

Vale Trends



Housing
Land Supply



Housing
Trajectory



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Current
Developments



Progress on
Key Development
Sites



Vale of
Aylesbury Plan



Appeals
Monitoring

The Planning Information Newsletter for Aylesbury Vale District



Produced by the
Implementation and Monitoring Team,
Forward Plans, AVDC

Issue 10: August 2011



1 Introduction

- 1.1 In this issue we give an update regarding progress with the Vale of Aylesbury Plan, as well as our regular updates on major sites, and information on completions over the past six months. As always, we would be interested to receive your feedback, particularly your comments on information you would like to see or would find useful. The newsletter is intended to supplement the more comprehensive monitoring information which we publish on an annual basis in our Annual Monitoring Report¹.

2 Annual Monitoring Report

- 2.1 We published our latest Annual Monitoring Report (AMR) in December 2010. This covers the monitoring year from 1st April 2009 to 31st March 2010, but it also contains more recent information for some topics. The next Annual Monitoring Report will be published at the end of 2011, and the relaxation of central Government requirements regarding monitoring means that we will be able to tailor the content towards topics of specific relevance to Aylesbury Vale.



3 Housing land supply and trajectory

- 3.1 We updated our housing land supply figures and our housing trajectory in May 2011 (to show the situation as at the end of March 2011). The latest information is available on our website (visit <http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/monitoring-info/housing-land-supply-housing-trajectory/>) or contact us for copies.



- 3.2 These latest figures show that we currently have 3.4 years supply of housing land across the whole of Aylesbury Vale District, when compared against the regional requirement set out in the South East Plan. When disaggregated into Aylesbury and the Rest of District (excluding Aylesbury and North East Aylesbury Vale), the

¹ Available from <http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/monitoring-info/annual-monitoring-report/> or contact us to purchase a printed copy.

figures are 3.2 years in Aylesbury and 10.3 years in the Rest of District. When our housing supply is compared against the recent completions that have taken place, they indicate that there is sufficient supply to deliver an increased level of housing over the next 5 years, compared to the previous 5 years (a projected annual average of over 1,000 dwellings over 2011 to 2016 compared to a past annual average of 746 dwellings over 2006 to 2011). There were 755 dwellings completed in the District in the year ending 31st March 2011, which is very close to the figure of 757 which was estimated in the previous version of the housing trajectory.

- 3.3 The overall supply of deliverable sites currently stands at 7,336 dwellings. These are sites which either have planning permission, are allocated in the Aylesbury Vale District Local Plan, or are a substantial way along the planning pipeline, and which have been assessed as having a reasonable prospect of housing being delivered on the site.

4 Vale of Aylesbury Plan



- 4.1 The Localism Bill (which will give local communities more control over housing and planning decisions) is continuing to progress through parliament. It is understood that the Bill is likely to receive royal assent around the turn of this calendar year. The draft National Planning Policy Framework (NPPF) was published by Government on the 25th July 2011 for consultation. The NPPF will eventually replace all other national planning guidance in the form of Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs).
- 4.2 In the meantime, we are continuing to engage with parish and town councils. We have held nearly 50 meetings with parish/town councils to discuss localism and neighbourhood planning, and to help them begin the process of obtaining the view of communities with regard to potential development in their local area. Consultants are undertaking technical work to help understand the housing and employment requirements across the whole District. The Vale of Aylesbury Plan will draw together these two main strands of work, along with other evidence.

- 4.3 In early autumn we will be holding a number of meetings with key stakeholders (Members of the Council, parish and town councils, community groups, developers, and technical bodies). These forums will help shape the Vale of Aylesbury Plan. The first formal public consultation will take place in December 2011/January 2012, and will focus on options for housing and employment numbers and options for the spatial distribution of these numbers.
- 4.4 We will also be commencing work on developing a Community Infrastructure Levy to be implemented alongside or soon after the adoption of the Vale of Aylesbury Plan.
- 4.5 Our Local Development Scheme (which sets out the timetable for development of the Vale of Aylesbury Plan) has been revised and approved. The revised document is available on our website.
- 4.6 Further information regarding the Vale of Aylesbury Plan is available on our website. We are also publishing a series of newsletters to keep communities, parish and town councils up to date. These are available to download from:
<http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/what-is-the-vale-of-aylesbury-plan-/vale-of-aylesbury-plan-newsletters/>
- 4.7 For further information on the Vale of Aylesbury Plan contact our Plans Team:
valeplan@aylesburyvaledc.gov.uk or telephone 01296 585435.

5 Recent and current developments



- 5.1 In this section, we provide information about completions that have occurred in the two quarters from 1st January 2011 to 31st March 2011, and 1st April 2011 to 30th June 2011, and outstanding permissions at the end of each of these quarters.

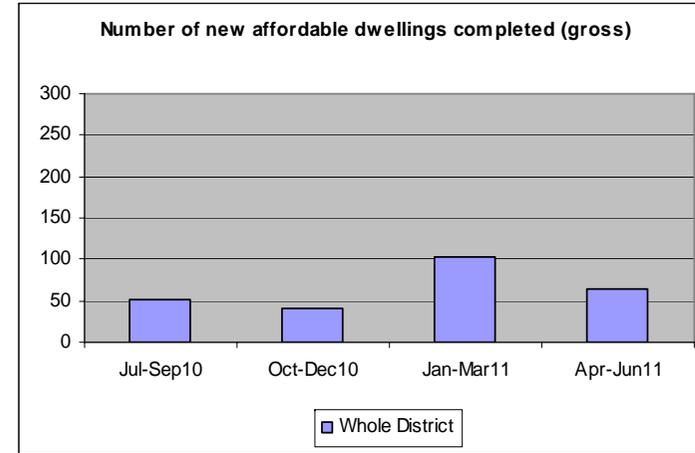
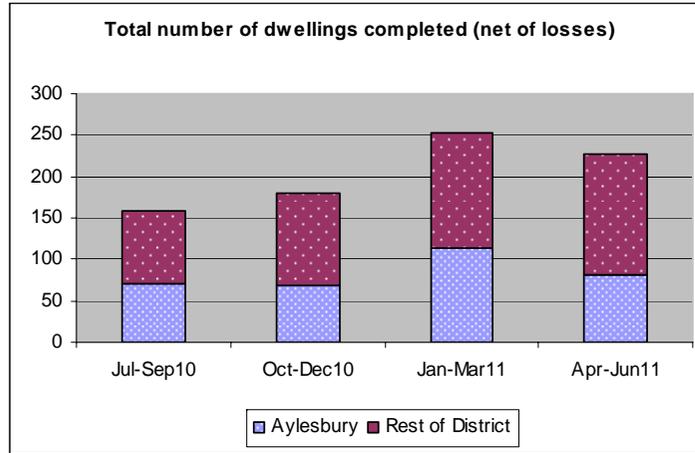
5.2 Dwelling completions (net of demolitions and losses through conversion) in these two quarters were as follows:

	1 st Jan 11 to 31 st Mar 11	1 st Apr 11 to 30 th Jun 11
Total dwelling completions (whole District)	252	227
Dwellings completions in Aylesbury	113	81
Dwelling completions in rest of District	139	146
% of dwelling completions on previously developed land (whole District)	57%	56%
Number of completions (gross) of new build affordable dwellings (included in total above)	102	64
Number of flats as % of total dwelling completions	32%	27%

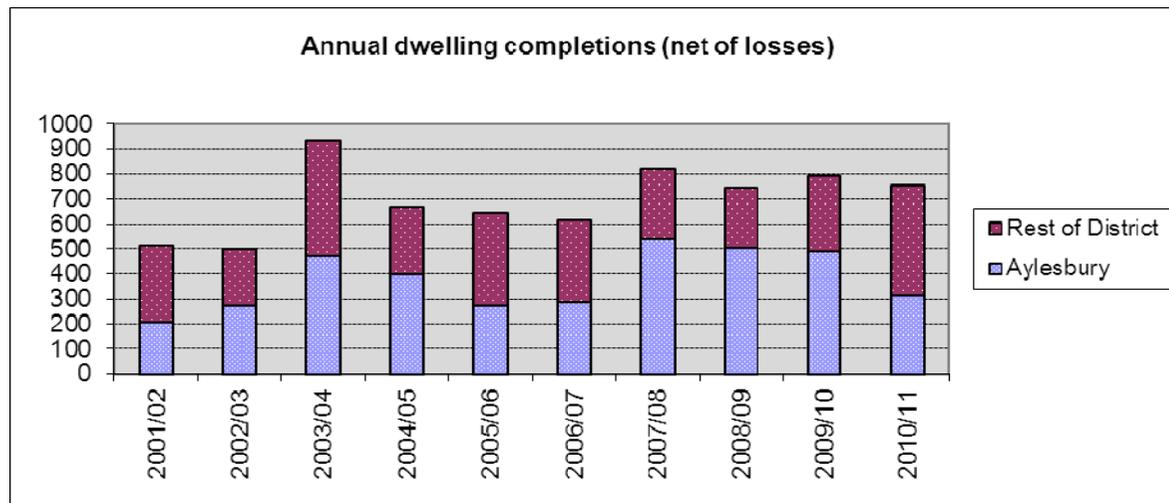
5.3 The main contributors to the housing completions in these quarters were:

- Former Princess Mary's Hospital site, Wendover (Princess Mary Gate) - 72 completions;
- Castlemead, Pitstone - 50 completions;
- Berryfields, Aylesbury - 35 completions;
- Gatehouse Quarter, Bicester Road, Aylesbury - 34 completions;
- Former Stoke Mandeville Hospital site, Aylesbury (The Avenue) - 31 completions;
- Moreton Road, Buckingham (The Hedgerows) - 30 completions.

5.4 The graphs below show the trends in the number of dwelling completions over the last four quarters:



5.5 To place the above figures into a longer term context, the graph below shows the total number of dwellings completed each year over the last ten years. This graph shows that the number of completions over the last four years has been remarkably consistent, despite the economic downturn:



5.6 The table below shows the number of dwellings with valid planning permission, and the number of dwellings under construction at the end of each of the two quarters:

	As at 31 st Mar 11	As at 30 th Jun 11
Number of dwellings with valid planning permission ²	6,421	6,350
Number of dwellings under construction	959	1,030

The number of dwellings under construction is continuing to increase, which is indicative of a recovery in the housing market.

5.7 The sites with the most number of dwellings under construction as at 30th June 2011 were as follows:

- Berryfields, Aylesbury - 150 dwellings under construction;
- Former Princess Mary's Hospital site, Wendover (Princess Mary Gate) - 122 dwellings under construction;
- Land off Bridge Street, Buckingham - 103 dwellings under construction;
- Former Schwarzkopf site, Penn Road, Aylesbury (Grand Central) - 85 dwellings under construction;
- Weedon Hill, Aylesbury (Buckingham Park) - 84 dwellings under construction;
- Gatehouse Quarter, Bicester Road, Aylesbury - 65 dwellings under construction.
- Former Stoke Mandeville Hospital site, Aylesbury (The Avenue and The Green) - 63 dwellings under construction;

5.8 As well as housing permissions and completions, we also monitor industrial, commercial, retail and other non-residential development³. The completed floorspace in the quarters from January to June 2011 comprised the following:

² This is not the same as the projected supply used in the calculation of 5 year housing land supply. The projected supply includes all "deliverable" sites. Some sites with planning permission may not be counted as deliverable, and conversely some sites that have not yet received planning permission may be counted as deliverable. See our Housing Land Supply document (weblink given in paragraph 3.1 above) for further information on all sites counted in our projected supply.

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	1 st Jan to 31 st Mar 11		1 st Apr to 30 th Jun 11	
	Floorspace gained (m ²)	Floorspace lost (m ²)	Floorspace gained (m ²)	Floorspace lost (m ²)
A use classes (shops, financial & professional services, restaurants & cafes, drinking establishments, hot food take-away)	2,155	4,781	255	113
B use classes (business, general industrial and storage & distribution)	3,102	685	343	651
C use class (hotels, residential institutions)	2,936	2,710	2,165	344
D use classes (non-residential institutions and assembly & leisure)	3,942	5,067	1,939	1,155
Other uses	1,008	696	113	50
Total	13,143	13,939	4,815	2,313

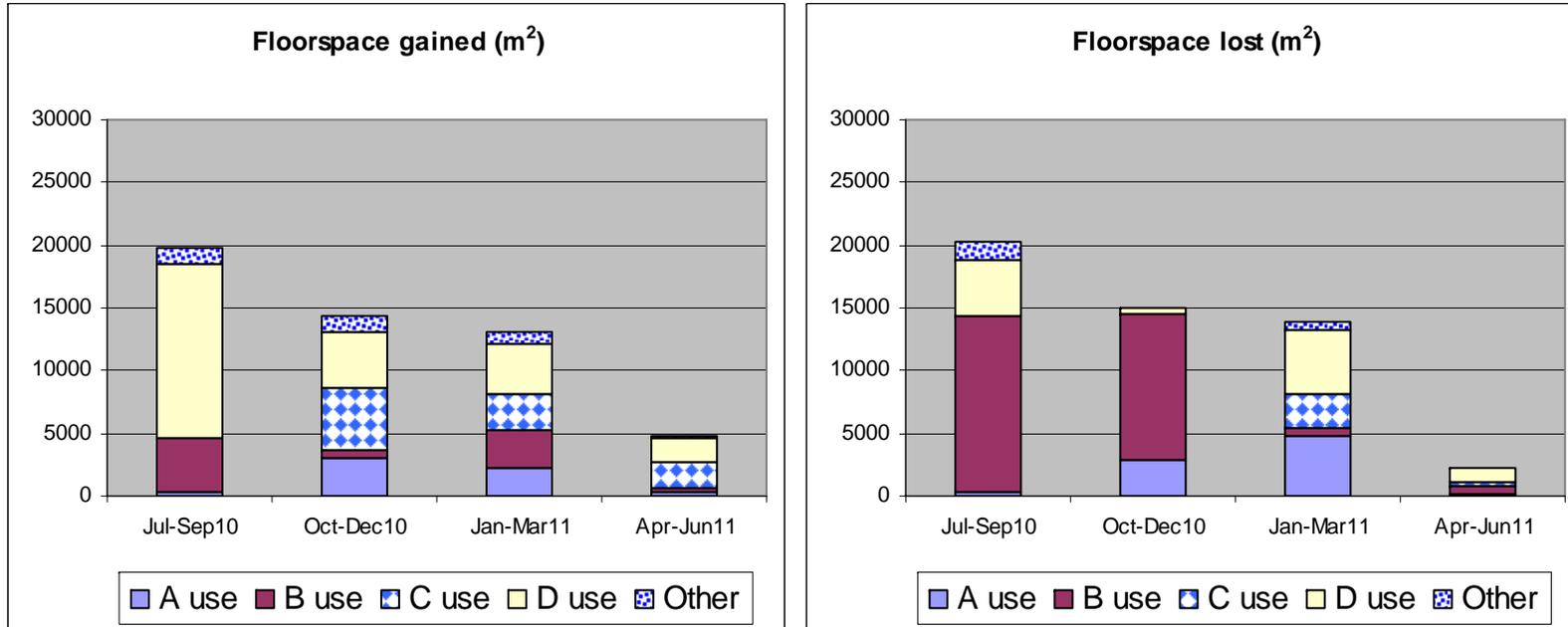
5.9 Large contributors to gains and losses (over 2,000m² net) in industrial, commercial, retail and other floorspace were:

- Demolition of office block at 100 Walton Street, Aylesbury (loss of 3,530m² A2 floorspace). There is an existing planning permission for the construction of a new crown court building on this site.

³ "Use Classes" are set out in legislation (The Town and Country Planning (Use Classes) Order 1987, and subsequent amendments). Similar types of building/land use are grouped together into various classes. Our monitoring covers development in use classes A1, A2, A3, A4, A5, B1, B2, B8, C1, C2, D1, and D2; we record other employment-generating use classes (sui-generis) as "other".

- Demolition of former Civic Centre, Exchange Street, Aylesbury (loss of 2,750m² D2 floorspace). This site is being redeveloped as a temporary surface public car park, pending redevelopment for retail uses.

5.10 The graphs below show the trends in gained and lost completed floorspace over the last four quarters:



5.11 The table below shows the floorspace with valid outstanding permission (for non-housing development) at the end of each of the two quarters:

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	As at 31 st Mar 11		As at 30 th Jun 11	
	Floorspace gain (m ²)	Floorspace loss (m ²)	Floorspace gain (m ²)	Floorspace loss (m ²)
A use classes (shops, financial & professional services, restaurants & cafes, drinking establishments, hot food take-away)	26,237	13,250	38,326	19,208
B use classes (business, general industrial and storage & distribution)	186,500	54,159	195,295	57,022
C use class (hotels, residential institutions)	26,595	14,960	27,775	14,960
D use classes (non-residential institutions and assembly & leisure)	31,482	8,632	51,077	24,308
Other uses	49,625	2,546	49,918	2,737
Total	320,439	93,547	362,391	118,235

Compared to the end of December 2010, there has been an increase of nearly 19,000m² (or 8%) in the net amount of floorspace with planning permission. This is on top of an 8% increase in permitted floorspace between December 2009 and December 2010.

- 5.12 The most significant sites with permission at the end of June 2011 in terms of floorspace size (net gain or loss over 10,000m²) are:
- Expansion of Haddenham business park (gain of 26,822m² B1/B2/B8 floorspace).
 - Erection of data processing centre at Pitstone Green business park (gain of 34,434m² B1 floorspace).
 - Development of land for employment purposes at Buckingham Road/Furze Lane, Winslow (gain of 15,000m² B1/B2/B8 floorspace).

- Erection of buildings for office use (B1), retail, hotel, and nursery purposes at Gatehouse Quarter, Aylesbury (gain of 14,772m² A1/B1/C1/D1 floorspace).
- Demolition of existing structure and erection of commercial (B1) units and residential units at Tingewick Road industrial estate, Buckingham (gain of 2,046m² B1 floorspace and loss of 12,395m² B8 floorspace).
- Demolition of existing buildings and erection of commercial buildings at Westcott Venture Park, Westcott (gain of 9,290m² B1 floorspace, 4,645m² B2 floorspace and 13,935m² B8 floorspace; and loss of 6,165m² B1 floorspace).
- Creation of new Formula 1 pit and paddock, pit lane and associated circuit alterations at Silverstone Motor Racing Circuit, Lillingstone Dayrell (gain of 21,794m² other floorspace). This facility was completed and in use in July 2011.
- Comprehensive development of land including 700 dwellings, primary school, employment land, healthcare, outdoor playspace, and changing pavilion south of A421 and east of A413 London Road, Buckingham (gain of 8,600m² B1 floorspace, 2,685m² D1 floorspace and 300m² D2 floorspace).
- The outline permission for Berryfields major development area includes 9ha for B1/B2/B8 use, 2.6ha for a neighbourhood centre, and 12.1ha for education facilities. Because the detailed floorspace breakdown for these areas is not yet known, the Berryfields site is not included in the floorspace figures given above.



6 Progress on key development sites

- 6.1 This section highlights key recent events related to the main development sites in the District. Further details about planning applications can be obtained from our website (see Further Information section below).
- 6.2 Berryfields major development area: Taylor Wimpey, Bellwich Homes and Martin Grant Homes are all currently constructing new dwellings on this site. A total of 40 dwellings were complete by the end of June 2011. The final developer, Banner Homes, obtained approval of reserved matters for their first phase in March 2011.

- 6.3 Weedon Hill major development area (Buckingham Park): As at the end of June 2011, there were 639 dwellings complete and a further 88 dwellings under construction. The planning application for phase 5 (the final phase) was approved in May 2011. Planning applications for the market square, primary school, and community centre were approved in June 2011. A planning application for the local centre (comprising 5 retail/commercial units and 18 flats) was submitted in May 2011.
- 6.4 Stoke Mandeville Hospital, Aylesbury: An application for the provision of a foodstore (up to 1,000m² net retail floorspace) was submitted in May 2011. This follows the rejection of schemes for a larger foodstore. The redevelopment of other parts of the hospital site for housing is well advanced, with 296 dwellings completed by the end of June 2011.
- 6.5 Gatehouse Quarter, Bicester Road, Aylesbury: The redevelopment of this site is underway. 55 dwellings (out of an eventual total of 370) were complete by the end of June 2011.
- 6.6 Land off Gatehouse Way, Gatehouse Road, Aylesbury (adjacent to The Gateway): The application for demolition of the existing buildings and redevelopment of the site for mixed uses comprising B1 offices, up to 85 dwellings and 15 live work units, and a multi storey car park was considered by the Strategic Development Control Committee in March 2011, and supported in principle subject to the completion of a planning obligation agreement.
- 6.7 Waterside, Exchange Street, Aylesbury: The planning application for the new Waitrose store and the Travelodge hotel was approved in June 2011. The planning application for the National Enterprise Academy was considered by the Strategic Development Control Committee in February 2011, and supported in principle subject to the completion of a planning obligation agreement. On the opposite side of Exchange Street, the former Civic Centre, Civic Centre car park, and Maxwell swimming pool have been demolished to make way for a temporary surface car park, pending redevelopment for retail.

- 6.8 College Road North, Aston Clinton: Four planning applications were submitted in May 2011 by Arla Foods Ltd. These applications relate to a proposed dairy, a regional distribution centre, and further B1(c)/B2/B8 development.
- 6.9 Land to south of the A421 and east of A413, London Road, Buckingham: This site has outline planning permission for 700 dwellings, employment land, and associated facilities and infrastructure. Planning applications for the access roads were submitted in July 2011. Planning applications are expected shortly in relation to the first phase of residential development.
- 6.10 Moreton Road, Buckingham (The Hedgerows): 150 dwellings (out of an eventual total of 200) were completed by the end of June 2011.
- 6.11 Former Princess Mary's Hospital, Wendover (Princess Mary Gate): 266 dwellings (out of an eventual total of 400) were completed by the end of June 2011.
- 6.12 Verney Road, Winslow: 13 dwellings (out of an eventual total of 218) were completed by the end of June 2011.
- 6.13 Castlemead, Pitstone: Construction of dwellings on the remaining part of this site is underway, and 96 (out of an eventual total of 164) were complete by the end of June 2011.
- 6.14 Land at Brickhill Way, Calvert Green: The application for 98 dwellings and two retail units was approved in April 2011.
- 6.15 Silverstone motor racing circuit: The new pit and paddock complex (The Silverstone Wing), pit lane and associated circuit alterations were completed and in use for the Formula 1 British Grand Prix in July 2011.
- 6.16 There are a number of ongoing planning applications and appeals relating to other major sites in the District:

- Valley Farm, Leighton Road, Soulbury: An appeal against refusal of the planning application for mixed use development including 900 dwellings, employment, commercial, school, health centre, and leisure and community uses was lodged in February 2011. The public inquiry was held in July 2011, and the Inspector's decision is awaited.
- Land to the south of Newton Leys, Newton Longville: The planning application for construction of 350 dwellings, dentist surgery, playing field, allotments, associated landscaping, access and infrastructure was refused in February 2011. An appeal against refusal was lodged in May 2011, and the public inquiry is scheduled to be held in September 2011.
- Quarrendon fields, land north of Bicester Road, Aylesbury: An appeal against non-determination has been lodged for the outline application for mixed use development including up to 1337 dwellings, a primary school, a neighbourhood centre including retail uses, a community centre including a place of worship, allotments, community orchard, formal and informal public open space and associated landscaping. The public inquiry is scheduled to begin in October 2011.
- Land at Fleet Marston: An outline application was submitted in July 2010 for a mixed-use urban extension to Aylesbury, comprising: 3150 dwellings; 30,000 sq. m of employment floorspace; schools; retail; care home; community space; a doctor's surgery; gym; recycling facility; green infrastructure; and a railway station. The application remains undetermined.
- Land east of Aylesbury, Broughton Crossing, Bierton: An outline application was submitted in December 2010 for new urban extension comprising 2450 homes, 10ha employment land, 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. This application remains undetermined.
- Land to the east of Winslow, Sheep Street, Winslow: An appeal was lodged against non-determination of the application for up to 175 dwellings. The public inquiry concluded in May 2011. The appeal was dismissed in June 2011; the Inspector concluded that the proposed development would cause significant harm to the character and appearance of the surrounding area.
- Salden Chase, Whaddon Road, Newton Longville: The application for mixed-use development of up to 5,311 dwellings, 7.4 hectares of employment, and associated utilities, transport, retail, health, education, leisure and community facilities was withdrawn in March 2011.



7 Population and households

- 7.1 The latest official population estimates were released by the Office for National Statistics in June 2011, and provide estimates at local authority level for mid-2010. The figure for the population of Aylesbury Vale is 174,400. This is an increase of 900 over the mid-2009 estimate.
- 7.2 The Department for Communities and Local Government published the latest indices of multiple deprivation in March 2011. The index of multiple deprivation is a Government measure of the overall quality of life, and measures deprivation for a number of “domains”: income; employment; health deprivation and disability; education, skills and training; barriers to housing and services; crime; and living environment. The latest figures show that Aylesbury Vale ranks 284th out of 326 English local authorities (where number 1 is the most deprived). 1% of the population of Aylesbury Vale live in the most deprived areas in England. Further details are available from:
<http://www.communities.gov.uk/communities/research/indicesdeprivation/deprivation10/>



8 Appeals monitoring

- 8.1 In the quarter from January to March 2011 we received 23 decisions on appeals against refusals of planning permission. Of these, 7 were allowed. The comments made by Inspectors in appeal decision letters are monitored on an ongoing basis and any learning points highlighted. The planning appeals that were allowed are listed in the table below.

Appeals allowed in the quarter ending 31 st March 2011		
Address	Proposed development	Application reference number
Land South of Mill Lane, Stoke Hammond	Change of use of highway verge to grazing land	09/01971/APP

The Duke of Wellington, Cheddington Road, Cook's Wharf, Marsworth	Change of use from A4 Drinking Establishment to C3 Residential Dwellinghouse	10/00245/APP
Land at the end of Ludlow Place, Aylesbury	Detached House	10/00781/APP
The White Horse, 60 High Street, Whitchurch	Change of use from public house to residential and rear single storey extension and new build 3 bedroom detached dwelling	09/00997/APP
144 Aylesbury Road, Wendover	First floor side extension to provide 2 bed dwelling and single storey rear extension to remaining house	10/00102/APP
Hill Farmhouse, Main Street, Charndon	Raised decking area on two sides of swimming pool	10/01514/APP
Longmoor Bungalow, Cublington Road, Aston Abbots	Continued occupation of bungalow without compliance with agricultural occupancy condition	09/02484/APP



For feedback and further information

We can supply further information related to any of the topics covered in this newsletter. We can also include your name on our mailing list so that you automatically receive notification of publication of future editions of Vale Trends. Contact the Implementation and Monitoring Team in Forward Plans, 01296 585481 or email valeplan@aylesburyvaledc.gov.uk. Our postal address is AVDC, 66 High Street, Aylesbury, HP20 1SD. Planning information is also available on our website:

- For information about planning policy, the Vale of Aylesbury Plan, our publications list, and monitoring information, go to www.aylesburyvaledc.gov.uk (follow the links to Planning and building; Planning policy);
- For details of all planning applications, go to www.aylesburyvaledc.gov.uk then follow the links to Planning and building; Planning applications.