



Aylesbury Vale District Council

Housing Monitoring Factsheet 2016

October 2016

1 EXECUTIVE SUMMARY

Housing

- There were 77524 dwellings in Aylesbury Vale at the end of March 2016.
- The number of empty homes has decreased significantly in the last year.
- There were 1241 new dwellings completed in 2015/16; 20% were flats; 28% were on previously developed land; and 77% were built at a density of over 30 dwellings per hectare.
- There remains a severe problem with the lack of affordability of housing, with the average house price in 2014 remaining over 8 times the average income, there has been no update from CLG since April 2014.
- After a drop in the numbers on the Housing Register due to changes in the policy has stopped as the number on the register begins to rise again.
- Affordable housing completions have decreased by 47% since last year due to a significant decrease in total completions: 277 new affordable homes were provided in 2015/16.
- The number of homes under construction at the end of March 2016 was 1162, which is a increase of 5% on the previous year. A number of major housing sites are progressing towards completion.
- As at 31st March 2016, there were 7,720 dwellings (net of demolitions and other losses) with valid planning permission (this excludes those with permission but subject to Section 106 agreements). This is a increase of 2% against last year.

2 HOUSING

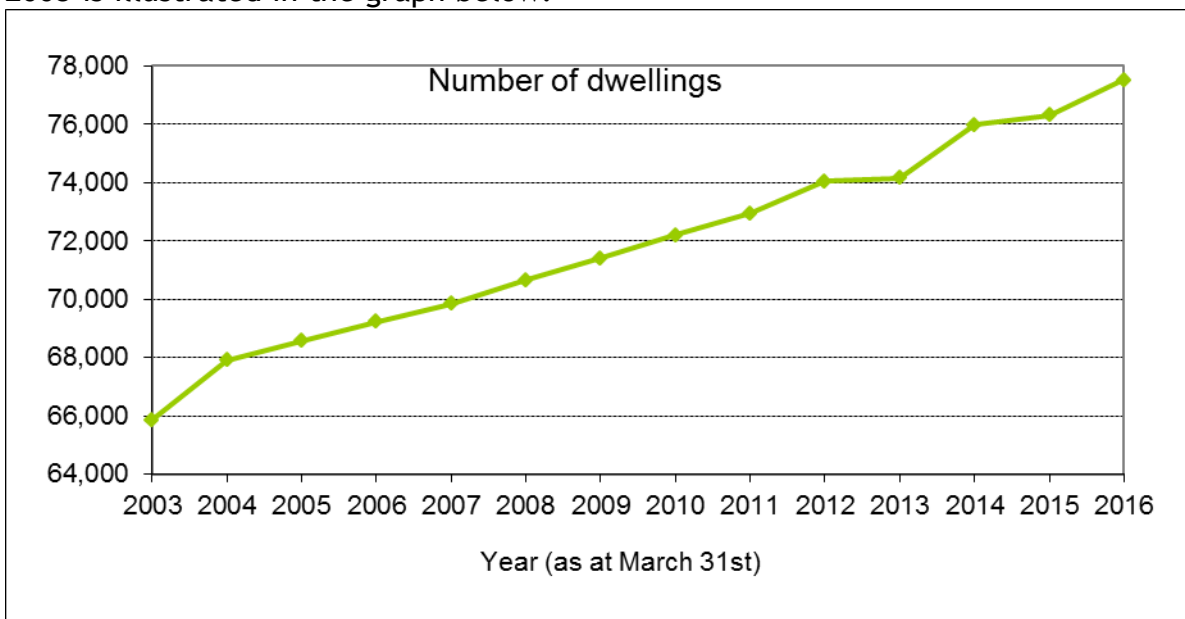
Introduction

This document reports on indicators of housing monitoring related to the stock of housing in the district. Detailed information is given on past housing completions, including affordable housing completions. A progress report on the housing allocations in the Aylesbury Vale District Local Plan (AVDLP) is included, as well as other significant housing sites in the district.

Indicators

Number of dwellings

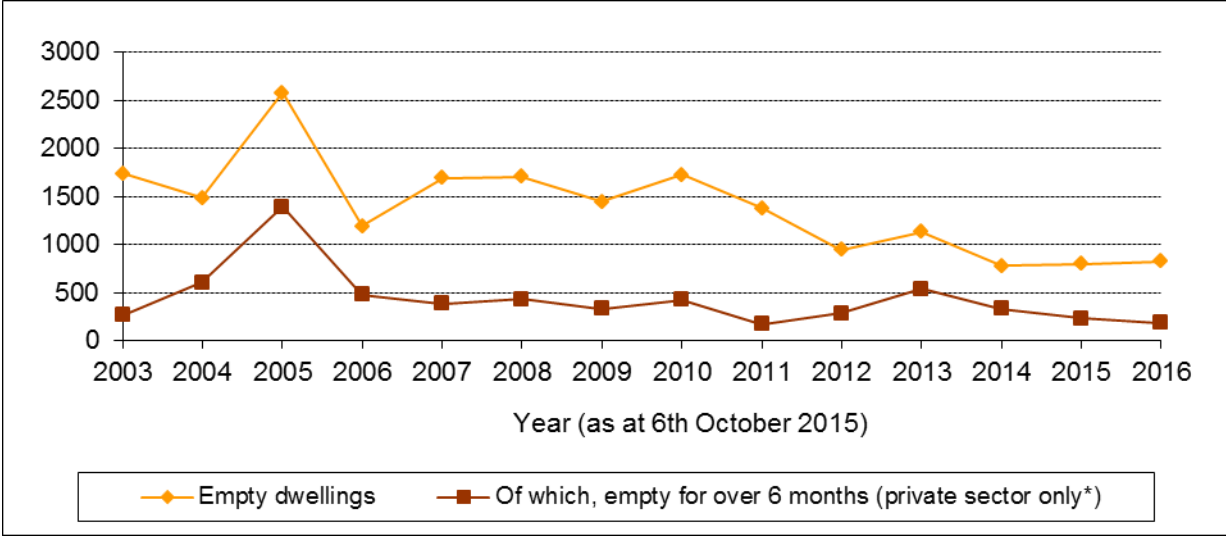
The total number of dwellings in the district at 31st March 2016 was 77524. This figure is arrived at by starting with the base number of dwellings 72,124 as given by the 2011 census, adding subsequent completions of new dwellings and conversions, and subtracting dwellings lost. (Note that the number of dwellings is always somewhat larger than the number of households because of vacant homes, second homes, holiday homes etc.). The upward trend in the number of dwellings since 2003 is illustrated in the graph below:



Number of empty dwellings and number that have been empty for six months or more.

The empty dwellings figures come from Council Tax on a report that is issued in October every year called CTB1 (Council Tax Base 1).

The number of homes empty for six months or more as at October 2016, as shown by the graph below¹:

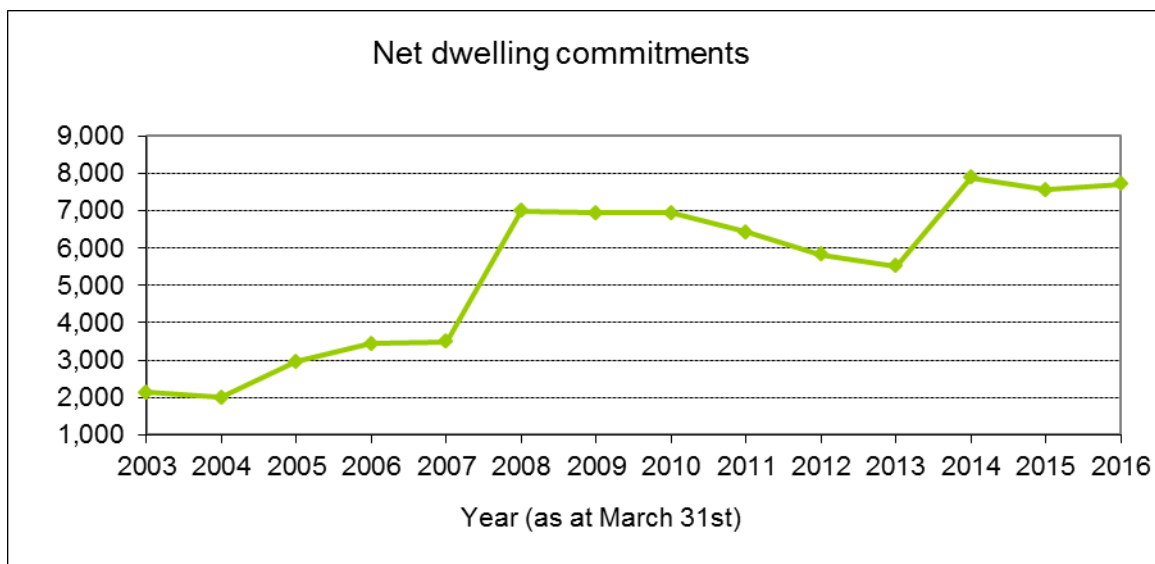


*The number of dwellings that have been empty for over six months is only available for private sector homes (i.e. excluding Local Authority, registered social landlord, and other public sector homes). The council has reduced the period of 100% Council Tax relief to 1 month in April 2013, which has resulted in a continued reduced level in the number of empty homes when compared to both 2012 and 2013.

Number of dwellings with planning permission (dwelling commitments)

As at 31st March 2016, there were 7,720 dwellings (net of demolitions and other losses) with valid planning permission². Note, this figure excludes those with planning permission but subject to Section 106 such as (Land Bounded By New Road And Aston Clinton Road(a further 135 dwellings). The trend since 2003 is shown in the graph below.

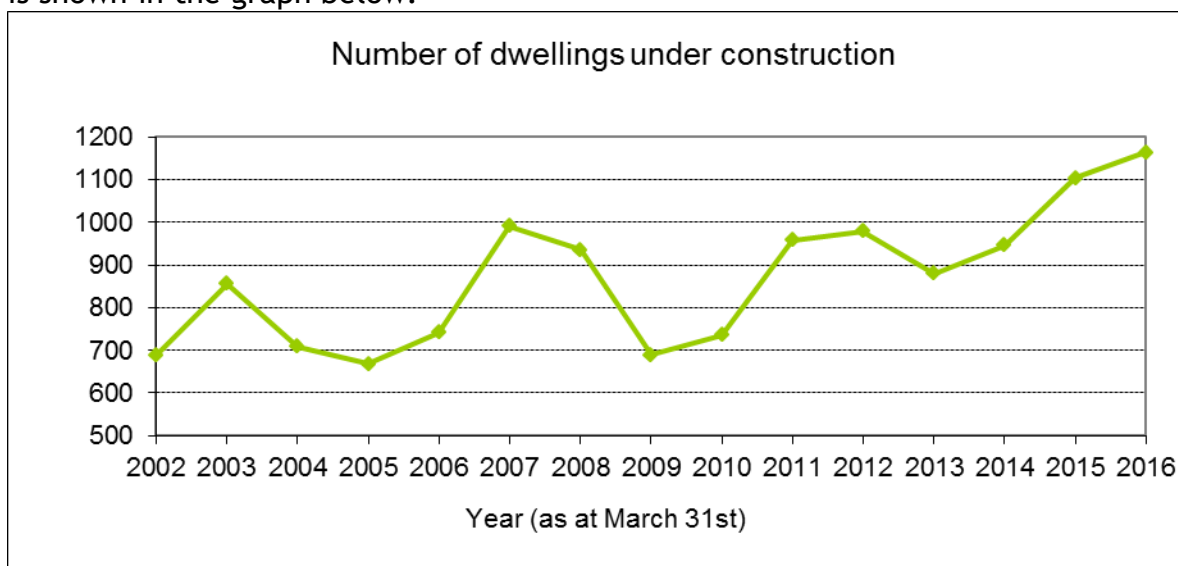
¹ Source: AVDC Revenues and Benefits Service
² Source: AVDC Forward Plans monitoring system.



There was a very large increase in the number of dwelling commitments from 2007 to 2008 as a result of the approval of planning permission for the Berryfields Major Development Area (3,000 dwellings) in November 2007. The approval of Aylesbury East, for 2,450 dwellings was approved in December 2013³ and also created a large increase. The number of commitments for 15/16 is the second largest.

Number of dwellings under construction

At 31st March 2016, there were 1164 dwellings that were under construction, but not yet completed⁴. This is an increase on the previous year. The trend since 2002 is shown in the graph below.

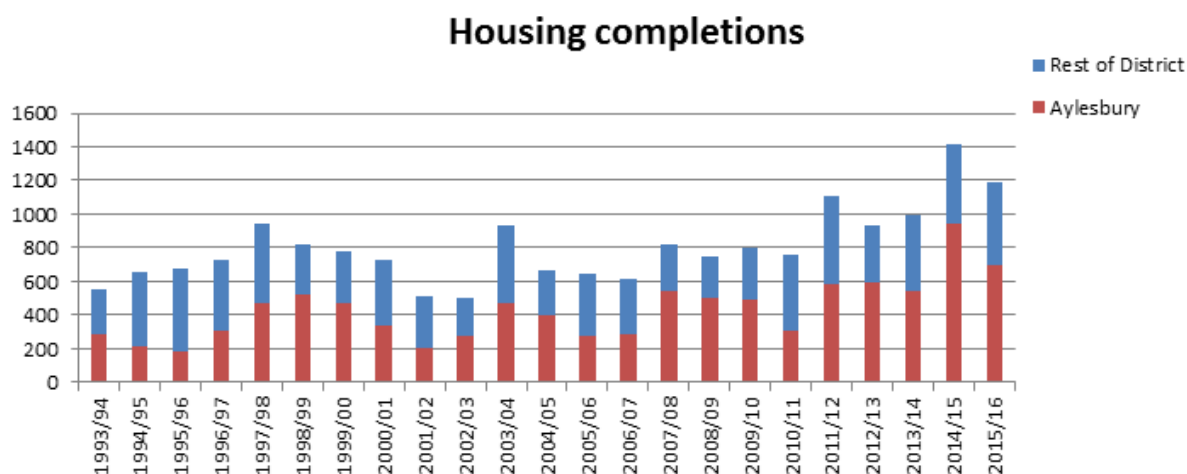


³ Position at December 2013

⁴ Source: AVDC Forward Plans monitoring system.

Past dwelling completions

The bar chart below shows the past trend in dwelling completions in Aylesbury and the rest of District.



It can be seen that the number of completions over the last year has decreased compared to the previous year. This high number in completions is in large part due to the large number of completions in Berryfields which had a number of different house builders building out at the same time to the completion of certain large sites such as, Land of Culpeper Close, Buckingham and Stoke Mandeville Hospital Great Western Street, , Land South of A421 & East of A413, Buckingham this site as a whole hasn't been completed yet. Due to large sites continuing to deliver : Berryfields, Weedon Hill, London Road Buckingham and Haddenham and Thame Parkway continuing to be built out such as Gatehouse Quarter, Verney Road Winslow and London Road Buckingham. New sites:- Bearbrook House, Great Western Street Former TRW Site, Bridge Street.

Dwelling completions for the current year

Related AVDLP policies		Saved?
GP.6	Conversion or subdivision of existing dwellings	✓

A more detailed breakdown of the completions for the 2015/16 monitoring year is given in the table below⁵:

New dwellings completed	1121
Conversions/changes of use completed	120
Gross additional dwellings	1241
Dwellings Demolished	30
Dwellings lost by reason of conversions/changes of use	20
Total losses of dwellings	50

⁵ Source: AVDC Forward Plans monitoring system.

Net additional dwellings	1191
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The main sites contributing to the housing completions were:

- Former Stoke Mandeville Hospital site, Aylesbury (The Green and The Avenue) - 16 completions.
- Berryfields - 367 completions
- Land at Circus Fields - 41
- Former TRW Site, Buckingham Road,- 39
- Land south of A421 & east of A413, Buckingham - 146 completions
- Land between Bicester Road and Gatehouse Road - 56
- Land North of Manor Park, Morton Road - 69
- Weedon Hill 47 completions
- Newton Leys 55 completions

The housing trajectory published in (showing the position as at the end of March 2016) predicted that we would achieve 1318 completions in 2015/16. The number of housing completions was less than this prediction. There were less completions than expected on some sites in particular Gatehouse Quarter, Tingewick Road, Hartwell Sidings Heron House, Midland House, 42 Buckingham Street
The next few pages show the completions across the wards of the District.

ParishName	NewBuildCompletions
Addington	1
Adstock	0
Akeley	0
Ashendon	0
Aston Abbotts	0
Aston Clinton	8
Aston Sandford	1
Aylesbury	648
Barton Hartshorn	0
Beachampton	2
Berryfields	0
Biddlesden	0
Bierton with Broughton	4
Boarstall	0
Brill	1
Buckingham	231
Buckingham Park	47
Buckland	0
Calvert Green	0
Charndon	0
Chearsley	4
Cheddington	0

Chetwode	0
Chilton	0
Coldharbour	5
Creslow	0
Cublington	0
Cuddington	2
Dinton	2
Dorton	0
Drayton Beauchamp	0
Drayton Parslow	1
Dunton	0
East Claydon	2
Edgcott	8
Edlesborough	0
Fleet Marston	0
Foscott	0
Gawcott	1
Granborough	0
Great Brickhill	8
Great Horwood	3
Grendon Underwood	3
Haddenham	13
Halton	0
Hardwick	0
Hillesden	0
Hoggeston	0
Hogshaw	0
Hulcott	0
Ickford	1
Ivinghoe	12
Kingsey	1
Kingswood	0
Leckhampstead	0
Lillingstone Dayrell	1
Lillingstone Lovell	1
Little Horwood	2
Long Crendon	5
Ludgershall	0
Maids Moreton	1
Marsh Gibbon	3
Marsworth	13
Mentmore	3
Middle Claydon	0

Mursley	2
Nash	9
Nether Winchendon	0
Newton Longville	0
North Marston	0
Oakley	0
Oving	8
Padbury	1
Pitchcott	0
Pitstone	2
Poundon	0
Preston Bissett	0
Quainton	5
Radclive	1
Shabbington	0
Shalstone	0
Slapton	3
Soulbury	3
Steeple Claydon	15
Stewkley	3
Stoke Hammond	58
Stoke Mandeville	2
Stone	2
Stowe	2
Swanbourne	0
Thornborough	0
Thornton	0
Tingewick	2
Turweston	0
Twyford	2
Upper Winchendon	0
Waddesdon	1
Water Stratford	0
Watermead	0
Weedon	0
Wendover	14
Westbury	4
Westcott	0
Weston Turville	4
Whaddon	1
Whitchurch	10
Wing	3
Wingrave	2
Winslow	42

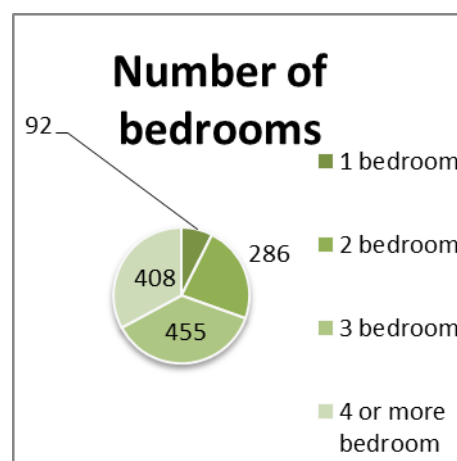
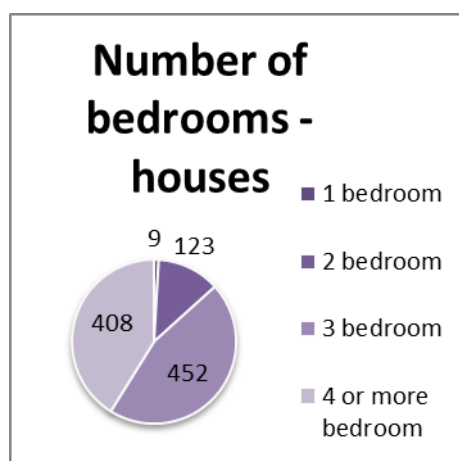
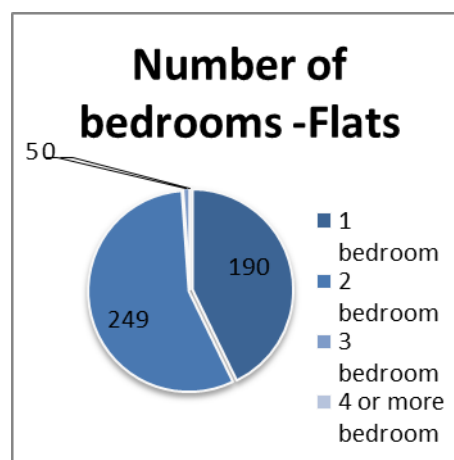
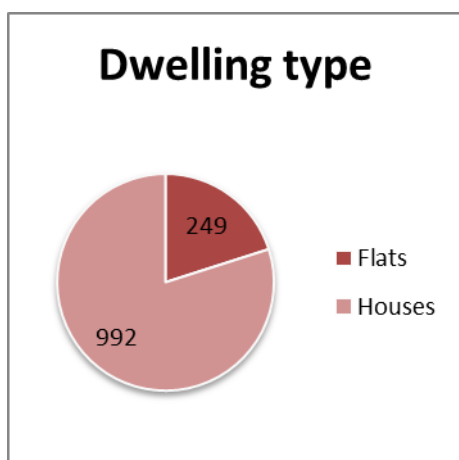
Woodham	0
Worminghall	2
Wotton Underwood	0

Completion by Wards in Aylesbury

Ward	Completions
Aylesbury Central	44
Bedgrove	8
Coldharbour	5
Elmhurst & Watermead	2
Gatehouse	185
Holman's Bridge	0
Mandeville & Elm Farm	76
Oakfield	0
Riverside	367
Southcourt	2
Walton Court & Hawkslade	0
Weedon	0

Breakdown by size/type of dwelling completions (gross)

The charts below show how the total number of dwelling completions in the monitoring year is broken down into dwelling type and number of bedrooms.



These figures show that the dwellings completed in the monitoring year provided a mix of sizes⁶. 20% of the total dwellings built were flats in 2015/16 (a decrease from the 30% in 2014/15, which is contributed to by the completions at Stoke Mandeville Hospital, Berryfields and land south of A421 & east of A413, London Road, Buckingham). Land between Bicester Road and Gatehouse Road, Bearbrook House, Midland house, 42 Buckingham Street, Friars Court, Rickfords Hill

Percentage of new and converted dwellings on previously-developed land

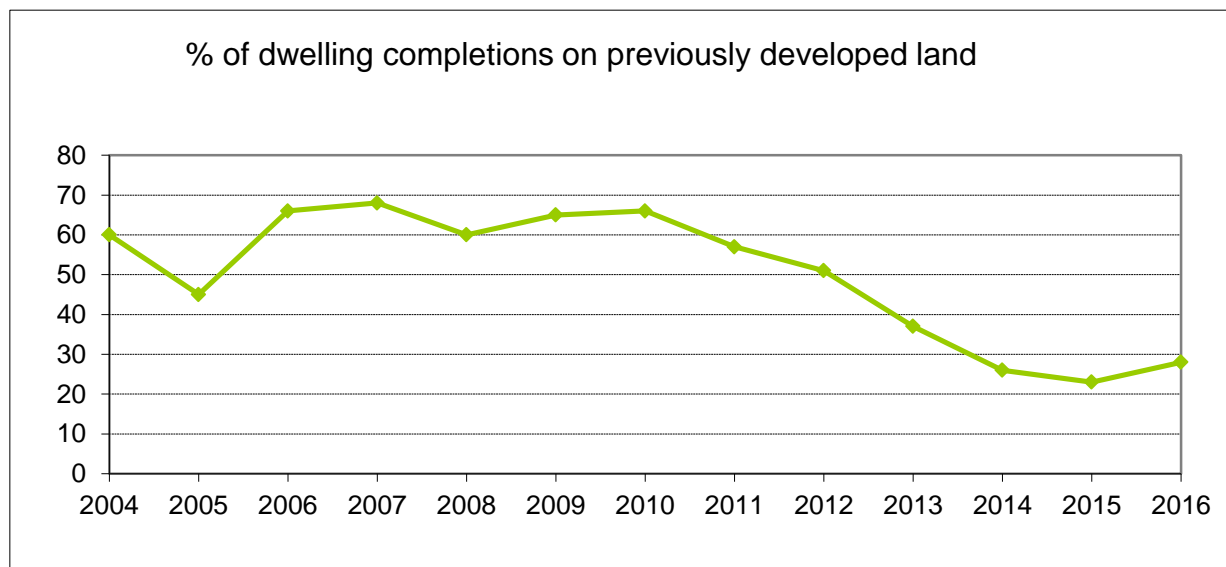
This indicator measures the extent to which new housing is being accommodated on brownfield land (and conversely, the amount of greenfield land used for housing). The figures for the year ending 31st March 2016 are given in the table below⁷ (the figures are given in terms of gross completions):

⁶ Source: AVDC Forward Plans monitoring system.

⁷ Source: AVDC Forward Plans monitoring system.

Completions on previously-developed land	Completions on greenfield land	Total completions
326 (26%)	915 (74%)	1241

The historical trend is shown in the graph below:



The breakdown of the number of completions on previously-developed land between Aylesbury and the rest of the district is as follows:

	Completions on previously developed land	Completions on greenfield land
Aylesbury	198 (28%)	500 (72%)
Rest of district	128 (24%)	415 (76%)
Total	326 (26%)	915 (74%)

Note that in June 2010 the Government altered the definition of previously developed land to specifically exclude private residential gardens. This change has been taken into account in the figures above.

The percentage of completions on previously developed land has decreased from 26% in 2013/14 to 23% for 2014/15, this figure has now returned to the 2013/14 percentage. this is partly due to the conversions of offices into flats

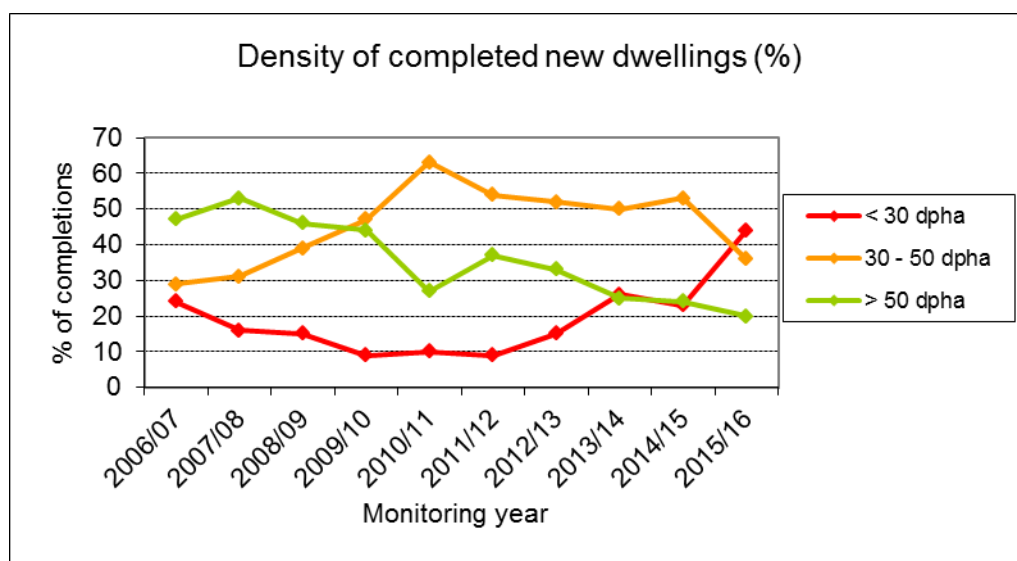
Density of new dwellings

Percentage of new dwellings (gross) by net density ⁸		
Net Site Density	Number of Completions	% Completions
i) Less than 30 dpha ⁹	295	23%
ii) Between 30 and 50 dpha	696	53%
iii) Above 50 dpha	317	24%
Total gross dwellings	1308	100%

Note that some of the completions included in the figures above were on sites that are not yet wholly complete. In these cases, it is not possible to measure the actual net density at which those particular dwellings were built, but instead they have been counted as being completed at the average density of the whole site.

One of the main factors that contribute to the completions at densities of less than 30 dpha is small infill developments, where density considerations are weighed against the need to respect local character.

There was a steady trend towards higher density developments between 2006 and 2011, as illustrated by the graph below. Since then the percentage of dwellings built at the highest density (>50 dpha) has decreased. The percentage of dwellings built at a lower density (<30 dpha) has seen a sharp rise compared with 2014/15. Builds at density (30-50) have remained at around the same level since 2011/12, but with a mirrored decrease with <30dpha in the past year



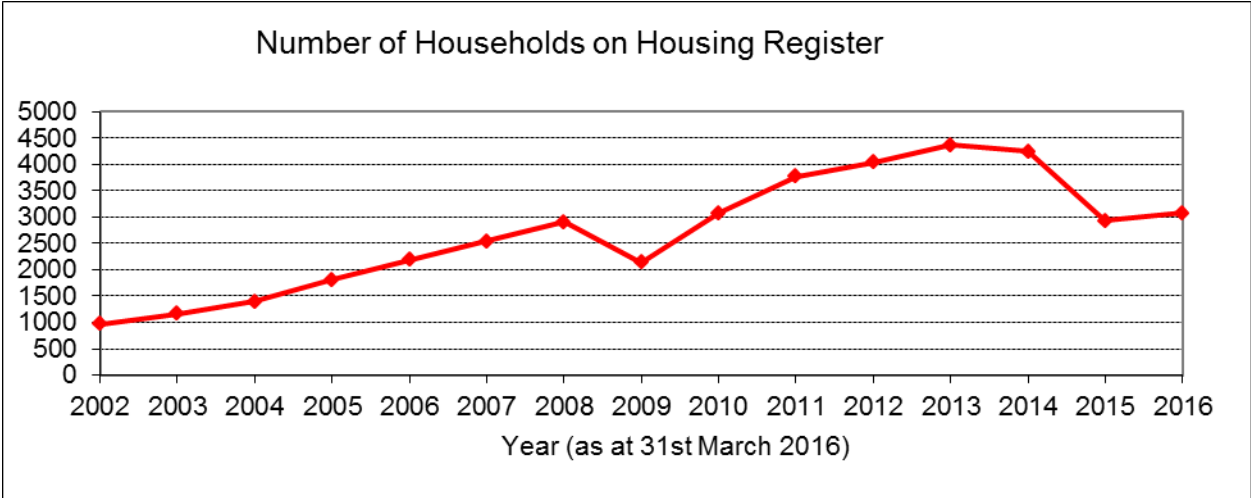
Number of households on the housing register

Following a decrease in 2009, there was a marked increase in the number of households waiting for housing until 2013. This returned to the upward trend of the

⁸ Source: AVDC Forward Plans monitoring system.

⁹ dpha = dwellings per hectare

previous few years, as shown by the graph below¹⁰. In the last year there has been a significant drop due to a change in policy in May 2014 (After the drop in people on the housing register, we are beginning to see the numbers begin to rise again):



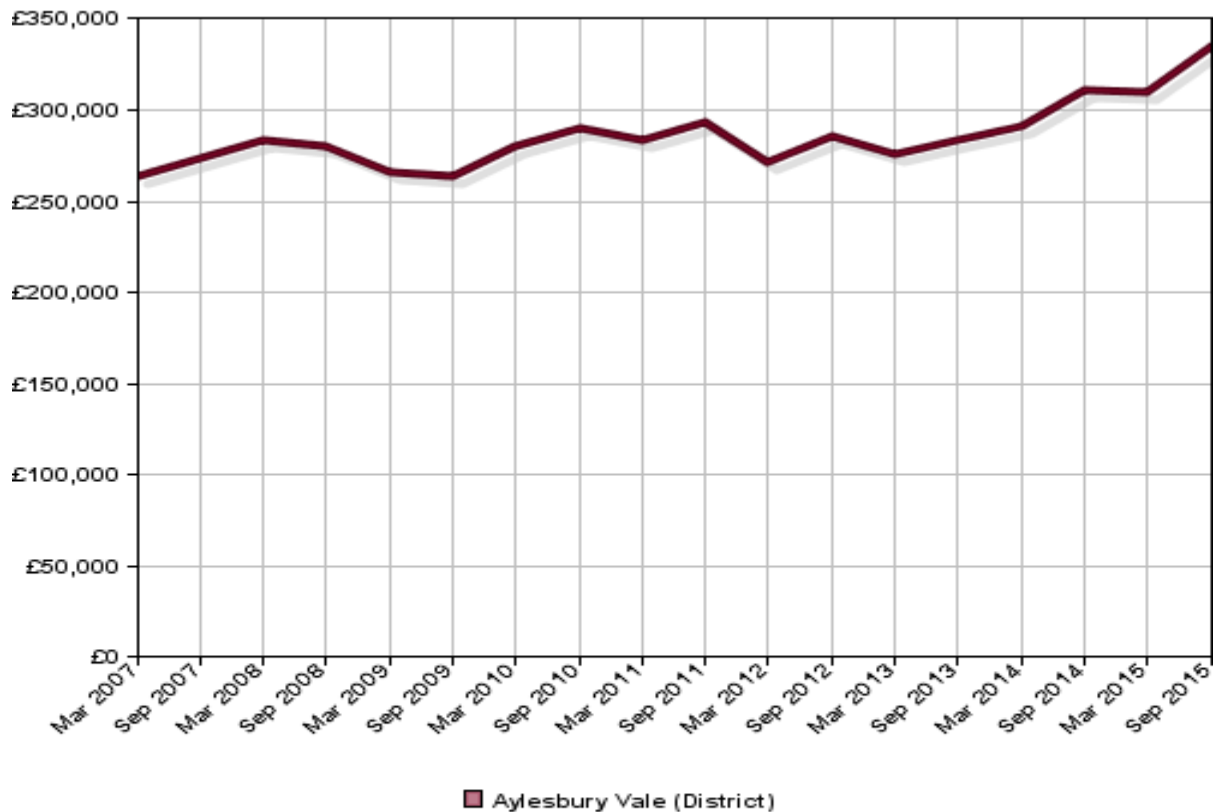
Average house price

The average house price has risen steadily over the years until February 2008. It then showed a drop as a result of the economic recession. However, since August 2009, prices started to rise again and maintained an almost steady level until July 2013. This is illustrated in the graph below.¹¹ The average house price has broken the £300,000 price for the first time, there has been a sharp increase since May 2015. The Average House price in September 2016 is now £364,000. We are unable to update chart as we no longer have access to Hometrack.

¹⁰ Source: AVDC Strategic Housing Team

¹¹ Source: Hometrack Housing Intelligence System <http://www.hometrack.co.uk/>

Average price



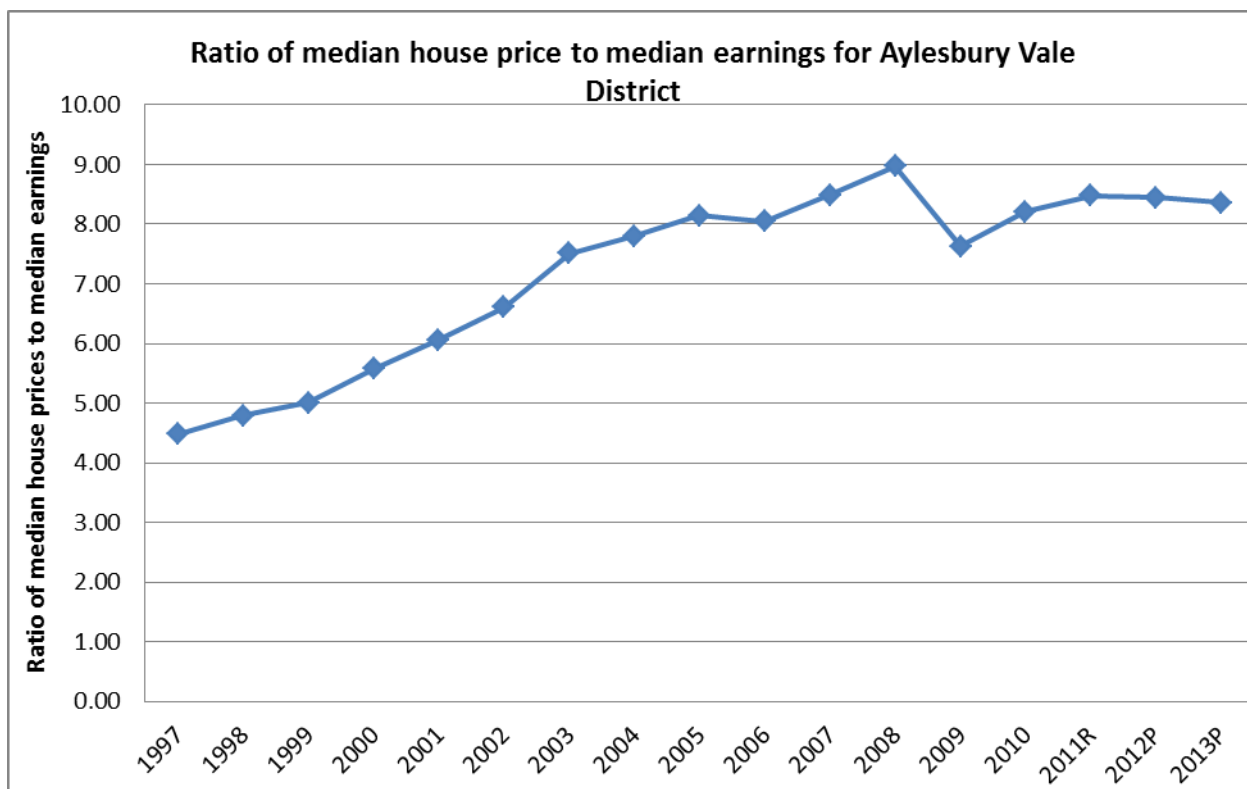
Note

The chart shows the average property price over time for all types of housing in the area selected. Small sample sizes can distort the price over time in some areas. The data for this analysis is based on data from Hometrack's Automated Valuation Model.

Ratio of median house price to median income

In tandem with the rise in house prices, up to 2008 there has been a steady increase in the ratio of average house price to average earnings. As illustrated in the graph below¹² there was a marked drop in the ratio from 2008 to 2009, but since then it has begun to rise again, and recently remained fairly level.

¹² Source: Communities and Local Government – housing market and house prices
<http://www.communities.gov.uk/documents/housing/xls/322286.xls>



There is still a problem with regards to affordability of housing in the district, however the ratio seems to have dropped for the district in the past year, for 2013, the average ratio for England is 6.72, and Aylesbury Vale (at 8.35). They no longer record figures for Regional Areas.

Affordable housing completions

Related AVDLP policies		Saved?
GP.2	Affordable housing	✓
GP.4	Affordable housing on small sites for local needs	✓

During this monitoring year 227 affordable¹³ units were built as new dwellings (18% of total completions).

The Council's target for affordable housing completions in 2015/16 was 125¹⁴. This target was exceeded by 81%.

The number of affordable housing completions in recent years is shown in the graph below:

¹³ "Affordable housing" comprises dwellings provided with subsidy for occupation by specified eligible households whose needs are not met by the market. Affordable housing includes social rented, affordable rented and shared equity dwellings, and may include homes for key workers.

¹⁴ AVDC Annual Performance Report Appendix 2011/12, <http://www.aylesburyvale.gov.uk/about/council-performance/performance-2011-12/>



The peak in the number of completions in 2009/10 was partly contributed to by developers converting market housing units to affordable housing units. 2015/16 has seen a 48% reduction compared to 2014/15.

Number of Affordable Housing Completions by Ward

Aston Clinton & Stoke Mandeville 0
 Edlesborough 0
 Great Brickhill & Newton Longville 15
 Great Horwood 0
 Grendon Underwood & Brill 0
 Haddenham & Stone 0
 Long Crendon 2
 Luffield Abbey 0
 Marsh Gibbon 0
 Oakfield & Berton 0
 Oakley 0
 Pitstone & Cheddington 0
 Quainton 0
 Steeple Claydon 0
 Stewkley 0
 Tingewick 0
 Watermead 0
 Waddesdon 0
 Wendover & Halton 0
 Wing 0
 Wingrave 0
 Winslow 10

Buckingham North 52
 Buckingham South 28

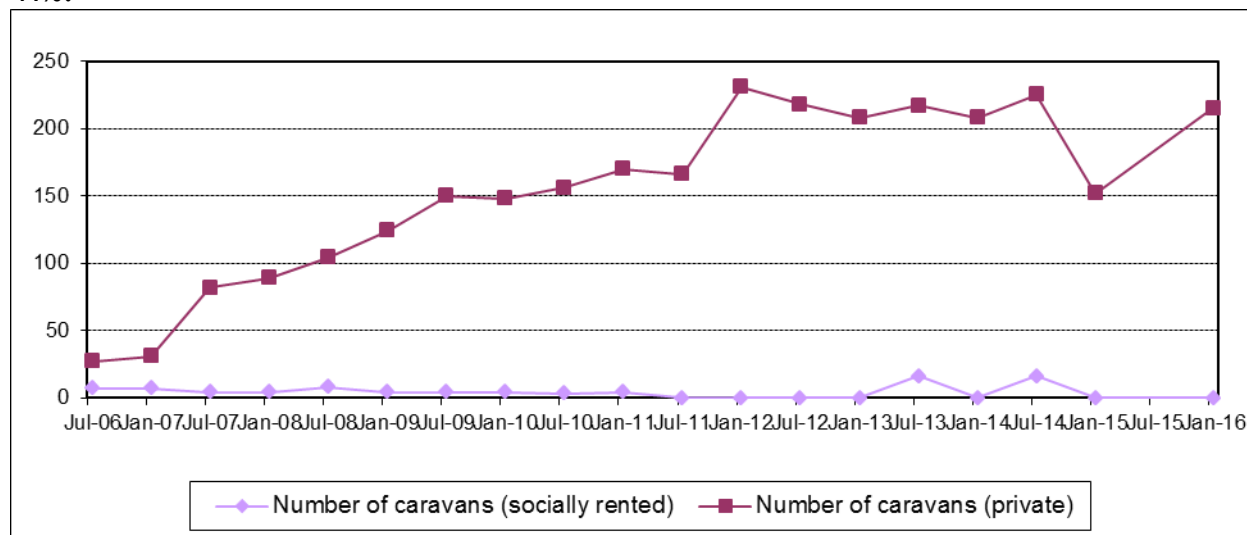
Number of Affordable Housing Completions by Wards in Aylesbury

Ward	Completions
Aylesbury Central	0
Bedgrove	0
Coldharbour	0
Elmhurst & Watermead	0
Gatehouse	32
Holman's Bridge	0
Mandeville & Elm Farm	0
Oakfield	0
Riverside	74
Southcourt	0
Walton Court & Hawkslade	0
Weedon	14

Gypsy and traveller sites

Communities and Local Government publish caravan count information from local authorities once a year. The data for Aylesbury Vale is shown in the graph below, and shows an increase over time in the number of private caravans (note that a pitch can consist of more than one caravan):

Since Jan 15, there has been an increase in the number of caravans recorded of 41%.



Since April 2014, the following decisions have been made on planning applications relating to gypsy and traveller sites:

Cublington Road, Wing	Application for the retention of site as a residential caravan site	Certificate of Lawfulness application refused September 2014. Further application refused April 2015, appeal in progress.
Willows Park (Green Acres), Horton Road, Slapton	Application to allow occupancy other than those named and to increase the no of caravans on pitches	Approved February 2015
Land adjacent Dun Roaming Park, Whitfield Road, Biddlesden	Application for plots 11-19 and 20-21 to make permission permanent	Application submitted November 2015. Pending consideration.
Land opposite Causter Farm, Nash Road, Great Horwood (Nash Park)	Application to make permission permanent	Application submitted June 2015. Pending consideration.
Land off Little Horwood Road, Great Horwood	Change of use of land to residential caravan site for gypsy family (1 pitch)	Application refused in September 2014. Appeal in progress.
Land off Worminghall Road, Worminghall	Use of land for 3 pitches	Application refused December 2014. Appeal in progress.
Land adj to Kingswood Lane,	Change of use to a residential caravan site for ten pitches.	Application refused December 2014. Appeal in progress.

We also monitor the overall number of authorised pitches in the District. As at December 2015 there are 103 authorised gypsy and traveller pitches, of which 13 are temporary until May 2012 (an application to remove this temporary time limit is currently under consideration) and 25 are temporary until November 2015. There are also 3 unauthorised tolerated Travelling show people plots in the district.

Progress on AVDLP housing sites

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

AVDLP Policy	Site Allocated	No of dwellings subject of outstanding pp at March 2016	Current best estimate of likely number of dwellings	Comments
AY.6	Former Bearbrook House, Oxford Road, Aylesbury (part)	0	75	Site complete 02/07/15
AY.11	Circus Fields, Aylesbury	32	74	2 properties completed by end of March 2015
AY.13 & AY.12	Berryfields MDA, Aylesbury	2387	3,235	Taylor Wimpey, Bellway Homes, Kier, Banner Homes, and Martin Grant Homes are all currently constructing new dwellings on this site. A total of 781 dwellings were complete by the end of March 2016.
AY.14 & AY.12	Weedon Hill MDA, Aylesbury	0	1,364	Site complete 22/01/16
BU.8	Market Hill (between West Street and Moreton Road), Buckingham	49	61	An application for residential units and commercial floorspace was approved in November 2010 subject to completion of a planning obligation agreement. A subsequent application for phase 1 only (49 dwellings) was permitted in February 2014. No completion as at end of March 2016
BU.8	Market Square/Bridge Street, Buckingham	2	103	Site under construction, 101 dwellings completed by end March 2016.
WI.1	Verney Road, Winslow	37	218	Site under construction, 168 dwellings completed by end March 2015.
RA.26	Former Pitstone Cement Works (Castlemead)	36	200	Site under construction, 164 dwellings completed by end March 2016.
	Rugby Club - Winslow			Site identified in Winslow Neighbourhood Plan for 75 dwellings

AVDLP Policy	Site Allocated	No of dwellings subject of outstanding pp at March 2016	Current best estimate of likely number of dwellings	Comments
	Land off Station Road - Winslow			Site identified in Winslow Neighbourhood Plan for 65 dwellings
	Winslow Centre			Site identified in Winslow Neighbourhood Plan for 30 dwellings
	Land off Granborough Road - Winslow			Site identified in Winslow Neighbourhood Plan for 35 dwellings
	Land at Stewkley Road / Dormer Avenue - Wing			Site identified in Wing Neighbourhood Plan for 52 dwellings. 15 of 52 dwellings started as of March 2016
	Land North of Little Horwood Road - Great Horwood			Site identified in Great Horwood Neighbourhood Plan for 15 dwellings
	Land South of Little Horwood Road - Great Horwood			Site identified in Great Horwood Neighbourhood Plan for 15 dwellings
	Land off Nash Road - Great Horwood			Site identified in Great Horwood Neighbourhood Plan for 15 dwellings

Progress on other significant housing sites

The table below sets out the latest position (as at March 2015) on significant housing sites in the district (those for more than 100 dwellings) that have planning permission but were not allocated in AVDLP and so are not included in the table above.

Site	Number of dwellings	Comments
Gatehouse Quarter (between Bicester Road and Gatehouse Road), Aylesbury	370 dwellings as part of a mixed use development (also includes office, retail, hotel, care home and nursery).	Site under construction, 227 dwellings completed by end March 2016.
Land to south of the A421 and east of A413, London Road, Buckingham	700 dwellings as part of a comprehensive development (including affordable housing, primary school, employment land, healthcare, outdoor play space, changing pavilion, landscaping and creation of drainage detention basin and highway, cycle and pedestrian provision).	Site under construction, 536 dwellings completed by end March 2016.
Land south of Newton Leys, Drayton Road, Stoke Hammond	350 dwellings.	Site under construction, 139 dwellings completed by end of March 2016.
Land East of Aylesbury	2,450 dwellings as part of a development (including 10ha employment land, a neighbourhood centre, two primary schools, construction of eastern link road (part) and the Stocklake link road (rural section), green infrastructure, associated community facilities and support infrastructure including expanded electricity sub station and flood defences.	Site has been approved. 37 dwellings have been started by end of March 2016
Land Bounded By New Road And	Outline application with all matters reserved. Site	Site Identified 30/07/2014

Aston Clinton Road Weston Turville	for 135 dwellings with associated public open space, new vehicular, pedestrian & cycle accesses, landscaping and drainage works Subject to S106 Deed of Variation	
Land at Haddenham Airfield, Thame Road	Includes 64 bed Care Home Outline application (with access to be considered and all other matters reserved for subsequent consideration) for the erection of up to 233 residential dwellings, provision of 4.85 hectares of employment land (B1, B2 and B8), relocation and extension of existing playing fields with new community pavilion and associated car parking, a retail convenience store, 64 bed care home, relocation of existing glider hangar, provision of open space and landscaping, creation of new pedestrian and cycle links and associated works of supporting infrastructure including new vehicular access points from Pegasus Way.	Site identified 04/09/2015
Land North of Brook Farm, Brook Street	S106 signed 24/07/2015 Outline application with all matters reserved for the erection of up to 91 dwellings, one 70sqm retail unit, provision of open space, two vehicular access points, parking, access roads, footpaths and landscaping works.	Site identified 27/07/2015

Commentary and conclusions

It can be seen that the number of completions over the last year has decreased by approximately 16% compared to the previous year. This decrease in completions is partly due to the completion of certain large sites such as Culpepper Close and Stoke Mandeville Hospital and whilst other sites are continuing to be built out such as Berryfields, Weedon Hill and London Road Buckingham, the completions on these sites are slightly lower than estimated.

There were 1164 dwellings under construction at the end of March 2016. This is an increase compared to the figures a year earlier. There has also been a large increase in the number of dwellings with planning permission but yet to be built mainly due to the permission at Aylesbury East, Bierton & Broughton for 2,450 dwellings.

During 2015/16 monitoring year there has been a larger number of houses completed compared to flats (912 houses to 249 flats). This is due to sites such as Culpepper Close, Stoke Mandeville and Great Western Street coming to completion in 2011/2012 with a high volume of flats. The percentage of completions on previously developed land has decreased from 37% in 2012/13 to 26% for 2015/16, but is a 3% increase from the previous year. This is partly due to the increase in completions at Berryfields, which is a large Greenfield site for over 3,000 dwellings, and London Road Buckingham. In the past 2 years, the percentage of dwellings built at the highest density (>50 dpha) has decreased year on year. The percentage of dwellings built at a lower density (<30 dpha) has seen a significant decrease after past increases, this is due to a high volume of houses completed on large sites on the edge of urban settlements, and a slight increase in flats being built.

There has been a significant fall in the number of households on the housing register possibly due to the policy change, although this year has seen it begin to increase again the situation with regards to housing need and affordable housing continues to be difficult, as in previous years. The ratio of average house prices to earnings has dropped back down ever so slightly. There has been a 48% decrease in the number of affordable housing completions compared to the previous year and this has exceeded the council's target for affordable housing in 2015/16.

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.