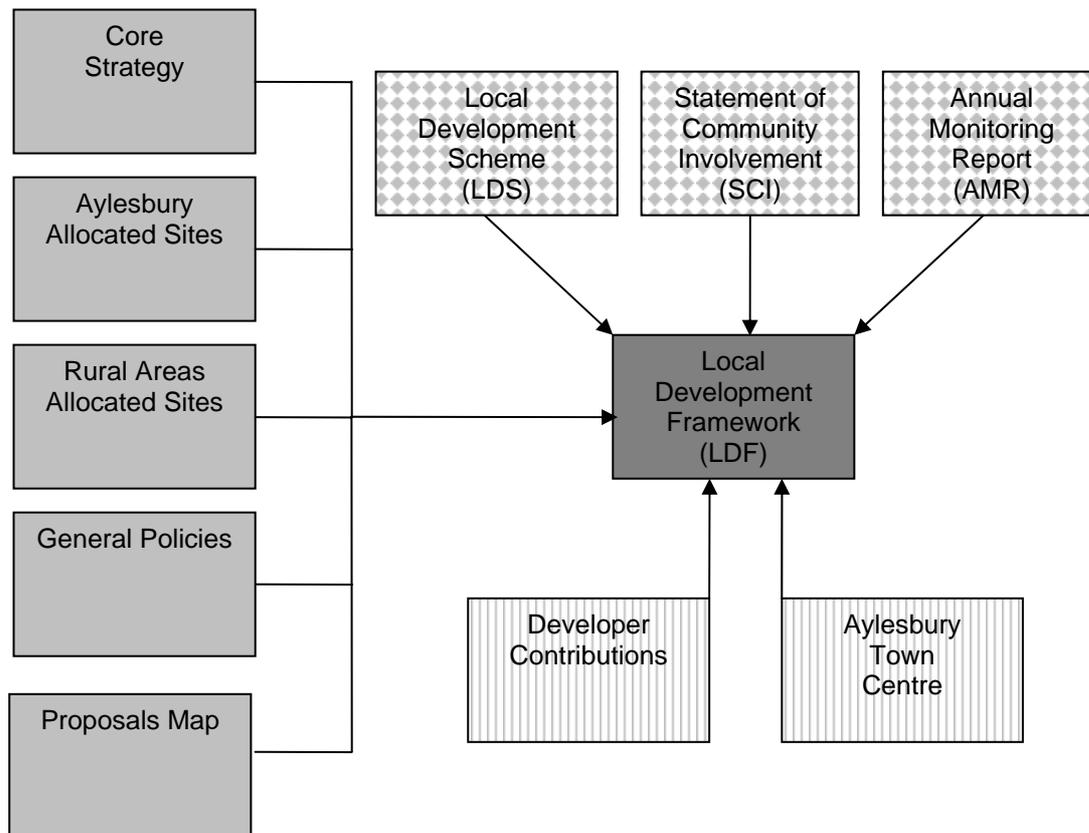
- **Supplementary Planning Documents (SPDs)**

Supplementary Planning Documents will effectively replace Supplementary Planning Guidance (SPG). Two are currently proposed (to complement existing SPG): developer contributions, and Aylesbury Town Centre.

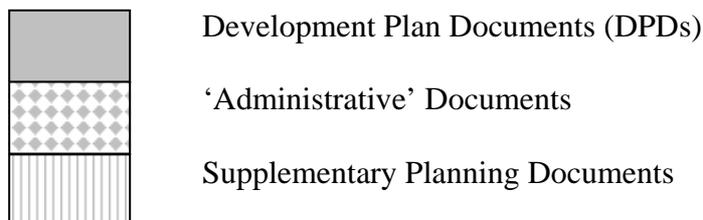
- **Annual Monitoring Report (AMR)**

As previously noted, the AMR sets out how LDF preparation is proceeding, and how effective local planning policies are.

A diagram showing the structure of the Aylesbury Vale Local Development Framework is set out below; the detailed timetable for its production, taken from the LDS, is set out overleaf.



**Key**



**Expected Timescale for production of AVLDF**

	2005												2006												2007												2008												2009											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
<b>Statement of Community Involvement LDD</b>																																																												
Consultation and Participation with Stakeholders																																																												
Consultation and Participation with Stakeholders and the Community																																																												
Submission To SoS and Consultation																																																												
Pre Examination meeting																																																												
EXAMINATION																																																												
Estimated Date For Adoption																																																												
<b>Core Strategy DPD</b>																																																												
Early Stakeholder & Community Engagement																																																												
Public Participation: Preferred Options & Proposals																																																												
Submission To SoS and Consultation																																																												
Pre Examination meeting																																																												
EXAMINATION																																																												
Estimated Date For Adoption																																																												
<b>Allocated Sites DPD</b>																																																												
Early Stakeholder & Community Engagement																																																												
Public Participation: Preferred Options & Proposals																																																												
Submission To SoS and Consultation																																																												
Pre Examination meeting																																																												
EXAMINATION																																																												
Estimated Date For Adoption																																																												
<b>Rural Areas DPD</b>																																																												
Early Stakeholder & Community Engagement																																																												
Public Participation: Preferred Options & Proposals																																																												
Submission To SoS and Consultation																																																												
Pre Examination meeting																																																												
EXAMINATION																																																												
Estimated Date For Adoption																																																												
<b>Developer Contributions SPD</b>																																																												
Consultation																																																												
Estimated Date For Adoption																																																												
<b>Aylesbury Town Centre SPD</b>																																																												
Consultation																																																												
Estimated Date For Adoption																																																												

**Progress Made**

As the LDS was submitted at the end of March 2005 (in accordance with the deadline set by Government), there could be no action taken to implement it within the period covered by this AMR (i.e., 1 April 2004 to 31 March 2005).

At the time of writing, however (December 2005), some progress had been made against the LDS, in respect of the Statement of Community Involvement (SCI). The milestones for SCI preparation, and the progress made against them, are set out below (key milestones, as defined by ODPM) are shown in bold):

<b>SCI MILESTONE</b>	<b>LDS TARGET</b>	<b>PROGRESS MADE</b>
PREPARATION OF DRAFT	January – August 2005	Milestone met.
<b>PUBLIC PARTICIPATION (REGULATIONS 25 AND 26)</b>	<b>Reg 25: Aug-Sept 2005</b> <b>Reg 26: Sept–Nov 2005</b>	<b>Milestones met:</b> <ul style="list-style-type: none"> <li>• <b>Reg 25: Consultation extended in response to local circumstances (9 weeks, Aug-Oct 2005)</b></li> <li>• <b>Reg 26: Consultation ran for 6 weeks, October-November</b></li> </ul>
PREPARATION OF SUBMISSION STATEMENT	December – February 2006	Work underway; on target to meet milestone.
SUBMISSION	February 2006	On target to meet milestones.
PRE-EXAMINATION CONSIDERATION OF REPRESENTATIONS	February - May 2006	
<b>PRE-EXAMINATION MEETING</b>	<b>May 2006</b>	
EXAMINATION	July 2006	
<b>RECEIPT OF INSPECTOR'S REPORT</b>	<b>August 2006</b>	
<b>ADOPTION AND PUBLICATION</b>	<b>December 2006</b>	

**5 CORE OUTPUT INDICATORS**

**Introduction**

All Local Planning Authorities are now required to monitor a set of national core output indicators (COIs), defined by the ODPM. Those to be monitored in this AMR were defined in October 2005<sup>2</sup>, and are set out below. The COIs are labelled COI 1a, 1b, etc, and are highlighted within the text as follows:

**COI 2d Affordable Housing Completions**

Aylesbury Vale District Council (AVDC) is required to report on the following core output indicators:

- Business Development
- Housing
- Transport
- Local Services – Retail, Office, Leisure and Open Space
- Flood Protection and Water Quality
- Biodiversity
- Renewable Energy

There are two further core output indicators in respect of minerals and waste which are not covered in this document as AVDC is not the minerals or waste planning authority; instead, reporting on these falls to Buckinghamshire County Council.

Not all the information needed is currently collected, and some is therefore not available for this report; in these instances, and in accordance with Government guidance, the AMR sets out the target years anticipated for the collection and reporting of the data, instead.

All figures given are in respect of the monitoring year 1 April 2004 to 31 March 2005, unless otherwise stated.

**Business Development**

**COI 1a Amount of floorspace developed for employment by type**

**COI 1b Amount of floorspace developed for employment, by type, in employment or regeneration areas**

**COI 1c Amount of floorspace by employment type which is on previously-developed land.**

Work to address a backlog in data collection has not yet been completed, and, accordingly, figures are not yet available for the 2004/05 year. These figures will be available in the early part of 2006, however, meaning that both the 2004/05 and 2005/06 years will be reported in the 2006 AMR. In the meantime, an attempt has been made to address those parts of the COIs

<sup>2</sup> *Local Development Framework Core Output Indicators – Update 1/2005* (ODPM, October 2005)

below which relate to existing Local Plan allocations; the notes at the end of the Business Development COIs apply to the data collected in relation to these.

<b>COI 1d</b>	<b>Employment land available by type</b>
---------------	--

*Update 1/2005* defines two strands to this COI: sites defined and allocated in the LDF (or in this case AVDLP), and sites for which planning permission has been granted:

*i) Sites for which planning permission has been granted*

An overall figure for employment land available, based on detailed monitoring of consents, cannot be provided in this AMR, for the reasons given above. A reasonable approximation can however be provided, as a result of the 2004 Employment Study, commissioned by the Council. This included a survey of existing employment land and a forecast of the District's future requirements for employment land. The survey identified 338.6 ha of existing employment land, with a distribution of 74% urban and 26% rural. In Use Class terms B1 makes up 29 % of the floorspace, B2 accounts for 39% and B8 accounts for 6%; the remainder is either sui generis, vacant or unclassified. In terms of future land requirements the study identified that for the period 2001-2016, 25 hectares are required and for the period 2016-2026, 104 hectares are required.

*ii) sites defined and allocated in AVDLP*

A schedule of AVDLP employment-related allocations is set out at Appendix 1. The total area of sites allocated for employment or employment-related allocations is 150 hectares. The assumptions on which this area is calculated are set out in the table at Appendix 1, but it should be emphasised that this includes some mixed-use allocations, which will not be brought forward entirely for employment.

<b>COI 1e</b>	<b>Losses of employment land in i) employment/ regeneration areas and ii) local authority area</b>
---------------	--

Again, *Update 1/2005* defines two strands to this COI measuring the amount of land which was available for employment in the previous monitoring year but lost to completed non-employment uses in the current monitoring year:

- i) within the authority area; and
- ii) within employment or regeneration areas (defined and allocated in the LDF).

Whilst the overall figure for employment land losses within the authority's area cannot be provided in this AMR, for the reasons given above, a figure can be provided for the AVDLP component: during 2004/5 only 0.13 hectares of land, comprising part of a mixed-use site allocated in AVDLP for 'residential and business/office use' (Park Street, Aylesbury) was developed for non-employment purposes.

In the absence of an LDF, at this time no employment/regeneration areas have been defined in the District.

<b>COI 1f</b>	<b>Amount of employment land lost to residential development</b>
---------------	--

The *Update 1/2005* definition requires the following information to be gathered for this COI: the amount of employment land identified in COI 1e as being lost to non-employment uses which was lost specifically to (completed) residential development. As only the AVDLP allocation figure can currently be obtained for COI 1e, the response to COI 1f is similarly incomplete; the Council will address this deficiency over the coming year, and report fully in the 2006 AMR.

Within these constraints, the amount of employment land that can be said to have been lost specifically to completed residential development in 2004/05 is the 0.13 hectares recorded under COI 1e: the site was redeveloped for residential purposes. This allocation was however for 'residential and business/office use' rather than solely employment use.

## Notes

Within AVDLP, and within this AMR, employment type is defined by the planning 'Use Classes':

- B1 – Business, encompassing:
  - B1 (a) – Offices (other than those in class A2 – Financial and Professional Services)
  - B1 (b) – Research and Development
  - B1 (c) – Light Industry
- B2 – General Industry (carrying out an industrial process other than within class B1)
- B8 – Storage or Distribution

Historically, this authority has recorded permissions for developments when a Use Class is not specified by splitting the proposed floorspace evenly between the permitted uses. However, a separate combined floorspace category (i.e. B1/B2/B8) is being introduced in the 2004/05 monitoring year. In the past, if a subsequent permission or approval of details for the development gave more specific information about the use, the data were amended; this procedure will be continued.

The ODPM has specified that figures should be presented as 'completed gross internal floorspace'. Where provided, floorspace figures are taken from AVDC planning application forms, where the information requested is defined as 'gross floor area' and not specified as 'gross external' or 'gross internal' floor space; sometimes the information must be taken instead from the approved floor plans.

Whilst *Update 01/2005* suggests that the difference between gross external area and gross internal floorspace is between 2.5 and 5%, the application of a standard discounting figure will not lead to consistent or accurate results. Within this AMR, floorspace figures are therefore presented as gross floor area, and cannot be confirmed as 'gross internal floorspace'. The Council will consider how this information may be recorded in the future, although the issue may be resolved upon the introduction of a standardised national planning application form.

Information is not currently recorded on the sub-types of B1 (Business) use class, so the detailed breakdown of this use class cannot be accurately supplied. Further consideration will be given to whether the Council can achieve a complete breakdown of sub-types in future reports.

The business development data above include newly built floorspace as well as information concerning changes of land use to and from employment.

## Housing

### Introduction

Four key aspects of housing development are considered in this section:

- COI 2a: housing trajectory, showing completions of dwellings, projected future supply, the requirement set out in the Sub-Regional Strategy and the phased annual rate required to be on target;
- COI 2b: percentage of new dwellings on previously developed land;
- COI 2c: density of new dwellings; and
- COI 2d: affordable housing completions.

The main requirement is for a housing trajectory, and this is set out below, together with its underlying table; a commentary on the approach taken with the trajectory is set out beforehand.

### Commentary on approach taken with trajectory

MKSM provides a phased approach to housing delivery, and this is reflected in the trajectory below. The 'monitor' line formulae in GOSE's model template were apparently designed with annualised dwelling requirements in mind (i.e., the average yearly dwelling requirement over the plan period). They compare the cumulative number of completions and the product of the annualised dwelling requirement and the number of years that have elapsed. However, an assessment of performance against phased requirements (as is the case with MKSM) should take phasing into account, and the 'monitor' line formulae have therefore been amended to reflect this.

The 'plan' line reflects the phasing set out in MKSM and the monitor line formulae now calculate the difference between the cumulative number of completions and the sum of the dwelling requirements for each of the years that have elapsed (rather than the product of the number of years and the average annual requirement, as in the original template). This is believed to produce a more accurate indication of the 'number of dwellings above or below cumulative allocation' for monitoring purposes.

The trajectory also includes an additional line in the interests of clarity: a cumulative version of the 'plan' line. This provides a 'running total' of the dwelling requirements, and allows the over- or under-provision indicated in the 'monitor' line to be considered in the context of the total requirement to date.

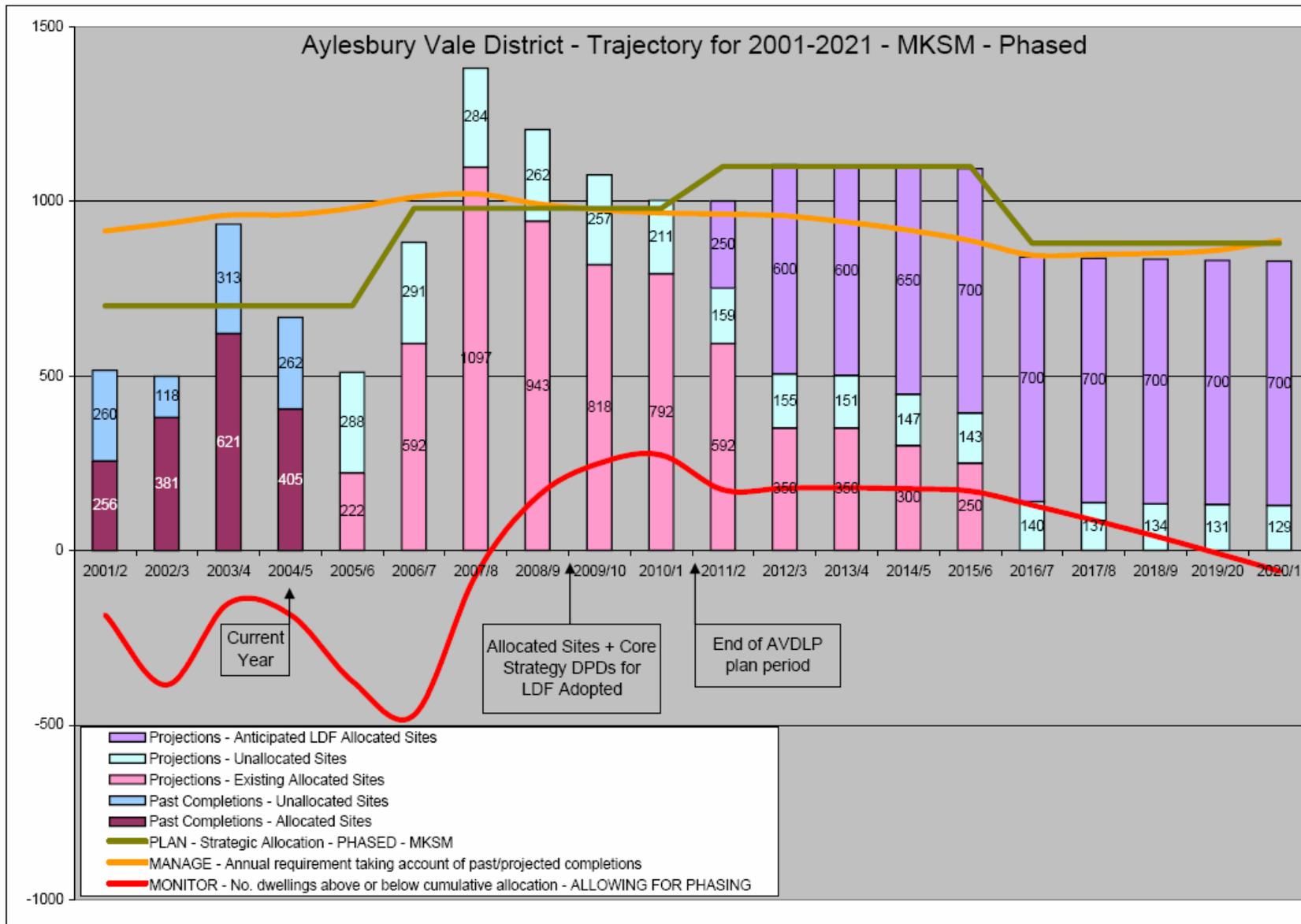
More detailed commentary on each of the Housing COIs follows the trajectory.

### Key Findings

The trajectory shows that the number of completions in the period 2001 - 2005 fell a little short of the MKSM requirement. However, the allocations in AVDLP (adopted in 2004) are in the process of being converted to permissions and implemented and they will make a major contribution to the supply 2006/7 onwards. It is anticipated that completions on windfall sites

will continue to contribute to the supply. By the end of the current Local Plan period in 2011, the total number of completions will exceed the MKSM requirement. The trajectory addresses the shortfall that would otherwise occur after 2011 by including the anticipated allocations to be made in the emerging LDF. By 2021 the total completions over the period 2001-2021 will balance the requirement.

It is important for the authority to monitor progress towards the conversion of allocations into completions. This exercise includes consideration of the timelines for developments to identify critical stages in the process of converting the allocation into a permission and thence to dwellings on the ground. With the benefit of this information, the authority will be able to identify the need to take action, or to encourage others to do so, in order to overcome obstacles or avoid delays in the process. Such initiatives by the authority should assist in achieving the delivery of housing in accordance with the requirements in the Sub-Regional Strategy. Appendix III sets out the general state of progress on sites allocated in AVDLP and includes timelines for the delivery of completed dwellings on the most important allocations.



**Aylesbury Vale District**  
**Trajectory for 2001-2021 - MKSM - Phased**

	2000/1	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	TOTAL
Past Completions - Unallocated Sites	215	280	118	313	282																	953
Past Completions - Allocated Sites	512	268	381	821	405																	1863
Projections - Anticipated LDF Allocated Sites											260	600	600	650	700	700	700	700	700	700	700	6300
Projections - Unallocated Sites						288	291	284	282	257	211	159	155	151	147	143	140	137	134	131	129	3019
Projections - Existing Allocated Sites						222	592	1097	943	818	792	592	350	350	300	250						6306
Total Past Completions	727	516	499	934	667																	
Total Projected Completions						510	883	1381	1205	1075	1003	1001	1105	1101	1097	1093	840	837	834	831	829	18241
PLAN - Strategic Allocation - PHASED - MKSM		700	700	700	700	700	980	980	990	980	980	1100	1100	1100	1100	1100	890	890	880	930	880	18300
PLAN - Strategic Allocation - PHASED - MKSM - Cumulative		700	1400	2100	2800	3500	4480	5460	6440	7420	8400	9500	10600	11700	12800	13900	14780	15660	16540	17420	18300	
Cumulative Completions		516	1015	1949	2816	3126	4009	5390	6595	7670	8673	9674	10779	11880	12977	14070	14910	15747	16581	17412	18241	
MONITOR - No dwellings above or below cumulative allocation - ALLOWING FOR PHASING		-184	-385	-151	-184	-374	-471	-70	155	250	273	174	179	180	177	170	130	87	41	-8	-59	
MANAGE - Annual requirement taking account of past/projected completions		915	936	960	982	980	1012	1021	993	975	966	963	958	940	917	887	848	848	851	860	888	59

Prepared December 2005

**COI 2a Housing trajectory showing:**

**COI 2a i) Net additional dwellings over the previous five-year period or since the start of the relevant development plan document period, whichever is the longer**

The relevant development plan period for this COI (which requires a minimum period of five years) is the Structure Plan period, which started in 1991 (when looking ahead, however, the development plan used is that provided by the Milton Keynes and South Midlands Sub-Regional Strategy, i.e., 2001-2021). Accordingly, net completions since 1991 are:

Year	Structure Plan Requirement	Net Completions
1991/92	700	862
1992/93	700	752
1993/94	700	557
1994/95	700	659
1995/96	700	680
1996/97	700	725
1997/98	700	945
1998/99	700	817
1999/00	700	775
2000/01	700	727
2001/02	1000	516
2002/03	1000	499
2003/04	1000	934
2004/05	1000	667

It will be seen that, overall, delivery in the period 1991- 2001 exceeded the Structure Plan requirement, enabling AVDC to carry forward a surplus to the 2001-2011 AVDLP plan period, and thereby reduce the requirement to be met in this period by 499 dwellings. The period from 2001 onwards is now covered by the Milton Keynes and South Midlands Sub-Regional Strategy; delivery against the MKSM targets is set out in the trajectory above, and discussed in more detail below.

**COI 2a ii) Net additional dwellings for the current year (2004/05)**

The additional dwellings for 2004/5 are:

New dwellings completed	644
Conversions/changes of use completed	101
Gross additional dwellings	745
Dwellings demolished in association with developments of new dwellings or otherwise	64
Dwellings lost by reason of conversions/changes of use	14
Losses of Dwellings	78
Net Additional Dwellings	667

**COI 2a iii) Projected net additional dwellings up to the end of the relevant development plan document period or over a ten-year period from its adoption, whichever is the longer**

The relevant development plan period for this COI is that provided by the Milton Keynes and South Midlands Sub-Regional Strategy, i.e., 2001-2021.

Projected completions have been estimated by combining separate assessments of sources of supply that will contribute to the total figure. The Housing Potential Study was not completed in time to inform this AMR, but it is envisaged that the conclusions from the final version of the Study will be used to inform estimates of projected completions in future AMRs.

The total annual projected completions for 2005-2021 and the component figures for the individual sources of supply (as defined in *Update 1/2005*) are set out in the following table (detail on the assumptions informing this table is set out in Appendix II):

<b>Sources of Projected Completions as at 31<sup>st</sup> March 2005</b>					
	Allocated Sites		Windfall	Permissions granted or dependent on S106 agreements for greenfield windfall sites (excl rural exception sites)	<b>TOTAL</b>
	With permission	Without permission			
2005/6	222	0	246	42	<b>510</b>
2006/7	267	325	232	59	<b>883</b>
2007/8	272	825	226	58	<b>1,381</b>
2008/9	143	800	221	41	<b>1,205</b>
2009/10	143	675	216	41	<b>1,075</b>
2010/1	142	650	211		<b>1,003</b>
2011/2	142	450	159		<b>751</b>
2012/3		350	155		<b>505</b>
2013/4		350	151		<b>501</b>
2014/5		300	147		<b>447</b>
2015/6		250	143		<b>393</b>
2016/7			140		<b>140</b>
2017/8			137		<b>137</b>
2018/9			134		<b>134</b>
2019/20			131		<b>131</b>
2020/21			129		<b>129</b>
<b>2005/21</b>	<b>1,331</b>	<b>4,975</b>	<b>2,778</b>	<b>241</b>	<b>9,325</b>

*NB - The supply comprises:*

- *Allocated sites that may or may not yet be the subject of a permission; some of the allocated sites in the latter category are the subject of applications that will be determined following the completion of S106 agreement(s);*
- *Windfall which is made up of allowances for completions on PDL and rural exception sites, based on advice in PPG3, and an addition for completions on Aylesbury PDL on the basis of a new policy in AVDLP; and*

- *Permissions and applications that will be determined following the completion of S106 agreement(s) for greenfield windfall sites (excluding rural exception sites); this type of development is outside the scope of the windfall allowances but needs to be taken into account as a contributor to projected completions.*

The current Local Plan period ends in 2011; there is therefore a shortfall in allocations to meet the MKSM requirement from this date. This shortfall is addressed in the trajectory (above) by including the anticipated allocations to be made in the emerging LDF.

The scale of the shortfall that the LDF will need to make up is approximately:

<b>2011/2</b>	250
<b>2012/3</b>	600
<b>2013/4</b>	600
<b>2014/5</b>	650
<b>2015/21</b>	700

The Council is confident that the MKSM targets will be achieved. Progress with delivery will be monitored through future AMRs, and the LDF programme revised as required.

<b>COI 2a iv) The annual net additional dwelling requirement</b>
--

*Update 1/2005* allows the housing requirement specified in the relevant regional spatial strategy (RSS) to be used as a proxy, prior to the adoption of a development plan document requirement. The relevant RSS for Aylesbury Vale is Regional Planning Guidance 9 (RPG9) – South East, as amended by the Milton Keynes and South Midlands (MKSM) Sub-Regional Strategy.

The MKSM Sub-Regional Strategy requires that an expanded Aylesbury should accommodate a total of 15,000 new dwellings over the period 2001-2021, with the remainder of the District accommodating an additional 3,300 dwellings in the period 2001-2016. The phasing for the Aylesbury component is determined by the MKSM Sub-Regional Strategy; an even distribution of the remainder over the period 2001-2016 is assumed:

	<b>2001-06</b>	<b>2006-11</b>	<b>2011-16</b>	<b>2016-21</b>	<b>TOTAL 2001- 2021</b>
<b>Aylesbury</b>	<b>2,400</b>	<b>3,800</b>	<b>4,400</b>	<b>4,400</b>	<b>15,000</b>
<i>Annual rate</i>	<i>480 pa</i>	<i>760 pa</i>	<i>880 pa</i>	<i>880 pa</i>	-
<b>Rest of District</b>	<b>1,100</b>	<b>1,100</b>	<b>1,100</b>	-	<b>3,300</b>
<i>Annual rate</i>	<i>220 pa</i>	<i>220 pa</i>	<i>220 pa</i>	-	-
<b>TOTAL FOR DISTRICT 2001-2021</b>					<b>18,300</b>

Because of the degree of phasing determined within the development plan, a phased approach has been adopted to the trajectory, rather than solely annualised figures.

It must be emphasised that these figures exclude any additional housing to be accommodated in the District as a result of growth at Milton Keynes or Leighton Linlade.

**COI 2a v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance**

*Update 1/2005* defines this COI as relating to the number of net additional dwellings required over the remaining plan period (i.e., to 2021) to meet the overall housing requirement set out in the relevant development plan document (in this case the MKSM Sub-Regional Strategy). It should take into account net additional dwelling completions identified in (i) & (ii) and should be expressed as a residual annual average.

This figure corresponds to the 'manage' line in GOSE's original template. Whereas parts (i) – (iv) of this COI represent data that is inserted into trajectories, part (v) of the COI is a product of inserting that data into trajectories.

Accordingly, reference should be made to the bottom line of the trajectory table on page 26, and the corresponding line on the trajectory itself.

**COI 2b Percentage of new and converted dwellings on previously-developed land**

Of a gross total of 644 dwellings completed in 2004/5 as new build dwellings, 42% (272) were built on previously-developed land; 58% (372) were greenfield developments.

Of a gross total of 101 dwellings completed in 2004/5 as conversions, 66% (67) were built on previously-developed land; 34% (34) were greenfield developments.

The national target is that 60% of gross completions should be on previously developed land by 2008. This is not a performance target AVDC can set itself to hit: future estimates are influenced by developers' decisions regarding the implementation of permissions and very substantially in the longer term by those decisions in relation to two Major Development Areas at Berryfields and Weedon Hill (representing an anticipated 30-40% of all completions). The proportion can fluctuate significantly from year to year. Within the context of Best Value Performance Indicator (BVPI) 106, the authority does however have a prediction of future performance:

05/06	06/07	07/08
28%	33%	35%

BVPI 106 measures the percentage of additional housing provided on previously developed land and through conversions of existing buildings. In the year covered by this AMR, the overall figure for this District was 45%, against a 'target' of 43%.

There is little opportunity for influencing the outcome of this indicator, other than in the long term and with a changed strategic planning framework. 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. AVDC's relatively low percentage performance secures high figures in the southern Buckinghamshire Districts and in the County as a whole.

**COI 2c Percentage of new dwellings completed at:**  
**i) Less than 30 dwellings per hectare;**  
**ii) Between 30 and 50 dwellings per hectare; and**  
**iii) Above 50 dwellings per hectare.**

Net site density is a measure that may only be assessed for the whole of a development, because it is necessary to include within the site areas developed for directly associated uses such as access roads and private garden space.

During 2004/5 – and in any given period – dwellings are however completed that represent only parts of developments. It is not possible to measure the net density at which those particular dwellings were built, nor therefore to assess the percentages of new dwellings that were completed at densities within the specified bands.

However, it is possible and helpful to consider the density of the whole of each of the developments on which any dwellings were completed during 2004/5. In some cases the completions in 2004/5 represented only part of the development; in others the completions were the last ones of the development; and in a third category the completions represented the totality of the development.

Of the 644 (gross) new dwellings completed 2004/5, the percentage and numbers that comprised or formed part of developments within the specified net density bands were:

<b>Percentage of new dwellings (gross) by net density</b>		
<b>Net Site Density</b>	<b>Number of Completions</b>	<b>% Completions by Density Range</b>
i) Less than 30 dpha	356	55.3
ii) Between 30 and 50 dpha	210	32.6
iii) Above 50 dpha	78	12.1
<b>Total gross dwellings</b>	<b>644</b>	<b>100%</b>

*N.B. dpha = dwellings per hectare*

Government guidance in PPG3: Housing (March 2000) recommends increased density of development at and around places with good passenger transport accessibility, such as town centres, whilst ensuring sustainable levels of residential amenity are in place, and the avoidance of densities below 30 dwellings per hectare net, which makes inefficient use of land.

Initial assessments suggest that the relatively high percentage of completions at low density during this monitoring year is a function of two key factors:

- 1) old (pre-PPG3) schemes reaching completion, including such urban extensions as the Fairford Leys development (outline consent granted in 1990); and
- 2) consents for small, infill development, where density considerations are weighed against the need to respect local character.

The authority is committed to ensuring much higher densities in future developments, and this will certainly be addressed in LDF policies.

**COI 2d Affordable housing completions**

During this monitoring year, 67 (gross) affordable units were built as new dwellings or provided by conversions. Associated losses of 5 affordable dwellings were recorded, leaving net completions of 62 affordable dwellings during the year.

In addition, a further 36 units were provided as the result of publicly funded Do It Yourself Ownership (DIYSO) and Home Buy initiatives. These affordable units were not newly built dwellings or the result of conversion schemes but were ‘off the shelf’ purchases of existing dwellings and therefore effectively changes of tenure.

These figures are a reconciliation of the monitoring figures produced by both the Planning and Housing Divisions. Work is ongoing to further improve and reconcile these systems.

**Transport**

**COI 3a Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the LDF**

**COI 3b 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)**

Information is not currently collected to enable the authority to report on these indicators. AVDC is however working with Buckinghamshire County Council (BCC) and the other Buckinghamshire districts to establish a common approach for the use of ‘accession’ software. It is anticipated that AVDC will inform BCC of any closures of facilities and changes of use/permissions in the district, and that BCC will then update their public transport data on a regular basis, and produce the transport core output indicator plots at the end of March. It will therefore be possible to include this information in the 2006 AMR.

**Local Services**

**COI 4a Amount of completed retail, office and leisure development**

**COI 4b Amount of completed retail, office and leisure development in town centres**

Work to address a backlog in data collection has not yet been completed, and, accordingly, figures are not yet available for the 2004/05 year. These figures will be available in the early part of 2006, however, meaning that both the 2004/05 and 2005/06 years will be reported in the 2006 AMR.

Work will also be undertaken to disaggregate the Council’s assessment of B1 developments.

**COI 4c Amount of eligible open spaces managed to Green Flag Award standard**

During the period covered by this AMR, an area of approximately 18 hectares held Green Flag Award standard. 4

Work to increase and refine the information available under this COI is underway with the Council's Leisure Division.

**Flood Protection and Water Quality**

**COI 7 Number of planning permission granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality**

This information has not previously been collected. However, the authority does provide the Environment Agency each month with copies of any permissions issued in cases when the Agency had been consulted.

The following work is currently programmed to address this information shortfall:

- The refinement of the existing arrangements with the Agency to identify permissions granted on which the Environment Agency was consulted (and responded with adverse comments).
- Cross-checking of AVDC records against the Environment Agency's new High Level 12: Development & Flood Risk reports, which are available on its website ([www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)). These reports detail the local planning authorities and any objections lodged by the Agency.

Results for both 2004/05 and 2005/06 will be reported in the 2006 AMR.

**Biodiversity**

**COI 8 Change in areas and populations of biodiversity importance, including:**

**COI 8 i) Change in priority habitats and species (by type)**

Data are not currently collected that can provide all the information quoted and there is some debate as to the definitions of the indicators required and their interpretation. Further consideration of the work necessary to provide the information will have to be undertaken during the coming year, in conjunction with Buckinghamshire County Council (the County Council is soon to appoint a Biodiversity Officer).

**COI 8 ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance**

The Council is not aware of any de-designations during the monitoring year. Sixteen additional areas were however designated as 'local sites', totalling 373 hectares.

**Renewable Energy**

**COI 9 Renewable energy capacity installed by type**

The renewable energy types defined in *Update 1/2005* include bio fuels, onshore wind, water, solar energy and geothermal energy.

For the year 2004/05 the installed renewable energy capacity in the District of which AVDC is aware was about 18MW. The landfill gas energy recovery facility at Calvert has a total power output in excess of 17MW. An additional 0.36MW is produced by an anaerobic digestion facility at Aylesbury sewage works; the waste is broken down in warm conditions with no oxygen present and this gives rise to gas, which is used to power a turbine generating electricity. The small balance of the existing known capacity is produced by a wind turbine at Brill Primary School.

It is likely that there is a small amount of additional capacity of which AVDC is not aware. Specific data on renewable energy is not currently collected and is not a category on the AVDC planning application form. It may be possible to get more data by identifying permissions granted for developments such as turbines and solar panels and checking whether they have been implemented. However, relevant permissions may not be picked up if the development is larger scale and the particular feature, such as solar panels, is not expressly mentioned in the description. Furthermore, some developments of interest may not need to be the subject of any application at all for permission. These issues, and the ability to measure implementation, will be investigated further over the coming year.

## 6 POLICY REVIEW

### Background

Whilst the core output indicators do enable some assessment of the implementation of planning policies, the legislation also requires a more detailed assessment of the full range of local policies. 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 no development plan documents (DPDs) are yet in force, this AMR will assess the implementation of policies within the current adopted Local Plan for the District, the Aylesbury Vale District Local Plan (AVDLP), adopted in January 2004, and covering the period to 2011. This plan is 'saved' for the immediate future, and will only gradually be replaced by DPDs within the emerging LDF.

### Approach

An initial sift of the 195 policies in AVDLP was undertaken, to identify the most appropriate mechanism for monitoring each policy. Some were identified as being 'unmonitorable', on the grounds that there is no known way to measure the outcome, or because the necessary evidence is not available; these policies were not assessed further. The remainder were assessed for 'monitorability' in the following categories:

- *Uniform*

AVDC uses the Uniform system to record details of planning applications. The sift identified policies for which the information stored could assist in monitoring; it also enabled recommendations to be made regarding future improvements to the information collected.

- *Appeals monitoring*

The vast majority of policies are suited to this type of monitoring, but not all policies will be tested in this way in any one year.

All appeal decisions received within the period 1 April 2004 – 31 March 2005 were 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.

Future work will involve linkages being made with the ongoing work to review the requirements imposed by PPGs/PPSs (see below), one strand of which involves assessing the degree to which AVDLP policies comply with current national/regional guidance (it is to be expected that less compliant policies would be less successful at appeal).

- *Targets*

PPS12 requires that the impact of policies in respect of national, regional and local policy targets is assessed. Various AVDLP policies encompass targets; in the vast majority of cases these are local targets. These policies were identified in the initial sift, but the targets have not yet been scrutinised or assessed: this work will take place over the coming year, and be reported in the 2006 AMR.

- *PPG/PPS compliance*

PPS12 also requires that AMRs should assess whether policies need changing to reflect changes in national or regional policy. Accordingly, an audit of the policy requirements imposed by current PPGs and PPSs was carried out, and AVDLP policies assessed against these to identify any gaps. Further work in this area will be undertaken to inform LDF policy drafting.

- *Sustainability sampling*

Policies against which to test applications for the delivery of sustainability (using random sampling of applications) were identified in the initial sift; the actual assessment will be carried out in the coming year.

- *Miscellaneous*

If other monitoring mechanisms could be identified, these were flagged in this part of the policy sift.

The broad conclusions of this work to date are set out below, structured according to the requirements imposed by the legislation and PPS12. Where a need for further work was identified, this will be undertaken in the coming year; the results will be used to inform policy preparation in the emerging LDF.

### **The extent to which Local Plan policies are being achieved**

In assessing the extent to which the policies set out in the Local Plan are being achieved, the authority is required to consider:

- their context within wider community and local objectives; and
- whether they need adjusting or replacing because they are not working as intended, and, if they need changing, the actions needed to achieve this.

### **Appeals Monitoring**

Development Control staff review every appeal decision received, whether the appeal was won or lost by the authority. From this review there is no evidence that there is a particular common theme in allowed appeals, which appear to be matters of judgement on a wide range of development proposals rather than weaknesses in policy: there is no indication that policies are not being supported in any particular area, or that the authority is out of line with Government advice when planning permission is refused, or that decisions are procedurally flawed.

This conclusion is further reinforced by the detailed review undertaken for this AMR of appeal decisions received in 2004/05. This monitoring enabled 44 policies to be assessed in detail. Of these 44 policies, 22 (50%) were upheld in all cases where tested at appeal. These policies are working well, and no further action is needed.

Of the remaining 22 policies, six 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 16 policies, 13 were not identified as having any specific weakness; rather they were generally not upheld for reasons such as material considerations specific to the case. There are therefore no suggested actions relating to these policies.

Only three policies were flagged as potentially requiring future action, because the policy was not specifically upheld in a high proportion of the decisions in which it was cited, and/or they were specifically criticised by the Inspector. These policies are listed below, along with suggestions for their improvement:

#### *GP.8 Protection of the amenity of residents*

The policy advises that permission will not be granted for development that would unnecessarily harm the amenity of adjoining residents. Detailed analysis of the decisions in which this policy was cited suggest that there is no problem with the policy per se, but that case officers' interpretation of the policy was not upheld in all cases: under this policy a judgment has to be reached on whether the proposed development would or would not have an unduly adverse effect on neighbouring residents. It is this judgment that is not supported in the cases emerging from the review, and not the underlying policy. The appeals monitoring shows that there are particular issues relating to the relationship of the policy and the Supplementary Planning Guidance (SPG) on residential extensions, and these will be taken into account as appropriate when drafting the LDF. A further issue is interpretation of this SPG, and this will be investigated further. There is no immediate need to review this policy.

#### *GP.21 Transport considerations in new developments*

The policy sets out the criteria for considering highway aspects of planning applications, including the need for safe and convenient access for all road users, the adequacy of the highway network involved, and the requisite level of car parking. The monitoring demonstrates that there are particular issues relating to site-specific details and other matters, suggesting that, during the preparation of the LDF, AVDC needs to continue to work closely with Buckinghamshire County Council to draft an appropriate policy to accord with BCC's technical advice and Government guidance. Again, there is no immediate requirement to review this policy.

#### *GP.24 Car parking guidelines*

The policy requires new development to provide vehicular parking in accordance with the Council's operative guidelines published as SPG. Again, general issues were identified in the monitoring which will be taken into account in future policy drafting; however, there is no immediate need to review this policy.

Overall, as demonstrated in the authority's BV204 return for 2004/05, only 15% of appeals were allowed against the authority's decision to refuse on planning applications<sup>3</sup>. This figure is very low, and suggests an effective application of policy.

Notwithstanding this, the authority is keen to identify areas for improvement. The analysis above demonstrates that the policy context is sound, but it will still be looked at in detail when drafting LDF policies to further enhance clarity and effectiveness. The application of policy is another area where the authority will investigate the scope for improvement.

### **Sampling of applications**

It is proposed that a random sample of planning applications determined throughout the year will be selected. These will be scrutinised to collate information on the use and interpretation of AVDLP policies. Policy aims that are not being achieved through non-use or mis-interpretation will be identified and appropriate actions flagged up.

### **Assessment of the impact policies are having in respect of targets**

The initial sift of policies has identified those that contain targets. It is proposed that progress against these targets will be assessed; in most cases this can be done by examining the amount and type of development that has been brought forward in accordance with these policies. This work, and the identification of other key regional and national targets, will be undertaken over the coming year, and reported in the 2006 AMR.

In the longer term, where other strategies share common targets with planning policies, it is the Council's intention to integrate the associated monitoring: future AMRs will highlight common targets and indicators. This is likely to be of particular relevance in relation to the emerging Community Plan and Sustainability Appraisal work (see below).

### **Whether policies need changing to reflect changes in national or regional policy**

A broad assessment of all current Planning Policy Guidance notes and Planning Policy Statements has been undertaken to identify if there are any gaps in the policy coverage of the current Local Plan.

Inevitably, there are some gaps in AVDLP coverage, primarily as a result of new guidance being issued since AVDLP was adopted. These gaps include policy pertaining to:

- renewable energy
- spatial planning
- biodiversity
- town centre policy

The review has ensured that these gaps will all be addressed at the earliest opportunity in the emerging LDF; a second, more detailed assessment will now be undertaken to identify fully which policies have been superseded by changes in national policy guidance and which areas where existing policies need updating and strengthening. It is therefore considered that no

---

<sup>3</sup> BV204 is defined as the number of planning appeal decisions allowed against the authority's decision to refuse on planning applications as a percentage of the total number of planning appeals against refusals of planning applications.

further action is required outside the current LDF timetable; in the interim, national policy will be applied wherever AVDLP policy is insufficient.

**Identification of adopted/saved policies not being implemented**

The information provided in appendices I and III demonstrates the degree to which AVDLP residential and employment allocations are being implemented.

Where allocations have not yet secured consent, the Council is taking active steps to progress existing applications, and improve application handling so that future applications will be handled with greater efficiency. Where applications have not yet been received, the Council is reviewing the situation; in the case of employment allocations, the Planning Division is working closely with the Economic Development team to promote sites for development. All outstanding allocations will be reviewed during LDF preparation.

## **7 FUTURE WORK**

### **Introduction**

As set out in the Introduction, there are a number of areas for future work, to improve the overall quality and usefulness of the AMR. These are addressed in more detail below.

### **Addressing the information gap to report fully on existing indicators**

Those areas where information is not currently available have been flagged in the text, and every effort will be made during the coming year to address these information gaps, and report fully on existing indicators in the 2006 AMR.

### **Developing new indicators**

There are other areas where additional indicators could usefully be developed. There are two areas of work worth particular mention in this respect:

#### *Sustainability Appraisal (SA)*

As part of the preparatory work on the LDF, a comprehensive and wide-ranging set of baseline data is being collected for the Sustainability Appraisal (including international, national and regional/sub-regional information where available, for the purposes of comparison). This will provide information on a variety of historic and current trends in Aylesbury Vale.

The baseline data collection process is being guided by a review of plans and programmes, general officer knowledge of relevant data sources, and national and regional sustainability objectives. The data collection process is organised around a number of indicators. It is intended that as part of the consultation process on the SA Scoping Report (due to take place in early 2006) the number of proposed indicators will be reduced in order to make them more manageable.

These indicators will be used to uniform data collection for LDF Development Plan Documents, and will be reported in future AMRs.

#### *Statement of Community Involvement (SCI)*

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

Whilst the SCI will not formally be in force during the 2005/06 reporting year, it is the Council's intention to apply its provisions before adoption where appropriate, and, accordingly, an update will be provided in the 2006 AMR. It is anticipated that the following will be assessed:

- awareness of the SCI and its provisions;
- response levels and the take-up of opportunities to comment; and
- the influence of community involvement on policy development.

**Investigating the scope to use the AMR as a corporate monitoring document**

In future years, the AMR provides an opportunity to pull together all AVDC monitoring and information reporting, to become a corporate information resource, and a 'one stop shop' for those wishing to learn more about the District. The potential for the AMR to be used in this way this is being discussed with colleagues, and may be reflected in the 2006 AMR.

**APPENDIX I – AVDLP EMPLOYMENT ALLOCATIONS (AS AT NOVEMBER 2005)**

<b>Policy Ref</b>	<b>Location</b>	<b>Allocation</b>	<b>Site Area (Ha)</b>	<b>Estd. Jobs</b>	<b>Comments</b>
AY.9	<b>Car Sales Site Park St Aylesbury</b>	Mixed use: Residential and business/office use	0.6		18 flats completed on part of site. Car showroom remains on rest of site.
AY.13	<b>Berryfields MDA Aylesbury</b>	Mixed use: Housing, employment and community facilities. [Site area given refers to employment component only]	9	300- 643	S106 negotiations and final negotiations on outline planning permission nearing completion.
AY.15	<b>Aston Clinton Road Aylesbury</b>	Employment: Business park [Site area given refers to developable area only]	20-22	6000	Preparation of planning brief underway. Looking at modified boundary compared to site allocated in AVDLP ODPM GAF2 funding sought to facilitate implementation.
AY.16	<b>Telford Close Aylesbury</b>	Employment	0.7	23-50	Outline permission for B uses, & application for reserved matters granted. Construction started (B2 and B8 units).
AY.16	<b>Stocklake East Aylesbury</b>	Employment	0.8	27-57	
AY.16	<b>Stocklake West Aylesbury</b>	Employment	2	143	Permission granted for industrial units. Coach depot completed. B2 units completed but not occupied.
AY.24	<b>Waterside (Exchange Street North) Aylesbury</b>	Mixed-use: Based principally on retail uses	1.8		Negotiations ongoing. Implementation plan being finalised.

<b>Policy Ref</b>	<b>Location</b>	<b>Allocation</b>	<b>Site Area (Ha)</b>	<b>Estd. Jobs</b>	<b>Comments</b>
RA.25	<b>Former brickworks at Calvert</b>	Mixed Use: Housing and employment [Site area given refers to employment component only]	3	100-857	Outline consent; renewal submitted 2005.
RA.26	<b>Former Cement Works Pitstone</b>	Mixed Use: Housing, employment and community [Site area given refers to employment component only]	21		Employment sites all have permission, remainder of site allocated for housing/community uses. Development nearly completed.
RA.31	<b>Silverstone Employment Area – Silverstone Motor Racing Circuit</b>	Employment [Existing uses (small workshops) confirmed by allocation]	8.3		AVDC working with BRDC and SNDC re: wider proposals for circuit.
RA.32	<b>Royal Ordnance Site Westcott</b>	Employment [Existing uses confirmed by allocation]	52		Policy provides a framework within which the current uses can operate and some consolidation can occur.
RA.34	<b>Former Brickworks Newton Longville</b>	Employment [Existing uses confirmed by allocation]	6.7	223-479	Development brief produced.
HA.1	<b>Business Park Haddenham</b>	Employment	6	429	Outline application for B2 agreed subject to S106. Further redevelopment for new business units also well advanced within existing employment area.

<b>Policy Ref</b>	<b>Location</b>	<b>Allocation</b>	<b>Site Area (Ha)</b>	<b>Estd. Jobs</b>	<b>Comments</b>
BU.3	<b>South of Bypass Buckingham</b>	Employment	2.2 ha	61-523	Outline permission for industrial development lapsed in March 2005. Part of site covered by permission for non-food retail warehouse (Focus DIY) - August 2005.
BU.3	<b>Industrial Park Buckingham (south of Tesco)</b>	Employment	0.9	30-64	
BU.3	<b>Adjacent to industrial park, Buckingham (off Top Angel)</b>	Employment	1.5	50-107	B2 and B8 units complete.
BU.8	<b>Between West Street and Moreton Road (Market Hill) Buckingham</b>	Mixed Use: Retail, housing, offices or leisure	2.2		Investigating public sector intervention to deliver site. Discussions re: land assembly continuing. Preparation of planning brief underway. Mix of uses not yet established.
BU.8	<b>Market Square/Bridge Street Buckingham</b>	Mixed use: Retail and other uses	1.5		
BU.9	<b>Wharf Yard Buckingham</b>	Mixed: Retail warehouse or other town centre uses	0.8	37	Retail warehouse element found to be impracticable; this, with flood plain issues, makes the future of the site uncertain within AVDLP context.
WI.2	<b>Buckingham Road/Furze Lane Winslow</b>	Employment: Industrial and commercial	5	167-357	Outline application for B uses (April 2005) refused as scheme not properly worked through. New proposal submitted.

<b>Policy Ref</b>	<b>Location</b>	<b>Allocation</b>	<b>Site Area (Ha)</b>	<b>Estd. Jobs</b>	<b>Comments</b>
	Plot C, Griffin Lane	Existing Commitment	3.6	120-257	B2/B8 application received 2005.

**APPENDIX II: ASSUMPTIONS INFORMING THE HOUSING TRAJECTORY**

**Introduction**

COI 2a requires a housing trajectory showing projected future housing supply. This projected future supply is disaggregated into:

- 1) Allocated Sites;
- 2) Unallocated Sites; and
- 3) Anticipated LDF Allocated Sites.

The assumptions informing 1) and 2) are explained below; the basis for 3) is explained in the Annual Monitoring Report itself in the section on COI 2a iii).

**1) Allocated Sites**

This element of the supply comprises:

- a) allocations that are not the subject of an outstanding permission; and
- b) dwellings proposed for an allocated site for which permission already exists (including any that are under construction).

In numerical terms the supply is:

<b>Table A1 Allocated Sites</b>			
	Aylesbury	Rural Areas	District
a) allocations that are not the subject of an outstanding permission	3,950	1,025	4,975
b) outstanding permissions in respect of allocated sites	1,380	20	1,400
<b>Allocated Sites</b>	<b>5,330</b>	<b>1,045</b>	<b>6,375</b>

**2) Unallocated Sites**

There are three components to this part of the supply:

- a) windfall allowances:
  - i) completions on windfall PDL sites
  - ii) completions on rural exception sites;
- b) outstanding permissions and applications to be determined following completion of a S106 agreement in respect of greenfield windfall sites (excluding rural exception sites); and
- c) the effect of a policy introduced in AVDLP to encourage the redevelopment of PDL sites in Aylesbury.

The following dwellings are not expressly counted as part of the supply because to do so would double-count part of the windfall allowances:

- dwellings which are the subject of outstanding permissions in respect of windfall PDL sites; and
- dwellings which are the subject of applications to be determined following completion of a S106 agreement in respect of windfall PDL sites.

On a similar basis, dwellings which are the subject of applications to be determined following completion of a S106 agreement in respect of allocated sites are not expressly counted; that would double-count part of the allowance for allocations that are not the subject of an outstanding permission.

In numerical terms the supply is:

<b>Table A2 Unallocated Sites</b>			
	Aylesbury	Rural Areas	District
a) i) Windfall Allowance - PDL	1,152	1,080	2,232
a) ii) Windfall Allowance – Rural exception sites	0	258	258
b) Outstanding permissions and permissions dependent on S106 agreements in respect of greenfield windfall sites (excl rural exception sites)	0	254	254
c) Aylesbury PDL allowance based on new policy introduced in AVDLP	288	0	288
<b>Unallocated Sites</b>	<b>1,440</b>	<b>1,592</b>	<b>3,032</b>

### **Adjustment for Non-Implementation**

In accordance with advice from the Local Plan Inspector, when estimating future dwelling completions, this authority reduces net figures for outstanding permissions by 5% to allow for the net effect of the non-implementation of permissions and the completion of a different number of dwellings on a site than had been permitted at the date in question. The net dwelling figures for applications for windfall sites awaiting completion of a S106 agreement are similarly discounted.

The gross supply taken from Tables A1 and A2 (above), the scale of the 5% reduction, and the net supply for the whole District are set out in Table A3 below:

<b>Table A3 Supply</b>			
	Gross	5% Adjustment	Net
<b>Allocated Sites</b>			
Allocations that are not the subject of an outstanding permission	4,975	0	4,975
Outstanding permissions in respect of allocated site	1,400	69	1,331
<b>Total Allocated Sites</b>	<b>6,375</b>	<b>69</b>	<b>6,306</b>
<b>Unallocated Sites</b>			
Windfall Allowance - PDL	2,232	0	2,232
Windfall Allowance – Rural exception sites	258	0	258
Outstanding permissions and permissions dependent on S106 agreements in respect of greenfield windfall sites (excl rural exception sites)	254	13	241
Aylesbury PDL allowance based on new policy introduced in AVDLP	288	0	288
<b>Total Unallocated Sites</b>	<b>3,032</b>	<b>13</b>	<b>3,019</b>
<b>Allocated Sites and Unallocated Sites</b>	<b>9,407</b>	<b>82</b>	<b>9,325</b>

## **Windfall Allowances**

The underlying assumptions made in respect of windfall can usefully be explained here. The advice in PPG3 is that in estimating the future supply of dwellings, an allowance for a contribution from windfall sites may be made in respect of PDL sites of all sizes and, insofar as greenfield windfall sites are concerned, in respect of rural exception sites.

### **PDL**

As a starting point for estimating the allowance for completions on windfall PDL sites the average numbers of net completions per 6-month period over the previous 5 years are calculated for Aylesbury and for the Rural Areas.

The supply of PDL windfall sites is finite. However, this fact has to be considered together with the promotion and increased emphasis on higher density development in urban areas and the application of more stringent planning controls in the Rural Areas with the adoption of AVDLP. On this basis it has been assumed that the historic rate of completions in Aylesbury will continue but that the rate in the Rural Areas will fall by 3% every six months.

As noted above, commitments in the form of outstanding permissions on PDL and applications for PDL waiting on the completion of a S106 agreement are excluded from estimates of projected completions to avoid double-counting with the windfall allowance for PDL sites.

The level of commitments on PDL windfall sites may be considered to check whether the windfall allowances for completions on such sites are realistic. At March 2005, the net commitments on PDL at Aylesbury (640) represented more than the sum of the windfall allowance and the Aylesbury PDL allowance for the first 5 years; for the Rural Areas the net commitments on PDL (696) represented more than the windfall allowance for 8 years. On that basis, the windfall allowances for PDL are considered to be entirely reasonable. Moreover, that assessment takes no account of completions expected on other major PDL windfall sites that are the subject of a permission granted since 31<sup>st</sup> March 2005 or are under discussion.

### **Rural Exception Sites**

The estimate of the number of completions on rural exception sites is based on the implementation of a permission for such a scheme granted since 31<sup>st</sup> March 2005 and thereafter the completion of 16 dwellings per year, representing perhaps 2 or 3 schemes.

**APPENDIX III: AVDLP HOUSING ALLOCATIONS**

**Introduction**

Notwithstanding the definition in the ODPM's *Update 1/2005*, the allocations referred to here are necessarily those in AVDLP because the LDF is not yet in place. Details of the contribution to the current housing supply made by AVDLP allocated sites are set out in Table A4, below.

**Progress on AVDLP Allocated Sites**

At 31<sup>st</sup> March 2005, two of the AVDLP allocations were already wholly the subject of permissions and details of progress on these allocations (Weedon Hill MDA, Aylesbury and the TA Centre Oxford Road, Aylesbury) are given below. The permissions for these two sites represent 876 dwellings net of an allowance for non-implementation.

At the same date, three other allocations had been partly implemented (Park Street, Aylesbury) or were the subject of outstanding permissions in respect of parts (Walton Street, Aylesbury and Tring Road (former BPCF factory), Aylesbury). The outstanding permissions and the balance of these sites are expected to produce 454 dwellings.

The other ten allocations, representing a total of 4,681 dwellings, were without permission at 31<sup>st</sup> March 2005. However, applications representing 3,823 dwellings on three of these allocations were awaiting determination at this date, dependent on the completion of S106 agreements.

**Delivery Timelines**

Particular consideration has been given to the timeline for the delivery of completed dwellings on the largest of the allocations:

- *Berryfields MDA, Aylesbury*

The anticipated timeline for the largest allocation (3,000 dwellings at Berryfields MDA), agreed by the Council and the Development Consortium, is as follows:

Work underway at December 2005	Sign S106 and issue planning permissions for MDA & Western link road
End March 2006	Submission of first reserved matters (access & infrastructure, landscaping & SUDS)
End July 2006	Start of groundworks on site
End August 2006	Submission of first housing reserved matters application

- *Weedon Hill MDA, Aylesbury*

An 850-dwelling scheme comprising the Weedon Hill Major Development Area, a greenfield allocation at Aylesbury. Outline permission was granted on 24<sup>th</sup> November 2004. The first application for approval of Reserved Matters – for 215 dwellings and

infrastructure - should be submitted by the end of 2005 or very early in 2006 and work on site is expected to start by the end of April 2006.

- *TA Centre, Oxford Road, Aylesbury*

A scheme for 71 dwellings (net) on a PDL allocation at Aylesbury. Since the end of March 2005, however, the site has been cleared, a residents' car park has been permitted and further work is being undertaken. On 5<sup>th</sup> December 2005, the Deputy Prime Minister announced that William Verry were the successful bidders for this site in his 'Design for Manufacture' competition. 102 dwellings are proposed, with 40 of them to be built to a construction cost of £60,000.

- *Moreton Road, Buckingham*

The anticipated timeline for the allocation for 200 dwellings at Buckingham is as follows:

November 2005	Development Brief approved
December 2005	Design Codes approved
December 2005	Submission of application for full permission
October 2006	Start on site
Mid-2009	Finish on site

- *Verney Road, Winslow*

The anticipated timeline for the allocation for 250 dwellings at Winslow is as follows:

November 2005	Development Brief approved
End March 2006	Design Codes approved
End June 2006	Submission of detailed planning application
End October 2006	Start on site

- *Pitstone Cement Works*

A Comprehensive Plan for Pitstone Development Area, including 175 dwellings, was published in June 2005. (These dwellings will be in addition to the 271 already completed on the site of the former Cement Works.)

- *Princess Mary's Hospital, Wendover*

The allocation - including 300 dwellings - was converted to an outline permission for development including 400 dwellings on 30<sup>th</sup> November 2005.

- *Stoke Mandeville Hospital, Aylesbury*

The allocation is for 195 dwellings net of demolitions. Two applications have been submitted for the redevelopment of the allocated area, together with an adjacent part of the existing hospital, for residential purposes. Both applications been considered by Members

and their determination is dependent on the prior completion of legal agreements. The applications propose a total of 423 dwellings net.

- *Walton Street, Aylesbury*

This allocation has been implemented in part in the form of a redevelopment (The Observatory) completed since 31<sup>st</sup> March 2005 and providing 69 flats on the east side of Walton Street. The balance of the allocation on the other side of the road is the subject of an application for outline permission for redevelopment including 200 dwellings. This application has also been considered by Members and its determination is dependent on the prior completion of a legal agreement. A detailed application has now been submitted.

- *Tring Road (former BPCC factory), Aylesbury*

A 100-flat scheme at Aylesbury on part of a PDL allocation that is the subject of a current application to renew the permission.

<b>Timing of Completions on AVDLP Allocated Sites</b>
---

The allocations are expected to produce completions principally in the period up to 2011. The Berryfields MDA is identified in AVDLP as extending beyond the plan period (ie, beyond 2011); completion is now expected in 2015/16. Three other AVDLP allocations - Weedon Hill MDA; Princess Mary's Hospital, Wendover; and Verney Road, Winslow - are now expected to overrun beyond the plan period by a single year.

<b>Table A4 – AVDLP Allocated Sites</b>				
<b>Site Allocated</b>	<b>No of dwellings subject of outstanding pp at 31/3/05</b>		<b>No of dwellings proposed by allocation</b>	<b>Comments</b>
	<b>Gross</b>	<b>Net of discount for non-implementation</b>		
Walton Street, Aylesbury (Part)	69	65		
Walton Street, Aylesbury (Part)			200	Allocated for urban uses, including residential. At 31 <sup>st</sup> March 2005 an application for outline planning permission for the redevelopment of this part of the allocation (including 200 dwellings) was awaiting determination following completion of S106 agreement.
TA Centre, Oxford Road, Aylesbury	71	68		
Tring Road (former BPCC factory), Aylesbury (Part)	100	95		
Tring Road (former BPCC factory), Aylesbury (Part)			28	Assumes balance of allocated site is redeveloped at same density as part subject of outstanding planning permission.
Weedon Hill MDA, Aylesbury	850	808		
Park Street, Aylesbury (Part)			66	Assumes balance of allocated site is redeveloped at same density as part that has already been redeveloped
Stoke Mandeville Hospital, Aylesbury			423	Allocated for community use and housing (275 dwellings – net 195). At 31 <sup>st</sup> March 2005 two applications for outline planning permission for the redevelopment of the allocated site and an adjacent area for a total of 503 dwellings (423 net of losses) were awaiting determination following completion of S106 agreements.
Bearbrook House, Oxford Road,			83	Allocated for housing & employment. SPG (planning brief for this and adjacent allocated site) refers to minimum 83 dwellings on this site.

Aylesbury				
Ardenham Lane, Aylesbury			50	
Exchange Street, Aylesbury			25	
Berryfields MDA, Aylesbury			3,000	At 31 <sup>st</sup> March 2005 application for outline planning permission was awaiting determination following completion of S106 agreements.
Circus Fields, Aylesbury			75	
Princess Mary's Hospital, Wendover			400	Allocated for various uses including housing (minimum 300 dwellings). At 31 <sup>st</sup> March 2005 application for outline planning permission for redevelopment including 400 dwellings was awaiting determination following completion of S106 agreement; permission granted 30 <sup>th</sup> November 2005.
Pitstone Cement Works			175	
Moreton Road, Buckingham			200	
Verney Road, Winslow			250	

**APPENDIX IV – GLOSSARY OF TERMS AND ABBREVIATIONS**

<b>TERM</b>	<b>DEFINITION</b>
<b>AMR/ Annual Monitoring Report</b>	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.
<b>AONB/ Area of Outstanding National Beauty</b>	A national landscape designation; the Chilterns AONB is partially within Aylesbury Vale
<b>AQMA/ Air Quality Management Area</b>	A defined area within which air quality standards or objectives are not being achieved.
<b>AVA/ Aylesbury Vale Advantage</b>	The Local Delivery Vehicle for Aylesbury Vale.
<b>AVDC</b>	Aylesbury Vale District Council
<b>AVDLP</b>	Aylesbury Vale District Local Plan – the adopted Local Plan for the District
<b>B1</b>	The ‘business’ Use Class – a planning classification, within which planning permission is not needed for a change of use.
<b>B2</b>	The general industrial Use Class - a planning classification, within which planning permission is not needed for a change of use.
<b>B8</b>	The storage and distribution Use Class - a planning classification, within which planning permission is not needed for a change of use.
<b>BVPI/ Best Value Performance Indicator</b>	Best Value Performance Indicator (a national measure of performance, set by central government) (e.g., BVPI 204).
<b>COI/ Core Output Indicators</b>	A mandatory standardised set of indicators introduced by the ODPM in 2005, in order to monitor the effectiveness of policies and enable national comparison.
<b>Core Strategy</b>	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.
<b>DPD/ Development Plan Document</b>	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.
<b>DPHA</b>	Dwellings per hectare
<b>GOSE/ Government Office for the East of England</b>	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.
<b>IMD/</b>	The Government publishes an Index of Multiple Deprivation

<b>TERM</b>	<b>DEFINITION</b>
<b>Index of Multiple Deprivation</b>	combining individual indices for the following domains: income deprivation; employment deprivation; health deprivation and disability; education, skills and training deprivation; barriers to housing and services; crime; and living environment deprivation into an overall measure of deprivation, the most recent being the 2004 IMD.
<b>LDF/ Local Development Framework</b>	The replacement for Local Plans. A portfolio of policy documents which will provide the framework for delivering the spatial planning strategy for the District.
<b>LDS/ Local Development Scheme</b>	A document setting out a 3-year programme for the preparation of the different documents that makes up the Local Development Framework. It is reviewed on an annual basis. It is part of the Local Development Framework, but not a Development Plan Document.
<b>LDV/ Local Delivery Vehicle</b>	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.
<b>MDA/ Major Development Area</b>	Strategic allocations within AVDLP, providing the opportunity to create new, satellite communities around Aylesbury.
<b>MKSM/ Milton Keynes and South Midlands</b>	A sub-region to which significant growth has been allocated. Aylesbury Vale lies within the MKSM area.
<b>ODPM/ Office of the Deputy Prime Minister</b>	The Government department with responsibility for planning and local government.
<b>PCPA/ The Planning and Compulsory Purchase Act</b>	The Planning and Compulsory Purchase Act 2004 came into force in September 2004 and has set in place a series of changes to the planning system.
<b>PDL/ Previously Developed Land</b>	Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) – see Annex C of PPG3 for a full definition.
<b>PPG/ Planning Policy Guidance Note</b>	PPGs set out national planning policy guidance on a range of topics.
<b>PPG3</b>	The Planning Policy Guidance Note setting out national planning policy on housing.
<b>PPS/ Planning Policy Statements</b>	PPSs set out national planning policy guidance on a range of topics, and are replacing PPGs.
<b>PPS12</b>	The PPS which sets out national planning policy on LDF preparation.
<b>S106</b>	Section 106 – a legal agreement to link the delivery of infrastructure, etc, to the grant of planning permission.
<b>SA/ Sustainability Appraisal</b>	An assessment of the social, economic and environmental impacts of the policies and proposals contained within the Local Development Framework.
<b>SCI/</b>	A document (part of the Local Development Framework and

<b>TERM</b>	<b>DEFINITION</b>
<b>Statement of Community Involvement</b>	the Development Plan) 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. A statement demonstrating how the local planning authority has complied with the Statement of Community Involvement will be required for all local development documents that the Council produces.
<b>SEA/ Strategic Environmental Assessment</b>	The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment' of certain plans and programmes, including those involving planning and land use. The assessment will examine the potential impacts of policies and proposals on the environment, and includes proposals for the mitigation of these impacts.
<b>SEERA/ South East of England Regional Assembly</b>	SEERA is the Regional Planning Body for the South East of England. A key area of regional planning work for SEERA is the preparation of Regional Planning Guidance for the South East, to provide broad guidance on the future development of the region, including housing and transportation issues.
<b>SOAs/ Super Output Areas</b>	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.
<b>SPD/ Supplementary Planning Documents</b>	These are the replacements for Supplementary Planning Guidance. They will be part of the Local Development Framework and subject to specified regulations for preparation, but still not part of the Development Plan.
<b>Sui Generis</b>	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.