

Aylesbury Vale District Council

Employment Monitoring Factsheet 2015



December 2015

Employment and economy

- In the 2014/15 monitoring year there was a net loss (-2,003m²) in employment floor-space in the B use class (business, industrial, storage & distribution) an increase upon 2013/14. Of the greenfield sites developed there was a 92% decrease upon the previous year. The main reason for this decrease was the loss of floor space from office to residential following a change in planning law.
- Aylesbury Vale continues to be an area of high earnings compared to England as a whole but is falling behind compared to the rest of Buckinghamshire.
- The latest jobs figures show a modest increase in number of employees of 1,600 from 2014 to 2015.
- The number of business births has continued to increase whilst the number of business deaths has decreased again, and there has also been a decrease in the unemployment rate.
- There was also a large gain in completed floor-space for non-residential institutions.
- Whilst there is a considerable amount of floor-space in the B use classes (298,323m² net gain) with planning permission as at 31st March 2015. This is contributed to particularly by the permissions at Silverstone motor racing circuit, and the Arla associated developments at Aston Clinton.
- No new major development sites were permitted within the year however we have two major employment sites in Aylesbury Vale which 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; Plot C, Westfield Road, Pitstone for a data centre; Haddenham Business Park, Thame Road, Haddenham for mixed B1/B2/B8 uses and whilst the Arla dairy at Aston Clinton is now complete the remaining 3 sites for B2 & B8 uses remain available.

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. It includes data for the monitoring year 2014-2015 and also the first 6 months of the monitoring year 2015-2016 where possible.

Indicators

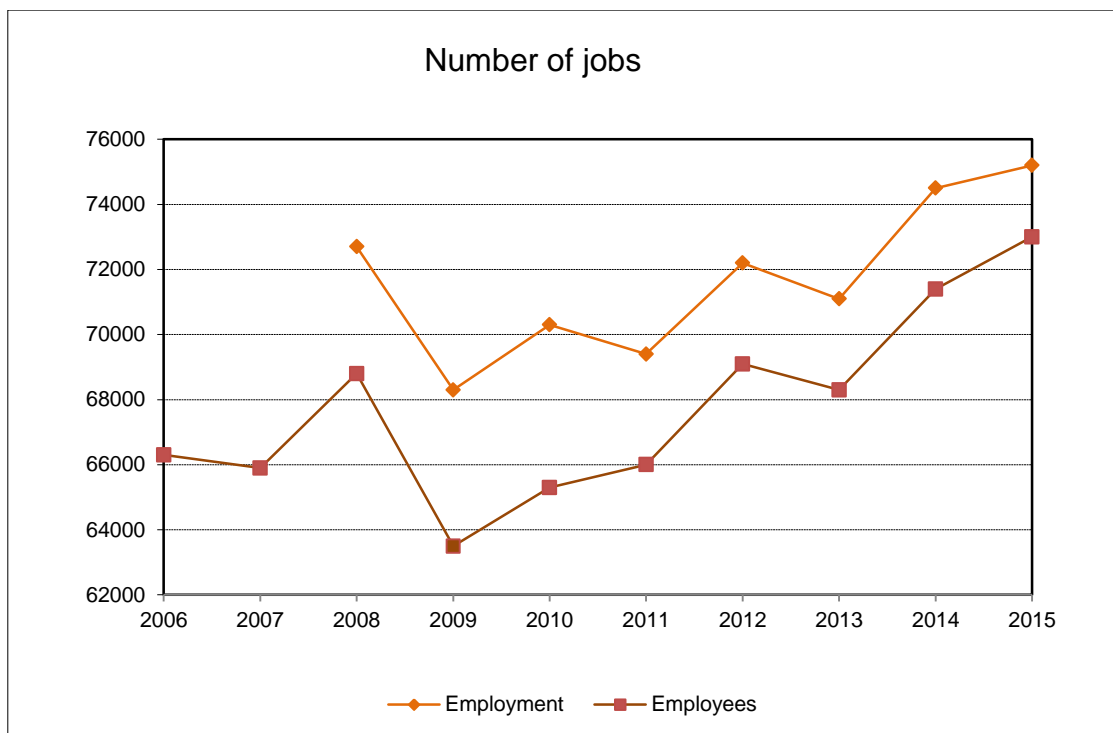
Change in the number of local jobs

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 exclude 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 year's figures being confirmed.

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Employment ¹	N/A	N/A	72,700	68,200	69,900	69,400	72,200	71,100	74,500	75,200
Employees ²	66,300	65,900	68,800	65,100	67,200	66,000	69,000	68,300	71,400	73,000

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 -2015 period the upward trend in Employment is matched by a similar rise in employees however in the period 2012-13 there were decreases in both employees & employment within Aylesbury Vale unlike the rest of Buckinghamshire.

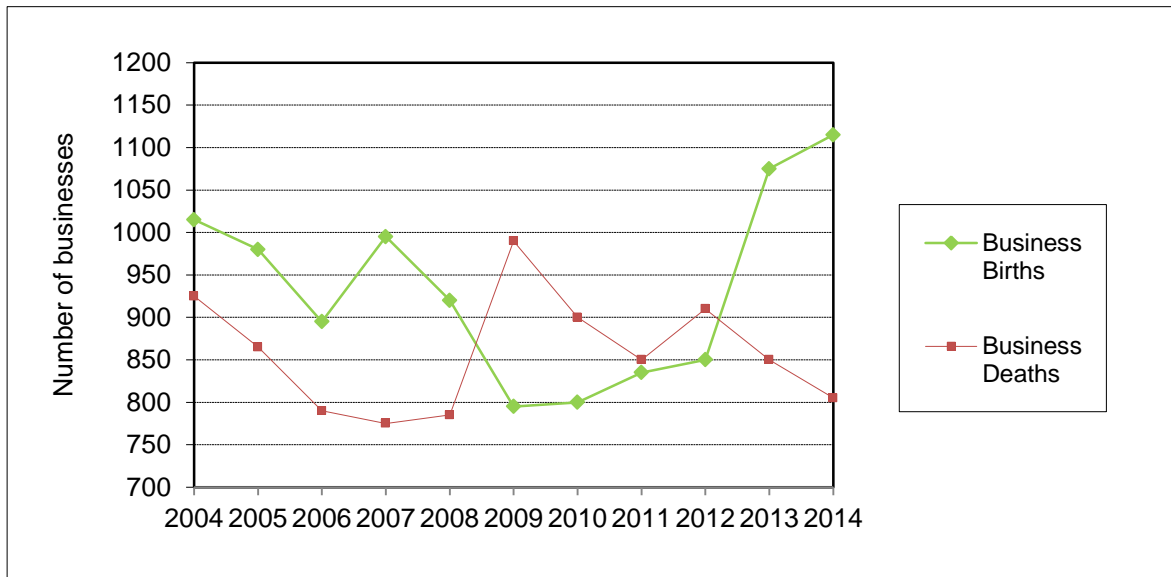
Diversity of economic sectors represented in the area

The table below shows the percentage breakdown of the 2014 employment figures by industry:

Agriculture, forestry & fishing	0%
Mining, quarrying & utilities	1%
Manufacturing	8%
Construction	5%
Motor trades	2%
Wholesale	7%
Retail	9%
Transport & storage (including postal)	3%
Accommodation & food services	6%
Information & communication	3%
Financial & insurance	2%
Property	2%
Professional, scientific & technical	9%
Business administration & support services	11%
Public administration & defence	5%
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 during the period to 2004 - 2014³.



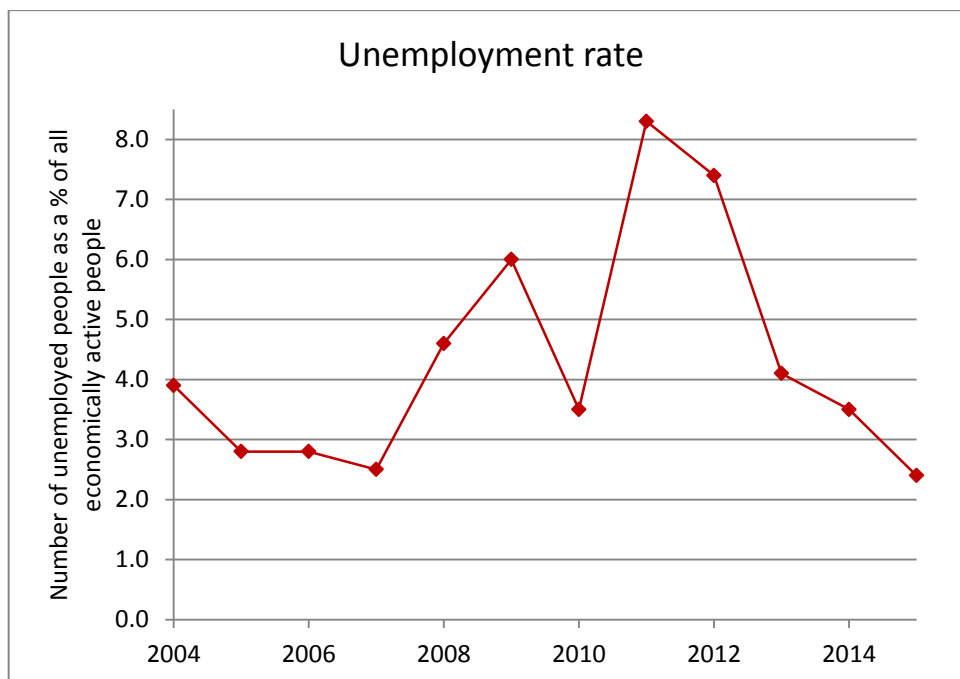
The upward trend in Employees & Employment has meant that once again there is a rise in Business Births and a decline in Business Deaths. From the numbers in employment and number of employees we can also tell there are more small business's as people are encouraged to work for themselves.

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 eleven years are shown in the graph below:⁴

³ Source: www.ons.gov.uk Business Demography 2014.

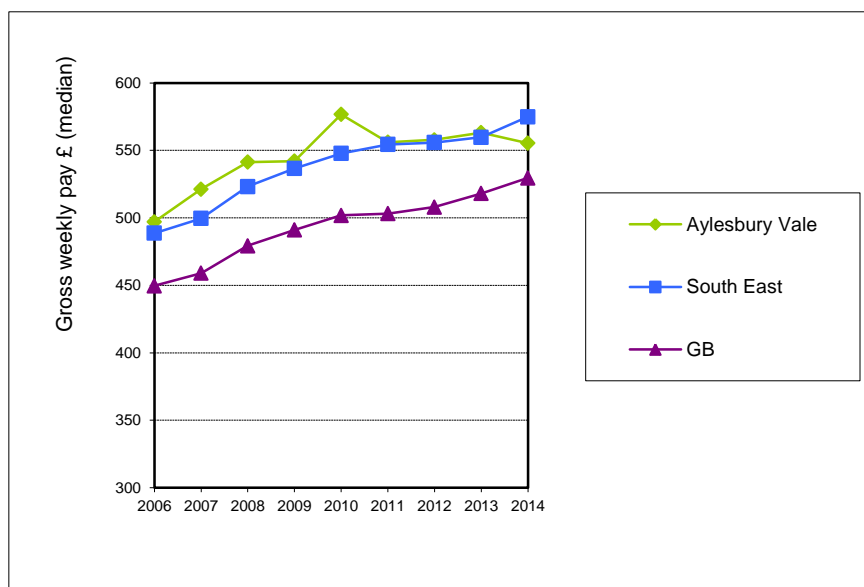
⁴ Source: <https://www.nomisweb.co.uk/Default.asp> ONS Annual Population Survey.



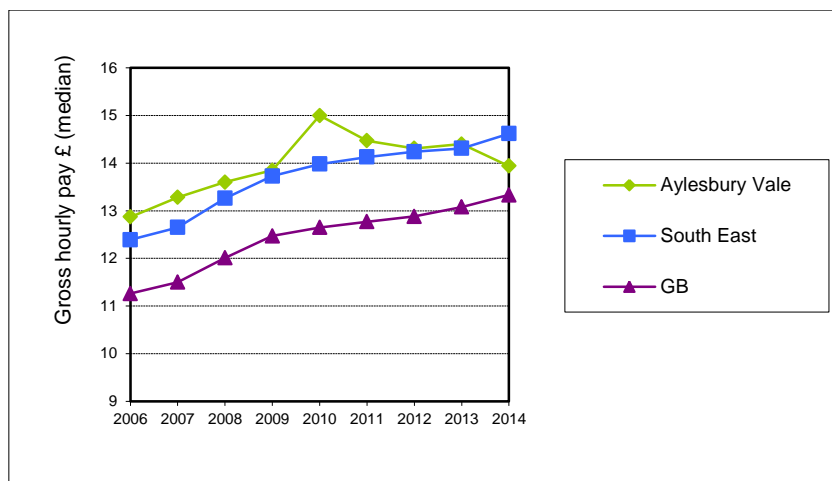
It can be seen that there has been a noticeable decline in unemployment in the past year repetition in line with the national trend due to the economic recovery.

Average earnings

Weekly & hourly pay for residents of Aylesbury Vale has dipped over the past year in comparison to the South East but remains marginally higher than the national average.⁵



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



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

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

The table below shows the amount of floor-space completed on developments falling within the B use classes, in the year ending 31st March 2015⁶.

Use class	Floor-space gained (m ²)	Floor-space lost (m ²)
B1 (a) Offices	1,120	6,606
B1 (b) Research and development	0	0
B1 (c) Light industry	326	859
B1 Business (planning permission not specific to subclasses of B1)	524	250
B2 General industry	7,299	2,359
B8 Storage or distribution	6,039	6,570
B1/B2/B8 (planning permission not specific within B use classes)	333	1,000
Total for all B classes	17,337	21,131

These figures show a marked decrease in employment floor-space during 2014/2015. Major contributors to the gains and losses in floor-space were the following:

- Change of use of agricultural buildings at Whaddon Farm, Leighton Road, Slapton (gain of 4,180m² B8 floor-space)
- Change of use of agricultural buildings at New Farm, 2 St Mary's Road, East Claydon (gain of 150m² B1 (a) floor-space & 1,523m² B8 floor-space)
- Erection of employment area at Wing Caravan Site, Cublington Road, Wing (gain of 1,100m² B2 floor-space).

⁶ Source: AVDC Forward Plans monitoring system.

- Erection of agricultural vehicle maintenance and sales depot at Woodman's Yard, Little Tingewick, Tingewick (gain of 1,040m² B2 floor-space)
- Loss of mixed use site at Hartwell Sidings, Oxford Road, Aylesbury (loss of 1,000m² B1/B2/B8 floor-space)
- Change of Use of office to residential at Pembroke Court, 22-28 Cambridge Street, Aylesbury (loss of 1,305m² B1(a) floor-space)
- Change of use of warehouse bldg. at Turweston Aerodrome, Whitfield Road, Turweston (loss of 1,800m² B8 floor-space)
- Change of Use of office to residential at 4 Great Western Street, Aylesbury (loss of 3,023m² B1(a) floor-space).
- Change of Use of B8 warehouse building to D2 at e Unit 6 & 8 The Point, Gatehouse Way, Aylesbury (loss of 3,480m² B8 floor-space)

The year-by-year trend for the amount of completed floor-space (all B classes) is shown in the graph below. It can be seen that there has been little growth in B use employment floor-space over the last seven years except for 2014 (due to the construction of the Arla dairy). It is also worth noting that this is the first year where we see an impact from the Governments recent change in planning law allowing the change of use of B1 Class units (Permitted Development Rights). This will no doubt have a greater impact in coming years.

The table below shows the amount of floor-space completed on developments falling within the B use classes, as at 30th September 2015⁷.

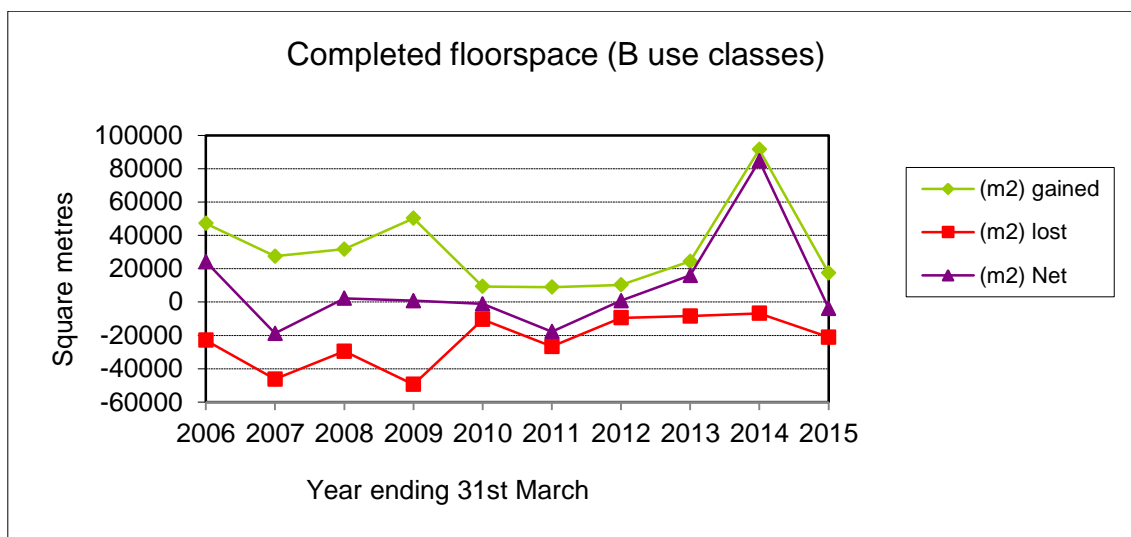
Use class	Floor-space gained (m ²)	Floor-space lost (m ²)
B1 (a) Offices	573	1,388
B1 (b) Research and development	0	0
B1 (c) Light industry	5,227	3,980
B1 Business (planning permission not specific to subclasses of B1)	215	48
B2 General industry	2,614	324
B8 Storage or distribution	8,398	1,037
B1/B2/B8 (planning permission not specific within B use classes)	921	469
Total for all B classes	17,948	7,246

These figures show a marked gain in employment floor-space during April - September 2015. Major contributors to the gains and losses in floor-space were the following:

- Conversion & Change of Use of the Old Dairy to B2 (General Industry) at Bridge Farm, Verney Road, Addington (gain of 1,733m² B2 & 2,890m² B8 floor-space)
- Change of use from Agricultural to B8 (Warehousing & Distribution) at Greenway Farm, Winslow Road, Great Horwood (gain of 2,459m² B8 floor-space)

⁷ Source: AVDC Forward Plans monitoring system.

- Change of use of Old Dairy building to B1a (Office Use) and 2 Portal framed barns to B1c (Light Industry) / B8 (Storage) at Pilch Farm, Pilch Lane, Great Horwood (gain of 171m² B1a, 322m² B1c & 323m² B8 floor-space)
- Removal of existing monopitch outbuildings and extend existing warehouse with loading canopy at AGRIL, Finmere Arable Centre, Barton Road, Tingewick (net gain of 815m² B8 floor-space)
- Demolition of office building and underground car park at Wendover House, 2-4 Wendover Road, Aylesbury (loss of 450m² B1a floor-space)



The division between Aylesbury and the rest of the district of the amount of completed floor-space (in the monitoring year 2014-2015) is as follows⁸:

	Floor-space gained (m ²)	Floor-space lost (m ²)
Aylesbury	2,174	11,194
Rest of the district	13,467	6,450
Total for district	15,641	17,644

The table below shows equivalent data for the first six months of the monitoring year 2015-2016 as follows⁹:

	Floor-space gained (m ²)	Floor-space lost (m ²)
Aylesbury	4,865	676
Rest of the district	13,083	6,570
Total for district	17,948	7,246

⁸ Source: AVDC Forward Plans monitoring system.

⁹ Source: AVDC Forward Plans monitoring system.

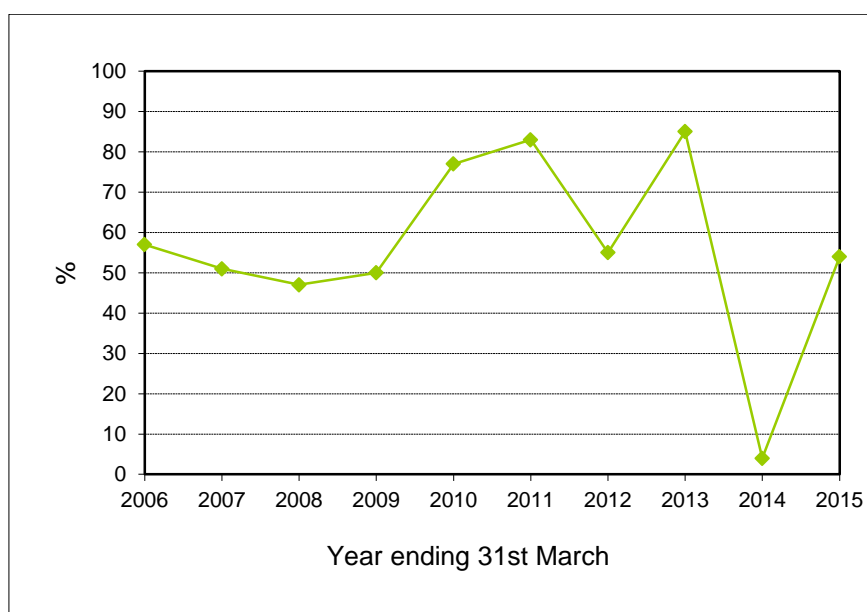
The figures in the tables above, as in previous years, demonstrate the important contribution to employment development made by sites outside Aylesbury.

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) sites¹⁰ and covers the monitoring year 2014-2015. Obviously all losses in floor-space occur on brownfield sites.

Use class	Floor-space gained (m ²) on brownfield sites	Floor-space gained on brownfield sites as a percentage of floor-space gained on all sites
B1 (a) Offices	-5,686	82%
B1 (b) Research and development	0	0%
B1 (c) Light industry	-533	100%
B1 Business (planning permission not specific to subclasses of B1)	274	0%
B2 General industry	4,940	90%
B8 Storage or distribution	-531	6%
B1/B2/B8 (planning permission not specific within B use classes)	-667	0%
Total for all B classes	-2003	54%

The year-by-year trend for the proportion of floor-space developed for employment on previously developed land is shown in the graph below.



¹⁰ Source: AVDC Forward Plans monitoring system.

The table below shows the same information but covering the first 6 months of the 2015-2016 year.

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	-815	42%
B1 (b) Research and development	0	0%
B1 (c) Light industry	1,247	93%
B1 Business (planning permission not specific to subclasses of B1)	167	0%
B2 General industry	2,290	7%
B8 Storage or distribution	7,361	29%
B1/B2/B8 (planning permission not specific within B use classes)	452	100%
Total for all B classes	10,702	52%

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 2015¹¹. 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) at the end of the monitoring year 2014-2015 include:

- Berryfields major development area (9ha B1/B2/B8)
- Aylesbury East, Broughton & Bierton (10ha B1/B2/B8)
- Land off London Road, Buckingham (3.34ha B1a,b,c).

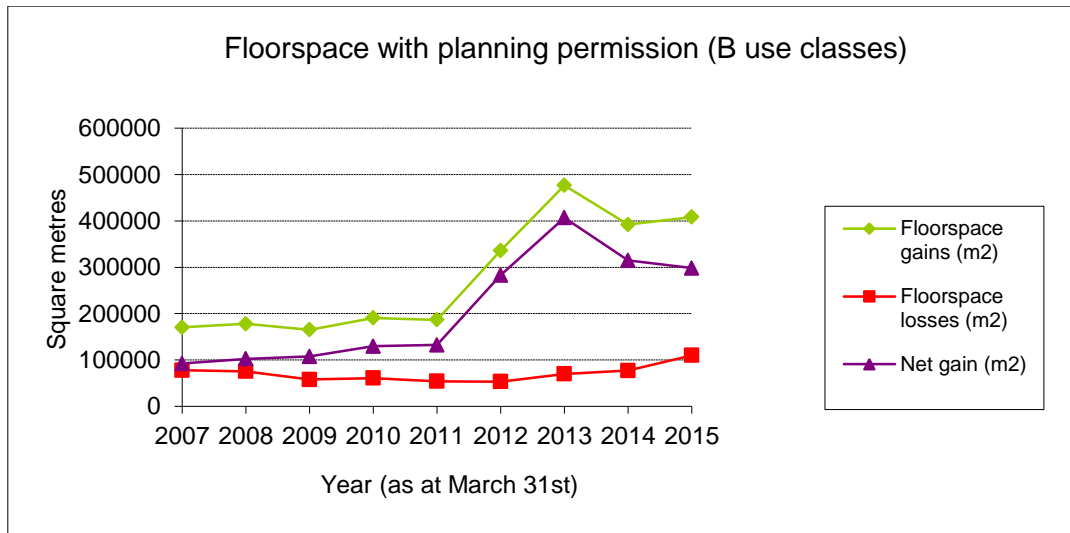
Sites with planning permission as at 31 st March 2015	Floor-space gains (m ²)	Floor-space losses (m ²)
B1 (a) Offices	27,690	25,666

¹¹ Source: AVDC Forward Plans monitoring system.

B1 (b) Research and development	55,642	19,417
B1 (c) Light industry	23,920	9,926
B1 Business (planning permission not specific to subclasses of B1)	2,501	1,213
B2 General industry	39,615	21,919
B8 Storage or distribution	76,980	31,454
B1/B2/B8 (planning permission not specific within B use classes)	181,939	469
Total for all B classes	408,287	110,264

The most significant sites with permission in terms of floor-space size (net gain or loss over 7,500m²) are:

- Redevelopment of Silverstone Motor Racing Circuit | (124,200m² B1/B2/B8 floor-space)
- Development of North-West land to East College Road North, (gain of 20,903m² B2, 20,903m² B8 floor-space)
- Erection of data processing centre at Pitstone Green Business Park (gain of 34,434m² B1 floor-space)
- Development of land North Land To East College Road North, Aston Clinton (gain of 23,226m² B8 floor-space)
- Development of South land to east College Road North, Aston Clinton (gain of 6,689m² B1c, 7,804m² B2 & 7,804m² B8 floor-space)
- Development of at Haddenham Business Park, Thame Road, Haddenham (gain of 16,165m² B1/B2/B8 floor-space)
- Outline application for B1(Business) B2 (General Industry) and B8 (Storage and Distribution) Uses with ancillary office accommodation at Buckingham Road / Furze Lane, Winslow (gain of 13,500m² B1/B2/B8 floor-space)
- Development of land off London Road, Buckingham (gain of 2,880m² B1a, 2,860m² B1b * 2,860m² B1c floor-space) [See also alternate scheme below]
- Redevelopment of land for Educational uses at Buckingham University (former Inov8 Site), Tingewick Road, Buckingham (loss of 3,006m² B1(a) & 11,000m² B2 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 B1 (a) & B1 (c) floor-space and loss of 12,395m² B8 floor-space).



The table below shows the same information but covering the first 6 months of the 2014-2015 year.

Sites with planning permission as at 30th September 2015	Floor-space gains (m ²)	Floor-space losses (m ²)
B1 (a) Offices	26,447	35,119
B1 (b) Research and development	55,034	19,803
B1 (c) Light industry	24,665	6,502
B1 Business (planning permission not specific to subclasses of B1)	3,374	1,188
B2 General industry	40,420	33,262
B8 Storage or distribution	82,923	33,299
B1/B2/B8 (planning permission not specific within B use classes)	154,096	0
Total for all B classes	386,759	129,173

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

- Redevelopment of Silverstone Moror Racing Circuit, 124,200m² B1/B2/B8, 32,917m² C1, 17,329m² C2 & 17,329m² D1 floor-space;
- Development of North-West land to East College Road North, Aston Clinton, 20,903m² B2 & 20,903 m² B8 floor-space;
- Development of Plot C Westfield Road, Pitstone Green Business Park, Pitstone 1,680m² B1a & 32,754m² floor-space;
- Development of North Land To East College Road North, Aston Clinton, 23,226m² B8 floor-space;
- South land to east College Road North, Aston Clinton, 6,689m² B1c, 7,804m² B2m² & 7,804m² B8 floor-space;
- Land at Haddenham Airfield, Thame Road, Haddenham, 6,456m² B1c, 4,366m² B2 & 9,661m² B8 floor-space;
- Development of warehouse building at (former Inov8 site) Tingewick Road, Buckingham 13,500m² B1/B2/B8 floor-space.

- Land east of Aylesbury, Bierton & Broughton major development area (10ha B1/B2/B8)
- Redevelopment of Tingewick Road Industrial Estate, Tingewick Road, Buckingham loss 12,395m² B8 and erection of 1,555m² 4B1a & 491m² B1c floor-space (There is an alternate scheme on this site - see below)
- Redevelopment of Tingewick Road Industrial Estate, Tingewick Road, Buckingham loss 3,060m² B1a, 11,000m² B2 and erection of 7,500m² C2 & 7,100m² D1 floor-space.

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. It was last updated in November 2014 and scheduled to be up-dated in late 2016 / early 2017 and is altered to cover the Vale of Aylesbury Local Plan period (2013 - 2033).

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):

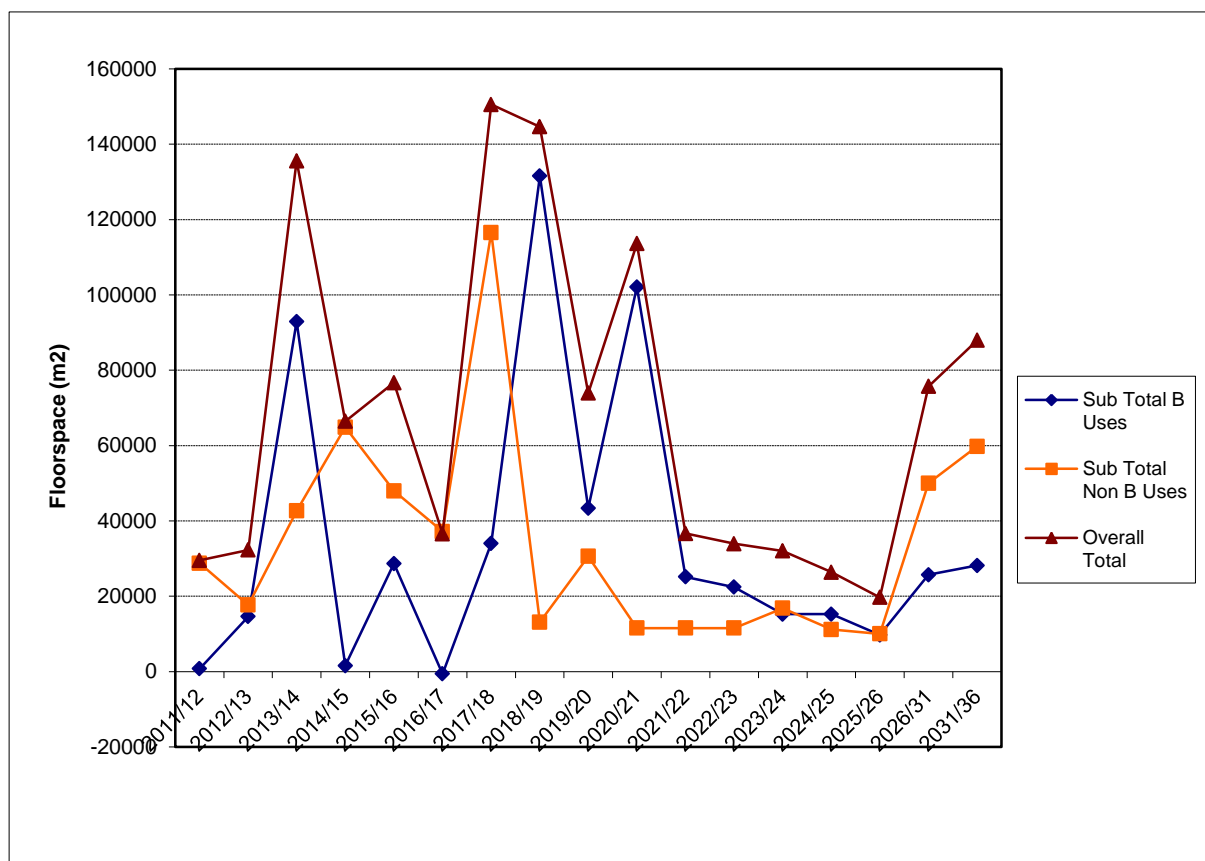
- Actual job numbers on any given site may vary widely from the estimates derived using floor-space to job ratios.
- Permissions/allocations may be for general B uses, with no idea of the split between different sub-classes. This can lead to a widely ranging estimate of the number of jobs.
- Completion 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 2014/15 (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	2013-16	2016-21	2021-26	2026-31	2031-36
B-use floor-space (m ²)	137,800	310,383	87,698	25,700	28,171
Non B-use floor-space (m ²)	173,165	208,913	61,019	50,000	59,763

Total	310,965	519,296	148,717	75,700	87,934
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In total, over the period 2013 to 2036 we expect to gain over 1,110,336m² 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 2015¹².

Use class	Floor-space gained (m ²)	Floor-space lost (m ²)
A1 Shops (gross internal floor-space)	5,754	7,092
A1 Shops (net tradable floor-space) ¹³	4,261	5,550
A2 Financial and professional services	904	575
A3 Restaurants and cafes	1,704	875
A4 Drinking establishments	277	1,702
A5 Hot food take-away	257	365
Total for all A classes	8,896**	10,609**

** 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 decrease of floor-space. There were two modest increases and two modest losses within the monitoring year:

- Erection of new retail unit at Sainsbury's, Jansel Square, Aylesbury (gain of 592m² Retail A1 floor-space);
- Change of use from Garage to shop at Chandos Vauxhall, Chandos Road, Buckingham loss of 520m² OT and gain of 418m² Retail A1;
- Change of use Class A1 (Retail) to Class D2 (Health & Fitness) at Unit 5 The Exchange, Exchange Street, Aylesbury (loss of 793m² Retail A1 floor-space);
- Redevelopment of Walton Court Centre, Hannon Road, Aylesbury loss of 99m² Retail A1, 367m² Retail A4 & 72m² D1 floor-space, and a gain of 268m² Retail A2, 43 m² A3 463 m² D2 and 155m² OT floor-space);

¹² Source: AVDC Forward Plans monitoring system.

¹³ Tradable floor-space is sales space which customers have access to (excluding areas such as storage)

The table below shows the amount of floor-space completed on developments falling within the A use classes, for the six months ending 30th September 2015¹⁴.

Use class	Floor-space gained (m ²)	Floor-space lost (m ²)
A1 Shops (gross internal floor-space)	9,312	4,980
A1 Shops (net tradable floor-space) ¹⁵	8,477	4,456
A2 Financial and professional services	570	87
A3 Restaurants and cafes	187	282
A4 Drinking establishments	315	487
A5 Hot food take-away	70	216
Total for all A classes	10,454**	6,052**

** 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 period:

- Installation of mezzanine floor to Units 6 & 7 Broadfields Retail Park, Bicester Road, Aylesbury (gain of 2,166m² Retail A1 floor-space);
- Erection of replacement garden centre building - demolish existing at Haddenham Garden Centre, Stanbridge Road, Haddenham (gain of 1,940m² Retail A1 floor-space);

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	✓

The table below shows the amount of floor-space with valid planning permission falling within the A use classes as at 31st March 2015¹⁶.

Sites with planning permission as at 31 st March 2015	Floor-space gains (m ²)	Floor-space losses (m ²)
A1 Shops (gross internal floor-space)	44,093	28,950
A1 Shops (net tradable floor-space) ¹⁷	38,167	24,610
A2 Financial and professional services	1,036	1,669
A3 Restaurants and cafes	2,093	1,040
A4 Drinking establishments	1,431	2,008
A5 Hot food take-away	267	216
Total for all A classes	48,920**	38,883**

¹⁴ Source: AVDC Forward Plans monitoring system.

¹⁶ Source: AVDC Forward Plans monitoring system.

¹⁷ Tradable floor-space is sales space which customers have access to (excluding areas such as storage)

** 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 are¹⁸:

- Redevelopment for mixed use at Gatehouse Quarter, Aylesbury (gain of 4,570m² A1 floor-space).
- Extension to retail store at Tesco Stores, London Road, Buckingham (gain of 2,490m² A1 floor-space)
- Replacement garden centre building at Haddenham garden centre (gain of 1,940 m² A1 floor-space).
- Construction of mezzanine floors at Units 1-2 & 4-10B The Junction Retail Park, Cambridge Street, Aylesbury (gain of 1,898m² A1 floor-space).
- Change of use from Class B1 (Offices) to Class A1 at 20 Friars Square, Aylesbury (gain of 1,893m² A1 floor-space)
- Redevelopment of former car showroom to create 1,534m² A1 floor-space at Camden Vauxhall Garage, Bicester Road, Aylesbury
- Creation of garden centre at Buckingham Road, Watermead, Aylesbury (gain of 1300m² A1 floor-space)
- Redevelopment of Underground Market at The Cloisters, Great Western Street, Aylesbury (loss of 1,155m² floor-space)

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

The table below shows the amount of floor-space with valid planning permission falling within the A use classes, as at 30th September 2015¹⁹

Sites with planning permission as at 30th September 2015	Floor-space gains (m ²)	Floor-space losses (m ²)
A1 Shops (gross internal floor-space)	42,887	29,183
A1 Shops (net tradable floor-space) ²⁰	36,225	24,584
A2 Financial and professional services	466	1,490
A3 Restaurants and cafes	5,264	1,543
A4 Drinking establishments	1,396	1,789
A5 Hot food take-away	267	70
Total for all A classes	50,280**	34,075**

** 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 additional sites with permission in terms of floor-space size is²¹:

¹⁹ Source: AVDC Forward Plans monitoring system.

²⁰ Tradable floor-space is sales space which customers have access to (excluding areas such as storage)

²¹ Source: AVDC Forward Plans monitoring system.

- Redevelopment of site to include new retail store at land between Gatehouse Road & Bicester Road, Aylesbury (gain of 4,570m² A1 floor-space)
- Redevelopment of former County Offices & Police Station at BCC Old Offices & former Civic Centre site, Walton Street, Aylesbury (gain of 75m² A1 & 3,190m² A3 floor-space)
- Extension to supermarket at Tesco Stores, London Road, Buckingham (gain of 2,490m² A1 floor-space)
- Construction of mezzanine floors at Units 1-2 & 4-10B The Junction Retail Park, Cambridge Street, Aylesbury, (gain of 1,898m² A1 floor-space)
- Change of use from Class B1 (Offices) to Class A1 at 20 Friars Square, Aylesbury (gain of 1,893m² A1 A1 floor-space)
- Redevelopment of former car showroom to create 1,534m² A1 floor-space at Camden Vauxhall Garage, Bicester Road, Aylesbury
- Creation of garden centre at land north of Watermead, Buckingham Road, Aylesbury (gain of 1,300m² A1 floor-space)
- Creation of retail store at land at Haddenham Airfield, Thame Road, Haddenham (gain of 501m² A1 floor-space)
- Loss of retail area at The Cloisters, Great Western Street, Aylesbury (loss of 1,155m² A1 floor-space)

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 2015²².

Use class	Floor-space gained (m ²)	Floor-space lost (m ²)
C1 Hotels	272 (23rms)	0 (0 rooms)
C2 Residential institutions	8,864	5,508
D1 Non-residential institutions	29,465	20,710
D2 Assembly and leisure	9,057	1,518
Other employment-generating uses	8,619	3,654

²² Source: AVDC Forward Plans monitoring system.

Large contributors to the gains/losses in floor-space included²³:

- Change of use from transport warehouse to indoor Go Kart track and 14-lane Ten-pin Bowling Alley at The Point, Gatehouse Way, Aylesbury (gain of 3,480m² D2 floor-space).
- Rebuilding of Special Needs School and site remodelling at Furze Down, Verney Road, Winslow (gain of 3,387m² D1 floor-space)
- Erection of 3 storey 64 bed care home at Culpepper Close, Buckingham Park, Aylesbury (gain of 2,997m² C2 floor-space / 64 rooms).
- Demolition of part of indoor school and stable building; alterations to the building to facilitate into use for carriage storage and stabling; erection of new indoor school and new stable block; retention of garden store and wood store; modification of building 28 for use as stables at Wychwood Stud, Cooks Lane, Mursley (gain of 2,450m² OT floor-space).
- Proposed demolition of existing sports hall including associated making good & removal of an existing MUGA. Construction of a new teaching block, vocational block and replacement sports hall, relocation of 3 no existing vocational sheds and 1 no shelter at Chiltern Way Federation - Wendover Campus, Church Lane, Wendover (gain of 1,417m² D1 floor-space).
- Erection of new sports hall, associated changing facilities, Sir Henry Floyd Grammar School, Oxford Road, Aylesbury (gain of 1,078m² D1 floor-space)
- Provision of Sport England compliant sports hall and changing facilities to replace the existing incorrectly sized and inadequate sports hall. 6 no new classrooms & classroom stores to replace existing temporary classrooms at The Cottesloe School, Church Street, Wing (gain of 999m² D1 floor-space)

The table below shows the amount of floor-space completed on developments falling within other non-residential use classes, as at 30th September 2015²⁴.

Use class	Floor-space gained (m ²)	Floor-space lost (m ²)
C1 Hotels	1,471 (50rms)	218 (13rms)
C2 Residential institutions	999	217
D1 Non-residential institutions	25,893	14,878
D2 Assembly and leisure	2,073	921
Other employment-generating uses	12,497	1,624

Large contributors to the gains/losses in floor-space included²⁵:

- Development of an in-vessel composting and anaerobic digestion facility at Areas 10, 11 & 12 Westcott Venture Park, Bicester Road, Westcott (gain of 7,834 OT floor-space)
- Redevelopment of site to provide National Enterprise Academy at Waterside, Walton Street, Aylesbury (gain of 4,466m² D1 floor-space)

²³ Source: AVDC Forward Plans monitoring system.

²⁴ Source: AVDC Forward Plans monitoring system.

²⁵ Source: AVDC Forward Plans monitoring system.

- Erection of science building at Royal Latin School, Chandos Road, Buckingham (gain of 2,150m² D1 floor-space)
- Erection of Primary School, Nursery and Community Hall - land east pf A413 London Road, Buckingham (gain of 1,496m² D1 & 564m² D2 floor-space)
- Erection of equestrian building at Dry Leys Farm, Shipton Lee, Quanton (gain of 1,160m² Other floor-space)
- Erection of extension incorporating rooms within the roof-space at Magnolia Park Golf Club, Arncott Road, Boarstall (gain of 852m² C1 floor-space / 30 rooms)

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	✓

The table below shows the amount of floor-space on sites with valid planning permission falling within other non-residential use classes, in the year ending 31st March 2015²⁶.

Sites with planning permission as at 31 st March 2015	Floor-space gains (m ²)	Floor-space losses (m ²)
C1 Hotels	40,772 (619 rms)	450 (17 rms)
C2 Residential institutions	26,309	5,886
D1 Non-residential institutions	65,348	30,427
D2 Assembly and leisure	27,521	12,807
Other employment-generating uses	44,253	10,398

The most significant sites with permission in terms of floor-space size are²⁷:

- 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)
- Development of an in-vessel composting and anaerobic digestion facility at Areas 10, 11 & 12 Westcott Venture Park, Bicester Road, Westcott (gain of 7,834 OT floor-space) work has commenced on site.

²⁶ Source: AVDC Forward Plans monitoring system.

²⁷ Source: AVDC Forward Plans monitoring system.

- Energy from waste facility: incinerator bottom ash: air pollution control residue treatment at Calvert Landfill Site, Brackley Lane, Calvert Green (gain of 7,539m² OT floor-space) work has commenced on site
- Demolition of existing redundant farm buildings, construction of equestrian building to include indoor school, stabling and associated ancilliary facilities Durrants Farm, Radclive Road, Gawcott (gain of 5,500m² D2 floor-space)
- Erection of Crown court building at 100 Walton Street, Aylesbury (gain of 5,390m² Other floor-space)
- Redevelopment of site to provide National Enterprise Academy, Walton Street, Aylesbury (gain of 4,466m² D1 floor-space) work has commenced on site.
- Extension to hatchery at Station Road, Quainton (gain of 3,790m² other floor-space)
- Erection of nursery and hotel at Gatehouse Quarter, Aylesbury (gain of 3,631m² C1 & 506m² D1 floor-space, and 102 hotel rooms)
- Demolition of Former Factory Buildings with the exception of the Office Building and Change of use, extension and alteration of the Office Building to Class D1 Teaching Accommodation and ancillary uses Buckingham University (former Inov8 Site), Tingewick Road, Buckingham(gain of 3,225m² D2 floor-space)
- Erection of operational & storage shed to serve Waste Transfer Station and temporary siting of shipping containers Chiltern View Nurseries, Wendover Road, Stoke Mandeville (gain of 2,280m² OT floor-space).
- Erection of science building at Royal Latin School, Chandos Road, Buckingham (gain of 2,150m² D1 floor-space) work has commenced on site.
- Erection of Primary School, Nursery & Community Centre at land off London Road, Buckingham (gain of 1,496m² D1 & 564m² D2 floor-space) work has commenced on site.
- Erection of Garden Centre at land North of Watermead, Buckingham Road, Aylesbury (gain of 1,500ms retail A1 & 1,766m² Other floor-space) work has commenced on site
- Erection of Equestrian development at Holywell Farm, Aylesbury Road, Cuddington (gain of 1,630m² Other floor-space)
- Demolition of outbuildings and erection of two storey nursing home wing at Bartlett's Residential Home, Peverel Court, Portway Road, Stone (gain of 1,563m² C2 floor-space). Work has commenced on site.
- Demolition of former public house and erection of a 14 bed residential care home and 8 flats of supported living accommodation at The Steeplechase PH, Southcourt, Aylesbury (gain of 1,453m² C2 floor-space)
- Construction of 27 hole Golf Course, with clubhouse, driving range and ancillary facilities at land at Stearthill Farm, Whaddon Road, Little Horwood, (gain of 1,280 D2 floor-space) Work has commenced on site.
- Erection of equestrian building and manege with new access at Dry Leys Farm, Shipton Lee, Quainton (gain of 1,160m² Other floor-space) work has commenced on site.
- Change of use of retail floor-space at The Cloisters, Great Western Street, Aylesbury (loss of 1,155m² A1 floor-space & gain of 1,155m² D2 floor-space)

- Demolition of care home and erection of replacement building comprising 16 age exclusive apartments Winterton House, 8 Hale Road, Wendover (loss of 1,765m² C2 floor-space).
- Demolition of former Garage site, Bicester Road Industrial Estate, Aylesbury (loss of 1,250m² OT floor-space)

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

The table below shows the amount of floor-space on sites with valid planning permission falling within other non-residential use classes, as at 30th September 2015²⁸.

Sites with planning permission as at 30th September 2015	Floor-space gains (m ²)	Floor-space losses (m ²)
C1 Hotels	40,986 (934 rooms)	1,313 (40 rooms)
C2 Residential institutions	32,813	5,454
D1 Non-residential institutions	58,697	26,829
D2 Assembly and leisure	28,725	16,534
Other employment-generating uses	37,997	10,038

The most significant sites with permission are greater than 1,500m² or greater than -1,500m² (in terms of floor-space size) are²⁹:

- Erection of Education Facilities and hotels at Silverstone Motor Racing Circuit, Silverstone (gain of 32,917m² C1 17,329m² [380 rooms], C2 & 17,329m² D1 floor-space)
- Redevelopment of industrial site at Buckingham University (former Inov8 Site), Tingewick Road, Buckingham (gain of 7,500m² C2 & 7,100m² D1 floor-space)
- Erection of Energy from waste facility: incinerator bottom ash: air pollution control residue treatment at Calvert Landfill Site, Calvert (gain of 5,500m² D2 floor-space)
- Demolition of existing 5 storey office block and construction of a new 3 storey court building containing 4 crown courts, public areas, court support areas and custody provision at former Equitable Life Assurance, 100 Walton Street, Aylesbury (gain of 5,390m² OT floor-space)
- Redevelopment of land between Bicester Road & Gatehouse Road, Aylesbury (gain of 3,361m² C1 [102 Rooms] & 506m² D1 floor-space)
- Extension at Quainton Hatchery, Station Road, Quainton (gain of 3,790m² OT floor-space)
- Redevelopment of industrial site at Buckingham University (former Inov8 Site), Tingewick Road, Buckingham (gain of 3,225m² D1 floor-space)

²⁸ Source: AVDC Forward Plans monitoring system.

²⁹ Source: AVDC Forward Plans monitoring system.

- Erection of operational & storage shed to serve Waste Transfer Station and temporary siting of shipping containers at Chiltern View Nurseries, Wendover Road, Stoke Mandeville (gain of 2,280m² OT floor-space)
- Erection of a garden centre, open space & ancillary parking at land North of Watermead, Buckingham Road, Watermead (gain of 1,766m² OT floor-space)
- Erection of Equestrian development at Hollywell Farm, Aylesbury Road, Cuddington (gain of 1,630m² OT)
- Demolition of outbuildings and erection of two storey nursing home wing at Bartlett's Residential Home, Peverel Court, Portway Road, Stone (gain of 1,563m² C2 floor-space). Work has commenced on site.
- Construction of a portal frame steel building to contain a renewable energy biomass boiler and associated fuel store at Faccenda Farm, Stewkley Road, Wing (gain of 1,559m² OT floor-space)
- Redevelopment of residential home to private and commercial apartments at Winterton House, Hale Road, Wendover (loss of 1,765m² C2 floor-space)
- Redevelopment of Manor House Hospital at Aylesbury Vale Community Healthcare Trust, Bierton Road, Aylesbury (loss of 4,000m² D2 floor-space)

Progress on AVDLP employment and retail sites

The table below sets out progress that has happened since the update in the 2015 Monitoring Fact Sheet 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 complete. An application for housing was permitted in January 2014 on the balance of the site and is under construction.
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 under-way 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)	An outline application was approved in June 2010, including housing, the neighbourhood centre, primary school, care home, community centre and sports and recreational facilities. The development is now complete.
AY.24 & AY.34	Exchange Street (Waterside), Aylesbury	Mixed use based principally on retail uses (AY.24); mixed use based principally on residential and leisure uses (AY.34)	8,250m ² D2 (theatre); 3,348m ² A1 (Waitrose); 2,818m ² C1 (Travelodge); 4,450m ² D1 (Waterside Academy). Breakdown of remaining areas not yet known.	On the south side of Exchange Street: The Aylesbury Waterside Theatre opened in October 2010 with Waitrose supermarket and a Travelodge hotel completed in September 2013. The remainder of the southern part of the site is under construction for 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.

AVDLP Policy	Site allocation	Type of allocation	Site area or floor-space	Comments
AY.27	Buckingham Street/Odeon, Aylesbury	Food retail	1.7ha	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 in principle on 19 th February 2014 & 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 permitted early in 2014 now under construction.
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 now completion.
WE.1	Princess Mary's Hospital, Wendover	Mixed: housing, community and employment	70m ² A1 floor-space; 1,298m ² D1 floor-space.	The site has planning permission for 400 dwellings, a convenience store, a multiple sclerosis centre and associated open space, car parking and access. Construction of the dwellings is nearing completion and the multiple sclerosis centre is now complete. The retail site is being marketed.

AVDLP Policy	Site allocation	Type of allocation	Site area or floor-space	Comments
WI.2	Buckingham Road/Furze Lane Winslow	Employment: industrial and commercial	13,500m ²	An outline application for B1/B2/B8 uses was approved in November 2007 and renewed in 2013. This site has also been allocated in the Winslow Neighbourhood Plan which was adopted in September 2014 for 1.2ha of B1/B2/B8, 1.5ha for railway station & associated infrastructure and 1.5ha of land for Education use.
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.
	Royal	Employment	52ha (limited)	An outline application for nearly 28,000m ²

AVDLP Policy	Site allocation	Type of allocation	Site area or floor-space	Comments
RA.32	Ordnance site, Westcott	[Existing uses confirmed by allocation]	expansion of floor-space within this area)	of B1, B2 and B8 uses and 4 hectares of open storage was approved in May 2009, along with an application for the provision of a new pedestrian and vehicular access road to serve the Venture Park. The new access road is now complete. Permission was granted for a solar energy park in 3 phases; Phases 1 & 2 are up and running. Permission for 3,400m ² B1/B2/B8 units & 2,200m ² open storage and the erection of 12 industrial units under erection.
Neighbourhood Plan Policy	Site Allocation	Type of allocation	Site area of floor-space	Comments
Buckingham EE1	Land south of Buckingham Industrial Park, London Road,	Employment	10 ha expansion of existing Industrial estate.	Provisionally allocated 6,667m ² B1a, 6,667B1c, 13,333m ² B2 & 13,333m ² B8
Buckingham EE2	Market Hill (between West Street and Moreton Road), Buckingham	Mixed use: retail, housing, offices or leisure	0.8ha for redevelopment.	Mixed uses including other retail, housing, offices or leisure uses "with retention of frontage shopping. Proposals for the backland should support and complement the town centre.
Buckingham EE9	Various sites	Redevelopment of sites for University Education use.		Part of site covered by redevelopment of Innov8 site outline permission granted January 2015.
Winslow Policy 6	land at Buckingham Road / Furze Lane,	Employment		Part of site covered by application for infrastructure. Part of site covered by permission for new school not yet determined.
Winslow Policy	Land North of	Employment	4ha for new	Provisionally allocated for approximately

AVDLP Policy	Site allocation	Type of allocation	Site area or floor-space	Comments
7	Buckingham Road,		development.	2,774m ² B1a, 2,774m ² B1c, 5,548m ² B2 & 5,542m ² B8
Haddenham HNP 001	Land at Haddenham Airfield, Thame Road,	Mixed redevelopment	26ha for total redevelopment	Allocated for mixed housing, employment & community development. Part of employment had permission for 26,500m ² Retail, employment & leisure. Permitted September 2015
Long Crendon Neighbourhood Plan LCD014	Drakes Drive Industrial estate, Long Crendon	Employment	0.66ha for extension & redevelopment.	Allocated for employment use part of site covered by 2 permissions, one for B1a & B8 use, the other for B1/B2/B8 new use permitted March 2015.
Pitstone Policy 4	Site C, Westfield Road, Castlefields,	Employment	5.5ha	Site allocated in AVDLP, has current permission granted in March 2009 ground-work undertaken but no further long term plans. May be available for other employment uses.

Commentary and conclusions

The latest figures (2015) show the number of employees and in employment within Aylesbury Vale has risen. Average earnings have remained high but slipped behind the South East yet higher than Great Britain in this respect. Business births have increased and deaths decreased suggesting that there are more 'one man' employers, a fact emphasised by the fact that unemployment amongst the residents of the district has begun to fall.

Our monitoring of employment permissions and completions shows that overall in 2014/15 there was a net increase of employment floor-space, retail floor-space and the amount of floor-space for other non-residential. There is still a significant amount of employment land with planning permission that has not yet been built, mainly due to the Arla and Silverstone related applications.

Our employment trajectory published in 2014 predicts that the amount of completed employment floor-space will increase over the coming years. Over 1,110,336m² of floor-space is expected to be completed from 2013 to 2036 on currently known sites and small sites that are likely to come forward.

A number of sites allocated for employment in the Aylesbury Vale District Local Plan have still not come to fruition (including the employment area at Berryfields major development area, Buckingham Road/Furze Lane in Winslow, Haddenham Business Park and the remaining plot at Pitstone Green business park). However, there have been some significant developments on other employment sites subsequent to the end of the 2014/15 monitoring year:

- The approval of a major planning application for development at Silverstone motor racing circuit;
- The approval of a major planning application for development at Aylesbury East, Bierton & Broughton. (Although no definitive floor-space figures have yet to be given 10 hectares of land have been allocated for employment uses);
- Land to North-West College Road North, Aston Clinton application for proposed B2/B8 development of up to 41,806 square metres;
- Land to North Land College Road North, Aston Clinton application for proposed B8 development comprising Regional distribution centre of 23,226 square metres

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.
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 uses class, encompassing research and development.
B1 (c)	A subdivision of the B1 uses class, encompassing light industry.
B2	The general industrial use class - a planning classification, within which planning permission is not needed for a change of use.
B8	The storage and distribution use class - a planning classification, within which planning permission is not needed for a change of use.
C1	The hotels use class - a planning classification, within which planning permission is not needed for a change of use.
C2	The residential institutions use class - a planning classification, within which planning permission is not

TERM	DEFINITION
	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.
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.

TERM	DEFINITION
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.