

Aylesbury Vale District Council

Employment Monitoring Factsheet 2014



December 2014

1 EXECUTIVE SUMMARY

Employment and economy

- Aylesbury Vale continues to be an area of high earnings.
- The latest jobs figures show a small increase of 1,500 jobs from 2011 to 2012.
- The number of business births has increased each year since 2009, but there was a increase in the number of business deaths in 2012. There has also been a significant drop in the unemployment rate in 2014, the first drop since the recession.
- In the 2013/14 monitoring year there was a net gain in employment floor-space in the B use class (business, industrial, storage & distribution) of 84,707m². 4% of the completed floor-space was on previously developed land. There was also a gain of 6,477m² completed floor-space for retail uses and gains for all other non-residential uses apart from a small net loss for drinking establishments.
- There is a considerable amount of floor-space in the B use classes (392,030m² net gain) with planning permission as at 31st March 2014. This is contributed to particularly by the permissions at Silverstone motor racing circuit, Haddenham Business Park and associated developments at Aston Clinton.
- Our employment trajectory indicates that we expect to gain over 1,136,450m² of employment floor-space over the period from 2011 to 2031 on currently known sites and small sites that are likely to come forward.
- Two major employment sites in Aylesbury Vale are moving forward: planning permission has been granted at Silverstone motor racing circuit for a business park, education campus, hotels, and upgrade to circuit facilities; whilst the Arla dairy at Aston Clinton is now complete with the sites remaining valid for extra B2 & B8 uses.

2 EMPLOYMENT AND ECONOMY

Introduction

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

Indicators

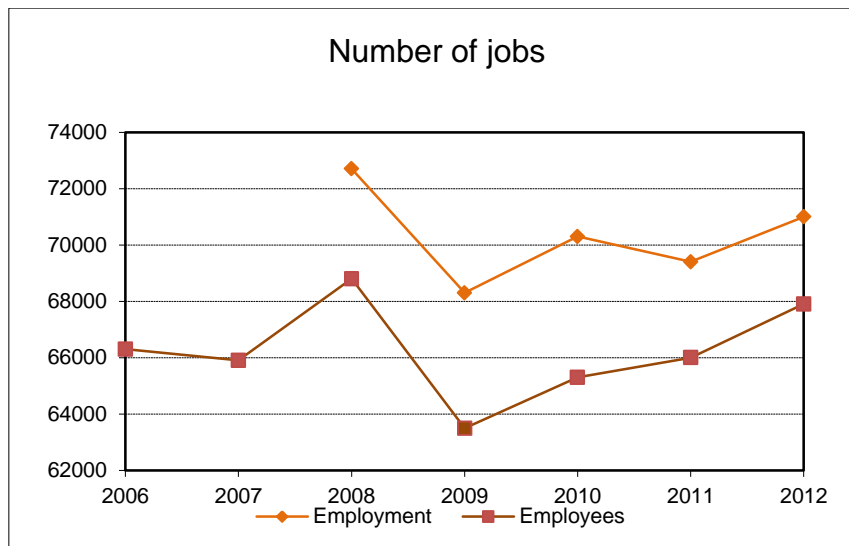
Change in the number of local jobs

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

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

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

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



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

Diversity of economic sectors represented in the area

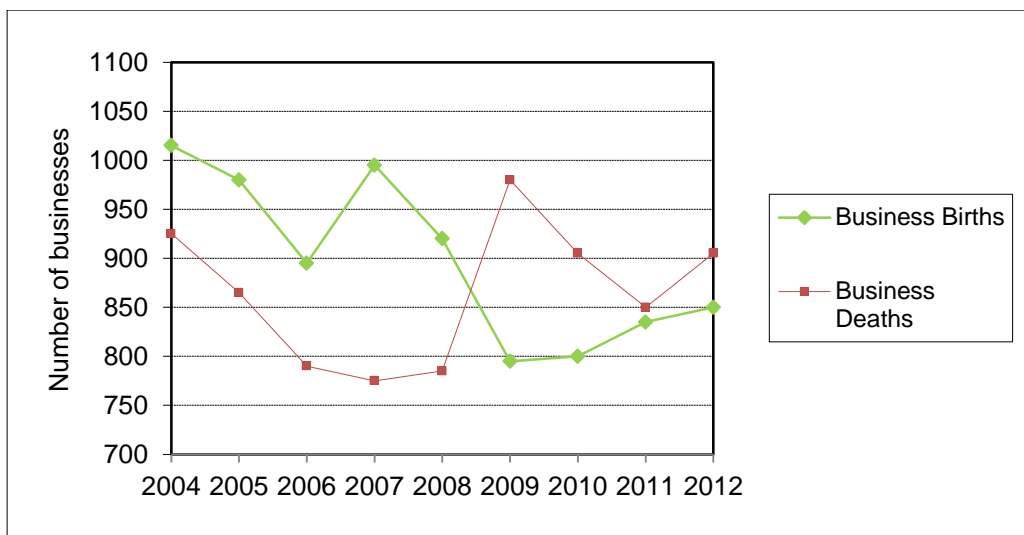
The table below shows the percentage breakdown of the 2012 employment figures by industry:

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

Business births and deaths

The graph below shows the number of business births and deaths in Aylesbury Vale over the eight year period to 2012³.

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

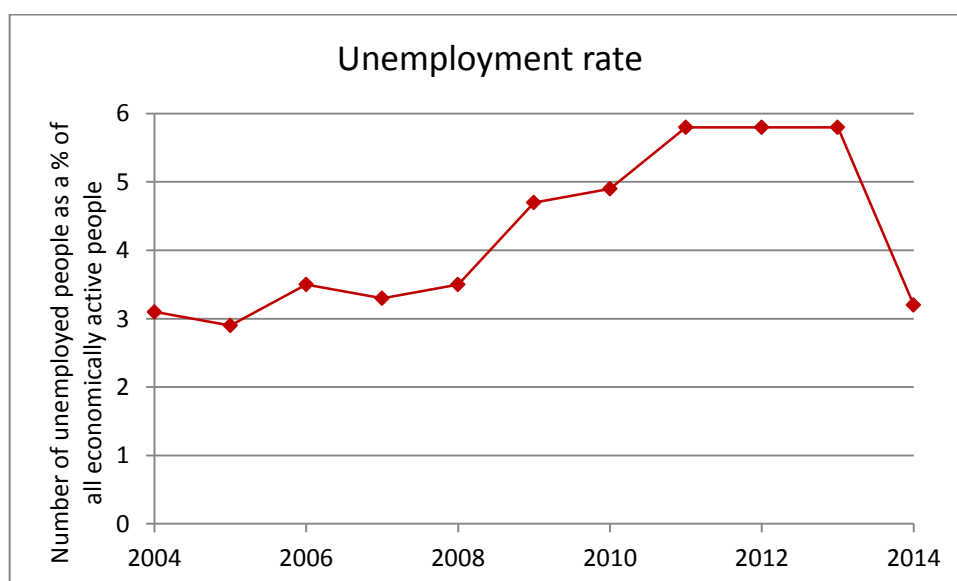


Unsurprisingly, given the global economic recession, the number of business births had shown a sharp decline in 2007 to 2009 but there has been a continued rise since. Business deaths had been decreasing however this has risen in 2012.

It has not been possible to update the data in the above graphs due to the fact that O.N.S. have withdrawn the Business Register & Employment Survey data due to quality concerns. They will be updated once they become available.

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

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

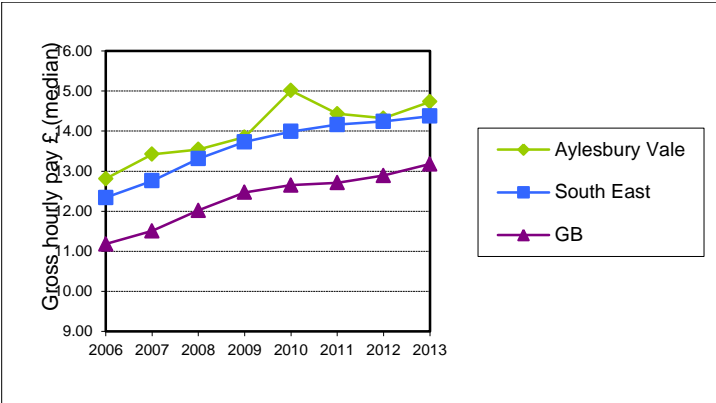
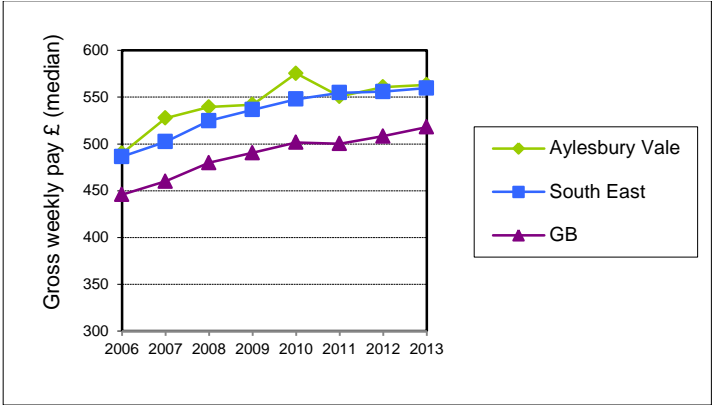


⁴ Source: <https://www.nomisweb.co.uk/Default.asp> ONS Annual Population Survey.

It can be seen that there has been a noticeable decline in unemployment thanks to the economic recovery. The level of unemployment is likely to have been influenced by the rise in business births and the creation of jobs at ARLA.

Average earnings

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



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

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

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

The table below shows the amount of floor-space completed on developments falling within the B use classes, in the year ending 31st March 2014⁶.

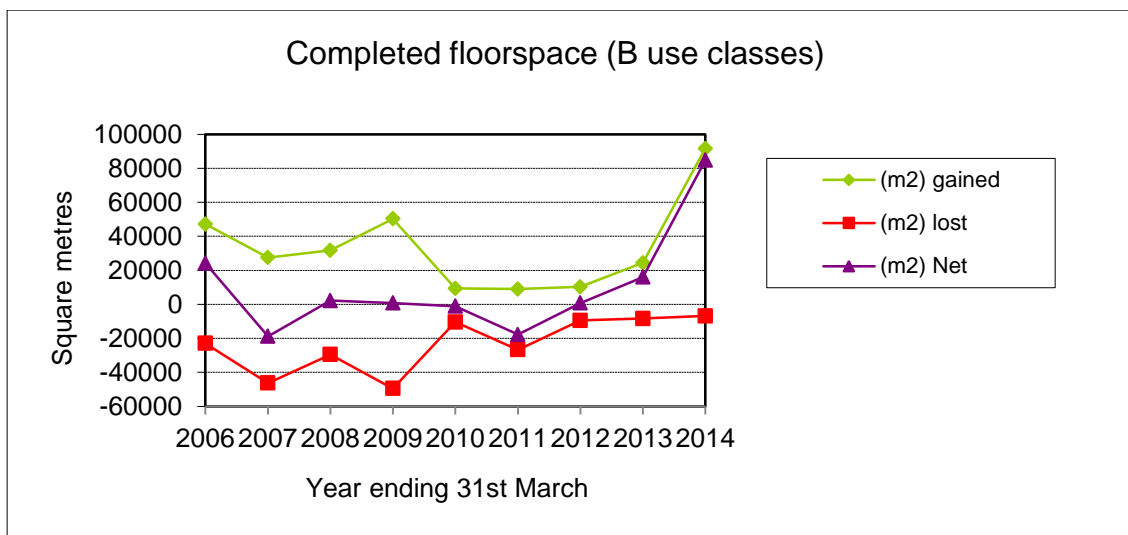
Use class	Floor-space gained (m ²)	Floor-space lost (m ²)
B1 (a) Offices	4,102	481
B1 (b) Research and development	0	0
B1 (c) Light industry	510	598
B1 Business (planning permission not specific to subclasses of B1)	198	965
B2 General industry	83,365	2,198
B8 Storage or distribution	3,356	2,582
B1/B2/B8 (planning permission not specific within B use classes)	0	0
Total for all B classes	91,531	6,824

These figures show a marked gain in employment floor-space during 2013/2014. Major contributors to the gains and losses in floor-space were the following:

- Erection of new dairy building at Arla, land East of College Road North, Aston Clinton (gain of 82,783m² B2 & 3,493m² B1(a) floor-space).
- Erection of new unit at Unit 1 Gawcott Fields Farm, Gawcott Road, Gawcott (gain of 1,650m² B8 floor-space)
- Change of Use of Agricultural building to Warehouse at Gawcott Fields Farm, Gawcott Road, Gawcott (gain of 830m² B8 floor-space)
- Loss of warehouse building at A.V.D.C. Pembroke Road, Aylesbury (loss of 1,700m² B8 floor-space)
- Demolition of boatyard complex at Marsworth Yard, British Waterways, Church Lane, Marsworth (loss of 1,350m² B2 floor-space).

The year-by-year trend for the amount of completed floor-space (all B classes) is shown in the graph below. It can be seen that there has been little growth in B use employment floor-space over the last seven years, although there has been a significant net rise in the year ending March 2014 due to the construction of the Arla dairy.

⁶ Source: AVDC Forward Plans monitoring system.



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

	Floor-space gained (m ²)	Floor-space lost (m ²)
Aylesbury	542	3,754
Rest of the district	90,989	3,070
Total for district	91,531	6,824

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

Total amount of employment floor-space on previously developed land

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

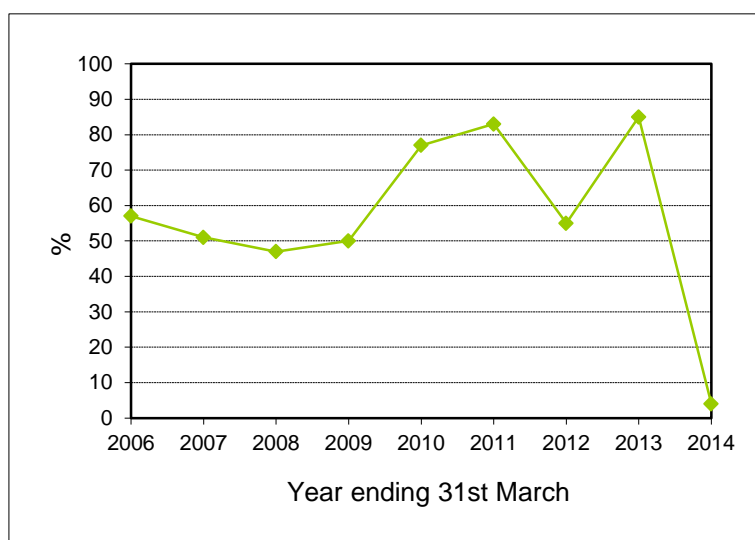
Use class	Floor-space gained (m ²) on brownfield sites	Floor-space gained on brownfield sites as a percentage of floor-space gained on all sites
B1 (a) Offices	542	13%
B1 (b) Research and development	0	0%
B1 (c) Light industry	510	100%
B1 Business (planning permission not specific to subclasses of B1)	198	100%

⁷ Source: AVDC Forward Plans monitoring system.

⁸ Source: AVDC Forward Plans monitoring system.

B2 General industry	1,850	2%
B8 Storage or distribution	626	19%
B1/B2/B8 (planning permission not specific within B use classes)	0	0%
Total for all B classes	3,726	4%

The year-by-year trend for the proportion of floor-space developed for employment on previously developed land is shown in the graph below. The sudden drop in land developed is caused by the Arla Dairy and two modest sized developments for warehousing all being on greenfield sites.



Total amount of employment floor-space with outstanding planning permission

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

The table below shows the amount of floor-space with outstanding planning permission (that has not yet been constructed) for employment uses, as at 31st March 2014⁹. The floor-space for each use class is generally provided as part of the information with the planning application, but for some sites that only have outline permission, the detailed floor-space breakdown is not available so such sites are not included in the figures below.

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

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

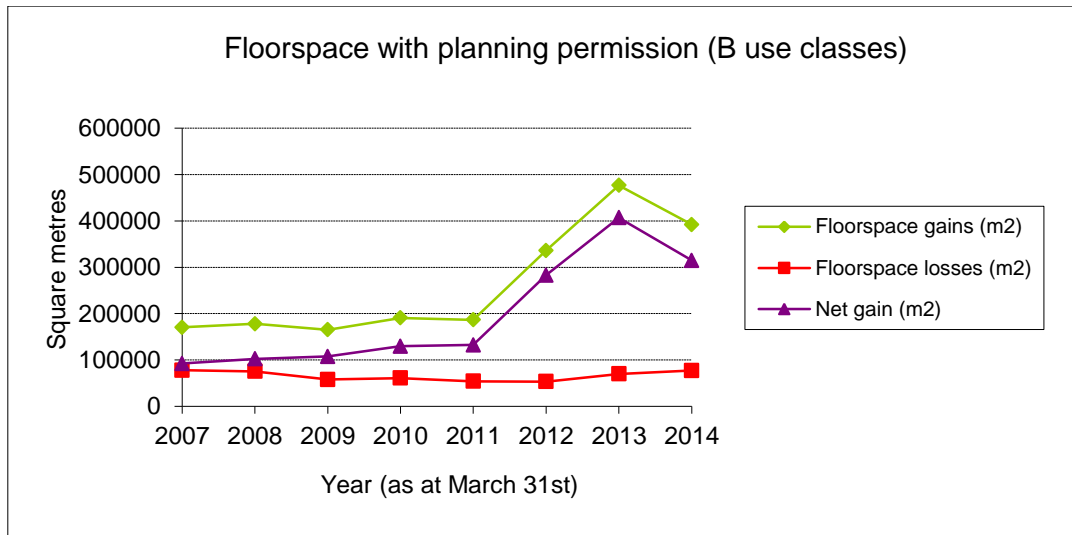
⁹ Source: AVDC Forward Plans monitoring system.

Sites with planning permission as at 31 st March 2014	Floor-space gains (m ²)	Floor-space losses (m ²)
B1 (a) Offices	23,328	13,674
B1 (b) Research and development	50,438	11,670
B1 (c) Light industry	14,657	9,518
B1 Business (planning permission not specific to subclasses of B1)	2,950	1,243
B2 General industry	45,071	10,342
B8 Storage or distribution	74,508	30,828
B1/B2/B8 (planning permission not specific within B use classes)	181,078	0
Total for all B classes	392,030	77,275

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

- Redevelopment of Silverstone Motor Racing Circuit |(124,200 m² B1/B2/B8 floor-space).
- Expansion of Haddenham Business Park (gain of 26,822m² B1/B2/B8 floor-space).
- Erection of data processing centre at Pitstone Green Business Park (gain of 34,434m² B1 floor-space).
- Development of land for warehousing & production facilities at College Road, Aston Clinton (gain of 6,689m² B1c, 28,707m² B2 & 51,933m² B8 floor-space).
- Development of land for employment purposes at Buckingham Road/Furze Lane, Winslow (gain of 15,000m² B1/B2/B8 floor-space).
- Demolition of existing structure and erection of commercial (B1) units and residential units at Tingewick Road industrial estate, Buckingham (gain of 2,046m² floor-space and loss of 12,395m² B8 floor-space).
- Redevelopment of site off Gatehouse Way, Gatehouse Road, Aylesbury (gain of 5,165m² B1a floor-space, 5,938m² B1b floor-space and loss of 4,352m² B1c floor-space).

The amount of floor-space with planning permission over the last eight years is shown in the graph below. The dip in the last years figures is accounted for by the completion of the dairy at the Arla Dairy development at Aston Clinton.



Employment trajectory

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

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

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

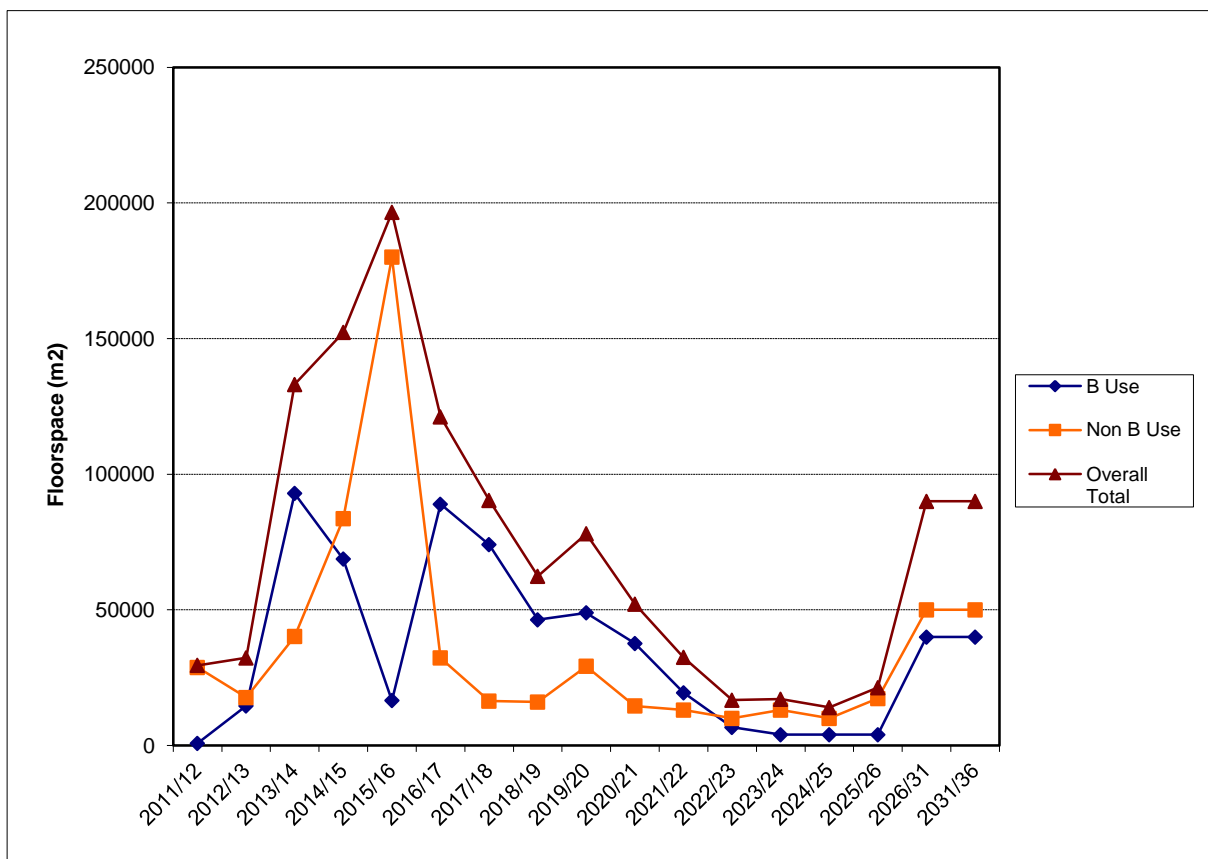
The methodology that we have followed for the trajectory is:

- The actual completed floor-space up to 2012/13 (as recorded by our monitoring system) has been included.
- A list has been compiled of the stock of planning permissions and Local Plan allocations as at March 2014, along with information (from Building Control,

site surveys, and contacts with agents/developers) on when sites have commenced construction. Other sites that are known to be in the planning pipeline have also been included. Only sites with over 1,000m² of floor-space have been included.

- There are many small sites (less than 1,000m² floor-space) with planning permission, but it would be too resource-intensive to assess each of these small sites individually. An assessment has been made of the contribution that such small sites have made to completions over the last six years. On average, 4,000m² of B-use floor-space and 10,000m² of non B-use floor-space has been completed annually on small sites. It is assumed in the trajectory that completions on small sites will continue at these average rates.
- For allocated sites and sites with outline permission for which no floor-space details are available, the site area in hectares has been converted to floor-space using a standard conversion factor (40% of area).
- Contacts with developers/agents have been made wherever possible to obtain information on when sites might be completed/occupied. The information obtained from developers/agents is patchy at best. Some are unable (or unwilling) to provide any certainty, particularly in the current market climate. Hence there is necessarily a large amount of assumption and educated guesswork involved in producing the figures for the trajectory.

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



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

In total, over the period 2011 to 2031 we expect to gain over 1,136,450m² of employment floor-space. This figure is boosted in particular by proposed major developments at Silverstone motor racing circuit and Aston Clinton (Arla dairy and associated development).

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

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

The table below shows the amount of floor-space completed on developments falling within the A use classes, in the year ending 31st March 2014¹⁰.

Use class	Floor-space gained (m ²)	Floor-space lost (m ²)
A1 Shops (gross internal floor-space)	8,223	1,746
A1 Shops (net tradable floor-space) ¹¹	5,588	1,398
A2 Financial and professional services	317	190
A3 Restaurants and cafes	2,253	1,812
A4 Drinking establishments	170	494
A5 Hot food take-away	0	0
Total for all A classes	10,963**	4,242**

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

Overall, there was a net increase of floor-space. There were two major gains within the monitoring year:

- Completion of new supermarket at Waitrose, Waterside, Exchange Street, Aylesbury;
- Completion of supermarket at Asda, Stoke Mandeville Hospital, Mandeville Road, Aylesbury;
- Completion of Local Centre, Phase 5, Weedon Hill M.D.A. Buckingham Road, Aylesbury;

¹⁰ Source: AVDC Forward Plans monitoring system.

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

- Erection of 2 commercial units at Weedon Hill M.D.A. Buckingham Road, Aylesbury;
- Change of use from shop to Dentists & residential at Matozza Bakery, 67 Friarage Road, Aylesbury;
- Change of use from Public House to Office, The Gurkha Tavern, 83 Bicester Road, Long Crendon;
- Change of use from Public House to residential at The Buckingham Arms PH, Duck Lake Maids Moreton;
- Change of use of Public House to residential at The Rose & Crown PH, 139 Tring Road, Wendover.

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

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

Sites with planning permission as at 31 st March 2014	Floor-space gains (m ²)	Floor-space losses (m ²)
A1 Shops (gross internal floor-space)	42,765	31,576
A1 Shops (net tradable floor-space) ¹²	37,039	27,269
A2 Financial and professional services	1,119	1,846
A3 Restaurants and cafes	4,807	1,184
A4 Drinking establishments	1,890	3,428
A5 Hot food take-away	331	365
Total for all A classes	50,912**	38,399**

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

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

- Redevelopment for mixed use at Gatehouse Quarter, Aylesbury (gain of 4,570m² A1 floor-space).
- Redevelopment for retail use at Sainsbury's Supermarket, adj Unit 1 Jansel Square, (gain of 3592m² A1 floor-space)
- Addition of mezzanine floors at Units 1-2 & 4-10B The Junction Retail Park, Cambridge Street, Aylesbury (gain of 1,898m² A1 floor-space).
- Replacement garden centre building at Haddenham garden centre (gain of 1,940 m² A1 floor-space).
- Loss of 1,567m² A1 floor-space and gain of 1,567m² A1 floor-space at The Cloisters, Market Square, Aylesbury
- Extension to retail store at Tesco Stores, London Road, Buckingham (gain of 2,490m² A1 floor-space)

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

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

¹³ Source: AVDC Forward Plans monitoring system.

Amount of floor-space developed for C, D and other use classes
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Related AVDLP policies		Saved?
GP.69	Hotel and motel development	✓
GP.70	Changes of use of rural buildings and historic buildings to hotel use	✓
GP.71	Bed and breakfast and guesthouse development	✓
GP.72	Proposals for self-catering holiday accommodation and holiday homes	✓
GP.93	Safeguarding of community buildings and facilities	✓
GP.94	Provision of community facilities and services	✓
GP.90	Provision of indoor sports facilities	✓

The table below shows the amount of floor-space completed on developments falling within other non-residential use classes, in the year ending 31st March 2014¹⁴.

Use class	Floor-space gained (m ²)	Floor-space lost (m ²)
C1 Hotels	2,870 (81rms)	43 (11 rooms)
C2 Residential institutions	12,519	10,406
D1 Non-residential institutions	37,707	12,512
D2 Assembly and leisure	3,494	1,315
Other employment-generating uses	4,365	3,092

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

- Completion of new Travelodge Hotel, Waterside, Exchange Street, Aylesbury (gain of 2,818m² C1 floor-space / 81 rooms).
- Creation of new Aylesbury Vale Academy at Berryfields Lane, Berryfield M.D.A. Aylesbury (gain of 12,487m² D1 floor-space).
- Opening of Primary School at Berryfields M.D.A., Bicester Road, Quarrendon (gain of 3,650m² D1 floor-space).
- Opening of University Technical College at Aylesbury College, Oxford Road, Aylesbury (gain of 5,358m² D1 floor-space).
- Alterations & extensions to A&E Department, Stoke Mandeville Hospital, Mandeville Road, Aylesbury (gain of 945m² OT floor-space).
- Redevelopment of Eye Unit, Stoke Mandeville Hospital, Mandeville Road, Aylesbury (loss of 1100m² D1 floor-space).
- Completion of new Care Home at former BOCM Research Station, Risborough Road, Stoke Mandeville (gain of 4,763m² C2 & loss of -670m² OT floor-space)
- Building of new classroom at Stowe School, Stowe Park, Stowe (gain of 1,565m² D1 floor-space)

¹⁴ Source: AVDC Forward Plans monitoring system.

¹⁵ Source: AVDC Forward Plans monitoring system.

- Redevelopment of Car Showroom to Educational Needs Facility at BMG Showroom, Wendover Road, Weston Turville (gain of 1,372m² D1 & loss of -1,023m² OT floor-space)
- Redevelopment of Care Home at Manor House Hospital, Bierton Road, Aylesbury (loss of -2,853m² C2 floor-space)

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

Related AVDLP policies		Saved?
GP.69	Hotel and motel development	✓
GP.70	Changes of use of rural buildings and historic buildings to hotel use	✓
GP.71	Bed and breakfast and guesthouse development	✓
GP.72	Proposals for self-catering holiday accommodation and holiday homes	✓
GP.93	Safeguarding of community buildings and facilities	✓
GP.94	Provision of community facilities and services	✓
GP.90	Provision of indoor sports facilities	✓

Sites with planning permission as at 31 st March 2014	Floor-space gains (m ²)	Floor-space losses (m ²)
C1 Hotels	41,126 (619 rms)	288 (5 rms)
C2 Residential institutions	31,196	8,550
D1 Non-residential institutions	74,301	39,731
D2 Assembly and leisure	17,173	7,381
Other employment-generating uses	45,631	9,348

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

- Permission for Crown court building at 100 Walton Street, Aylesbury (gain of 5,390m² OT floor-space)
- Permission for nursery and hotel at Gatehouse Quarter, Aylesbury (gain of 3,631m² C1 & 506m² D1 floor-space, and 102 hotel rooms).
- Extension to hatchery at Station Road, Quainton (gain of 3,790m² other floor-space)
- Permission for science building at Royal Latin School, Chandos Road, Buckingham (gain of 2,150m² D1 floor-space)
- Permission for Primary School, Nursery & Community Centre at land off London Road, Buckingham (gain of 1,496m² D1 & 564m² D2 floorspace)
- Permission for new sports hall & changing facilities at Sir Henry Floyd Grammar School, Oxford Road, Aylesbury (gain of 1,078m² D1 floor-space) work has commenced on site
- Permission for equestrian building and manege with new access at Dry Leys Farm, Shipton Lee, Quainton (gain of 1,160m² OT floor-space).

¹⁶ Source: AVDC Forward Plans monitoring system.

- Demolition of outbuildings and erection of two storey nursing home wing at Bartletts Residential Home, Peverel Court, Portway Road, Stone (gain of 1,563m² C2 floor-space). Work has commenced on site.
- Change of use from agricultural warehouse to aircraft hangar at Turweston Flight Centre, Turweston Aerodrome, Whitfield Road, Turweston (gain of 1,800m² OT and loss of 1,800m² B8 floor-space)
- Extension to education facility at Chiltern Way Federation - Wendover Campus, Church Lane, Wendover (gain of 1,417m² D1 floor-space) [Work has commenced on site]
- Extension to riding school at Wychwood Stud, Mursley (gain of 2,450m² Other floor-space)
- Erection of Equestrian development at Holywell Farm, Aylesbury Road, Cuddington (gain of 1,630m² OT floor-space)
- Erection of Garden Centre at land North of Watermead, Buckingham Road, Aylesbury (gain of 1,766m² OT floor-space)
- Permission for the erection of hotel, education campus and outdoor facilities at Silverstone Motor Racing Circuit, Silverstone Road, Lillingstone Dayrell (gain of 32,917m² C1 floor-space and 380 hotel rooms, 17,329m² C2 floor-space and 17,329m² D1 floor-space)

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

<p>Progress on AVDLP employment and retail sites</p>
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The table below sets out progress that has happened since the update in the 2013 monitoring report on sites that are allocated in AVDLP for employment or retail use, or for mixed use including employment or retail.

AVDLP Policy	Site allocation	Type of allocation	Site area or floor-space	Comments
AY.11	Circus Fields, Aylesbury	Mixed use, including a canal-basin with associated uses.	450m ² B2 (workshops and dry dock); 450m ² D2 (clubhouse).	A planning application for the new canal basin was approved in May 2011 and is now under construction. An application for housing was permitted in January 2014 on the balance of the site.
AY.13 & AY.12	Berryfields MDA, Aylesbury	Mixed use: housing, employment and community facilities.	9ha (B1/B2/B8); 2.6ha (neighbourhood centre including 1,400m ² retail); 12.1ha education.	The housing development is now well underway and a nursery, primary school and Academy completed last year (with a further school planned later in the development). The district centre and employment area have yet to be built.
AY.14 & AY.12	Weedon Hill MDA, Aylesbury	Mixed use: housing and community facilities	4.1ha (neighbourhood centre, school and recreational/sports area)	The residential part of the development is well advanced. An outline application was approved in June 2010, including the neighbourhood centre, primary school, care home, community centre and sports and recreational facilities. The school, 5 retail units and community centre are complete, medical facilities are on site, 2 commercial units and a residential care home underway.

AVDLP Policy	Site allocation	Type of allocation	Site area or floor-space	Comments
AY.24 & AY.34	Exchange Street (Waterside), Aylesbury	Mixed use based principally on retail uses (AY.24); mixed use based principally on residential and leisure uses (AY.34)	8,250m ² D2 (theatre); 3,348m ² A1 (Waitrose); 2,818m ² C1 (Travelodge); 4,450m ² D1 (Waterside Academy).	On the south side of Exchange Street: The Aylesbury Waterside Theatre opened in October 2010 with Waitrose supermarket and a Travelodge hotel completed in September 2013. The remainder of the southern part of the site is expected to encompass the Waterside Academy. On the north side of Exchange Street is currently being used as a temporary surface car park, pending redevelopment for retail uses.
AY.27	Buckingham Street/Odeon, Aylesbury	Food retail	1.7ha	A permission (covering the allocated site and adjacent areas) for a new supermarket, retail units, 40 residential units, car parking and landscaping was agreed in principle subject a legal agreement which currently awaits signing.
BU.3	Industrial Park Buckingham (south of Tesco)	Employment	0.9ha	An application for an extension to the Tesco store, access improvements, and car park extension and alteration was approved in May 2011. This permission incorporates the site that was allocated for employment.
BU.8	Market Hill (between West Street and Moreton Road), Buckingham	Mixed use: retail, housing, offices or leisure	0.8ha	An application for 45 residential units was granted permission early in 2014.
BU.8	Market Square/Bridge Street, Buckingham	Mixed use: retail and other uses	216m ² floor-space for retail and café element.	The retail unit and café are complete with residential redevelopment nearing completion.

AVDLP Policy	Site allocation	Type of allocation	Site area or floor-space	Comments
WE.1	Princess Mary's Hospital, Wendover	Mixed: housing, community and employment	70m ² A1 floor-space; 1,298m ² D1 floor-space.	The site has planning permission for 400 dwellings, a convenience store, a multiple sclerosis centre and associated open space, car parking and access. Construction of the dwellings is nearing completion and the multiple sclerosis centre is now complete. The retail site is being marketed.
WI.2	Buckingham Road/Furze Lane Winslow	Employment: industrial and commercial	15,000m ²	An outline application for B1/B2/B8 uses was approved in November 2007 and renewed in 2013.
RA.26	Former cement works, Pitstone	Mixed use: Housing, employment and community	21ha (employment)	The employment sites all have permission; all apart from one plot have been completed. Residential development is under construction on the remainder of the site.
RA.30 & RA.31	Silverstone motor racing circuit and Silverstone employment area	Employment [Existing uses (small workshops) confirmed by allocation]	116,000m ² B1/B2/B8 business park; 161,950m ² leisure/motorsport; 31,700m ² hotel; 33,700m ² education	A development brief for the Silverstone site was prepared jointly by AVDC and South Northants District Council and was adopted in February 2009. This proposes a new employment park adjoining the circuit and a significant upgrade of circuit facilities. An outline planning application was approved in August 2012 to implement the development contained within the development brief. The proposed development comprises: business park, technology park, education campus, hotels, retail and spectator facilities, improved leisure and event spaces, and other ancillary development.
RA.32	Royal Ordnance site, Westcott	Employment [Existing uses	52ha (limited expansion of floor-space within	An outline application for nearly 28,000m ² of B1, B2 and B8 uses and 4 hectares of open

AVDLP Policy	Site allocation	Type of allocation	Site area or floor-space	Comments
		confirmed by allocation]	this area)	storage was approved in May 2009, along with an application for the provision of a new pedestrian and vehicular access road to serve the Venture Park. The new access road is now complete. Permission was granted for a solar energy park in 3 phases; Phases 1 & 2 are up and running. An application for Light Industrial uses is currently to be determined.

Commentary and conclusions

The latest figures (2014) show the number of employees and in employment within Aylesbury Vale have risen. Average earnings have remained in line with the South East but higher than Great Britain in this respect. The number of business births has increased but the number of deaths also has. Unemployment amongst the residents of the district has dropped significantly in 2014.

Our monitoring of employment permissions and completions shows that overall in 2013/14 there was a net increase of employment floor-space, retail floor-space and the amount of floor-space for other non-residential. There has been a significant increase in the amount of employment land with planning permission that has not yet been built, mainly due to the Silverstone and Arla related applications.

Our employment trajectory predicts that the amount of completed employment floor-space will increase over the coming years. Over 1,136,450m² of floor-space is expected to be completed from 2011 to 2031 on currently known sites and small sites that are likely to come forward.

A number of sites allocated for employment in the Aylesbury Vale District Local Plan have still not come to fruition (including the employment area at Berryfields major development area, Buckingham Road/Furze Lane in Winslow and the remaining plot at Pitstone Green business park).

APPENDIX I: GLOSSARY OF TERMS AND ABBREVIATIONS

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

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

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