



Aylesbury Vale District Council

Employment Monitoring Factsheet 2013

December 2013

Employment and economy

- Aylesbury Vale continues to be an area of high earnings.
- The latest jobs figures show a small increase of 1,500 jobs from 2011 to 2012.
- The number of business births has increased slightly, but the number of business deaths has increased, and there has also been a rise in the unemployment rate.
- In the 2012/13 monitoring year there was a 96% gain in employment floor-space in the B use class (business, industrial, storage & distribution) compared to 2011/12. 60% of the completed floor-space was on previously developed land. There was also a small gain in completed floor-space for retail uses and a large gain for other non-residential uses.
- There is a considerable amount of floor-space in the B use classes (406,884m² net gain) with planning permission as at 31st March 2013. This is contributed to particularly by the permissions at Silverstone motor racing circuit, and the Arla dairy and associated developments at Aston Clinton.
- Our employment trajectory indicates that we expect to gain over 951,748m² of employment floor-space over the period from 2011 to 2021 on currently known sites and small sites that are likely to come forward.
- Two major employment sites in Aylesbury Vale are moving forward: planning permission has been granted at Silverstone motor racing circuit for a business park, education campus, hotels, and upgrade to circuit facilities; and the Arla dairy at Aston Clinton is under construction.

2 EMPLOYMENT AND ECONOMY

Introduction

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

Indicators

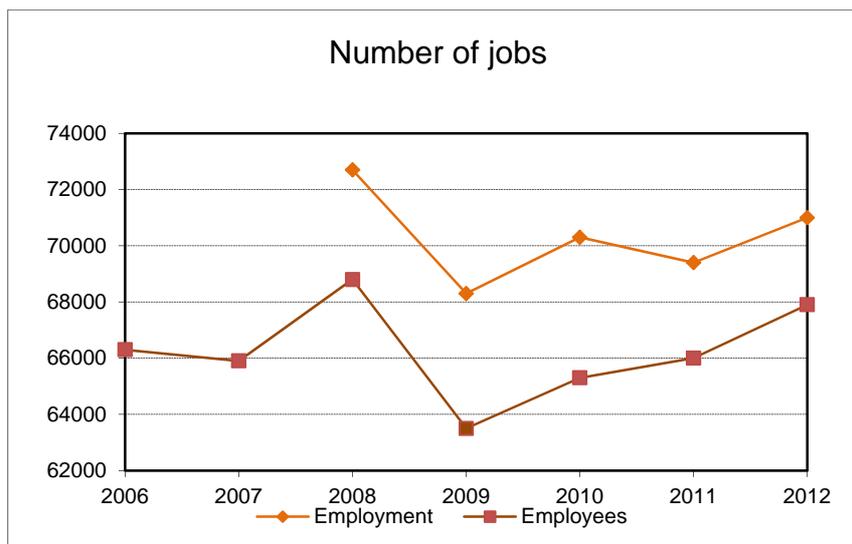
Change in the number of local jobs

The number of jobs in Aylesbury Vale District over the past few years is shown in the table and graph below. The first row (employment) is the number of employees plus working proprietors. This data is obtained from the Business Register and Employment survey, and is not available prior to 2008. The second row (employees) shows just the number of employees i.e. the number of people directly paid from the payroll of an organisation. Employees excludes voluntary workers, self-employed and working proprietors. The employee data is obtained from the Business Register and Employment survey from 2008 onwards, and from the Annual Business Inquiry prior to 2008. Data for 2009 & 2010 has been revised to bring it in line with the 2010 questionnaire. The current years is always an estimate with the previous years figures being confirmed.

	2006	2007	2008	2009	2010	2011	2012
Employment ¹	N/A	N/A	72,700	68,200	69,900	69,400	71,000
Employees ²	66,300	65,900	68,800	65,100	67,200	66,000	67,900

¹ Source: <https://www.nomisweb.co.uk/Default.asp> Business Register and Employment Survey. © Crown Copyright.

² Source: <https://www.nomisweb.co.uk/Default.asp> Annual Business Inquiry/Business Register and Employment Survey. © Crown Copyright.



Over the 2009 -2012 period the rise in the number of employees has continued giving us the largest increase in employment for Buckinghamshire and the second highest in employees for Buckinghamshire.

Diversity of economic sectors represented in the area

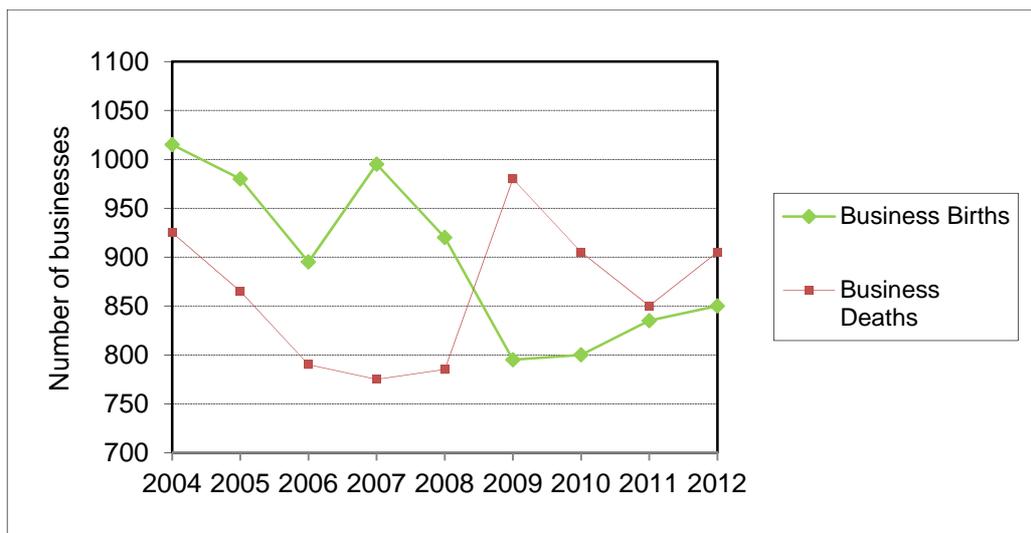
The table below shows the percentage breakdown of the 2012 employment figures by industry:

Agriculture, forestry & fishing	0%
Mining, quarrying & utilities	1%
Manufacturing	8%
Construction	6%
Motor trades	3%
Wholesale	6%
Retail	9%
Transport & storage (including postal)	3%
Accommodation & food services	5%
Information & communication	3%
Financial & insurance	2%
Property	2%
Professional, scientific & technical	9%
Business administration & support services	11%
Public administration & defence	6%
Education	10%
Health	13%
Arts, entertainment, recreation & other services	5%

Business births and deaths

The graph below shows the number of business births and deaths in Aylesbury Vale over the eight year period to 2011³.

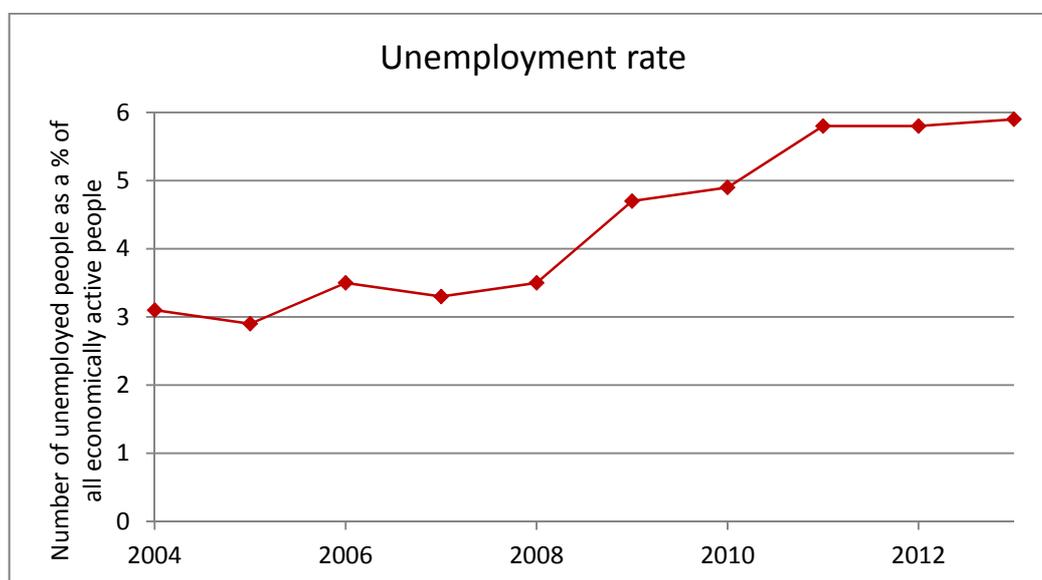
³ Source: www.ons.gov.uk Business Demography 2012.



Unsurprisingly, given the global economic recession, the number of business births had shown a sharp decline in 2007 to 2009 but there has been a slow rise in 2010 & 2011. Business deaths had been decreasing however this has risen in 2012.

Number of unemployed people as a percentage of all economically active people

This indicator measures the number of people in Aylesbury Vale aged 16 and over who were unemployed, as a percentage of all economically active people (economically active people are those people either in work or seeking work). The figures for the last nine years are shown in the graph below:⁴

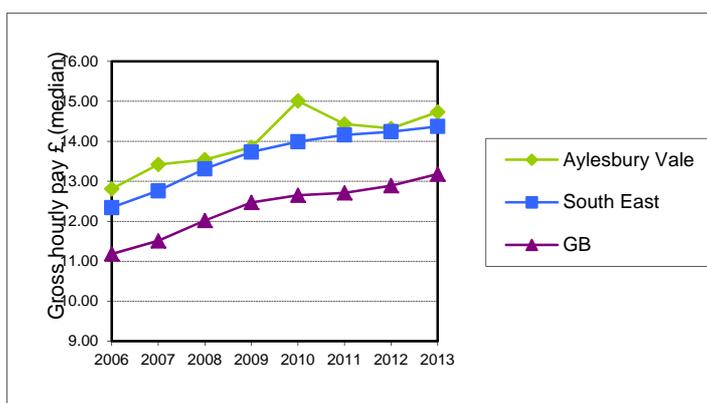
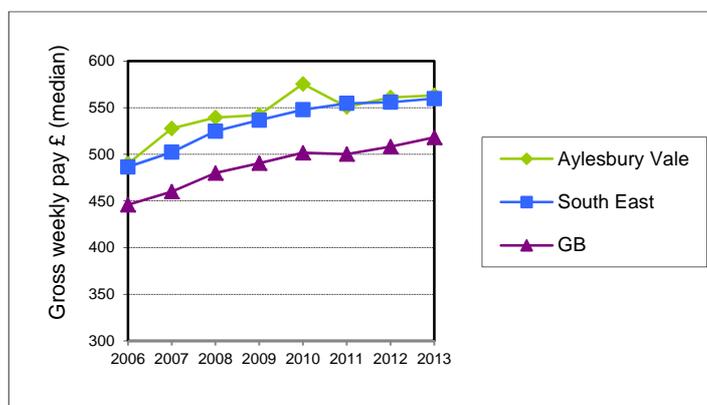


It can be seen that there has been a noticeable rise in the unemployment rate since 2008 which can be attributed to the economic recession however our figures have remained level during 2012 and 2013.

⁴ Source: <https://www.nomisweb.co.uk/Default.asp> ONS Annual Population Survey.

Average earnings

Aylesbury Vale continues to be an area of high earnings, despite the fact that there has been a drop in median earnings for employees living in the district (not necessarily working in the district). Earnings have fallen in line with the average for the South East region but remain higher than the average for Great Britain⁵:



Total amount of additional employment floor-space (B use classes)

Related AVDLP policies		Saved?
GP.17	Retention in use of existing employment sites	✓
RA.29	Proposals for new employment uses in the countryside	✓

The table below shows the amount of floor-space completed on developments falling within the B use classes, in the year ending 31st March 2013⁶.

Use class	Floor-space gained (m ²)	Floor-space lost (m ²)
B1 (a) Offices	5,916	1,710

⁵ Source: <https://www.nomisweb.co.uk/Default.asp> Labour Market Profile, derived from ONS annual survey of hours & earnings.

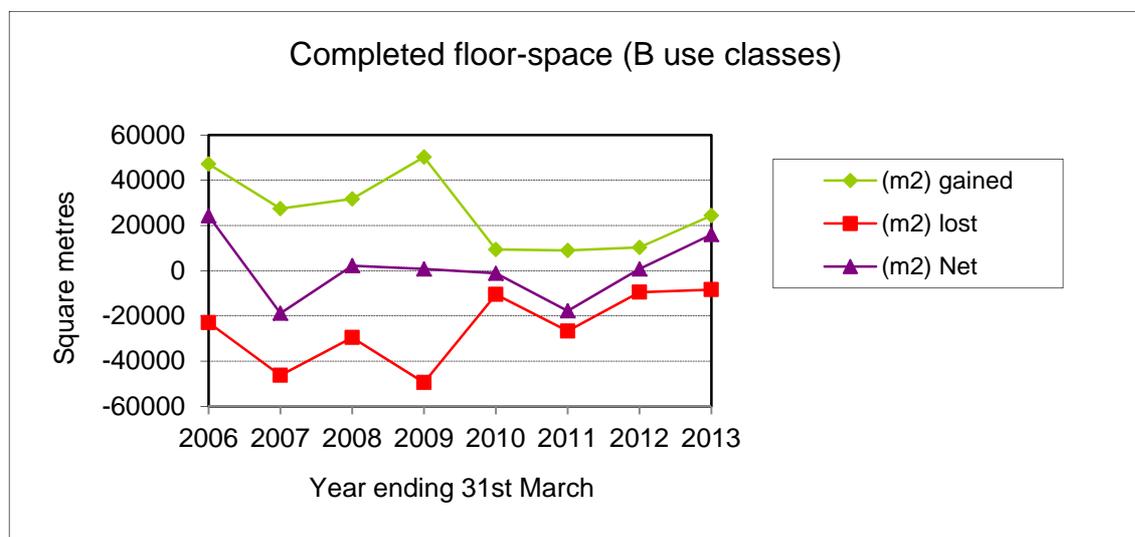
⁶ Source: AVDC Forward Plans monitoring system.

B1 (b) Research and development	130	0
B1 (c) Light industry	1,441	805
B1 Business (planning permission not specific to subclasses of B1)	7,960	200
B2 General industry	2,027	1,640
B8 Storage or distribution	6,548	3,733
B1/B2/B8 (planning permission not specific within B use classes)	360	310
Total for all B classes	24,382	8,398

These figures show a marked gain in employment floor-space during 2012/2013. Major contributors to the gains and losses in floor-space were the following:

- Erection of new office Building at Aylesbury Vale District Council, The Gateway, Gatehouse Road, Aylesbury (gain of 4,065m² B1(a)).
- Erection of new units on land at Henwood Farm, Dadford Road, Biddlesden for Fastnet Ltd (gain of 7,900m² B1 floor-space)
- Erection of warehousing building at Westcott Venture Park, Bicester Road, Westcott for Rockspring Hanover Property (gain of 2,360m² B8 floor-space).

The year-by-year trend for the amount of completed floor-space (all B classes) is shown in the graph below. It can be seen that there has been little growth in B use employment floor-space over the last seven years, although there has been a net rise in the year ending March 2013.



The division between Aylesbury and the rest of the district of the amount of completed floor-space (in the current monitoring year) is as follows⁷:

	Floor-space gained (m ²)	Floor-space lost (m ²)
Aylesbury	5,636	284

⁷ Source: AVDC Forward Plans monitoring system.

Rest of the district	18,746	8,114
Total for district	24,382	8,398

The figures in the table above, as in previous years, demonstrates the important contribution to employment development made by sites outside Aylesbury.

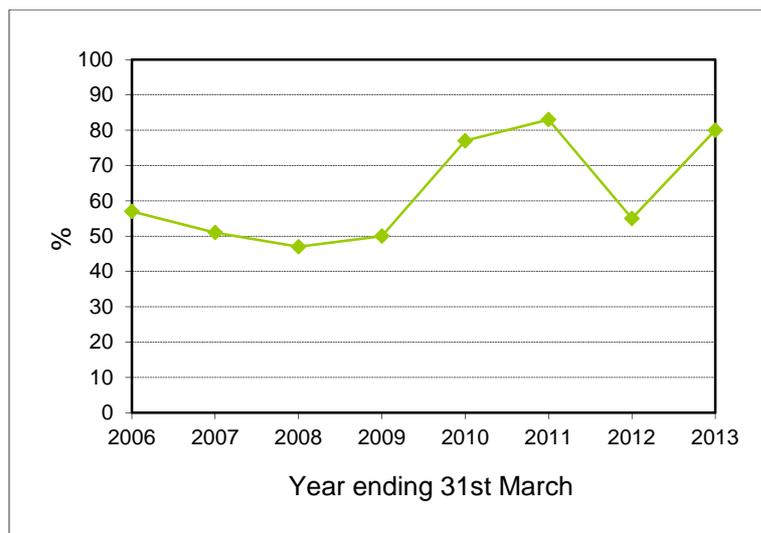
Total amount of employment floor-space on previously developed land

The table below shows the % of gains in floor-space which were on previously developed (brownfield) sites⁸. Obviously all losses in floor-space occur on brownfield sites.

Use class	Floor-space gained (m ²) on brownfield sites	Floor-space gained on brownfield sites as a percentage of floor-space gained on all sites
B1 (a) Offices	5,313	90%
B1 (b) Research and development	130	100%
B1 (c) Light industry	443	31%
B1 Business (planning permission not specific to subclasses of B1)	7,960	100%
B2 General industry	1,127	56%
B8 Storage or distribution	5,336	81%
B1/B2/B8 (planning permission not specific within B use classes)	360	100%
Total for all B classes	20,669	85%

The year-by-year trend for the proportion of floor-space developed for employment on previously developed land is shown in the graph below. A high percentage of floor-space gains have been on previously developed land in recent years.

⁸ Source: AVDC Forward Plans monitoring system.



Total amount of employment floor-space with outstanding planning permission

Related AVDLP policies		Saved?
GP.17	Retention in use of existing employment sites	✓
RA.29	Proposals for new employment uses in the countryside	✓

The table below shows the amount of floor-space with outstanding planning permission (that has not yet been constructed) for employment uses, as at 31st March 2013⁹. The floor-space for each use class is generally provided as part of the information with the planning application, but for some sites that only have outline permission, the detailed floor-space breakdown is not available so such sites are not included in the figures below.

Sites with outline permission (with no floor-space details) include:

- Berryfields major development area (9ha B1/B2/B8).

Sites with planning permission as at 31 st March 2013	Floor-space gains (m ²)	Floor-space losses (m ²)
B1 (a) Offices	17,646	3,724
B1 (b) Research and development	44,500	11,550
B1 (c) Light industry	14,690	6,084
B1 Business (planning permission not specific to subclasses of B1)	11,170	1,519
B2 General industry	124,355	14,860
B8 Storage or distribution	74,430	32,137
B1/B2/B8 (planning permission not)	189,967	0

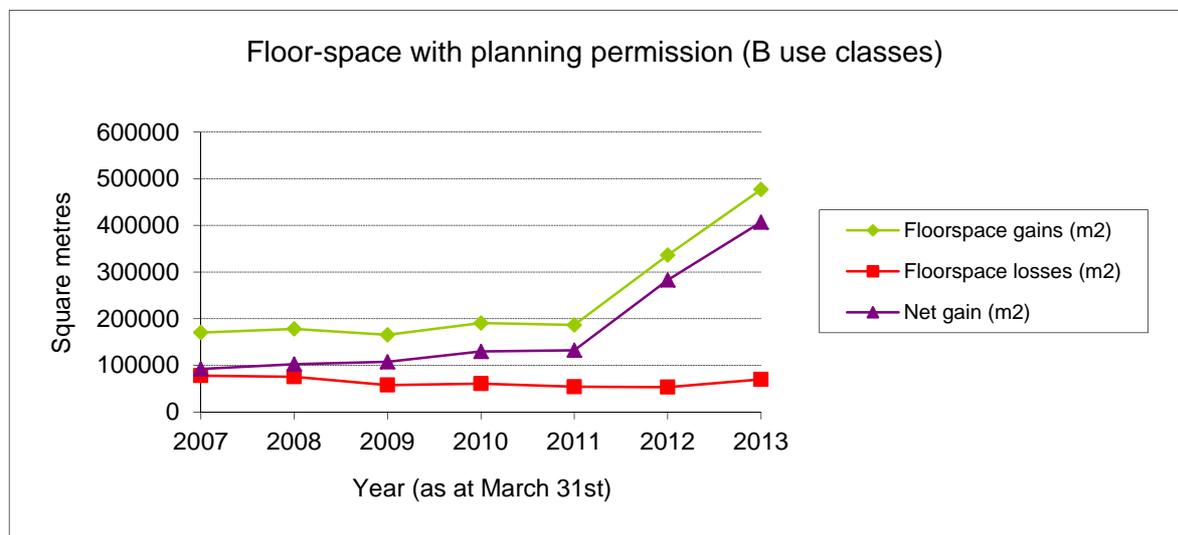
⁹ Source: AVDC Forward Plans monitoring system.

specific within B use classes)		
Total for all B classes	476,758	69,874

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

- Redevelopment of Silverstone Motor Racing Circuit |(124,200 m² B1/B2/B8 floor-space).
- Expansion of Haddenham Business Park (gain of 26,822m² B1/B2/B8 floor-space).
- Erection of data processing centre at Pitstone Green Business Park (gain of 34,434m² B1 floor-space).
- Erection of milk processing plant at College Road, Aston Clinton (gain of 82,783m² B2 & 3,493m² B1a floor-space).
- Development of land for warehousing & production facilities at College Road, Aston Clinton (gain of 6,689m² B1c, 28,707m² B2 & 51,933m² B8 floor-space).
- Development of land for employment purposes at Buckingham Road/Furze Lane, Winslow (gain of 15,000m² B1/B2/B8 floor-space).
- Demolition of existing structure and erection of commercial (B1) units and residential units at Tingewick Road industrial estate, Buckingham (gain of 2,046m² floor-space and loss of 12,395m² B8 floor-space).

The amount of floor-space with planning permission over the last seven years is shown in the graph below. It can be seen that there is a continuing upward trend due to the applications related to the Arla Dairy development at Aston Clinton and the Silverstone Motor Racing Circuit development at Lillingstone Lovell.



Employment trajectory

In the 2008 AMR we published our first “employment trajectory”. This is intended to fulfil a similar purpose to the housing trajectory, in other words to assess the amount of employment land in the pipeline and to form an estimate of when the

employment land might be expected to come forward. We have now updated the trajectory to reflect the situation as at March 2013 and has also been altered to cover the Vale of Aylesbury Plan period (2011 - 2031).

Our monitoring of planning permissions for non-residential development is done in terms of floor-space. There are some commonly used empirically-derived ratios to convert B use floor-space to number of jobs, for each of the use classes. There are however a number of problems associated with converting floor-space to jobs (and hence only floor-space information is presented here in the trajectory):

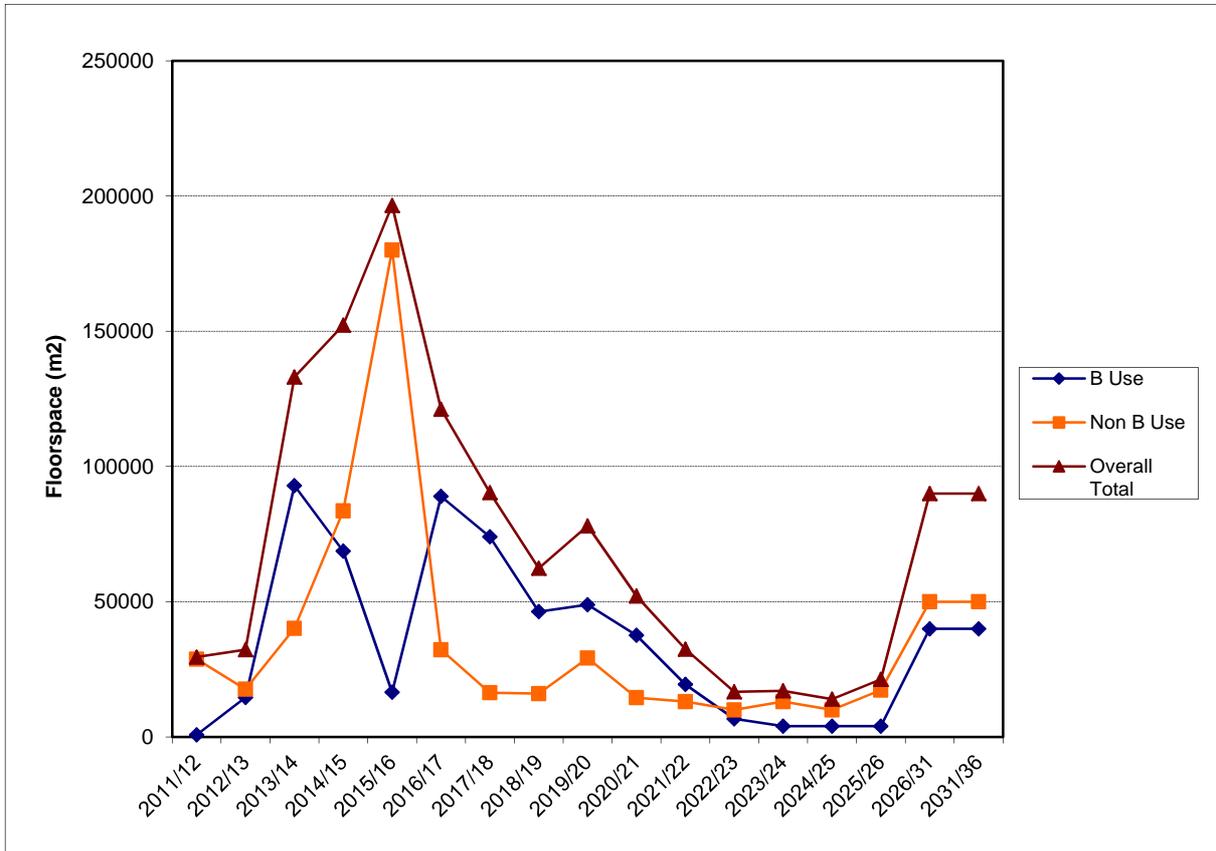
- Actual job numbers on any given site may vary widely from the estimates derived using floor-space to job ratios.
- Permissions/allocations may be for general B uses, with no idea of the split between different sub-classes. This can lead to a widely ranging estimate of the number of jobs.
- Completion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

The methodology that we have followed for the trajectory is:

- The actual completed floor-space up to 2012/13 (as recorded by our monitoring system) has been included.
- A list has been compiled of the stock of planning permissions and Local Plan allocations as at March 2013, along with information (from Building Control, site surveys, and contacts with agents/developers) on when sites have commenced construction. Other sites that are known to be in the planning pipeline have also been included. Only sites with over 1,000m² of floor-space have been included.
- There are many small sites (less than 1,000m² floor-space) with planning permission, but it would be too resource-intensive to assess each of these small sites individually. An assessment has been made of the contribution that such small sites have made to completions over the last six years. On average, 4,000m² of B-use floor-space and 10,000m² of non B-use floor-space has been completed annually on small sites. It is assumed in the trajectory that completions on small sites will continue at these average rates.
- For allocated sites and sites with outline permission for which no floor-space details are available, the site area in hectares has been converted to floor-space using a standard conversion factor (40% of area).
- Contacts with developers/agents have been made wherever possible to obtain information on when sites might be completed/occupied. The information obtained from developers/agents is patchy at best. Some are unable (or unwilling) to provide any certainty, particularly in the current

market climate. Hence there is necessarily a large amount of assumption and educated guesswork involved in producing the figures for the trajectory.

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



Estimated completions	2006-11	2011-16	2016-21	2021-26	2026-31
B-use floor-space (m ²)	-34,755	193,526	245,809	38,126	40,000
Non B-use floor-space (m ²)	118,217	350,207	108,321	63,461	50,000
Total	83,462	543,733	401,130	101,587	90,000

In total, over the period 2011 to 2031 we expect to gain over 1,161,770m² of employment floor-space. This figure is boosted in particular by proposed major developments at Silverstone motor racing circuit and Aston Clinton (Arla dairy and associated development).

It is important to note the various approximations and assumptions that are inherent in the process of preparing the employment trajectory. Therefore the results have to be treated as indicative, and interpreted with a fair degree of caution.

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

The table below shows the amount of floor-space completed on developments falling within the A use classes, in the year ending 31st March 2013¹⁰.

Use class	Floor-space gained (m ²)	Floor-space lost (m ²)
A1 Shops (gross internal floor-space)	7,224	4,843
A1 Shops (net tradable floor-space) ¹¹	5,770	3,143
A2 Financial and professional services	33	16
A3 Restaurants and cafes	1,026	689
A4 Drinking establishments	1,890	2,153
A5 Hot food take-away	12	0
Total for all A classes	10,185**	7,701**

** It should be noted the figures do not total as net tradable floor-space is already included in the gross internal area figure.

Overall, there was a net increase of floor-space. There was one major gain within the monitoring year, at the expense of Leisure (Jardines Bowling Club, Aylesbury) along with a number of individual retail units lost to residential or other use:

- Change of use from leisure to retail at Jardines Bowling Club, Friars Square, Aylesbury;
- Extension to retail area at PC World, Broadfields, Aylesbury;
- Change of use from Public House to non-residential training area at The Skinny Dog PH, Churchill Avenue, Aylesbury;
- Change of use from restaurant to residential at The Bell Public House, Church End, Leighton Road, Edlesborough;
- Change of use from shop to office at 8 Hampden Square, Fairford Leys, Coldharbour;
- Change of use from offices to retail at 1A The Square, Long Crendon;
- Change of use from workshops to tea room at Claydon House, Steeple Claydon Road, Middle Claydon;
- Works to create a visitor facilities to include restaurant, shop and interpretation centre at New Inn Farm, Stowe Avenue, Stowe;
- Change of use of Public House to residential at The Bakers Arms PH, 27 Baker Street, Waddesdon;
- Change of use of Public House to residential at The White Horse PH, 60 High Street, Whitchurch.

¹⁰ Source: AVDC Forward Plans monitoring system.

¹¹ Tradable floor-space is sales space which customers have access to (excluding areas such as storage)

Amount of floor-space with planning permission for retail etc (A use classes)

Related AVDLP policy		Saved?
GP.32	Retention of shops, public houses and post offices	✓

Sites with planning permission as at 31 st March 2013	Floor-space gains (m ²)	Floor-space losses (m ²)
A1 Shops (gross internal floor-space)	24,891	9,124
A1 Shops (net tradable floor-space) ¹²	19,975	7,837
A2 Financial and professional services	1,031	1,214
A3 Restaurants and cafes	5,080	2,032
A4 Drinking establishments	1,534	2,643
A5 Hot food take-away	142	365
Total for all A classes	32,678**	15,378**

** It should be noted the figures do not total as net tradable floor-space is already included in the gross internal area figure.

The most significant sites with permission in terms of floor-space size are¹³:

- Redevelopment for mixed use at Gatehouse Quarter, Aylesbury (gain of 4,570m² A1 floor-space).
- Redevelopment for retail use at Waterside Development Area, Exchange Street, Aylesbury (gain of 3,348m² A1 floor-space)
- Redevelopment of site for retail at NHS Trust, Stoke Mandeville Hospital, Mandeville Road, Aylesbury (gain of 2,000m² A1 floor-space).
- Replacement garden centre building at Haddenham garden centre (gain of 1,940 m² A1 floor-space).
- Loss of 1,567m² A1 floor-space and gain of 1,567m² A1 floor-space at The Cloisters, Market Square, Aylesbury
- Extension to retail store at Tesco Stores, London Road, Buckingham (gain of 2,490m² A1 floor-space)

In addition to the above, there is outline permission for a 2.6ha neighbourhood centre (including retail) at Berryfields major development area.

Amount of floor-space developed for C, D and other use classes
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Related AVDLP policies		Saved?
GP.69	Hotel and motel development	✓
GP.70	Changes of use of rural buildings and historic buildings to hotel use	✓
GP.71	Bed and breakfast and guesthouse development	✓
GP.72	Proposals for self-catering holiday accommodation and holiday homes	✓

¹² Tradable floor-space is sales space which customers have access to (excluding areas such as storage)

¹³ Source: AVDC Forward Plans monitoring system.

GP.93	Safeguarding of community buildings and facilities	✓
GP.94	Provision of community facilities and services	✓
GP.90	Provision of indoor sports facilities	✓

The table below shows the amount of floor-space completed on developments falling within other non-residential use classes, in the year ending 31st March 2013¹⁴.

Use class	Floor-space gained (m ²)	Floor-space lost (m ²)
C1 Hotels	1,132 (28 rms)	933 (18 rooms)
C2 Residential institutions	3,916	2,636
D1 Non-residential institutions	26,943	15,958
D2 Assembly and leisure	19,169	8,721
Other employment-generating uses	4,375	1,649

Large contributors to the gains/losses in floor-space included¹⁵:

- Creation of Aylesbury Vale Secondary Pupil Referral Unit, Unit 8 Abbey Centre, Weedon Road, Aylesbury (gain of 1,072m² D1 floor-space).
- Creation of retail unit at Jardines Club, 49 Friars Square, Aylesbury (loss of 1,642m² D2 floor-space).
- Erection of Primary School at Weedon Hill M.D.A., Buckingham Road, Buckingham Park (gain of 2,550m² D1 floor-space).
- Change of use of agricultural buildings to equestrian centre at Westfield Farm, Westfield Road, Long Crendon (gain of 1,260m² D2 floor-space).
- Extension to residential care home at Maids Moreton Hall, Church Street, Maids Moreton (gain of 1,046m² C2 floor-space).
- Conversion & extension of agricultural buildings as equestrian centre at New Bury Farm, Slapton (gain of 6,850m² D2 floor-space)
- Extension to equestrian centre at Rock Lane Farm, Liscombe Park, Soulbury (gain of 1,056m² D2 floor-space)
- Creation of MS Centre at Princess Mary Hospital Site, RAF Halton, Wendover (gain of 1,298m² D1 floor-space)

Amount of floor-space with planning permission for C, D and other use classes

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

¹⁴ Source: AVDC Forward Plans monitoring system.

¹⁵ Source: AVDC Forward Plans monitoring system.

GP.90	Provision of indoor sports facilities	✓
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Sites with planning permission as at 31 st March 2013	Floor-space gains (m ²)	Floor-space losses (m ²)
C1 Hotels	45,920 (728 rooms)	1,013 (22 rooms)
C2 Residential institutions	42,255	17,046
D1 Non-residential institutions	97,626	45,007
D2 Assembly and leisure	17,068	5,987
Other employment-generating uses	35,540	8,652

The most significant sites with permission in terms of floor-space size are¹⁶:

- Erection of new Aylesbury Vale Academy and sports facilities at Berryfields Lane, Berryfields (gain of 12,487m² D1 floor-space). Work commenced on site in May 2012 and completed in August 2013.
- Erection of new Primary School with Nursery, children's centre and Community Centre at Berryfields Lane, Berryfields (gain of 3,650m² D1 floor-space). Work was completed in August 2013.
- Erection of new hotel at Waterside Development Area, Exchange Street, Aylesbury (gain of 2,818 m² C1 floor-space, and 81 hotel rooms) Works have commenced on-site and completed in September 2013.
- Erection of Crown court building at 100 Walton Street, Aylesbury (gain of 5,440m² other floor-space)
- Erection of nursery and hotel at Gatehouse Quarter, Aylesbury (gain of 506m² D1 floor-space, and 102 hotel rooms).
- Erection of 80 bed care home at former BOCM site, Risborough Road, Stoke Mandeville (gain of 4,093m² C2 floor-space). Work has commenced on site and is due to complete early 2014.
- Extension to hatchery at Station Road, Quainton (gain of 3,790m² other floor-space).
- Erection of equestrian building and manege with new access at Dry Leys Farm, Shipton Lee, Quainton (gain of 1,160m² D2 floor-space).
- Demolition of outbuildings and erection of two storey nursing home wing at Bartletts Residential Home, Peverel Court, Portway Road, Stone (gain of 1,563m² C2 floor-space). Work has commenced on site.
- Redevelopment of site to provide 80 bed mental health unit at Manor House Hospital, Bierton Road, Aylesbury (net loss of 2,328m² C2 floor-space). Work has commenced on site.
- Extension to riding school at Wychwood Stud, Mursley (gain of 2,400m² Other floor-space)
- Erection of 3 storey university technical college at Aylesbury College, Oxford Road, Aylesbury (gain of 5,358m² D1 floor-space). Work has commenced on site.
- Erection of Equestrian development at Holywell Farm, Aylesbury Road, Cuddington (gain of 1,630m² D2 floor-space).

¹⁶ Source: AVDC Forward Plans monitoring system.

- Erection of hotel, education campus and outdoor facilities at Silverstone Motor Racing Circuit, Silverstone Road, Lillingstone Dayrell (gain of 32,917m² C1 floor-space and 380 rooms hotel, 17,329m² C2 floor-space and 17,329m² D1 floor-space)
- Erection of new Music School at Stowe School, Stowe Park, Stowe (gain of 1,565m² D1 floor-space). Work has commenced on site and is due to complete late 2013.

In addition to the above, there is outline permission for a 2.6ha neighbourhood centre at Berryfields major development area.

Progress on AVDLP employment and retail sites

The table below sets out progress that has happened since the update in the 2012 AMR on sites that are allocated in AVDLP for employment or retail use, or for mixed use including employment or retail.

AVDLP Policy	Site allocation	Type of allocation	Site area or floor-space	Comments
AY.5	Stoke Mandeville Hospital, Aylesbury	Housing and community uses including local neighbourhood shopping	Up to 1,000m ² retail floor-space	The residential redevelopment is well advanced. Permission has been granted for a retail store to be built which is under construction and due to be complete late 2013.
AY.11	Circus Fields, Aylesbury	Mixed use, including a canal-basin with associated uses.	450m ² B2 (workshops and dry dock); 450m ² D2 (clubhouse).	A planning application for the new canal basin was approved in May 2011 and is now under construction. The remainder of the land is to be sold for residential development. An application for housing has been received on the balance of the site that is currently pending.
AY.13 & AY.12	Berryfields MDA, Aylesbury	Mixed use: housing, employment and community facilities.	9ha (B1/B2/B8); 2.6ha (neighbourhood centre including 1,400m ² retail); 12.1ha education.	Outline planning permission for 3000 dwellings, employment, district centre and associated facilities was granted in November 2007. The residential dwellings are under construction with works on the construction of a Primary & Secondary school due to complete September 2013 a further primary school is planned later in the development.

AVDLP Policy	Site allocation	Type of allocation	Site area or floor-space	Comments
AY.14 & AY.12	Weedon Hill MDA, Aylesbury	Mixed use: housing and community facilities	4.1ha (neighbourhood centre, school and recreational/sports area)	The residential part of the development is well advanced. An outline application was approved in June 2010, including the neighbourhood centre, primary school, care home, community centre and sports and recreational facilities. The school and community centre are now complete and 5 retail units are under construction. Construction of 2 commercial units underway.
AY.24 & AY.34	Exchange Street (Waterside), Aylesbury	Mixed use based principally on retail uses (AY.24); mixed use based principally on residential and leisure uses (AY.34)	8,250m ² D2 (theatre); 3,348m ² A1 (Waitrose); 2,818m ² C1 (Travelodge); 4,450m ² D1 (Waterside Academy). Breakdown of remaining areas not yet known.	On the south side of Exchange Street: The Aylesbury Waterside Theatre opened in October 2010 with works for a Waitrose supermarket and a Travelodge hotel completed in September 2013. The remainder of the southern part of the site is expected to encompass the Waterside Academy. On the north side of Exchange Street is currently being used as a temporary surface car park, pending redevelopment for retail uses.
AY.27	Buckingham Street/Odeon, Aylesbury	Food retail	1.7ha	A permission (covering the allocated site and adjacent areas) for a new supermarket, retail units, 40 residential units, car parking and landscaping lapsed in November 2010. Sainsbury are currently looking at alternative options for this site.
BU.3	Industrial Park Buckingham (south of Tesco)	Employment	0.9ha	An application for an extension to the Tesco store, access improvements, and car park extension and alteration was approved in May

AVDLP Policy	Site allocation	Type of allocation	Site area or floor-space	Comments
				2011. This permission incorporates the site that was allocated for employment.
BU.8	Market Hill (between West Street and Moreton Road), Buckingham	Mixed use: retail, housing, offices or leisure	0.8ha	An application for 49 residential units has been received and is currently pending decision.
BU.8	Market Square/Bridge Street, Buckingham	Mixed use: retail and other uses	216m ² floor-space for retail and café element.	The redevelopment for residential, retail unit, café, car parking and riverside amenity area is nearing completion.
WE.1	Princess Mary's Hospital, Wendover	Mixed: housing, community and employment	70m ² A1 floor-space; 1,298m ² D1 floor-space.	The site has planning permission for 400 dwellings, a convenience store, a multiple sclerosis centre and associated open space, car parking and access. Construction of the dwellings is nearing completion and the multiple sclerosis centre is now complete. The retail site is being marketed.
WI.2	Buckingham Road/Furze Lane Winslow	Employment: industrial and commercial	15,000m ²	An outline application for B1/B2/B8 uses was approved in November 2007, subject to a maximum provision of 15,000m ² of floor-space. An application to extend the time limit of this permission was approved in December 2010.
RA.25	Former brickworks at Calvert	Mixed use: housing and employment	3ha (employment)	The site had outline consent for B1 use but this lapsed in April 2009. An application for 98 dwellings and two retail units was approved in April 2011. Construction of the dwellings has commenced.

AVDLP Policy	Site allocation	Type of allocation	Site area or floor-space	Comments
RA.26	Former cement works, Pitstone	Mixed use: Housing, employment and community	21ha (employment)	The employment sites all have permission; all apart from one plot have been completed. Residential development is under construction on the remainder of the site.
RA.30 & RA.31	Silverstone motor racing circuit and Silverstone employment area	Employment [Existing uses (small workshops) confirmed by allocation]	116,000m ² B1/B2/B8 business park; 161,950m ² leisure/ motorsport; 31,700m ² hotel; 33,700m ² education	A development brief for the Silverstone site was prepared jointly by AVDC and South Northants District Council and was adopted in February 2009. This proposes a new employment park adjoining the circuit and a significant upgrade of circuit facilities. An outline planning application was approved in August 2012 to implement the development contained within the development brief. The proposed development comprises: business park, technology park, education campus, hotels, retail and spectator facilities, improved leisure and event spaces, and other ancillary development.
RA.32	Royal Ordnance site, Westcott	Employment [Existing uses confirmed by allocation]	52ha (limited expansion of floor-space within this area)	An outline application for nearly 28,000m ² of B1, B2 and B8 uses and 4 hectares of open storage was approved in May 2009, along with an application for the provision of a new pedestrian and vehicular access road to serve the Venture Park. The new access road is now complete. Permission was granted for a solar energy park in 3 phases; Phases 1 & 2 are up and running.

Commentary and conclusions

The latest figures (2012) show the number of employees and in employment within Aylesbury Vale have risen. Average earnings have remained in line with the the South East but higher than Great Britain in this respect. However, other figures paint a less rosy picture - both the number of business births and deaths have increased and unemployment amongst the residents of the district has levelled out.

Our monitoring of employment permissions and completions shows that overall in 2012/13 there was a net increase of employment floor-space, retail floor-space and the amount of floor-space for other non-residential. There has been a significant increase in the amount of employment land with planning permission that has not yet been built, mainly due to the Arla and Silverstone related applications.

Our employment trajectory predicts that the amount of completed employment floor-space will increase over the coming years. Over 1,137,935m² of floor-space is expected to be completed from 2011 to 2031 on currently known sites and small sites that are likely to come forward.

A number of sites allocated for employment in the Aylesbury Vale District Local Plan have still not come to fruition (including the employment area at Berryfields major development area, Buckingham Road/Furze Lane in Winslow, Haddenham Business Park and the remaining plot at Pitstone Green business park). However, there have been some significant developments on other employment sites subsequent to the end of the 2012/13 monitoring year:

- The approval of a major planning application for development at Silverstone motor racing circuit;
- The commencement of construction of the Arla dairy in Aston Clinton in April 2012.

APPENDIX I: GLOSSARY OF TERMS AND ABBREVIATIONS

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

TERM	DEFINITION
C1	The hotels use class - a planning classification, within which planning permission is not needed for a change of use.
C2	The residential institutions use class - a planning classification, within which planning permission is not needed for a change of use.
CLG/Communities and Local Government	The Government department with responsibility for planning and local government.
D1	The non-residential institutions use class - a planning classification, within which planning permission is not needed for a change of use.
D2	The assembly and leisure use class - a planning classification, within which planning permission is not needed for a change of use.
Dpha	Dwellings per hectare
IMD/ Index of Multiple Deprivation	The Government publishes an Index of Multiple Deprivation combining individual indices for the following domains: income; employment; health deprivation and disability; education, skills and training; barriers to housing and services; crime; and living environment into an overall measure of deprivation, the most recent being the 2010 IMD.
LDS/ Local Development Scheme	A document setting out the programme for the preparation of the different documents that make up the Local Plan
LTP/ Local Transport Plan	The Local Transport Plan covering Aylesbury Vale is produced by Buckinghamshire County Council, and sets out the transport strategy for Buckinghamshire.
MDA/ Major Development Area	Strategic allocations within AVDLP, comprising urban extensions to Aylesbury (Berryfields, Weedon Hill, and Aston Clinton Road).
NPPF/National Planning Policy Framework	Sets out the Government's planning policies for England and how these are expected to be applied.
PDL/ Previously Developed Land	Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings and private garden land) - see Annex 2 of the NPPF for a full definition.
SA/ Sustainability Appraisal	An assessment of the social, economic and environmental impacts of the policies and proposals contained within the Local Plan.
SCI/ Statement of Community Involvement	A document that sets out how the Council will engage with the community in preparing and reviewing the Local Plan, and also in major development control decisions. In effect it is the Council's planning policy on consultation.

TERM	DEFINITION
SOAs/ Super Output Areas	Administrative areas designated in the 2001 Census, having relatively uniform numbers of residents (around 1,500). There are 32,482 SOAs in England as opposed to 8,414 local authority wards.
SPG/ Supplementary Planning Guidance or SPD/Supplementary Planning Documents	Guidance issued by the Local Planning Authority to supplement policies and proposals in the Local Plan.
Sui Generis	A term to describe uses that are not within defined Use Classes, such as nightclubs; motor car showrooms; retail warehouse clubs; taxi or vehicle hire businesses; laundrettes; amusement centres; petrol stations; hostels; theatres.