

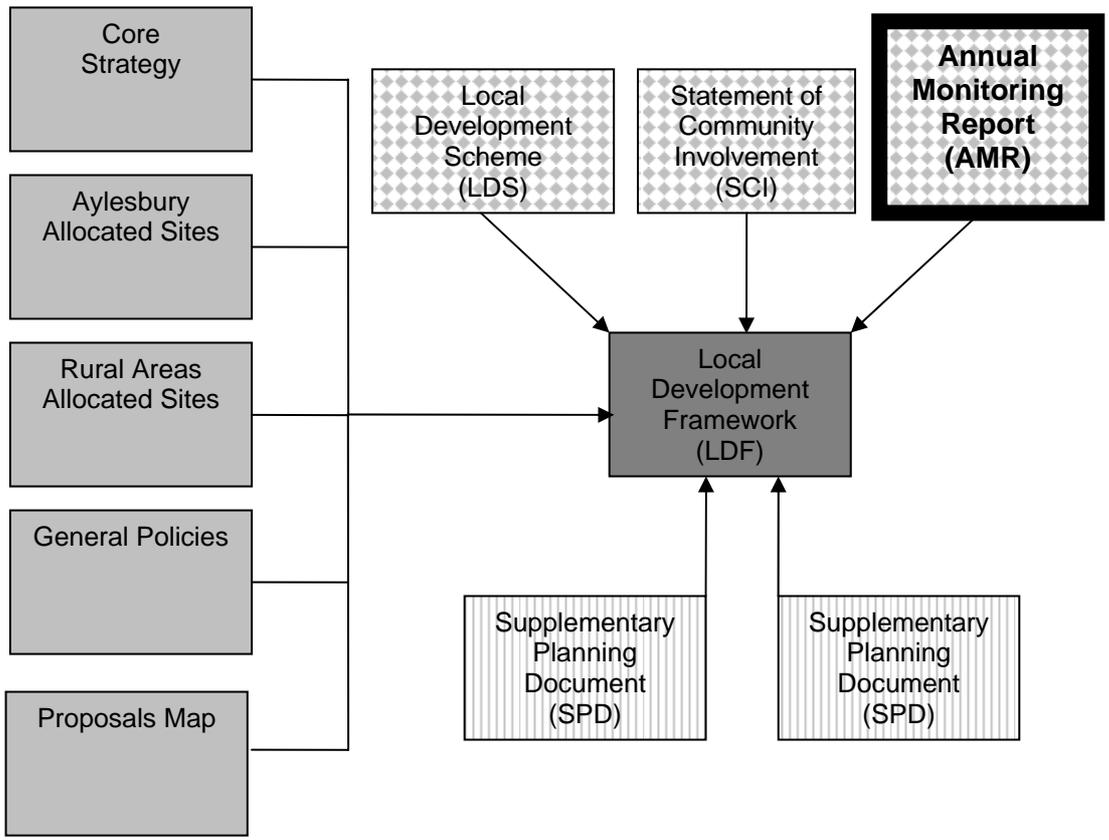
Aylesbury Vale Local Development Framework

**Annual
Monitoring
Report 2006**



December 2006

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



KEY

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NB The 'saved' policies in AVDLP remain part of the development plan for Aylesbury Vale until explicitly superseded by LDF policies; the policies in force will be made clear in all DPDs.

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1 EXECUTIVE SUMMARY

Introduction

This Annual Monitoring Report (AMR) covers the period 1st April 2005 to 31st March 2006. It is produced under regulations and guidance set out 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.

Although most of the information gaps that existed at the time of production of the 2005 AMR have been filled, it is recognised that there are still some areas for improvement in the Council's monitoring system. In order to properly address the deficiencies, a revised staffing structure has been implemented within the Forward Plans Group. The new arrangements will enable a thorough review of all the monitoring systems to take place in early 2007. This will result in improvements to the LDF monitoring framework, and an improved and more comprehensive 2007 AMR.

Key Findings

These findings are explored in more detail in the later sections of the report. The most significant indicators and facts are summarised here.

Local Development Scheme

- The current Local Development Scheme remains that approved in March 2005.
- The Statement of Community Involvement was adopted in October 2006, two months ahead of schedule.
- Issues and Options consultation (Reg 25) was undertaken for the Core Strategy and Aylesbury Allocated Sites Development Plan Documents in June/July 2006, in accordance with the Local Development Scheme milestone.
- A revised Local Development Scheme was submitted to GOSE for approval in November 2006, to reflect necessary changes in the timetable brought about by a number of factors.

Core Output Indicators

Business Development

- In the 2005/06 year, there was 24,223m² of floorspace (new floorspace and changes of use/conversions) developed for employment in use classes B1, B2 and B8.
- 7,981m² of this floorspace was on sites allocated in AVDLP.
- 13,825m² of this floorspace was on previously developed land.

- The land available for employment use (B1, B2 and B8) as at 31st March 2006 comprises 141ha allocated in AVDLP (that does not yet have planning permission), and 88,785m² of floorspace with planning permission.
- There were no losses of land which was available for employment in the previous monitoring year (2004/05).

Housing

- There were 643 net additional dwellings completed during the 2005/06 year.
- The current Local Plan period ends in 2011, whilst the strategic housing requirement imposed by the MKSM Sub-Regional Strategy and the draft South East Plan runs to 2026. There is therefore an inevitable 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/SEP targets will be met.
- 66% of completed dwellings were on previously developed land in 2005/06.
- 74% of dwellings were completed at a density of 30 dwellings or over per hectare.
- 48 affordable housing units were completed.

Transport

- 95% of additional dwellings completed in 2005/06 are within 30 minutes public transport time of a primary school.
- Over 80% of additional dwellings completed in 2005/06 are within 30 minutes public transport time: of a GP; a secondary school; areas of employment; and a major retail centre(s).
- 33% of additional dwellings completed in 2005/06 are within 30 minutes public transport time of a hospital.

Local Services

- In the 2005/06 year, there was 18,307m² of retail, office and leisure development floorspace completed (use classes B1(a), A1, A2 and D2).
- In Aylesbury town centre, there was a loss of 173m² of floorspace in the retail, office and leisure use classes.
- No open spaces within the District currently hold the Green Flag award. Five AVDC-owned sites have been identified as meeting the criteria for Green Flag status.

Flood protection and water quality

- In 2005/06, 23 applications were objected to by the EA on flood risk grounds and no applications were objected to on water quality grounds. No decisions were made contrary to EA advice. 2 planning permissions were refused in line with EA advice and 2 planning permissions were granted but with conditions which fully mitigated EA concerns.

Biodiversity

- The Chilterns Beechwoods (which was previously designated as a candidate Special Area of Conservation) was designated as a Special Area of Conservation on 1st April 2005.

- Of the 58 SSSI ‘units’ in the District, only 2 are reported by Natural England as ‘unfavourable declining’.
- Over 87% of the original ten year targets in the Aylesbury Vale Biodiversity Action Plan have been met in the first six years.
- No housing completions in the year 2005/06 took place on sites designated for their biodiversity value (i.e Special Areas of Conservation, SSSIs, local nature reserves, nature reserves managed by the Bucks, Berks and Oxon Wildlife Trust, county wildlife sites, or biological notification sites).

Renewable energy

- At 31st March 2006 the installed renewable energy capacity in the District of which AVDC is aware was about 15.4MW.

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 are being replaced by Local Development Frameworks, or LDFs. LDFs comprise a number of individual documents, which have different roles and purposes (these are explained in more detail in Section 6):

- 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 second to be produced under the new planning system, and covers the 2005/06 year (i.e., the period 1 April 2005 to 31 March 2006).

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 Annual Monitoring Reports must contain the following indicators, but recognise that it may not initially be possible to cover all the prescribed indicators:

Contextual Indicators	These provide a background and context against which to consider the effects of policies and interpret the core output and significant effects indicators.
Core Output Indicators	<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>
Significant Effects Indicators	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 2006

i) Contextual characteristics and the Quality of Life report

This AMR includes a section (section 4) which reports on the “Quality of Life” indicators which are being used to monitor progress against actions set out in the Council’s Community Plan. Additional contextual information is provided in sections 3 and 5. The potential development of the AMR into such a corporate information resource is an action that was identified in the 2005 AMR.

ii) Core Output Indicators

Section 7 reports on the core output indicators. Most of the information gaps that existed at the time of production of the 2005 AMR have been filled.

ii) Planning Policies

As the Council is very much in the first stages of preparing the new Local Development Framework, the 2006 Annual Monitoring Report necessarily focuses on monitoring the effects of policies in the current Aylesbury Vale District Local Plan (AVDLP), adopted in January 2004. The policies in AVDLP are automatically saved until September 2007 or until they are replaced by new policies produced under the LDF. Specified policies can be retained beyond September 2007 by making a request to the Secretary of State, and the Council will be submitting a list of the policies that it wishes to save by 1st April 2007.

Future Direction of the AMR

This is the second Annual Monitoring Report under the new regulations and covers the period 1st April 2005 to 31st March 2006. The 2005 AMR identified a number of gaps in the monitoring system. This second AMR has filled in some of these gaps; in particular, the information reported under the core output indicators is more comprehensive. However, more work remains to be done, particularly in terms of monitoring the implementation of policies, local output indicators, and significant effects indicators.

The LDF’s aims and objectives will be being further developed over the coming year, and this will in turn inform the choice of local output indicators. Local output indicators will be included in the 2007 AMR. As work on the sustainability appraisal progresses, it is also proposed that monitoring of significant effects indicators be developed, and this will be reported in the 2007 AMR.

In order to properly address the deficiencies in the current monitoring system, the Council has implemented a revised staffing structure within the Forward Plans Group, including the creation of an Implementation and Monitoring Team. A new post (Senior Planning Officer (Information)) has been created within this team, and the postholder is responsible for all aspects of LDF monitoring, information provision, and the production of the AMR. These new arrangements will enable a thorough review of all the monitoring systems to take place in early 2007. This will result in improvements to the LDF monitoring framework and a further improved and more comprehensive 2007 AMR. The scope of future work is discussed in more detail in Section 9 of this AMR.

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 2007 AMR). Comments on the format and content of this AMR will however be welcomed, so that improvements can be made to future editions. Any such comments should be sent to:

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

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

3 CONTEXTUAL CHARACTERISTICS - OVERVIEW

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 proposed 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.

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

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

The Silverstone Motor Racing Circuit straddles the northernmost boundary between Aylesbury Vale and South Northamptonshire District, and is another important source of employment in this vicinity.

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) was designated alongside the A41 (Tring Road) in July 2005, 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. Express bus services operate between Aylesbury and Milton Keynes, and between Cambridge and Oxford via Buckingham. Route 51 of the National Cycle Network runs through the District, linking Winslow and Steeple Claydon with Milton Keynes and Bicester.

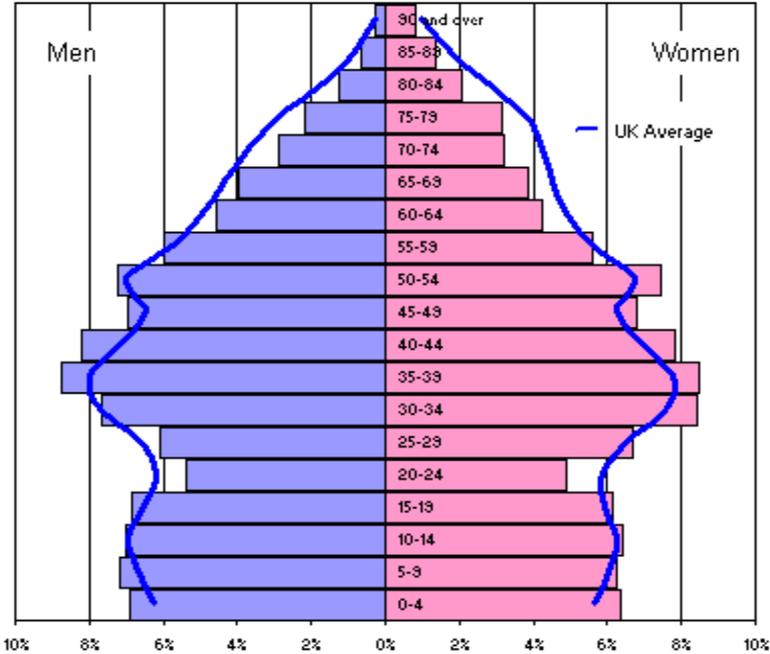
Demographic Structure and Ethnicity

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 16th in England and Wales and 4th 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 as a whole, whilst the proportions aged 20-29 and 60-89 were smaller than nationally (see figure below).

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.

Age and Sex of Population			
AYLESBURY VALE	Total Resident Population	Males	Females
All Ages	165,749	82,350	83,399
0-4	10,957	5,678	5,279
5-9	11,125	5,898	5,227
10-14	11,139	5,788	5,351
15-19	10,747	5,654	5,093
20-24	8,523	4,439	4,084
25-29	10,592	5,011	5,581
30-34	13,338	6,335	7,003
35-39	14,296	7,214	7,082
40-44	13,294	6,772	6,522
45-49	11,411	5,750	5,661
50-54	12,208	5,985	6,223

	Total Resident Population	Males	Females
55-59	9,569	4,901	4,668
60-64	7,259	3,727	3,532
65-69	6,472	3,241	3,231
70-74	5,072	2,385	2,687
75-79	4,401	1,788	2,613
80-84	2,774	1,041	1,733
85-89	1,657	519	1,138
90 and over	915	224	691

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

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 below).

Ethnic Composition of Resident Population in percentages			
	AYLESBURY VALE	BUCKS	ENGLAND
	%	%	%
White	94.1	92.1	90.9
White Irish	1.1	1.2	1.3
Mixed	1.2	1.3	1.3
Asian or Asian British	3.1	4.6	4.6
Indian	0.6	1.1	2.1
Pakistani	2.2	3.1	1.4
Bangladeshi	0.1	*	0.6
Other Asian	0.2	0.3	0.5
Black or Black British	1.0	1.2	2.1
Caribbean	0.7	0.9	1.1
African	0.3	0.2	1.0
Other Black	0.1	*	0.2
Chinese/Other Ethnic	0.6	0.6	0.9

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

* Too small to be given with accuracy.

4 COMMUNITY PLAN AND THE QUALITY OF LIFE REPORT

In 2003 the Government first identified Aylesbury Vale as a growth area. To help seize the opportunities that this growth will bring, a range of partners in the public, business and voluntary sector came together to create the Vision 2031 partnership to deliver a common vision for a Vibrant Aylesbury Vale.

This is a long term commitment but the partnership approved a Community Plan in August 2006 which identifies the key themes to be addressed in the short term.

To help check progress against the actions set out in the Community Plan, a report on the State of the District is to be prepared annually. This monitoring uses the “Quality of Life” indicators published by the Audit Commission, which are listed in the Community Plan. The Quality of Life report makes comparisons between Aylesbury Vale, Buckinghamshire and the national average. The Audit Commission information currently dates from 2003/04, but more recent supplementary information has been included where it is available. Information has been sourced from the Audit Commission website at <http://www.areaprofiles.audit-commission.gov.uk/> unless otherwise stated.

The themes used in The Quality of Life report (and hence those used here) correspond with those in the Community Plan: communities, economic development, environment, health and social well-being, housing and transport.

The following is an extract from The Quality of Life report being produced in 2006 (the full final report will be available on the Council’s website in the near future). Future work will include consideration of the most effective way of linking monitoring of the Community Plan with the AMR.

COMMUNITIES

How do residents feel about Aylesbury Vale?

The following indicators provide information on the percentage of residents who think that for their local area, over the past three years, things have got better or stayed the same.

	Aylesbury Vale	Buckinghamshire	National average
Activities for teenagers	64.32%	58.22%	60.40%
Cultural facilities (eg: cinemas, museums)	95.85%	92.87%	84.41%
Facilities for young children	80.63%	80.47%	77.21%
Sport and leisure facilities	93.67%	91.34%	88.43%
Parks and open spaces	85.07%	89.68%	86.80%
Community activities	89.38%	85.25%	84.85%

Source: ODPM Best Value General Survey (2003/04 data)

These figures show that generally residents in Aylesbury Vale are happy with their local area, with five out of six of the indicators showing higher scores than the county and the national averages. The only exception is parks and open spaces, although even for these facilities 85% of residents feel they have improved or stayed the same.

The following indicators provide information on the percentage of residents who think that the issues below are big problems for their local area:

	Aylesbury Vale	Buckinghamshire	National average
People being attacked because of their skin colour, ethnic origin or religion	22.1%	16.9%	22.47%
Vandalism, graffiti and other deliberate damage to property or vehicles	51.2%	49.9%	59.64%
People using or dealing drugs	51.3%	42.9%	60.31%
People being rowdy or drunk in public places	37.7%	30.5%	48.50%

Source: ODPM Best Value General Survey (2003/04 data)

These data highlights that residents in Aylesbury Vale feel the issues present a greater problem than residents in the county as a whole. However, the District’s results are generally well below the national average.

How safe do residents feel?

The data are only currently available for the whole of the Thames Valley Police area. Residents in the Thames Valley Police area feel less safe than the national average, although the difference is small.

	Thames Valley police area	National average
Feel safe outside during the day	96.6%	97.58%
Feel safe outside after dark	71.2%	72.31%

Source: Home Office – British Crime Survey (2004/05 data)

How safe are residents?

To provide some context for Aylesbury Vale, information is included on levels of crime in the district compared with the county and the national average. The table below shows that generally crime rates are much lower in Aylesbury Vale compared to the county as a whole and the national average.

	Aylesbury Vale	Buckinghamshire	National average
Domestic burglaries per 1,000 households	9.25	14.77	11.73
Violent Offences committed per 1,000 population	12.10	13.00	17.47
Theft of a vehicle per 1,000 population	1.88	2.68	3.72
Sexual offences per 1,000 population	0.76	0.72	1.04

Source: Home Office – Recorded Crime Statistics (2004/05 data)

Communities - Summary
<ul style="list-style-type: none"> Of the 16 communities indicators there are 14 for which it is possible to compare against the national average. For 12 of these, Aylesbury Vale is above the national average.
<ul style="list-style-type: none"> For these 14 indicators it is also possible to compare Aylesbury Vale against the county. Aylesbury Vale ranks above the county in 8 of these 14 indicators.
<ul style="list-style-type: none"> There are 2 indicators where it is only possible to compare the Thames Valley Police area against the national average. For both of these indicators, the area ranks below the national average.

ECONOMIC DEVELOPMENT

Employment overview:

	Aylesbury Vale	National Average
<i>(All people aged 16-74)</i>		
In employment	69.6%	60.6%
Unemployed	2.0%	3.4%
Retired	11.0%	13.6%
34,666 people commute out of the district to work and 16,752 people commute in. The Vale is therefore a net exporter of 17,914 workers.		

Source: Office for National Statistics 2001 Census

How many local businesses are there?

The number of businesses in Aylesbury Vale is above the national average, and accounts for almost a third of all businesses across the county. The number of local businesses has grown over each of the last four years, and is in line with the national average with a 0.3% year on year change.

	Aylesbury Vale	Buckinghamshire	National average
Number of VAT registered businesses in the area at the end of the year	7,250	23,365	6,085.1
% change in the number of VAT registered businesses	0.3%	-0.2%	0.3%

Source: Nomis – Inter-departmental Business Register (2004 data)

Income deprivation

Aylesbury Vale is well below the national average in terms of both the number of children and elderly people who live in households that are income deprived, as defined by the Government's deprivation index.

	Aylesbury Vale	Buckinghamshire	National average
% of children living in families that are income deprived	9.1%		18.27%
% of population over 60 living in households that are income deprived	9.6%		13.88%

Source: Office for National Statistics (2004 data)

Compared to the county & nation as a whole, fewer people claim key benefits in the district. In terms of people claiming Job Seekers Allowance who have been out of work for over a year, the district is above the national average.

	Aylesbury Vale	Buckinghamshire	National average
(i) % of the population of working age that is claiming key benefits (Nov 2004)	5.6%	6.4%	11.72%
(ii) Number of Job Seeker's Allowance claimants as a % of working age population (Mar 2005)	1.00%	1.20%	1.93%

	Aylesbury Vale	Buckinghamshire	National average
(iii) % of Job Seekers' Allowance claimants out of work for more than a year (Mar 2005)	14.00%	18.60%	11.15%

Source: (i) Dept for work and pensions, (ii & iii) , Nomis – claimant count

Education and qualifications

Qualifications overview:

(All people aged 16-74)	Aylesbury Vale	National Average
Qualified to degree level or higher	22.8%	19.9%
With no qualifications	22.3%	28.9%

Source: Office for National Statistics 2001 Census

Over 90% of 16-24 year olds in the district are either in full time education or employment.

The information about the number of 15 year olds achieving 5 or more GCSEs is currently only available at county level. Both these indicators show the county exceeding the national averages.

	Aylesbury Vale	Buckinghamshire	National average
(i) % of 16-24 year olds in full time education or employment (2003/04)	90.4%		84.82%
(ii) % of 15 year old pupils in local authority schools achieving 5 or more GCSES (grade A*-C or equivalent) (2004/05)		65.9%	51.19%

Source : (i) DWP & Local Benefits agency: Annual Labour Force Survey, (ii) Audit Commission Best Value PI 38 (2004/05 data)

Job density

Aylesbury Vale is below the national average and Bucks scores in terms of job density.

	Aylesbury Vale	Buckinghamshire	National average
Job density : number of jobs filled to working age population (2002)	0.72	0.85	0.96

Source: Nomis – job density

Economic development - Summary

- Of the 10 economic development indicators, there are 9 where it is possible to compare the district against the national average. For 7 of these, Aylesbury Vale is above the national average.
- For 5 of the indicators it is possible to compare Aylesbury Vale against the county. Aylesbury Vale ranks above the county for all 5 indicators.

ENVIRONMENT

Environment overview:

Aylesbury Vale covers over 350 square miles. There are just 1.8 people per hectare, as opposed to the national average of 3.4.

How much household waste do we produce?

In 2004/05 considerably less waste per head was collected than across the county and nation as a whole. Although the recycling rate in the district was above the national average, it was below the recycling rate of the county as a whole.

17% of land and highways across the district have combined deposits of litter and detritus. This compares favourably with the national average of 18.03%

	Aylesbury Vale	Buckinghamshire	National average
(i) Household waste collected per head (Kg) (2004/05)	331.0 kg	531.0	444.8 kg
(ii) % of household waste recycled (2004/05)	16.66%	19.69%	15.19%

	Aylesbury Vale	Buckinghamshire	National average
(iii) % of land and highways assessed as having combined deposits of litter and detritus (2004/05)	17.00%		18.03%

Source: (i), (ii) & (iii) Audit Commission Best Value PI 84, PI 82a & PI 199

How much energy do we use?

The amount of gas and electricity being used by residents of Aylesbury Vale is above the national average and has increased from 2003/04.

	Aylesbury Vale	National average
(i) Average annual domestic consumption of gas (kWh)	21,365	20,425
(ii) Average annual domestic consumption of electricity (kWh)	5,395	4,758.57
(iii) Daily domestic water use (per capita consumption, litres) (2004)	165 litres	154.14 litres

Source: (i) & (ii) DTI Energy trends (2004 data), (iii) OFWAT and Environment Agency

Our natural environment

There are few areas designated as Sites of Special Scientific Interest in Aylesbury Vale. The area designated, and the percentage that is in favourable condition, is below the county and the national average. Aylesbury Vale covers 90,275 hectares.

	Aylesbury Vale	Buckinghamshire	National average
Area of land designated as a SSSI within the local authority	1,157.94 ha	2,683.22 ha	5,656.35 ha
% of land designated as a SSSI within the local authority, which is found to be in favourable condition	34.0%	47.0%	48.1%

Source: English Nature (2005 data)

Rivers

The rivers in Aylesbury Vale were assessed as being of a lower biological and chemical quality than the national average in 2004.

Compared to 2003, the biological quality figure for Aylesbury Vale has fallen by 5% and the chemical quality figure has fallen by 4%. By comparison the national average figures fell by 0.5% and 2% respectively on 2003.

	Aylesbury Vale	National average
% of river length assessed as good biological quality	48.05%	53.13%
% of river length assessed as good chemical quality	34.49%	49.44%

Source: OFWAT (2004 data)

Developed land

There is no developed land in Aylesbury Vale that is derelict¹.

	Aylesbury Vale	National average
Proportion of developed land that is derelict (2004)	0%	1.62%

Source: ODPM Planning and Land Use Statistics Division

Environment - Summary

- For the 11 environmental indicators it is possible to compare the district against the national average. For 4 of these, Aylesbury Vale ranks above the national average.
- For 3 of the indicators it is possible to compare Aylesbury Vale against the county. Aylesbury Vale ranks above the county for just 1 of these indicators.

HEALTH AND SOCIAL WELL BEING

Age standardised mortality rates

Age standardised mortality rates compare the actual number of deaths in an area with the expected number of deaths. The rates make allowance for differing age structures of the population in different areas of the country.

Mortality rates across the district vary considerably when broken down by cause of death. The mortality rate for all cancers amongst males is below the national average, whereas for females it is above the national average.

¹ “Derelict” comprises: (i) land so damaged by previous industrial or other development that it is incapable of beneficial use without treatment, where treatment includes any of the following: demolition, clearing of fixed structures or foundations and levelling; (ii) abandoned and unoccupied buildings in an advanced state of disrepair i.e. with unsound roof(s).

For both males and females, the mortality rate for ischaemic heart disease is below the national average. However, a higher than average number of males and females are dying from respiratory diseases in Aylesbury Vale.

<i>(rate per 100,000 population)</i>	Aylesbury Vale	National average
All cancers by local authority, males all ages	247.13	253.03
All cancers by local authority, females all ages	174.20	171.78
Ischaemic heart disease by local authority, males all ages	225.53	257.34
Ischaemic heart disease by local authority, females all ages	109.41	121.02
Respiratory diseases by local authority, males all ages	140.29	136.23
Respiratory diseases by local authority, females all ages	107.30	85.19

Source: ONS Geographic Variations in Health in the UK (1991-97 data)

Life expectancy

Life expectancy levels for both males and females are slightly higher within Aylesbury Vale than for the nation as a whole.

	Aylesbury Vale	National average
Life expectancy at birth : males (years)	77.4 years	76.3 years
Life expectancy at birth : females (years)	81.2 years	80.9 years

Source: Office of National Statistics (2002 data)

Teenage pregnancies and infant mortality

Teenage conception figures are only available at county level. The number of teenage conceptions in Buckinghamshire is less than half that of the national average. The infant mortality rate is lower in Aylesbury Vale than in Buckinghamshire and across the nation as a whole.

	Aylesbury Vale	Buckinghamshire	National average
Teenage conception rates : no. of conceptions to under 18 year olds in a calendar year, per 1000 aged 15-17 (2004)		21.9	44.3
Infant mortality rate : deaths up to 1 year, per 1000 live births (2003)	4.00	4.50	4.88

Source: (i) ONS & Teenage Pregnancy Unit, (ii) ONS Key Population and Vital Statistics

Limiting long term illness

A quarter of all households in Aylesbury Vale have one or more persons suffering from a limiting long term illness. This figure is lower than for Buckinghamshire and the national average.

	Aylesbury Vale	Buckinghamshire	National average
% of households with one or more persons with a limiting long term illness	25.6%	25.8%	33.0%

Source: ONS, Census Limiting Long Term Illness (UV22) (2001 data)

Health and social well being - Summary

- Of the 11 health and wellbeing indicators, there are 10 indicators where it is possible to compare the district against the national average. For 7 of these, Aylesbury Vale is better than the national average.
- For 3 of the indicators it is possible to compare the county against the national average. Buckinghamshire is better than the national average for all 3 of these.

HOUSING

Housing overview:

	Aylesbury Vale	National Average
Number of households	64,526	
Average household size	2.5 persons	2.36 persons
Owner-occupied	75.7%	68.9%

New housing completions and affordability

The number of new houses being built across Aylesbury Vale is above the national average. These houses account for nearly a third of all new housing completions across the whole of Buckinghamshire.

However, just 14% of new housing completions are classed as affordable.

	Aylesbury Vale	Buckinghamshire	National average
Total number of new housing completions	678	2,270	617.93
Affordable dwellings as a % of all new housing completions	14.0%		24.03%

Source: ODPM (2004/05 data)

House prices are relatively high in Aylesbury Vale, but the average household income is also higher than in many other areas of the country too. The house price to income ratio shows the district to be below the national average, but better off than each of the neighbouring districts in Bucks.

Very few houses in both the district and the county are without central heating.

People sleeping rough is not a key concern for most residents of Aylesbury Vale. Just 15.1% of residents believe it to be a big or fairly big problem, whereas the national average is 22.62%

	Aylesbury Vale	Buckinghamshire	National average
(i) House price to income ratio (2003)	4.20	4.54	4.13
(ii) % household accommodation without central heating (2001)	2.9%	2.7%	7.58%
(iii) % of residents who think that people sleeping rough on the streets or in other public places is a very big or fairly big problem in their area (2003/04)	15.10%	10.00%	22.62%

Source: (i) Joseph Rowntree Foundation, (ii) ONS, Census Amenities (UV60), (iii) ODPM Best Value General Survey

Housing - Summary

- For all 5 housing indicators it is possible to compare the district against the national average. For 3 of these, Aylesbury Vale is better than the national average.
- For 3 of the indicators it is possible to compare Aylesbury Vale against the whole of Buckinghamshire. For just 1 of these 3 indicators, the district scores better than the county.

TRANSPORT

Transport overview:

	Aylesbury Vale	National Average
Households without car/van	14.0%	26.8%
Households with 2 or more cars/vans	46.7%	29.4%
Travel to work by car	69.0%	61.5%
Travel to work by public transport	6.3%	14.5%

How do residents feel about Aylesbury Vale?

The following indicators provide information on the percentage of residents who think that for their local area, over the past three years, things have got better or stayed the same.

Nearly three quarters of people across Aylesbury Vale believe that public transport has improved or stayed the same. This figure exceeds the figures for both Buckinghamshire and the national average.

However, just one third of residents believe that traffic congestion has got better or stayed the same. Although this figure is better than the figure for Buckinghamshire, it is very slightly below the national average.

	Aylesbury Vale	Buckinghamshire	National average
Public transport	73.29%	70.04%	70.60%
Traffic congestion	31.87%	23.45%	32.03%

Source: ODPM Best Value General Survey (2003/04 data)

Travelling to work

Very few people across the district use public transport to travel to work. 70.4% of people from Aylesbury Vale travel by car, taxi or motorbike, 11.9% of people walk or cycle, and just 6.3% of people use public transport.

24% of people from Aylesbury Vale travel over 20km to work each day. This figure is well in excess of the national average of 14.16%.

	Aylesbury Vale	Buckinghamshire	National average
Travel to work by private motor vehicle (car, taxi, motorbike)	70.4%	69.9%	65.27%
Travel to work by public transport	6.3%	8.0%	11.0%
Travel to work on foot or cycle	11.9%	10.0%	13.3%
Travelling over 20km to work	24.0%	22.1%	14.16%

Source: ONS, Census Method of travel to work & Distance travelled to work (2001 data)

Transport - Summary
<ul style="list-style-type: none"> • For all 6 indicators it is possible to compare the district against the national average. For just 1 of these, Aylesbury Vale is better than the national average.
<ul style="list-style-type: none"> • For each of the indicators it is possible to compare Aylesbury Vale against the whole of Buckinghamshire. For 4 of these indicators, the district scores better than the county.

5 CONTEXTUAL CHARACTERISTICS – ADDITIONAL INFORMATION

In this section, some further information is presented on contextual characteristics which is not covered by the extract from the Quality of Life report above.

Deprivation

The Quality of Life Report includes consideration of income deprivation and to do so draws on the Government's Index of Multiple Deprivation (IMD). Income is one of the areas, known as 'domains', covered by the IMD and reported above in the Quality of Life section. However, the IMD has a much wider scope, making separate assessment of the level of deprivation for each domain and combining the results into an overall single measure of deprivation. The full range of domains is:

- income
- employment
- health and disability
- education, skills and training
- barriers to housing and services
- crime
- living environment.

The 2004 IMD is the most recent.

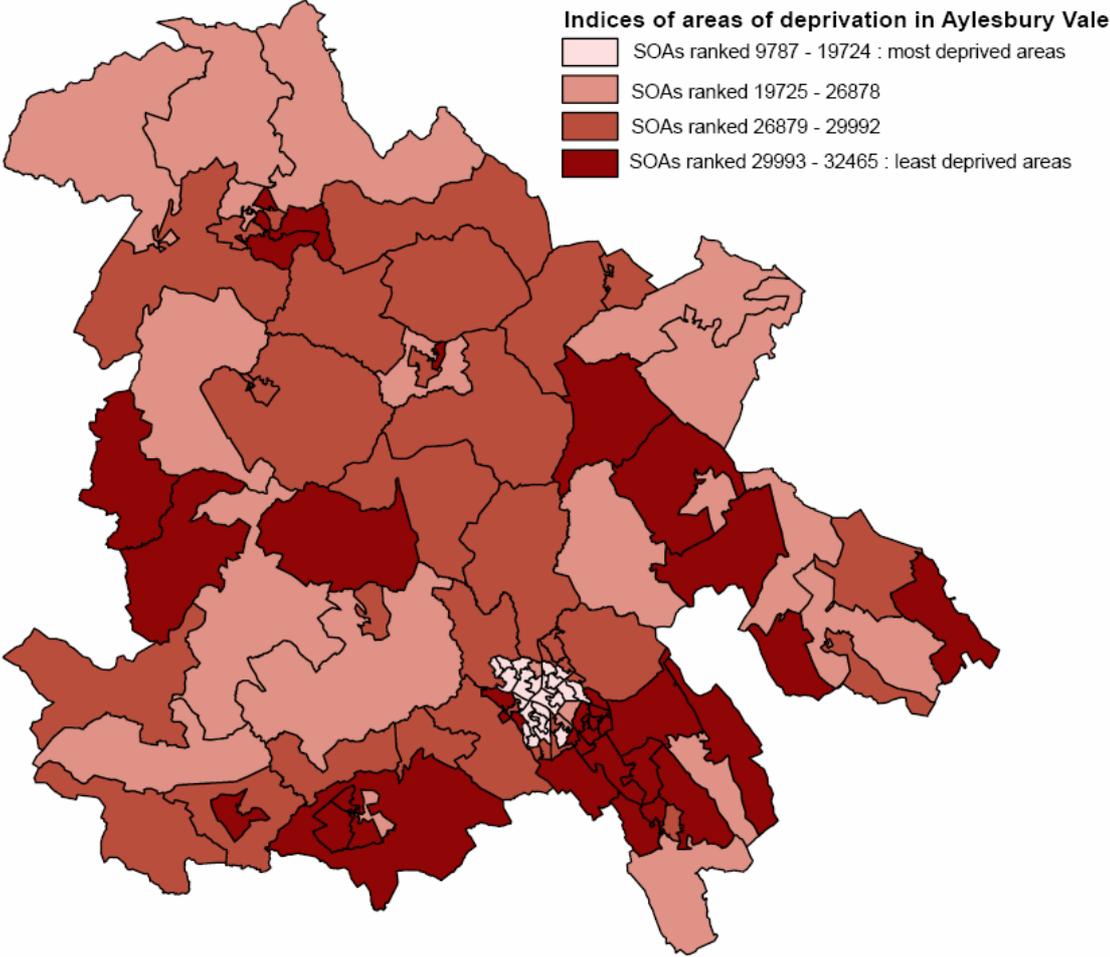
The IMD provides information for each of the 354 local authority areas and also for each of the 32,482 Super Output Areas (SOAs) in England. To assist with comparisons, national rankings are provided, with 1 being the most deprived. SOAs are geographic units designed to improve the reporting of small area statistics. They are of a consistent size (unlike wards and parishes), and contain an average population of 1500 people.

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 4th 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 Quality of Life report gives data for some indicators relating to economic development and unemployment. The following is a broader view of those considerations relating to the District, covering aspects outside the scope of the Audit Commission’s Quality of Life indicators.

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. The number of jobs in Aylesbury Vale was 82,672 in 2004. This is an increase of 7.1% on the 2001 figure.

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 91,900 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 (compared to 0.84 for England overall); 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 (86%). Manufacturing represents approximately 9% and construction around 4%.

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 (claimant count) rates in the District are low (0.9% in October 2006), with the number of long term unemployed (those unemployed people claiming Jobseeker's Allowance for more than 12 months) as a proportion of all claimants being 12.1%.

The Claimant Count Unemployment rate for Aylesbury Vale rose slightly between 2005 and 2006 in line with the trend in Buckinghamshire and regionally and nationally (see table below).

Claimant Count Unemployment - Jobseeker's Allowance Claimants as Proportion of Resident Working-Age People				
Year	Aylesbury Vale	Buckinghamshire	South East	Great Britain
April 2004	1.0%	1.3%	1.5%	2.4%
April 2005	1.0%	1.2%	1.5%	2.3%
April 2006	1.1%	1.3%	1.7%	2.6%

Source: Nomis, Claimant Count Rates & Proportions (December 2006)

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 (i.e. a homes:jobs ratio of 1.44:1), based on the 2001 baseline of 77,198 jobs. The March 2006 consultation draft of the South East Plan sets a figure of 21,200 jobs for Aylesbury Vale District in the period 2006-2026 (i.e. a homes:jobs ratio of 1:1). Delivery of these targets are being closely assessed by the Council, which has set an interim target of a net increase of 1,900 jobs in the 3 year period 2005-8 (this target is based on the MKSM requirement for an increase in 12,690 jobs in a 20 year period). The number of jobs at 2004 (82,672) had already exceeded the milestone for 2005/06 (80,373 jobs).

The table below shows that Aylesbury Vale earnings are lower than Buckinghamshire overall, but by the national standard are still healthy.

Median earnings in pounds for employees living in the area			
	Aylesbury Vale (£)	Buckinghamshire (£)	Great Britain (£)
Gross weekly pay			
Full-time workers	497.1	528.5	449.6
Male full-time workers	606.4	621.0	490.5
Female full-time workers	393.8	444.3	387.6
Hourly Pay			
Full-time workers	12.87	13.80	11.26
Male full-time workers	15.35	15.48	11.91
Female full-time workers	10.59	11.86	10.28

Source: Nomis (December 2006)

Housing

The Quality of Life report gives data for some indicators relating to housing. The following is a broader view of those considerations relating to the District, covering aspects outside the scope of the Audit Commission's Quality of Life indicators.

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

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.

House prices and Annual Pay						
Bucks County and Districts	House prices (Jan – Mar 2005)					Median Annual Gross Pay of Full-Time Employees by Residence (pay period incl 6th April 2005)
	Detached average price £ ,000	Semi-detached average price £ ,000	Terraced average price £ ,000	Flat/maisonette average price £ ,000	Overall average price £ ,000	
Bucks	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
Aylesbury Vale	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 below).

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

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

Source: Office for National Statistics 2001 Census KS16

* Too small to be given with accuracy.

6 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. Regulations² 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. A review of the LDS has been undertaken, and a revised version was submitted to GOSE in November 2006 (see below for further details).

- **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)**

These documents will contain planning policies, and allocations to deliver growth and meet the District's needs.

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

This will be the second site-specific allocation document, for the rest of the District.

4) General Policies

The remainder of the policies needed for development control purposes will be addressed in a further DPD.

² The Town and Country Planning (Local Development) (England) Regulations, 2004

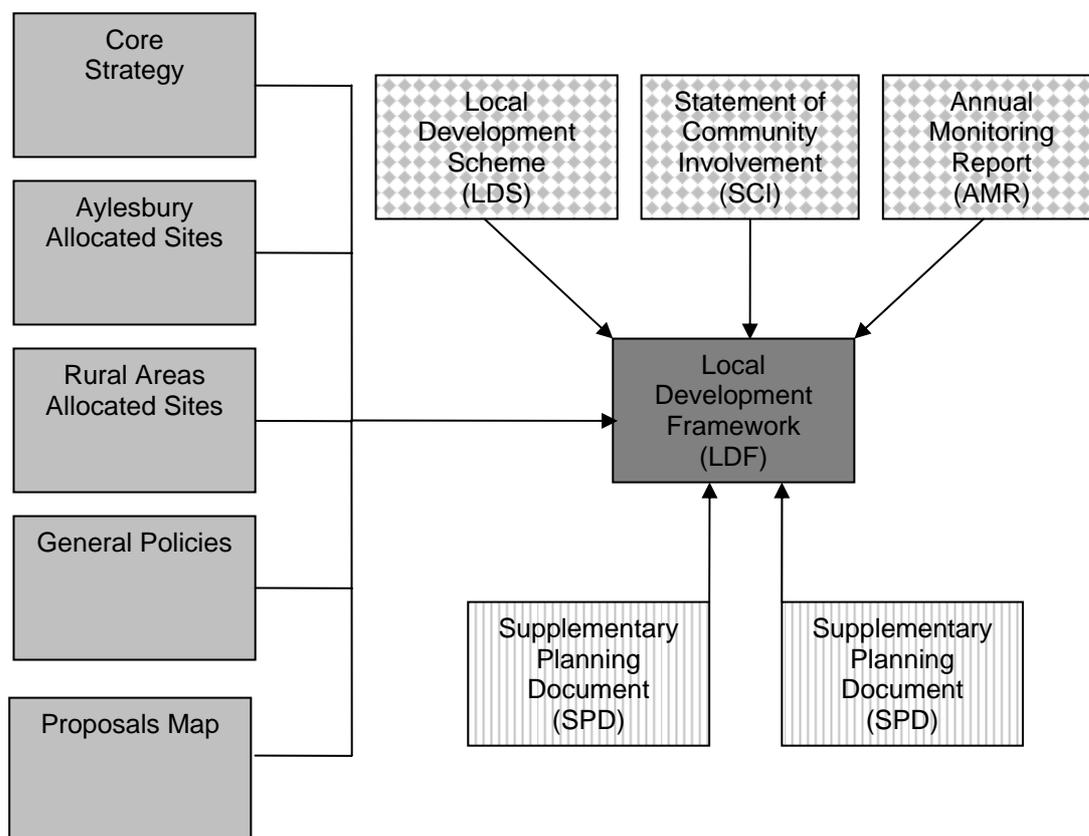
- **Supplementary Planning Documents (SPDs)**

Supplementary Planning Documents will effectively replace Supplementary Planning Guidance (SPG). Two are proposed in the current LDS: developer contributions, and Aylesbury Town Centre.

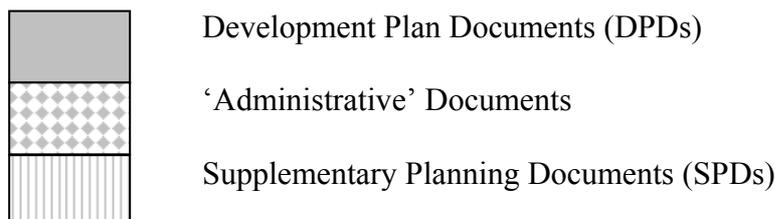
- **Annual Monitoring Report (AMR)**

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 (as in approved LDS, currently under review)

	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
Statement of Community Involvement LDD																																																												
Consultation and Participation with Stakeholders																																																												
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Submission To SoS and Consultation																																																												
Pre Examination meeting																																																												
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Core Strategy DPD																																																												
Early Stakeholder & Community Engagement																																																												
Public Participation: Preferred Options & Proposals																																																												
Submission To SoS and Consultation																																																												
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Progress Made

For the current monitoring year (i.e. the year ending 31st March 2006), the LDS milestones relate only to the SCI. The SCI was adopted in October 2006, two months ahead of schedule. The SCI milestones up to the end of 2006, and the progress made against them, are set out below for information (key milestones, as defined by DCLG) are shown in bold):

SCI MILESTONE	LDS TARGET	PROGRESS MADE
Preparation of draft SCI with consultation as required by Regulation 25	Preparation of draft: January – August 2005 Consultation: Aug-Sept 2005	Milestone met. Milestone met: Consultation extended in response to local circumstances (9 weeks, Aug-Oct 2005).
Public participation on draft statement as required by Regulation 26	Sept–Nov 2005	Milestone met: Consultation ran for 6 weeks, October–November.
Preparation of submission statement	December – February 2006	Milestone met.
Submission of statement to the Secretary of State as required by Regulation 28	February 2006	Milestone met: Submission on 20th February 2006, followed by 6 week consultation.
Pre-examination consideration of representations	February - May 2006	Milestone met.
Pre-examination meeting	May 2006	Planning Inspectorate advised that meeting not necessary, as examination was carried out via written representations.
Examination period, including commencement of the examination	July 2006	Milestone met.
Receipt of Inspector's binding report	August 2006	Milestone met: Inspector's Report received on 17 th August 2006.
Adoption and publication of document	December 2006	Milestone exceeded: SCI adopted on 18th October 2006 and published in October 2006.

Although not within the current monitoring year, progress against the remainder of the LDS milestones for 2006 is set out below, for information:

MILESTONE	LDS TARGET	PROGRESS MADE
Early stakeholder and community engagement on the Core Strategy and Aylesbury Allocated Sites DPDs (Reg 25)	May-June 2006	Consultation ran for six weeks, June-July 2006. The consultation period began on 2 nd June; as this is within the 14 day grace period permitted by the DCLG (i.e. within 14 days of the end of May 2006) then this milestone is deemed to have been met.
Public participation on the preferred options and proposals for the Core Strategy and Aylesbury Allocated Sites DPDs (Reg 26).	July 2006	Milestone not met, but LDS under review.

A review of the LDS has been undertaken, and a revised LDF timetable was submitted to GOSE in November 2006. This has been necessitated by a number of factors, including:

- an improved understanding of the operation of the new planning system amongst both planning authorities and Government Offices;
- some emphatic messages and clarification from the first Inspectors' Reports on how the LDF 'tests of soundness' will be applied in practice;
- strong messages from GOSE in consultation feedback and responses that we need to be testing a wider range of scenarios before moving forward, including higher levels of housing provision; and
- delays in essential technical work carried out with/by external partners. A number of studies are underway which are now due to report between January and March 2007.

Monitoring of the Statement of Community Involvement

A commitment is made in the Statement of Community Involvement to continuously monitor and review the effectiveness of the SCI and to report this in the AMR. Following the Issues and Options consultation for the Core Strategy and Aylesbury Allocated Sites development plan documents which took place in June/July 2006, a report on the effectiveness of the consultation was published (this is available on the Council's website, entitled "Report of Effectiveness of Consultation"). The report assesses compliance with the standards in the SCI, summarises feedback received, and lists actions for improvements to future consultations. The conclusions from this report are given below:

Overall, the consultation was successful, in that it:

- generated high attendance at exhibitions (which exceeded initial estimates)
- resulted in over 600 responses being received
- generated positive feedback on the format and extent of the consultation

There is no scope for complacency, however: there were both direct criticisms of some aspects of the consultation, and areas where this analysis has highlighted other areas for improvement. Whilst the more successful aspects of the recent consultation will be retained and developed in future, areas to be addressed in subsequent consultations include:

- timely use of District Link to reach all households in the District
- more extensive use of fliers and posters throughout the District
- greater use of the Council's website

Of course, all future consultations will need to balance the need to reach as many people as possible as effectively as possible with the need to pursue value for money, but the learning points identified in this review will be used to inform future work.

The effectiveness of LDF consultations will continue to be reviewed, and the findings reported through further standalone reports, and through future AMRs.

7 CORE OUTPUT INDICATORS

Introduction

All Local Planning Authorities are now required to monitor a set of national core output indicators (COIs), defined by the DCLG. Those to be monitored in this AMR were defined in October 2005³, and are set out below. The COIs are labelled COI 1a, 1b, etc.

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 2005 to 31 March 2006, unless otherwise stated.

Business Development

At the time of production of the 2005 AMR there was a backlog in data collection which meant that figures for the business development indicators were not available. This backlog has now been addressed, and accordingly figures for both the 2004/05 and 2005/06 monitoring years are given below. The notes below provide further information about the definitions used.

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)

³ Local Development Framework Core Output Indicators – *Update 1/2005* (ODPM, October 2005)

- 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) was 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 DCLG 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.

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

COI 1a	Amount of floorspace developed for employment by type
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The amount of floorspace developed for employment by type is given in the table below:

Use class	Year ending 31 st March 2005 (figures in m ²)	Year ending 31 st March 2006 (figures in m ²)
B1 (a) Offices	3,460*	-165
B1 (b) Research and development		0
B1 (c) Light industry		3,637
B1 Business (planning permission not specific to subclasses of B1)		2,164
B2 General industry	1,320	-17,895
B8 Storage or distribution	14,522	2,332
B1/B2/B8 (planning permission not specific within B use classes)	15,939	34,150
Total for all B classes	35,241	24,223

* Figures for the 2004/05 year are not available disaggregated into subclasses of B1.

COI 1b	Amount of floorspace developed for employment, by type, in employment or regeneration areas
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Update 1/2005 states that employment or regeneration areas are as defined and allocated in the LDF. In the absence of an LDF, employment areas have been taken to be those areas allocated for employment development (or mixed use including some employment) in the Aylesbury Vale District Local Plan, or its predecessor, the Aylesbury Local Plan. There are no regeneration areas defined in these Local Plans. The amount of floorspace developed in employment areas is given in the table below:

Use class	Year ending 31 st March 2005 (figures in m ²)	Year ending 31 st March 2006 (figures in m ²)
B1 (a) Offices	154*	16
B1 (b) Research and development		0
B1 (c) Light industry		0
B1 Business (planning permission not specific to subclasses of B1)		1,486
B2 General industry	0	435
B8 Storage or distribution	0	207
B1/B2/B8 (planning permission not specific within B use classes)	12,160	5,837
Total for all B classes	12,314	7,981

* Figures for the 2004/05 year are not available disaggregated into subclasses of B1.

COI 1c	Amount of floorspace by employment type which is on previously-developed land.
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The amount of floorspace developed on previously-developed land is given in the table below:

Use class	Year ending 31 st March 2005 (figures in m ²)	Year ending 31 st March 2006 (figures in m ²)
B1 (a) Offices	282*	-436
B1 (b) Research and development		0
B1 (c) Light industry		445
B1 Business (planning permission not specific to subclasses of B1)		-304
B2 General industry	-4,749	-18,944
B8 Storage or distribution	1,962	1,456
B1/B2/B8 (planning permission not specific within B use classes)	12,160	31,608
Total for all B classes	9,655	13,825

* Figures for the 2004/05 year are not available disaggregated into subclasses of B1.

COI 1d	Employment land available by type
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Update 1/2005 defines land (in hectares) which is available for employment use as (i) sites defined and allocated in the LDF (or in this case AVDLP), and (ii) sites for which planning permission has been granted. For sites allocated in AVDLP (but not yet with planning permission) it is not possible to disaggregate the total site area into use classes. For sites with planning permission, the floorspace for each use class is recorded. Thus the figures are given separately in the tables below for allocated sites and sites with planning permission.

	As at 31st March 2005 (area in ha)	As at 31st March 2006 (area in ha)
Sites allocated in AVDLP that do not yet have planning permission	168	141

Sites with planning permission	As at 31st March 2005 (floorspace in m²)	As at 31st March 2006 (floorspace in m²)
B1 (a) Offices	24,179	-2,473
B1 (b) Research and development		270
B1 (c) Light industry		1,290
B1 Business (planning permission not specific to subclasses of B1)		13,311
B2 General industry	-7,702	8,726
B8 Storage or distribution	6,370	2,235
B1/B2/B8 (planning permission not specific within B use classes)	68,179	65,426
Total for all B classes	91,026	88,785

A schedule of sites allocated for employment (or mixed use including employment) in AVDLP is given in Appendix 1. This schedule shows the position as at November 2006, and lists all allocated sites, including those with planning permission. It should be emphasised that this schedule includes some mixed-use allocations, which will not be brought forward entirely for employment.

COI 1e	Losses of employment land in i) employment/ regeneration areas and ii) local authority area
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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).

In the year ending 31st March 2006 there were no losses of land which was available for employment in the previous monitoring year.

In the year ending 31st March 2005, as reported in the 2005 AMR, 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. There were no other losses of employment land.

COI 1f Amount of employment land lost to residential development

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 reported under COI 1e, the only employment land lost was in the year 2004/05 (none was lost in 2005/06). This 0.13 hectares was lost to completed residential development. This site was however allocated for 'residential and business/office use' rather than solely employment use.

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 draft South East Plan 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 (page 42), together with its underlying table; a commentary on the approach taken with the trajectory is set out beforehand.

Commentary on approach taken with trajectory

The South East Plan (SEP) (submission draft, March 2006) 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 draft SEP) 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 draft SEP 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.

The trajectory has a base date of March 2006 as far as dwelling completions are concerned. In other words, actual completions are included up to 31st March 2006, with projected completions beyond that date. Completions up to March 2006 are also used in estimating windfall allowances. However, the latest information (November 2006) is taken into account when examining the current position on allocated sites and large PDL (previously developed land) windfall sites, and when estimating future build rates on such sites.

The trajectory is presented for the whole of Aylesbury Vale District. Consideration is being given to future production of separate trajectories for Aylesbury and the rest of the District.

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

Key Findings

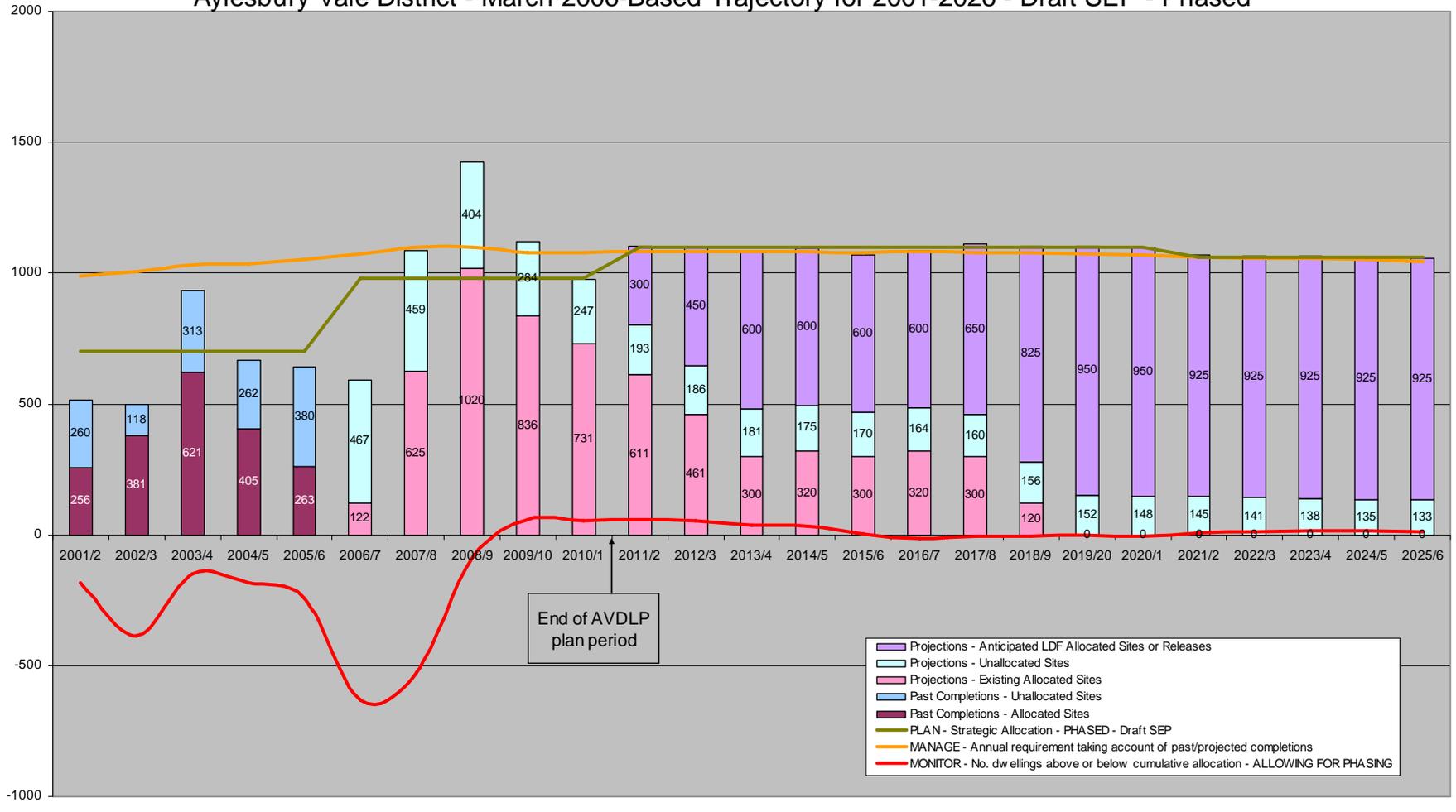
The trajectory shows that the number of completions in the period 2001 - 2006 fell short of the MKSM requirement. However, the allocations in AVDLP (adopted in 2004) are in the process of being converted to permissions and implemented and they will make a major contribution to the supply 2006/7 onwards. It is anticipated that completions on windfall sites will continue to contribute to the supply. In particular, an exceptionally large number of windfall completions are expected over the next four years on various PDL sites that are currently under construction. By 2009/10, 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 2026 the total completions over the period 2001-2026 will balance the requirement.

It is important for the authority to continue 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 is 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 assist in achieving the delivery of housing in accordance with the requirements in MKSM/SEP. 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.

A “Housing Delivery Team” has recently been set up by Aylesbury Vale Advantage which is responsible for managing delivery of the growth in the District. This team includes representatives from AVDC, Aylesbury Vale Advantage, Bucks County Council, GOSE, and the Housing Corporation. The aims of this Housing Delivery Team are to monitor progress on the delivery of housing, identify problems or blockages that hinder or are likely to hinder housing delivery, agree an appropriate course of action to solve such issues or blockages, and to review all opportunities and mechanisms to increase annual output to ensure delivery

targets are met. Information on projected completion rates obtained by the Housing Delivery Team from developers is used to inform updates of the housing trajectory.

Aylesbury Vale District - March 2006-Based Trajectory for 2001-2026 - Draft SEP - Phased



Aylesbury Vale District

Trajectory for 2001-2026 - Draft SEP - Phased - District

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/1	2011/2	2012/3	2013/4	2014/5	2015/6	2016/7	2017/8	2018/9	2019/20	2020/1	2021/2	2022/3	2023/4	2024/5	2025/6	TOTAL
Past Completions - Unallocated Sites	260	118	313	262	380																					1333
Past Completions - Allocated Sites	256	381	621	405	263																					1926
Projections - Anticipated LDF Allocated Sites or Releases											300	450	600	600	600	600	650	825	950	950	925	925	925	925	925	11150
Projections - Unallocated Sites						467	459	404	284	247	193	186	181	175	170	164	160	156	152	148	145	141	138	135	133	4238
Projections - Existing Allocated Sites						122	625	1020	836	731	611	461	300	320	300	320	300	120	0	0	0	0	0	0	0	6066
Total Past Completions	516	499	934	667	643																					
Total Projected Completions						589	1084	1424	1120	978	1104	1097	1081	1095	1070	1084	1110	1101	1102	1098	1070	1066	1063	1060	1058	24713
PLAN - Strategic Allocation - PHASED - Draft SEP	700	700	700	700	700	980	980	980	980	980	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1060	1060	1060	1060	1060	24700
PLAN - Strategic Allocation - PHASED - Draft SEP - Cumulative	700	1400	2100	2800	3500	4480	5460	6440	7420	8400	9500	10600	11700	12800	13900	15000	16100	17200	18300	19400	20460	21520	22580	23640	24700	
Cumulative Completions	516	1015	1949	2616	3259	3848	4932	6356	7476	8454	9558	10655	11736	12831	13901	14985	16095	17196	18298	19396	20466	21532	22595	23655	24713	
MONITOR - No. dwellings above or below cumulative allocation - ALLOWING FOR PHASING	-184	-385	-151	-184	-241	-632	-528	-84	56	54	58	55	36	31	1	-15	-5	-4	-2	-4	6	12	15	15	13	
MANAGE - Annual requirement taking account of past/projected completions	988	1008	1030	1034	1052	1072	1097	1098	1079	1077	1083	1082	1080	1080	1079	1080	1079	1076	1072	1067	1061	1059	1056	1053	1045	-13

Prepared November 2006

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 (2001-2021) and the draft SEP(2006-2026)). Accordingly, net completions since 1991 are:

Year	Structure Plan Requirement	Net Completions District	Net Completions Aylesbury	Net Completions rural areas
1991/92	700	862	558	304
1992/93	700	752	341	411
1993/94	700	557	287	270
1994/95	700	659	216	443
1995/96	700	680	187	493
1996/97	700	725	308	417
1997/98	700	945	475	470
1998/99	700	817	523	294
1999/00	700	775	475	300
2000/01	700	727	342	385
2001/02	1000	516	207	309
2002/03	1000	499	272	227
2003/04	1000	934	471	463
2004/05	1000	667	397	270
2005/06	1000	643	273	370

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 and draft SEP; delivery against the MKSM/draft SEP targets is set out in the trajectories above, and discussed in more detail below.

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

The additional dwellings for 2005/6 are:

New dwellings completed	595
Conversions/changes of use completed	94
Gross additional dwellings	689
Dwellings demolished in association with developments of new dwellings or otherwise	27
Dwellings lost by reason of conversions/changes of use	19
Losses of Dwellings	46
Net Additional Dwellings	643

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 and draft SEP, i.e., 2001-2026.

Projected completions have been estimated by combining separate assessments of sources of supply that will contribute to the total figure. The total annual projected completions for 2006-2026 and the component figures for the individual sources of supply (as defined in *Update 1/2005*) are set out in the following tables (detail on the assumptions informing this table is set out in Appendix II):

Sources of Projected Completions as at 31st March 2006							
	Allocated Sites		Unallocated Sites				Total
	With permission	Without permission	Large PDL sites with permission	PDL windfall allowance	Greenfield with permission or S106	Greenfield windfall allowance	
2006/7	122	0	244	136	49	38	589
2007/8	483	142	267	130	62	0	1,084
2008/9	482	538	155	124	60	65	1,424
2009/10	221	615	101	119	48	16	1,120
2010/11	221	510		183	48	16	978
2011/12	186	425		177		16	804
2012/13	91	370		170		16	647
2013/14		300		165		16	481
2014/15		320		159		16	495
2015/16		300		154		16	470
2016/17		320		148		16	484
2017/18		300		144		16	460
2018/19		120		140		16	276
2019/20				136		16	152
2020/21				132		16	148
2021/22				129		16	145
2022/23				125		16	141
2023/24				122		16	138
2024/25				119		16	135
2025/26				117		16	133
2006/26	1,806	4,260	767	2,829	267	375	10,304

NB - The supply comprises (see Appendix II for further details):

- 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);
- PDL windfall sites for 25 dwellings or more that are the subject of a permission;
- An additional allowance for other PDL windfall sites;
- Greenfield windfall sites (excluding rural exception sites) that are the subject of a permission or the subject of an application that will be determined following the

completion of S106 agreements(s); in accordance with the advice in PPG3, this type of development is outside the scope of windfall allowances, but needs to be taken into account as a contributor to projected completions.

- An allowance for greenfield windfall sites which consists solely of an allowance for rural exception sites (as per advice in PPG3).
- The recently published PPS3 (29th November 2006) replaces PPG3, although PPG3 was in place for the 2005/06 monitoring year. The implications of PPS3 for the calculation of windfall allowances will be the subject of future work, and any changes will be reflected in future updates of the housing trajectory.

The current Local Plan period ends in 2011; there is therefore inevitably a shortfall in allocations to meet the MKSM/SEP 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:

2011/12	300
2012/13	450
2013/14	600
2014/15	600
2015/16	600
2016/17	600
2017/18	650
2018/19	825
2019/20	950
2020/21	950
2021/22	925
2022/23	925
2023/24	925
2024/25	925
2025/26	925
Total 2011/26	11,150

The Council is confident that the MKSM/SEP targets will be achieved. Progress with delivery will continue to be monitored through future AMRs, and the Council will continue to work closely with Aylesbury Vale Advantage (particularly through the mechanism of the Housing Delivery Team).

COI 2a iv) The annual net additional dwelling requirement

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 currently 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 draft South East Plan (SEP) was submitted to Government in March 2006. This incorporates the dwelling requirements as set out in MKSM, and also provides a requirement for Aylesbury for 2021-2026, and a requirement for the rest of the District for 2016-2026. The South East Plan is expected to be adopted in early 2008. The LDF must plan for the period up to 2026, and although it is recognised that the draft SEP may be amended prior to adoption, the draft SEP figures have been incorporated in the trajectories presented above.

The dwelling requirements from MKSM/draft SEP are set out in the table below:

	2001-2006	2006-2011	2011-2016	2016-2021	2021-2026	TOTAL 2001-2026
Aylesbury	2,400	3,800	4,400	4,400	4200	19,200
<i>Annual rate</i>	<i>480 pa</i>	<i>760 pa</i>	<i>880 pa</i>	<i>880 pa</i>	<i>840 pa</i>	-
Rest of District	1,100	1,100	1,100	1,100	1,100	5,500
<i>Annual rate</i>	<i>220 pa</i>	-				
TOTAL FOR DISTRICT 2001-2026						24,700

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 2026) to meet the overall housing requirement set out in the relevant development plan document (in this case the MKSM Sub-Regional Strategy and the draft South East Plan). 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 43 and the corresponding line on the trajectory itself.

COI 2b Percentage of new and converted dwellings on previously-developed land
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Of a gross total of 595 dwellings completed in 2005/6 as new build dwellings, 66% (390) were built on previously-developed land; 34% (205) were greenfield developments.

Of a gross total of 94 dwellings completed in 2005/6 as conversions, 69% (65) were built on previously-developed land; 31% (29) 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 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.

There is little opportunity for influencing the outcome of this indicator: Aylesbury Vale's historic and ongoing role in meeting a substantial proportion of housing growth in the County, and designation as a growth area inevitably means that there will be a much greater need to build on greenfield sites than in other areas which are not expanding as rapidly. 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 2005/6 – and in any given period – dwellings are however completed that represent only parts of developments. It is not possible to measure the actual net density at which those particular dwellings were built, but it is possible to assess the number of dwellings completed at the average density of the whole site.

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

Of the 595 (gross) new dwellings completed 2005/6, the percentage and numbers that comprised or formed part of developments within the specified net density bands were:

Percentage of new dwellings (gross) by net density		
Net Site Density	Number of Completions	% Completions by Density Range
i) Less than 30 dpha	154	26
ii) Between 30 and 50 dpha	299	50
iii) Above 50 dpha	142	24
Total gross dwellings	595	100%

N.B. dpha = dwellings per hectare

Two key factors contribute to the completions at low density:

- 1) old (pre-PPG3) schemes reaching completion, such as the development at the former Calvert brickworks (outline consent granted in 1999); 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 high densities in future developments, and this will be addressed in LDF policies.

COI 2d	Affordable housing completions
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During this monitoring year, 53 (gross) affordable units were built as new dwellings or provided by conversions. Associated losses of 5 affordable dwellings were recorded, leaving net completions of 48 affordable dwellings during the year.

In addition, a further 47 units were provided as the result of Do It Yourself Shared Ownership (DIYSO), Home Buy and Mortgage Rescue 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. A joint Planning/Housing database is used to undertake such monitoring.

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
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Information is not currently collected to enable the authority to report on this indicator. However, a review of the current monitoring systems will be taking place in early 2007. This review will include consideration of how best to collect the information necessary to report on this indicator in future years.

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)
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Buckinghamshire County Council have provided information to enable results to be presented for this indicator. *Update 1/2005* provides relevant definitions. GPs’ surgeries and hospitals are identified on the Department of Health database. The County Council maintain records of primary and secondary schools. A list of retail centres has been drawn up: this comprises Aylesbury and Buckingham in Aylesbury Vale District, plus other similar centres in surrounding districts. Areas of employment are defined as super output areas that have 500+ jobs within them: these have been determined using information from the 2004 Annual Business Inquiry.

The County Council has provided outputs from the “Accession” transport model. This model takes into account public transport timetables, the location of public transport nodes (such as

bus stops), and the walking distances to access points. The output from the Accession model consists of a set of contours showing 30 minutes public transport time from the facilities/ services listed above. Using the Council's Geographic Information System, these contours have been combined with information from the housing monitoring system showing the location of housing completions in the 2005/06 year. This has enabled the amount of new residential development (net additional dwellings for the current year) within 30 minutes public transport time of each of the services/facilities to be calculated. The results are given in the table below:

	Number of net additional dwellings within 30 minutes public transport time	Net additional dwellings as % of overall net additional dwellings
GPs	575	89%
Hospitals	210	33%
Primary schools	608	95%
Secondary schools	533	83%
Areas of employment	555	86%
Major retail centres	542	84%

These results show that a high proportion of dwelling completions are in areas well served in terms of services and facilities. These percentages can be expected to rise in future, as a large proportion of dwelling completions will be in the major development areas at Berryfields and Weedon Hill, and in additional urban extensions to Aylesbury to be planned through the LDF. Such urban extensions will incorporate additional services and facilities, as well as public transport improvements.

Local Services

As for the business development indicators, at the time of production of the 2005 AMR there was a backlog in data collection which meant that figures for the first two of the local services indicators (COI 4a and 4b) were not available. This backlog has now been addressed, and accordingly figures for both the 2004/05 and 2005/06 monitoring years are given below. The notes at the beginning of the business development indicators section should also be referred to for further information about the definitions used.

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

Update 1/2005 defines this indicator as the completed amount of floorspace for use classes B1(a), A1, A2 and D2. The figures are given in the table below, but note that there may be additional floorspace within the B1(a) use class which it is not possible to measure since planning permission is not necessarily specific to the subclasses of B1. The table given above for the COI 1a business development indicator shows the figures for those cases where it is not possible to disaggregate into the separate classes.

Use class	Year ending 31 st March 2005 (figures in m ²)	Year ending 31 st March 2006 (figures in m ²)
B1 (a) Offices	N/A*	-165
A1 Shops	509	14,349
A2 Financial and Professional Services	-1	104
D2 Assembly and Leisure	2,691	4,019
Total for above use classes		18,307

* Figures for the 2004/05 year are not available disaggregated into subclasses of B1.

COI 4b	Amount of completed retail, office and leisure development in town centres
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The boundary of Aylesbury town centre is defined on the AVDLP proposals map. The amount of completed floorspace in the B1(a), A1, A2 and D2 use classes is given in the table below:

Use class	Year ending 31 st March 2005 (figures in m ²)	Year ending 31 st March 2006 (figures in m ²)
B1 (a) Offices	N/A*	0
A1 Shops	-51	-94
A2 Financial and Professional Services	85	-79
D2 Assembly and Leisure	0	0
Total for above use classes		-173

* Figures for the 2004/05 year are not available disaggregated into subclasses of B1.

COI 4c	Amount of eligible open spaces managed to Green Flag Award standard
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The total area of open space within the district is estimated to be 4266ha. This estimate is comprised of: open space managed by AVDC, significant open space within parishes, and strategic open space (including National Trust Properties, country parks, British Waterways reservoirs and Forestry Commission land).

No open spaces within the District currently have Green Flag status. A comprehensive assessment of all open spaces in the District would be required to produce an exact figure for the amount of open space which potentially meets the Green Flag criteria.

In the absence of complete information, the Council's Green Spaces Team have considered AVDC-owned land only, and their view is that the following five sites meet the criteria for Green Flag status:

Magpie Spinney, Winslow (0.3 ha)

Railway Walk, Buckingham (6 ha)

The Coppice, Aylesbury (4 ha)

Heartlands, Buckingham (5 ha)

Akeley Meadow, Akeley (0.5 ha).

No open spaces have been entered for the Green Flag award due to the resource implications of carrying out site enhancements and completing and managing the Green Flag applications.

Flood Protection and Water Quality

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

It was not possible to report on this indicator in the 2005 AMR as the information required had not previously been collected. Accordingly, results are presented here for both 2004/05 and 2005/06.

In order to assist Local Authorities in monitoring this indicator, the Environment Agency (EA) now publishes on its website a list of all planning applications which have been subject to objections from the EA on flood defence and water quality grounds. The EA also publish a report on "High Level Target 5: Development and Flood Risk". The appendices to this report set out decisions made in line with EA advice and decisions made contrary to EA advice (note that this only covers flood defence grounds, not water quality grounds).

The results given below are taken from the information published by the EA.

2004/05

In the previous monitoring year, 18 applications were objected to on flood risk grounds, as follows:

Reason for EA objection	Number of applications
Request for flood risk assessment	15
Risk of flooding	1
Culverting proposals	1
Loss of flood storage / risk of flooding	1

Note that initial objections from the EA can be overcome and may, therefore, be withdrawn if appropriate information is provided to the EA or developers change their schemes to address EA concerns.

In the 2004/05 year only one decision was made contrary to EA advice. This was an approval for minor residential development (extension to dwelling). The reason given for over-ruling EA advice was that a previous application for an extension with the same footprint had been approved without objection from the EA, and it was not considered that the situation had changed.

2005/06

In this monitoring year, 23 applications were objected to on flood risk grounds, as follows:

Reason for EA objection	Number of applications
Request for flood risk assessment	18
Unsatisfactory flood risk assessment submitted	3
Loss/restricted access to watercourse	1
Culverting proposals	1

Note that initial objections from the EA can be overcome and may, therefore, be withdrawn if appropriate information is provided to the EA or developers change their schemes to address EA concerns.

No applications were objected to on water quality grounds.

In the 2005/06 year no decisions were made contrary to EA advice. 2 planning permissions were refused in line with EA advice: one because the proposal involved building over a culverted watercourse (amongst other reasons for refusal), and one because of failure to demonstrate that the proposal would not result in increased flood risk and pollution of controlled waters (amongst other reasons for refusal). 2 planning permissions were granted but with conditions which fully mitigated EA concerns.

Biodiversity

COI 8	Change in areas and populations of biodiversity importance, including:
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COI 8 i)	Change in priority habitats and species (by type)
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COI 8 ii)	Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance
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The Council does not currently hold all the necessary data to enable provision of a fully comprehensive report on this indicator. However, information related to the indicator is available which enables a reasonably full report to be provided, and this is set out below. Discussions have been initiated with the Buckinghamshire and Milton Keynes Environmental Records Centre and it is hoped that this will enable improved information to be reported in the 2007 AMR.

No new Sites of Special Scientific Interest (SSSIs) were designated during the monitoring year. The Chilterns Beechwoods (which was previously designated as a candidate Special Area of Conservation) was designated as a Special Area of Conservation on 1st April 2005, and covers an area of 196 hectares.

SSSIs are designated by Natural England (which incorporates the former English Nature). Natural England publish on their website a report on the condition of SSSIs. There are 58 SSSI 'units' in AVDC (an individual SSSI may be divided into more than one 'unit'). Of these 58 units the condition (as in the report dated 1st November 2006) is as follows:

Condition	Number of units	% of units
Favourable	30	52
Unfavourable recovering	15	26
Unfavourable no change	11	19
Unfavourable declining	2	3
Area destroyed/part destroyed	0	0

These figures demonstrate that the majority of SSSIs in the District are being managed appropriately. The two units that are reported as 'unfavourable declining' are located at Finemere Wood and Rushbeds Wood and railway cutting.

A review of progress on the Aylesbury Vale Biodiversity Action Plan (BAP) was presented to the Council's Environment Scrutiny Committee in November 2006. This review showed that

over 87% of the original ten year targets have been met in the first six years. Key targets for the number of volunteer days, the length of hedgerows restored/planted, and the number of trees and wildflowers planted have all been exceeded. The delivery of the BAP can be divided into 3 key areas – Council, community and conservation. Under the Council heading, conservation management has been introduced to improve the biodiversity value of AVDC’s larger parks and open spaces, and a procedure has been agreed to deal with protected species in the planning process. Much of the focus of the work has been on engaging the local community through a programme of activities and volunteering opportunities. The key objective of conservation has been delivered through providing advice and assistance on habitat management and creation. Species-specific schemes have also been organised for the District’s most important wild animals and plants. As part of the review of the BAP, new targets have been set. One of the key areas for forthcoming years is the incorporation of biodiversity into the growth agenda.

The definitions in *Update 1/2005* state that, inter alia, ‘change’ should be considered in terms of impact of completed development. An analysis of all housing completions in the monitoring year 2005/06 has confirmed that none of these completions was on sites designated for their biodiversity value (i.e Special Areas of Conservation, SSSIs, local nature reserves, nature reserves managed by the Bucks, Berks and Oxon wildlife trust, county wildlife sites, or biological notification sites). The review of monitoring systems to be carried out in 2007 will consider whether more comprehensive monitoring of this type can be undertaken in the future.

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.

The Council does not currently collect data regarding installations to provide such energy, nor do the Council’s application forms seek specific data on renewable energy.

The principal interests of Thames Valley Energy Agency (TV Energy) relate to renewable energy (wind, bioenergy, solar, hydro). However, generally TV Energy’s recording of renewable energy generation is limited to installations of which they become aware in the course of their work. They do not currently have sufficient resources to be proactive by checking for renewable energy installations.

It had been hoped that it might be possible to use the planning application system to identify permissions granted for developments such as turbines and solar panels. The system was interrogated and permissions granted in the 3 years to March 2006 were identified where the description of the development included any of a wide range of terms suggesting that a renewable energy installation might have been included. That exercise still did not pick up relevant permissions, if, for example, the development was large scale and the particular feature, such as solar panels, was not expressly mentioned in the description of the development. Furthermore, some developments of interest may not have needed to be the subject of any application at all for permission. For the year ending 31st March 2006, the

relevant permissions produced by this exercise comprised four installations of solar panels, all on single dwellings.

TV Energy can at present only carry out passive monitoring of renewable energy installations, meaning that it was not possible to use the data from the planning application system for a systematic check as a step towards estimating the renewable energy capacity that has been installed. The listing of permissions from the planning application system did, however, offer TV Energy a useful cross-check against data that they already held.

Notwithstanding the incompleteness of the data held by TV Energy regarding installed renewable energy, we have had to use their information as the best that is immediately available. TV Energy estimates that the total capacity of the renewable energy installations in the District of which they were aware, was about 15.4MW at 31st March 2006. The landfill gas energy recovery facility at Calvert has a capacity of 15MW. An additional 0.34MW 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 and solar PV.

To produce better information in the future, consideration will be given to the Council carrying out its own site inspections to establish whether permissions for renewable energy installations – and any other proposals for such installations of which we are otherwise aware – have been implemented. The Council would then need to seek guidance from TV Energy regarding the renewable energy capacity of the installations that are in place. That approach would provide improved data for the COI and for TV Energy's use as well.

8 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 will gradually be replaced by DPDs within the emerging LDF. The policies in AVDLP are automatically saved until September 2007. Specified policies can be retained beyond that date by making a request to the Secretary of State, and the Council will be submitting a list of the policies that it wishes to save by the specified deadline of 1st April 2007.

Approach

As reported in the 2005 AMR, 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 2005 – 31 March 2006 have been assessed. The assessment was confined to references to AVDLP policies within the appeal decisions themselves, on the grounds that any additional policies referred to in the original decision but not in the appeal decision were not 'tested'.

For each policy referred to, an assessment was made of the nature of the application, and whether or not the policy was upheld; particular issues raised by the Council or the Inspector were also flagged. The results of this analysis are presented below.

Future work will involve linkages being made with the review of 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).

A methodology for ongoing monitoring of appeals has recently been developed, based on the existing methodology applied in this AMR. This will be implemented early in 2007, and will include publication of quarterly reports setting out a statistical analysis, commentary and any recommendations. The results will also be reported in the 2007 AMR.

- *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. The results of an initial analysis of these policies are presented below.

- *PPG/PPS compliance*

PPS12 also requires that AMRs should assess whether policies need changing to reflect changes in national or regional policy. Accordingly, an assessment of the policy requirements imposed by current (November 2006) PPGs and PPSs has been carried out, and AVDLP policies assessed against these to identify any gaps.

- *Sustainability sampling*

Policies against which to test applications for the delivery of sustainability (using random sampling of applications) were identified in the initial sift. One of the key parts of the review of monitoring systems to be undertaken in 2007 will be to set up a methodology for regular monitoring of the outcomes of planning policies, which will include both the delivery of sustainability, and a design-orientated assessment of the eventual “built result”.

- *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 is 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 generally to be matters of judgement on a wide range of development proposals rather than weaknesses in policy. There is no indication that the authority is out of line with Government advice when planning permission is refused, or that decisions are procedurally flawed.

This conclusion is reinforced by the detailed review undertaken for this AMR of the 86 appeal decisions received in 2005/06. This monitoring enabled 51 policies to be assessed in detail. Of these 51 policies, 20 (39%) were upheld in all cases where tested at appeal. A further nine (18% of the total) were upheld in the majority of cases where tested. These policies appear to be working well overall, and there is no evidence from the appeals monitoring to suggest that any fundamental changes are required.

Of the remaining 23 policies, seven 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. 11 were only tested once, and it is not possible to draw general conclusions from one year's figures.

Only four policies were therefore 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. These policies are listed below:

GP17 - Retention in use of existing employment sites
GP21 - Transport Considerations in New Developments
GP24 - Car parking Guidelines
RA27 - Retention of existing employment in settlements

Appeals monitoring was also undertaken for 2004-05 and reported in the 2005 AMR. Combining the results from the two years allows more meaningful analysis, particularly to identify whether there are any trends in appeal decisions, and to draw conclusions where the policies are tested in only a small number of appeals.

The combined results show that 63 Local Plan policies were tested at appeal over a two year period, of which 24 (38%) were upheld in all cases. The results tend to confirm the conclusions from the 2005-06 figures; in particular, issues regarding Policies GP21 and GP24 were highlighted in last year's report. However, some additional comments can be made.

Decisions on matters relating to design and impact on the built environment suggest that the Council may be seeking a higher standard of development than that acceptable to the Planning Inspectorate. For example, policies relating to the protection of the setting of listed buildings and preserving and enhancing the special characteristics of conservation areas (GP51 and GP53) were upheld in only 44% and 60% of cases, respectively. Support for policies relating to the design and setting of new buildings (GP34 and GP35) declined from 87% and 90% respectively in 2004-05 to 66% and 75% respectively in 2005-06.

Policy GP8, which seeks to protect the amenity of residents, was tested at a number of appeals, and just over 50% of these were dismissed. This policy was also highlighted in the 2005 AMR. The policy advises that permission will not be granted for development that would unnecessarily harm the amenity of adjoining residents. As reported last year, 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, and it is this judgment that is not supported in the cases emerging from the review, not the underlying policy. Therefore there is not seen to be an immediate need to review this policy, although Inspectors' comments will be taken into account in drafting the LDF.

It is also worth recording that Inspectors sometimes took differing views on the weight to be accorded to Supplementary Planning Guidance (SPG). It is apparent that in some cases this was because the Council did not inform the Inspector of the process for consultation and adoption of the SPG, and this lesson will be taken on board in future appeals.

The following comments are made in respect of the particular policies highlighted above.

GP17 - Retention in use of existing employment sites

This policy seeks the retention of employment sites and sets criteria under which redevelopment or changes of use are acceptable. The Council has carried out an Employment Site Audit which demonstrated the need to retain employment sites throughout the District, and as a result published an Employment Policy Advice Note in 2005 to clarify how the policy would be operated. Only in one of five cases noted, however, did the Inspector conclude that the site was needed for employment purposes. It appears that paragraph 42a of PPG3 (January 2005), which encourages planning authorities to give favourable consideration to housing on employment sites where they are no longer seen as being needed, was a significant factor in the decisions. Further assessment of the interpretation and application of the policy since the end of the 2005/06 monitoring year has however suggested that a fundamental review is needed, and this is underway.

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. As for policy GP.8, there are also issues of judgement involved. 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. A particular issue identified in the monitoring is that Inspectors have regard to the provisions of PPG13 that developers should not be required to provide more parking than occupiers may require, and this will be taken into account in future policy drafting. There is, however, no immediate need to review this policy, although attention will be given to its application in particular cases.

RA27 - Retention of existing employment in settlements

Only in one of five cases did the Inspector conclude that the site was needed for employment purposes. The comments made above under Policy GP17 regarding the retention of employment sites are also relevant here.

Overall, as demonstrated in the authority’s BV204 return for 2005/06, 32% of appeals were allowed against the authority’s decision to refuse on planning applications⁴. This figure is close to the national average (31% for the 2004/05 year), 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 in monitoring and review.

Sampling of applications

Work has not yet been carried out on this aspect of policy monitoring. However, as mentioned in the Introduction, this will form a key part of the improved monitoring arrangements which have commenced with the introduction of the new Senior Planning Officer (Information) post. A sample of applications will be scrutinised to collate information on the use and interpretation of AVDLP policies. If this reveals any policy aims that are not being achieved through non-use or mis-interpretation, these 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. In the majority of cases these policies relate to development proposals for specific sites. Appendix I sets out the progress on all employment sites, and Appendix III sets out the progress on all housing sites. Core output indicators 1 and 2 (business development and housing) are also relevant in that the results set out the amount of employment floorspace developed and the number of housing completions.

Other policies which contain targets are listed in the table below, with comments where possible on the extent to which the targets have been achieved during the 2005/06 year.

Policy number	Target	Comments
ST.1	The broad division of new housing and employment provision will be 65% at Aylesbury and 35% in the rural areas.	The housing requirement set out in table 2 of AVDLP are based on a 65%:35% division. Over the period 2001-2006, 50% of all housing completions were in Aylesbury and 50% were in the rural areas. The projected figures in the housing trajectory presented under core output indicator 2 show that over the period 2006-2011 the percentage of completions in Aylesbury will increase to 66%. An analysis of employment floorspace completed over the period 2001-2006 shows that 15% of completed floorspace is in Aylesbury and 85% in the rural areas. The distribution of employment provision is being addressed during preparation of the LDF.

⁴ 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.

Policy number	Target	Comments
GP.2	Provision of 20%-30% affordable housing on developments of 25 or more dwellings or 1ha or more. (The Council's SPG on Delivering Affordable Housing applies 30% as a minimum requirement).	There are 10 housing developments of 25 dwellings or more for which planning permission has been granted since 1 st April 2005. Of these, all but one include provision for at least 25% affordable housing (in two cases this includes partial off-site provision). The one development that does not provide affordable housing was granted on appeal, with the Inspector concluding that a requirement for affordable housing would not be appropriate.
GP.3	Provision of 10% low cost market units on development of 25 or more dwellings or 1 ha or more.	There are 9 housing developments of 25 dwellings or more for which planning permission (full or approval of details) has been granted since 1 st April 2005. Of these, 7 developments provide at least 10% of the total number of dwellings in the form of 1 or 2 bed dwellings (in addition to any affordable housing provision). The remaining 2 developments comprise solely housing association dwellings.
GP.86	Provision of 2.43 hectares of outdoor play space per 1,000 population on new housing developments. (The Council's SPG on Sport and Leisure Facilities provides further guidance on this policy).	An initial analysis of housing developments of 25 dwellings or more (for which planning permission has been granted since 1 st April 2005) indicates that this policy target is being met in some but not all cases. A more thorough analysis is however required to enable comprehensive monitoring, and this will be addressed as part of the review of monitoring systems in 2007.
AY.26	Retail development at Cambridge Street	The development of the site shown on the AVDLP proposals map as a site of retail commitment is partially complete with the remainder under construction. The adjacent site (shown as site for retail development) remains in its present use (BT exchange).
AY.27	Retail development at Buckingham Street/Odeon; High Street; and Tring Road.	The Tring Road (Tesco) retail extension is now complete. There has been no progress on the other two retail development sites.
BU.2	Housing development of land at Portfields, Buckingham	This development is now complete.
RA.25	Development at Calvert brickworks.	The housing element of this development is now complete. See Appendix I for an update on the employment element.

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

As reported in the 2005 AMR, a broad assessment of all current Planning Policy Guidance notes and Planning Policy Statements was undertaken to identify any gaps in the policy coverage of the current Local Plan. Some gaps in AVDLP coverage were identified, primarily

as a result of new guidance being issued since AVDLP was adopted. These gaps include policy pertaining to spatial planning (i.e. going beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they can function), renewable energy, biodiversity, and town centre policy.

A second, more detailed assessment has now been undertaken, which assesses all the policy requirements of PPGs/PPSs⁵ and identifies whether AVDLP policies are compliant, partially compliant, not compliant, or the policy issue is not addressed. The appropriate LDF document(s) for inclusion or review of each policy requirement have also been identified. The gaps relate to a number of policy topics, in particular: taking account of other strategies (such as the community strategy), achievement of sustainability objectives, housing trajectory and five year supply of housing land, more detailed affordable housing targets, town centre policy, impacts of climate change, designation and review of conservation areas, renewable energy, and planning in flood-risk areas. The deficiencies are being, or will be, addressed during the preparation of the LDF, and many of the gaps are being addressed during the preparation of the first documents to be produced, namely the Core Strategy and Aylesbury Allocated Sites development plan document.

It is therefore considered that no 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.

⁵ All those current as at end November 2006 were assessed, apart from those not considered relevant (PPG5: Simplified Planning Zones; PPS 10: Planning for Sustainable Waste Management; PPS 11: Regional Spatial Strategies; PPG18: Enforcing Planning Control; PPG20: Coastal Planning)

9 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 to *fully* report on core output indicators have been flagged in the text. The areas for further work relate to COI3a (car parking standards), COI4c (Green Flag award), COI8 (biodiversity) and COI9 (renewable energy), although in most cases considerable information is already available, and this has been reported. These areas will be specifically addressed during the forthcoming review of monitoring systems in order to bring about the provision of more complete information.

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) and significant effects indicators

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 significant effects indicators which are set out in the SA Scoping Report (May 2006).

Local indicators

The Council is required to prepare a monitoring framework as part of LDF preparation. In addition to the core output indicators and sustainability appraisal indicators, a number of local indicators will be developed to address the outputs of policies not covered by the other indicators. The monitoring framework needs to be sufficient to ensure a robust assessment of policy implementation. As mentioned in section 8 above, regular monitoring of the outcomes of planning policies is to be undertaken, which will include both the delivery of sustainability, and a design-orientated assessment of the eventual “built result”, as well as regular monitoring of planning appeals.

All of these indicators will be used to inform data collection for LDF documents, and they will be reported in future AMRs.

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

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. To this end, the 2006 AMR includes a report on the Community Plan “Quality of Life” indicators (see section 4). The potential for the AMR to be further used in this way will be investigated, and may be reflected in the 2007 AMR. 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.

APPENDIX I – AVDLP EMPLOYMENT ALLOCATIONS (AS AT NOVEMBER 2006)

Policy Ref	Location	Allocation	Site Area (Ha)	Estd. Jobs	Comments
AY.9	Car Sales Site Park St Aylesbury	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	Berryfields MDA Aylesbury	Mixed use: Housing, employment and community facilities. [Site area given refers to employment component only]	9	300- 2,571	Allocation split into two blocks – of 5ha and 4ha respectively. S106 negotiations and final negotiations on amended outline planning permission nearing completion.
AY.15	Aston Clinton Road Aylesbury	Employment: Business park [Site area given refers to developable area only]	20-22	6,000	Preparation of planning brief underway. Looking at modified boundary compared to site allocated in AVDLP. Growth Area Funding (£6m) received to facilitate implementation. AVA currently seeking revised economic viability assessment.
AY.16	Telford Close Aylesbury	Employment	0.7	23-50	B2 and B8 units complete June 2006.
AY.16	Stocklake East Aylesbury	Employment	0.8	57	No progress.
AY.16	Stocklake West Aylesbury	Employment	2	143	Permission granted for industrial units. Coach depot completed. B2 units completed but not occupied.
AY.24	Waterside (Exchange St N) Aylesbury	Mixed-use: Based principally on retail uses	1.8		Negotiations ongoing. Implementation plan being finalised.

Policy Ref	Location	Allocation	Site Area (Ha)	Estd. Jobs	Comments
RA.25	Former brickworks at Calvert	Mixed Use: Housing and employment [Site area given refers to employment component only]	3	100-857	Outline consent; renewal of consent granted April 2006.
RA.26	Former Cement Works Pitstone	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. Employment development nearly completed.
RA.31	Silverstone Employment Area – Silverstone Motor Racing Circuit	Employment [Existing uses (small workshops) confirmed by allocation]	8.3		AVDC working with British Racing Drivers' Club and South Northants District Council re: wider proposals for circuit.
RA.32	Royal Ordnance Site Westcott	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	Former Brickworks Newton Longville	Employment [Existing uses confirmed by allocation]	6.7	223-479	Development brief adopted (1995). The allocated area is now covered by Milton Keynes expansion proposals which are set out in the MK2031 Growth Strategy. There may be a need to prepare a joint LDD with Milton Keynes Council.
HA.1	Business Park Haddenham	Employment	6	429	Outline application for B2 approved January 2006. Further redevelopment for new business units also well advanced within existing employment area.

Policy Ref	Location	Allocation	Site Area (Ha)	Estd. Jobs	Comments
BU.3	South of Bypass Buckingham	Employment	2.2 ha	61-523	Non-food retail warehouse (Focus DIY) completed July 2006. Permission on remainder of site granted June 2006.
BU.3	Industrial Park Buckingham (south of Tesco)	Employment	0.9	30-64	No progress.
BU.3	Adjacent to industrial park, Buckingham (off Top Angel)	Employment	1.5	50-107	B2 and B8 units complete January 2004.
BU.8	Between West Street and Moreton Road (Market Hill) Buckingham	Mixed Use: Retail, housing, offices or leisure	2.2		Mixed use development supported by Town Council. Investigating public sector intervention to deliver site. Discussions regarding land assembly continuing.
BU.8	Market Square/Bridge Street Buckingham	Mixed use: Retail and other uses	1.5		2006 application for mixed use development including 153 flats withdrawn prior to determination. Amended scheme with reduced housing numbers expected in near future.
BU.9	Wharf Yard Buckingham	Mixed: Retail warehouse or other town centre uses	0.8	37	Retail warehouse element found to be impracticable – also see BU.3 above; this, with flood plain issues, makes the future of the site uncertain within AVDLP context.
WI.2	Buckingham Road/Furze Lane Winslow	Employment: Industrial and commercial	5	167-357	Outline application for B uses (April 2005) refused as scheme not properly worked through. New proposal submitted.

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) Existing 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) Existing 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:

Table A1 Allocated Sites			
	Aylesbury	Rural Areas	District
a) allocations that are not the subject of an outstanding permission	3,635	625	4,260
b) outstanding permissions in respect of allocated sites	1,406	400	1,806
Allocated Sites	5,041	1,025	6,066

2) Unallocated Sites

There are four components to this part of the supply:

- a) large (≥ 25 dwellings) PDL windfall sites with planning permission
- b) an additional allowance for other PDL windfalls
- c) outstanding permissions and applications to be determined following completion of a S106 agreement in respect of greenfield windfall sites (excluding rural exception sites); and
- d) an allowance for greenfield windfall sites which consists solely of an allowance for rural exception sites.

In numerical terms the supply is:

Table A2 Unallocated Sites			
	Aylesbury	Rural Areas	District
a) Large PDL sites with permission	651	116	767
b) PDL windfall allowance	1,300	1,591	2,829
c) Outstanding permissions and permissions dependent on S106 agreements in respect of greenfield windfall sites (excl rural exception sites)	0	267	267
d) Greenfield windfall allowance	0	375	375
Unallocated Sites	1,951	2,349	4,238

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. The recently published PPS3 (29th November 2006) replaces PPG3, although PPG3 was in place for the 2005/06 monitoring year. The implications of PPS3 for the calculation of windfall allowances will be the subject of future work, and any changes will be reflected in future updates of the housing trajectory.

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, and for sites above and below a threshold of 25 dwellings.

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.

In order to take account of an exceptionally high number of dwellings currently the subject of planning permission on windfall PDL sites, if the number of dwellings permitted (on sites of 25 dwellings or more) is greater than the windfall allowance based on the historic rate of completions, then the number of dwellings permitted is used in the projected supply rather than the allowance based on the historic rate. The PDL sites included in the trajectory are listed in the table below:

	Net dwelling commitments (as at 1 st April 2006)
Schwarzkopf, Penn Road, Aylesbury (Grand Central)	391
Nestle, Park Street/High Street, Aylesbury	136
New Lodge, Griffin Lane, Aylesbury (Griffin Place)	90
Chestnuts Resource Centre, Croft Road, Aylesbury	34
Hampden Hall, Wendover Road, Weston Turville	61
DT industries, Buckingham Road, Gawcott	40
Beacon House, Stone (Melford Park)	15

A Housing Potential Study was published by the Council in November 2005. This study assessed the potential for residential development in existing settlements in the District, up to 2021. The base date for the study was 31st March 2004. The figures for overall housing potential produced by the Housing Potential Study are not directly transferable into the projected completions required for the housing trajectory, because of the differing end dates, differing base dates, and some differences in assumptions regarding estimates of future completions based on past completion rates. However, the list of PDL sites of 25 dwellings or more that were specifically identified in the housing potential study has been examined, and it is apparent that all these sites either now have planning permission (and so are included in the

list above), or, for the remaining sites, the estimated completions are accounted for by the windfall allowance based on the historic rate of completions.

It is intended that the Housing Potential Study will be reviewed in 2007. This will enable the information to be updated to the latest possible base date, and the end date to be altered to 2026, in line with the draft SEP. In addition, the methodology will be reviewed, to ensure compatibility between estimated completions from the Housing Potential Study and estimated completions produced for the purposes of the housing trajectory. Finally, the review will take account of new guidance on strategic housing land availability assessments, due to be published early 2007 as a companion document to the recently published PPS3 on housing.

The housing trajectory presented in the 2005 AMR included an allowance for policy AY.10 in AVDLP, which aims to encourage the redevelopment of PDL sites in Aylesbury. AVDLP estimates that 475 houses will be brought forward as a result of this policy. The permissions on Aylesbury PDL sites listed above exceed 475 dwellings; it is therefore felt to be reasonable to no longer include an additional allowance for policy AY.10 in the housing trajectory.

Commitments in the form of outstanding permissions on PDL for sites of less than 25 dwellings 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.

Rural Exception Sites

The estimate of the number of completions on rural exception sites is based on the implementation of permissions for such schemes 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 *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 housing supply made by AVDLP allocated sites are set out in Table A3 below (the situation as at November 2006 is stated for each site, in order to provide up-to-date information).

Progress on AVDLP Allocated Sites

At November 2006, six of the AVDLP allocations were the subject of permissions (either wholly or on part of the site) and details of progress on these allocations (Weedon Hill MDA, Aylesbury; Princess Mary's Hospital, Wendover; the TA Centre, Oxford Road, Aylesbury; Walton Street, Aylesbury; Stoke Mandeville Hospital, Aylesbury; and Bearbrook House, Oxford Road, Aylesbury) are given below. The permissions for these six sites represent 1,684 dwellings.

The remaining allocations, representing a total of 4,260 dwellings, were without permission at November 2006. However, applications representing 3,750 dwellings on four of these allocations were awaiting determination at this date, dependent on the completion of S106 agreements. The applications for at least two of these allocations (representing 3,200 dwellings) are anticipated to be approved in early 2007. The Council will continue to work closely with Aylesbury Vale Advantage, particularly through the mechanism of the Housing Delivery Team, in order to ensure progress with delivery.

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:

November 2006	Planning permission for roundabout access issued
December 2006	S106 complete and issued for signature
December 2006	Infrastructure application submitted (full application)
Early 2007	S106 signed and planning permissions issued for MDA and western link road
Spring 2007	Submission of first housing reserved matters application
November 2007	Start of groundworks on site.

- *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 24th November 2004. The first applications for approval of reserved matters for Phase 1 and 2 infrastructure and Phase 1 (215 dwellings) were approved in June and August 2006 respectively. Housing construction has commenced. Phase 2 reserved matters application for housing was submitted in October 2006.

- *TA Centre, Oxford Road, Aylesbury*

A scheme for 71 dwellings (net) on a PDL allocation at Aylesbury. Since the end of March 2005 the site has been cleared, a residents' car park has been permitted and further work is being undertaken. On 5th 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. No meaningful contact has however been received from the developers since then.

- *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
February 2007	Anticipated approval of planning application
March 2007	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 June 2006	Submission of detailed planning application
June 2007	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 30th November 2005. The site was sold to a housing developer in November 2006.

- *Stoke Mandeville Hospital, Aylesbury*

The allocation is for 195 dwellings net of demolitions. The northern part of the allocation was granted outline permission in March 2006 with approval of details following in June 2006. The southern part of the allocated site plus an adjacent area has been the subject of an outline planning application by the NHS Trust for 300 dwellings. This was considered by Development Control Committee in March 2005 who decided that subject to the completion of a S106 agreement the application could be approved. The S106 agreement has been drafted but not completed and the application remains outstanding. A further application on the same site (for 387 dwellings) was submitted by Bellwinch Homes who it is understood have acquired the site from the NHS Trust. This application was withdrawn in November 2006. Following discussions with officers a revised application is expected in the New Year.

- *Walton Street, Aylesbury*

This allocation is part complete and part under construction: The allocated area on the east side of Walton Street is now occupied by a completed development of 69 flats (The Observatory). The balance of the allocation on the other side of the road was granted planning permission in March 2006 for a multi-storey car park, replacement Ex-Services Club, and 214 apartments. Work commenced on site in October 2006.

Timing of Completions on AVDLP Allocated Sites

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 2018/19. Four other AVDLP allocations - Weedon Hill MDA; Princess Mary's Hospital, Wendover; Verney Road, Winslow; and Stoke Mandeville Hospital, Aylesbury - are now expected to overrun beyond the plan period by up to two years. Aylesbury Vale Advantage and the new Housing Delivery Team will continue to work with developers in order to obtain updated information on projected build rates on all large sites.

Table A3 - AVDLP Sites Allocated for Housing

Policy Reference	Site Allocated	No of dwellings subject of outstanding pp at November 2006	No of dwellings proposed by allocation or current best estimate of likely number of dwellings	Comments
AY.4	Tring Road (former BPCC factory), Aylesbury		100	Outline planning permission for 100 flats lapsed in August 2005.
AY.5	Stoke Mandeville Hospital, Aylesbury (part)	121		Allocated for community use and housing (275 dwellings – 195 net of demolitions). This part (northern part of allocation) granted outline permission in March 2006, approval of details June 2006, for demolition of existing dwellings and erection of key-worker accommodation and open market dwellings.
AY.5	Stoke Mandeville Hospital, Aylesbury (part)		300	Southern part of allocated site plus an adjacent area. Outline planning application (for 300 dwellings) is outstanding; further application on same site is expected to be submitted.
AY.6	Bearbrook House, Oxford Road, Aylesbury (part)	28		Allocated for housing & employment. SPG (planning brief for this and TA Centre site) refers to minimum of 50 dwgs/ha. Permission granted July 2006 for 28 units (single persons residential and ancillary support accommodation) on part of site.
AY.6	Bearbrook House, Oxford Road, Aylesbury (part)		69	Assuming that remainder of site will be developed at 50 dwgs/ha.
AY.7	TA Centre, Oxford Road, Aylesbury	71		Outline planning permission granted in March 2004.

Policy Reference	Site Allocated	No of dwellings subject of outstanding pp at November 2006	No of dwellings proposed by allocation or current best estimate of likely number of dwellings	Comments
AY.8	Ardenham Lane, Aylesbury		0	It is not anticipated that any of this site will come forward for redevelopment in the remainder of the plan period.
AY.9	Park Street, Aylesbury (Part)		66	Assumes balance of allocated site is redeveloped at same density as part that has already been redeveloped
AY.11	Circus Fields, Aylesbury		75	£4 million Government grant awarded in early 2006 to bring forward this development to create 152 private and social housing homes, a new canal basin and servicing and repair facilities for canal boats.
AY.13	Berryfields MDA, Aylesbury		3,000	At November 2006 application for outline planning permission was awaiting determination following completion of S106 agreements.
AY.14	Weedon Hill MDA, Aylesbury	850		Outline planning permission for whole site was granted in November 2004. Approval of reserved matters for phase 1 of the housing was granted in August 2006, and work has commenced on site.
AY.32	Walton Street, Aylesbury (Part)			69 dwellings completed August 2005.
AY.32	Walton Street, Aylesbury (Part)	214		Allocated for urban uses, including residential. Permission granted in March 2006 for multi-storey car park, replacement Ex-Services Club, and 214 apartments. Work commenced on site in October 2006.
AY.34	Exchange Street (Waterside), Aylesbury		25	Planning application for civic/cultural centre approved December 2006.

Policy Reference	Site Allocated	No of dwellings subject of outstanding pp at November 2006	No of dwellings proposed by allocation or current best estimate of likely number of dwellings	Comments
BU.1	Moreton Road, Buckingham		200	A full planning application for 200 dwellings was received in July 2006 and is under consideration.
WE.1	Princess Mary's Hospital, Wendover	400		Allocated for various uses including housing (minimum 300 dwellings). Outline permission granted in November 2005 for 400 dwellings, a convenience store, a multiple sclerosis centre and associated open space, car parking and access.
WI.1	Verney Road, Winslow		250	An outline planning application for 220 dwellings was received in August 2006 and is under consideration.
RA.26	Pitstone Cement Works		175	A development brief was approved in June 2005. Pre-application discussions are proceeding.

APPENDIX IV – GLOSSARY OF TERMS AND ABBREVIATIONS

TERM	DEFINITION
AMR/ Annual Monitoring Report	The Council will publish a monitoring report every year to assess the progress that has been made in achieving the timetable set out in the Local Development Scheme, and assess how successful local planning policies have been in achieving their aims.
AONB/ Area of Outstanding National Beauty	A national landscape designation; the Chilterns AONB is partially within Aylesbury Vale
AQMA/ Air Quality Management Area	A defined area within which air quality standards or objectives are not being achieved.
AVA/ Aylesbury Vale Advantage	The Local Delivery Vehicle for Aylesbury Vale.
AVDC	Aylesbury Vale District Council
AVDLP	Aylesbury Vale District Local Plan – the adopted Local Plan for the District
B1	The ‘business’ Use Class – a planning classification, within which planning permission is not needed for a change of use.
B1 (a)	A subdivision of the B1 use class, encompassing offices (other than those in class A2 – financial and professional services).
B1 (b)	A subdivision of the B1 use class, encompassing research and development.
B1 (c)	A subdivision of the B1 use class, encompassing light industry.
B2	The general industrial Use Class - a planning classification, within which planning permission is not needed for a change of use.
B8	The storage and distribution Use Class - a planning classification, within which planning permission is not needed for a change of use.
BVPI/ Best Value Performance Indicator	Best Value Performance Indicator (a national measure of performance, set by central government) (e.g., BVPI 204).
COI/ Core Output Indicators	A mandatory standardised set of indicators introduced by the ODPM in 2005, in order to monitor the effectiveness of policies and enable national comparison.
Core Strategy	A Development Plan Document within the LDF. The Core Strategy sets out the long-term spatial vision for the District, along with the core policies and proposals that will be required to deliver that vision. All other Development Plan Documents must conform with the Core Strategy.
DPD/ Development Plan Document	A Local Development Document within the LDF that forms part of the Development Plan. DPDs are subject to independent examination by a Government-appointed Inspector.

TERM	DEFINITION
DCLG/ Department for Communities and Local Government	The Government department with responsibility for planning and local government. It replaced the former ODPM in May 2006.
dpha	Dwellings per hectare
GOSE/ Government Office for the South East of England	The regional government office that is responsible for implementing national policy in the South East region, and ensuring policies and plans accord with national guidance.
IMD/ Index of Multiple Deprivation	The Government publishes an Index of Multiple Deprivation combining individual indices for the following domains: income 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.
LDF/ Local Development Framework	The replacement for Local Plans. A portfolio of policy documents which will provide the framework for delivering the spatial planning strategy for the District.
LDD/ Local Development Document	A collective term for DPDs, SPDs and SCIs.
LDS/ Local Development Scheme	A document setting out 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.
LDV/ Local Delivery Vehicle	A body charged with setting up and managing a framework for action in growth areas; in Aylesbury Vale, the LDV is Aylesbury Vale Advantage (AVA), a company limited by guarantee.
MDA/ Major Development Area	Strategic allocations within AVDLP, providing the opportunity to create new, satellite communities around Aylesbury.
MKSM/ Milton Keynes and South Midlands	A sub-region to which significant growth has been allocated. Aylesbury Vale lies within the MKSM area.
ODPM/ Office of the Deputy Prime Minister	The former Government department with responsibility for planning and local government. It has now been replaced by the DCLG.
PCPA/ The Planning and Compulsory Purchase Act	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.
PDL/ Previously Developed Land	Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) – see Annex C of PPG3 for a full definition.
PPG/ Planning Policy Guidance Note	PPGs set out national planning policy guidance on a range of topics.
PPG3	The Planning Policy Guidance Note setting out national planning policy on housing.

TERM	DEFINITION
PPS/ Planning Policy Statements	PPSs set out national planning policy guidance on a range of topics, and are replacing PPGs.
PPS12	The PPS which sets out national planning policy on LDF preparation.
S106	Section 106 – a legal agreement to link the delivery of infrastructure, etc, to the grant of planning permission.
SA/ Sustainability Appraisal	An assessment of the social, economic and environmental impacts of the policies and proposals contained within the Local Development Framework.
SCI/ Statement of Community Involvement	A document (part of the Local Development Framework and 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.
SEERA/ South East of England Regional Assembly	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.
SOAs/ Super Output Areas	Administrative areas designated in the 2001 Census, having relatively uniform numbers of residents (around 1,500). There are 32,482 SOAs in England as opposed to 8,414 local authority wards.
SPD/ Supplementary Planning Documents	These are the replacements for Supplementary Planning Guidance. They will be part of the Local Development Framework and subject to specified regulations for preparation, but still not part of the Development Plan.
SPG/ Supplementary Planning Guidance	Guidance issued by the Local Planning Authority to supplement policies and proposals in the Development Plan.
Sui Generis	A term to describe uses that are not within defined Use Classes, such as nightclubs; motor car showrooms; retail warehouse clubs; taxi or vehicle hire businesses; laundrettes; amusement centres; petrol stations; hostels; theatres.