

Vale Trends



Housing
Land Supply



Housing
Trajectory



Recent and
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 9: February 2011



1 Introduction

- 1.1 Welcome back to Vale Trends. This is the first issue that has been published since March 2010. In this issue we give an update regarding the major changes that have happened to local planning over the past few months, as well as our regular updates on major sites, and information on recent completions. 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 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 (for example, an update on all the sites allocated in the Aylesbury Vale District Local Plan). The Annual Monitoring Report is an assessment of how effective our planning policies are, and contains a wealth of information on a variety of topics. For example:
- How many jobs are there in the Vale?
 - What is the ecological footprint of residents of the Vale?
 - How many scheduled ancient monuments are there?
 - How well can the residents access schools and GPs?
 - How many planning permissions were granted for renewable energy schemes?
 - How much new employment floorspace might be built over the next few years?
 - How many shops are vacant in the town centre?
 - How many planning applications were approved in each of the wards in the Vale?

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.

Answers to all the above, and much more, can be found in the Annual Monitoring Report. The report can be found on our website (see link above), or printed copies can be purchased or viewed at our Customer Service Centre.



3 Housing land supply and trajectory

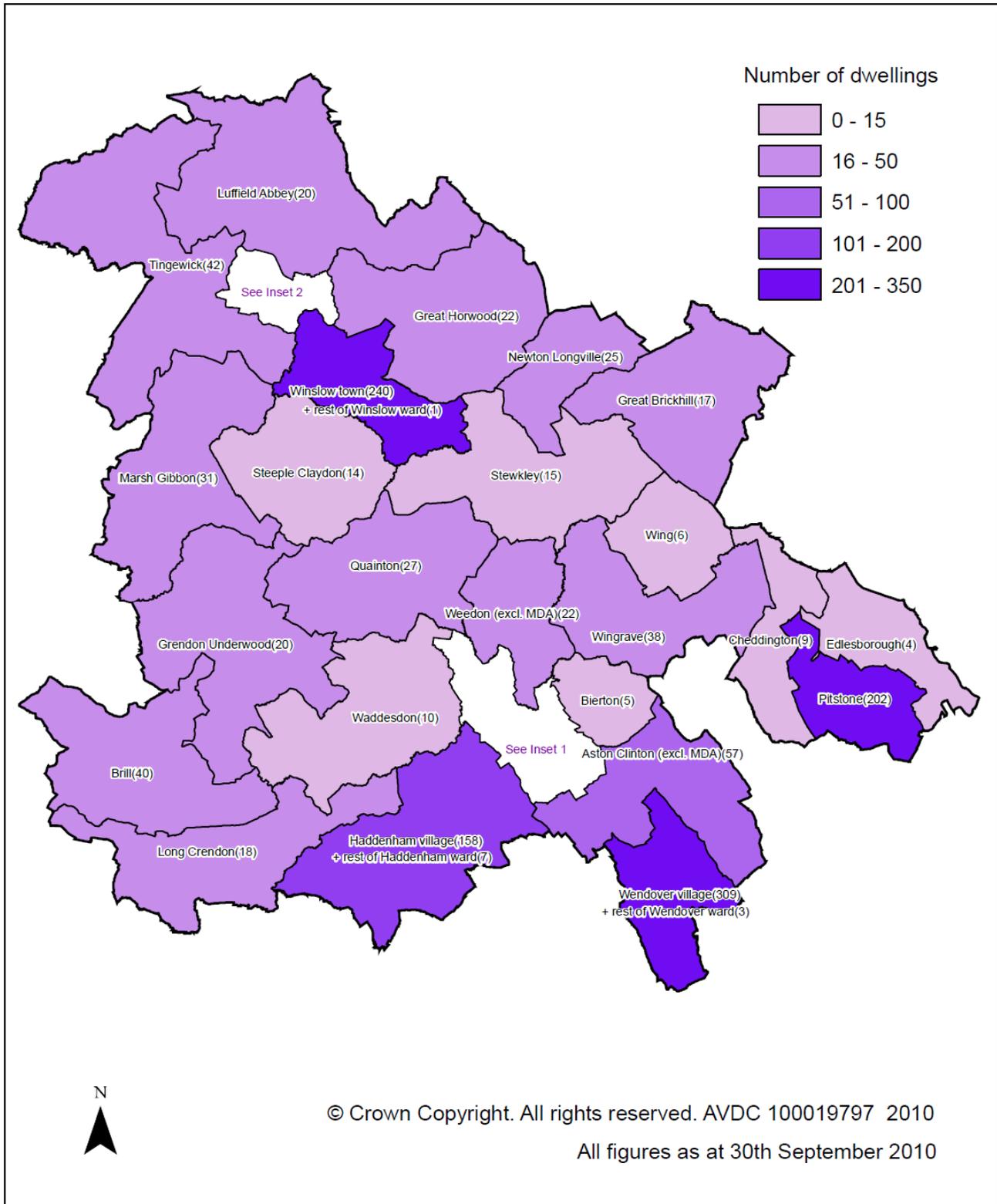
- 3.1 We updated our housing land supply figures and our housing trajectory in December 2010 (to show the situation as at the end of September 2010). The latest information is available on our website (visit <http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/monitoring-info/housing-land-supply-housing-trajectory/>) 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 figures are 3.0 years in Aylesbury and 10.1 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 just over 1,000 dwellings over 2010 to 2015 compared to a past annual average of 724 dwellings over 2005 to 2010). We estimate that there will be around 750 dwellings completed in the District in the year ending 31st March 2011.
- 3.3 The overall supply of deliverable sites currently stands at 7,848 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.
- 3.4 The maps below show how the total housing land supply is distributed geographically across the district. Similar maps are included in the Annual Monitoring Report showing housing completions, number of



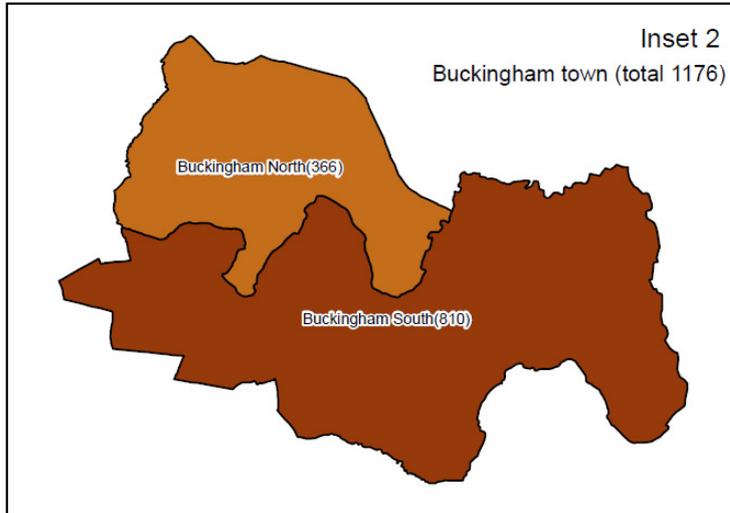
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households on the housing waiting list, affordable housing completions, number of planning applications approved, and number of planning applications refused.

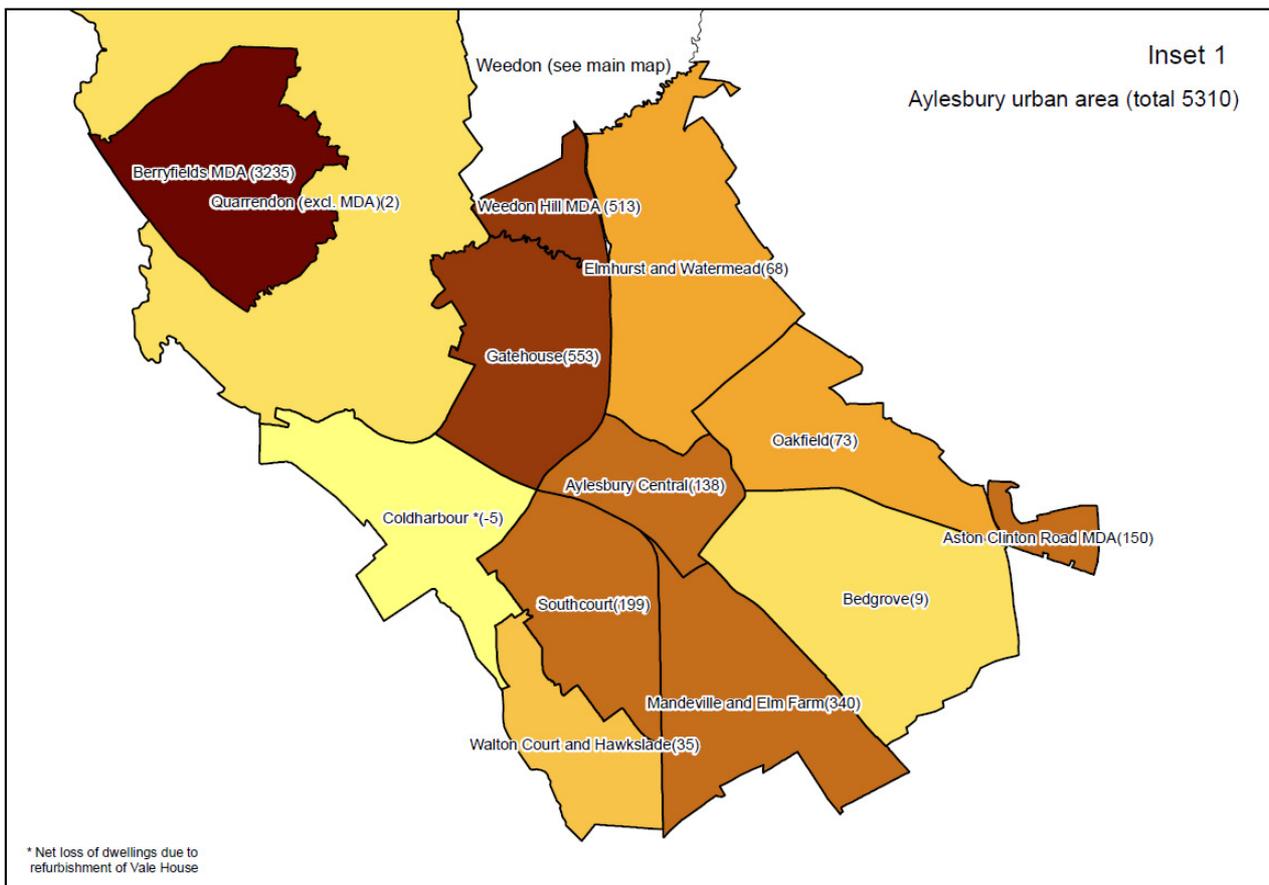
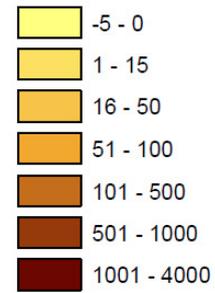
Deliverable Housing Supply by Ward



Deliverable Housing Supply by Ward



Number of dwellings



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All figures as at 30th September 2010



4 Vale of Aylesbury Plan

- 4.1 Since the new coalition government came to power in May 2010, fundamental changes to the planning framework have begun to take place. The Aylesbury Vale District Core Strategy 2009 was withdrawn on 5th October 2010 (along with the Aylesbury Growth Arc Masterplan and Delivery Supplementary Planning Document and the Salden Chase Masterplan and Delivery Supplementary Planning Document). The Government has made clear its intention to abolish Regional Spatial Strategies (the RSS for Aylesbury Vale is the South East Plan) via the Localism Bill, which was laid before Parliament on 13th December 2010. At present the policies in the South East Plan remain in place although a series of legal challenges regarding their status are still ongoing. Appropriate regard to the changing policy framework will need to be had in any decision made on applications where housing land supply is a key issue.
- 4.2 The Localism Bill will remove the previous top-down figure for housing growth imposed from national and regional government and replace it with a bottom-up approach. In simple terms this means that local people will have a greater role in influencing the outcomes of the planning process. We have begun preparatory work for “The Vale of Aylesbury Plan” which will set out a strategy for growth up to 2031, guide development decisions, and ultimately replace the Aylesbury Vale District Local Plan. In following the new localism approach, the Vale of Aylesbury Plan will involve local communities far more than in the past.
- 4.3 We are already in the process of talking with parish and town councils about how they can help us by getting the local community opinion on some key questions regarding planning policy for the district. We undertook a series of meetings with parish and town councils in late 2010. Technical work is also being undertaken, including reports to assess local housing needs, infrastructure needs and constraints, as well as a number of more detailed studies covering the whole district. This technical work will be ongoing throughout the process.
- 4.4 Further information 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/>

- 4.5 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



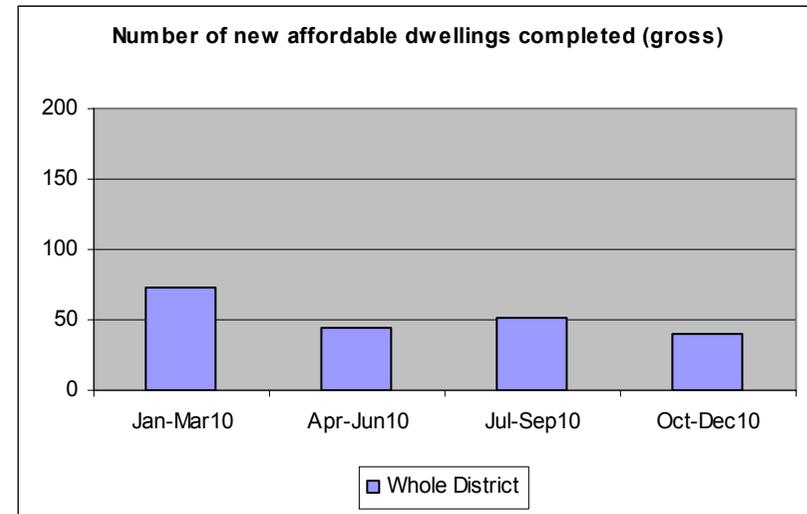
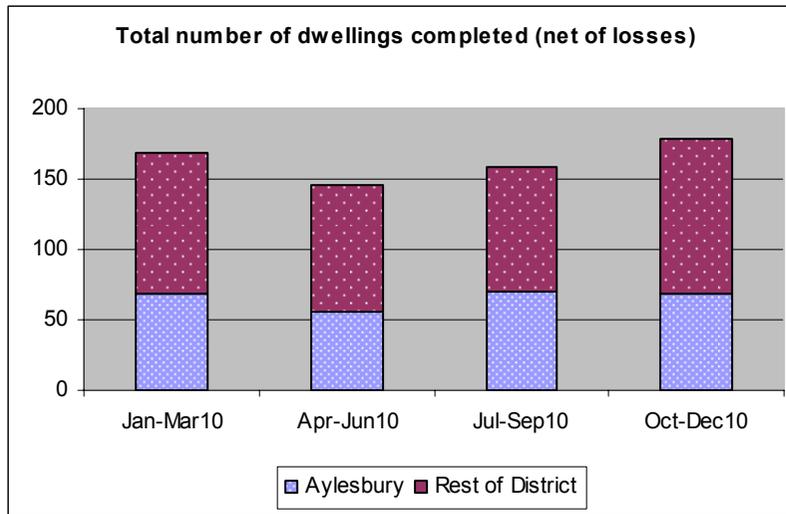
- 5.1 In the 2010 Annual Monitoring Report (see section 2 above), you can find information about all completions of development that occurred in the year ending 31st March 2010. In this section, we provide information about more recent completions, namely those that have occurred in the three quarters from 1st April to 30th June 2010, 1st July to 30th September 2010, and 1st October to 31st December 2010 and outstanding permissions at the end of each of these quarters.
- 5.2 Dwelling completions (net of demolitions and losses through conversion) in the quarters from April to December 2010 were as follows:

	1 st April to 30 th June 10	1 st July to 30 th Sep 10	1 st Oct to 31 st Dec 10
Total dwelling completions (whole District)	146	158	179
Dwellings completions in Aylesbury	56	70	69
Dwelling completions in rest of District	90	88	110
% of dwelling completions on previously developed land (whole District)	62%	47%	64%
Number of completions (gross) of new build affordable dwellings (included in total above) ²	44	52	40
Number of flats as % of total dwelling completions	23%	39%	21%

² Provisional figures

- 5.3 The main contributors to the housing completions in these quarters were:
- Former Princess Mary’s Hospital site, Wendover (Princess Mary Gate) - 102 completions;
 - Weedon Hill, Aylesbury (Buckingham Park) - 85 completions;
 - Moreton Road, Buckingham (The Hedgerows) - 84 completions;
 - Castlemead, Pitstone - 40 completions.

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



5.5 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 three quarters:

	As at 30 th June 10	As at 30 th Sep 10	As at 31 st Dec 10
Number of dwellings with valid planning permission ³	7,070	6,950	6,838
Number of dwellings under construction	847	927	931

The total stock of dwellings with planning permission has shown a small decrease (3%) over the three quarters. However, the number of dwellings under construction has shown a marked increase (over 10%), which is indicative of a recovery in the housing market.

5.6 The sites with the most number of dwellings under construction as at 31st December 2010 were as follows:

- Former Princess Mary’s Hospital site, Wendover (Princess Mary Gate) - 144 dwellings under construction;
- Former Schwarzkopf site, Penn Road, Aylesbury (Grand Central) - 111 dwellings under construction (building work has now resumed on this site);
- Land off Bridge Street, Buckingham - 99 dwellings under construction;
- Moreton Road, Buckingham (The Hedgerows) - 78 dwellings under construction;
- Former Stoke Mandeville Hospital site, Aylesbury (The Avenue) - 74 dwellings under construction;
- Weedon Hill, Aylesbury (Buckingham Park) - 59 dwellings under construction;
- Gatehouse Quarter, Bicester Road, Aylesbury - 51 dwellings under construction.

5.7 As well as housing permissions and completions, we also monitor industrial, commercial, retail and other non-residential development⁴. The completed floorspace in the quarters from April to December 2010 comprised the following:

³ 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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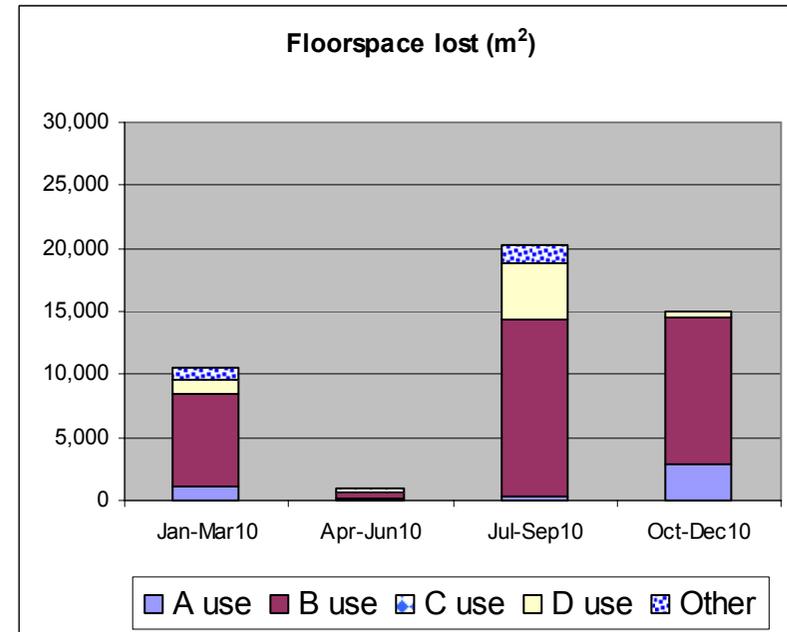
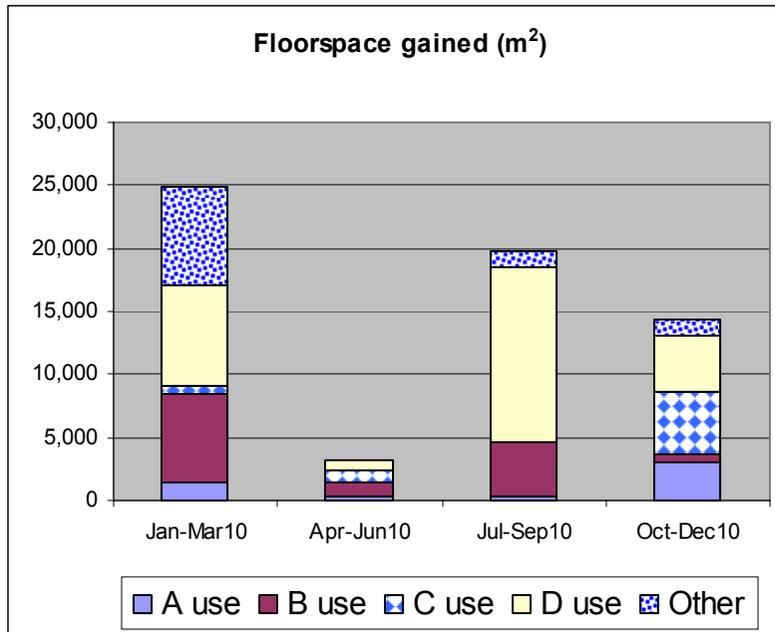
	1 st April to 30 th June 10		1 st July to 30 th Sep 10		1 st Oct to 31 st Dec 10	
	Floorspace gained (m ²)	Floorspace lost (m ²)	Floorspace gained (m ²)	Floorspace lost (m ²)	Floorspace gained (m ²)	Floorspace lost (m ²)
A use classes (shops, financial & professional services, restaurants & cafes, drinking establishments, hot food take-away)	395	192	383	390	3,067	2,937
B use classes (business, general industrial and storage & distribution)	969	500	4,269	13,901	611	11,623
C use class (hotels, residential institutions)	963	306	0	0	4,950	24
D use classes (non-residential institutions and assembly & leisure)	921	0	13,921	4,471	4,497	417
Other uses	0	0	1,288	1,497	1,210	0
Total	3,248	998	19,861	20,259	14,335	15,001

- 5.8** Large contributors to gains and losses (over 2,000m² net) in industrial, commercial, retail and other floorspace were:
- Erection of new theatre at Aylesbury Waterside Theatre, Exchange Street, Aylesbury (gain of 8,250m² D2 floorspace).
 - Erection of 90 bed care home at Gatehouse Road, Aylesbury (gain of 4,670m² C2 floorspace).

⁴ “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”.

- Change of use from B1 to D2 (for radio controlled car arena) at Silverstone Circuit, Lillingstone Dayrell (loss of 2,503m² B1(c) floorspace and gain of 3,008m² D2 floorspace).
- Demolition of former offices and factory at former Kerry foods, Gatehouse Road, Aylesbury (loss of 2,250m² B2 floorspace and 3,000m² B8 floorspace).
- Demolition of business unit and replacement by residential dwellings at former Aylesbury Truck Engineering Services Ltd, Sandhill Road, East Claydon (loss of 2,025m² B2 floorspace).
- Demolition of industrial buildings (to be redeveloped for residential dwellings) at former Spicer Hallfield Ltd, Banks Road, Haddenham (loss of 4,300m² B2 floorspace).
- Demolition of industrial units at former TRW, Buckingham Road, Aylesbury (loss of 8,950m² B2 floorspace).

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



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

	As at 30 th June 10		As at 30 th Sep 10		As at 31 st Dec 10	
	Floorspace gain (m ²)	Floorspace loss (m ²)	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)	30,962	17,270	35,586	19,719	34,461	18,132
B use classes (business, general industrial and storage & distribution)	194,780	68,603	184,461	58,477	188,926	60,332
C use class (hotels, residential institutions)	38,381	16,660	41,120	16,608	38,330	16,898
D use classes (non-residential institutions and assembly & leisure)	51,312	14,793	37,941	14,493	34,486	14,425
Other uses	45,524	9,242	47,109	8,197	48,114	9,247
Total	360,959	126,568	346,217	117,494	344,317	119,034

Compared to the end of December 2009, there has been an increase of over 17,000m² floorspace (or 8%) in the net amount of floorspace with planning permission.

5.11 The most significant sites with permission at the end of December 2010 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).
- 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 began construction of the housing on this site in July 2010, and four dwellings were completed as at 31st December 2010. Bellwinch Homes has obtained approval of reserved matters for their first phase of housing, and Martin Grant Homes and Banner Homes have both submitted applications for approval of reserved matters for their first phases. Highways and sewerage works are also being undertaken.

- 6.3** Weedon Hill major development area (Buckingham Park): As at the end of December 2010, there were 594 dwellings complete and a further 59 dwellings under construction. A planning application for phase 3 of the development was approved in October 2010, and a planning application for phase 5 (the final phase) was submitted in October 2010. Applications for the market square, primary school, and community centre were submitted in January 2011.
- 6.4** Stoke Mandeville Hospital, Aylesbury: The application for the provision of an Asda foodstore was refused in March 2010, and an appeal was lodged against the refusal. The appeal was dismissed in October 2010. The redevelopment of other parts of the hospital site for housing is well advanced, with 238 dwellings completed by the end of December 2010.
- 6.5** Gatehouse Quarter, Bicester Road, Aylesbury: The redevelopment of this site is underway. 21 dwellings (out of an eventual total of 370) were complete by the end of December 2010, and the new care home was completed in October 2010.
- 6.6** Land off Gatehouse Way, Gatehouse Road, Aylesbury (adjacent to The Gateway): An 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 submitted in November 2010.
- 6.7** Waterside, Exchange Street, Aylesbury: The Aylesbury Waterside Theatre opened in October 2010. The planning application for the new Waitrose store and the Travelodge hotel was considered by the Strategic Development Control Committee in November 2010 and supported in principle subject to the completion of a planning obligation agreement. As it is an edge-of-town centre retail proposal, the application must be referred to the Secretary of State for his agreement that AVDC can formally determine the application. A planning application for the National Enterprise Academy was submitted in December 2010. On the opposite side of Exchange Street, the former Civic Centre, Civic Centre car park, and Maxwell swimming pool are being demolished to make way for a temporary surface car park, pending redevelopment for retail.

- 6.8 Moreton Road, Buckingham (The Hedgerows): 97 dwellings (out of an eventual total of 200) were completed by the end of December 2010.
- 6.9 Land to the rear of Hamilton House, West Street, Buckingham (also known as the “Market Hill” site): The planning application for 38 apartments, 24 dwellings, and 244m² of commercial floorspace was considered by the Strategic Development Control Committee in November 2010 and approved in principle subject to the completion of a planning obligation agreement.
- 6.10 Former Princess Mary’s Hospital, Wendover (Princess Mary Gate): 194 dwellings (out of an eventual total of 400) were completed by the end of December 2010.
- 6.11 Verney Road, Winslow: The application for the approval of reserved matters for phase 1 (116 dwellings) was approved in March 2010. Construction of the dwellings commenced in September 2010 and 20 were under construction at the end of December 2010.
- 6.12 Castlemead, Pitstone: Construction of dwellings on the remaining part of this site is underway, and 46 (out of an eventual total of 164) were complete by the end of December 2010.
- 6.13 Land at Brickhill Way, Calvert Green: The application for 98 dwellings and two retail units was considered by the Strategic Development Control Committee in January 2011 and approved in principle subject to the completion of a planning obligation agreement.
- 6.14 Silverstone motor racing circuit: The track extension to the circuit and erection of garages, meeting rooms and hospitality area was completed in April 2010. The construction of the Formula 1 pit and paddock, pit lane and associated circuit alterations is well advanced.
- 6.15 The planning application for mixed use development including 900 dwellings, employment, commercial, school, health centre, and leisure and community uses at Valley Farm, Leighton Road, Soulbury was refused in

August 2010. An appeal against refusal was lodged in February 2011, and a public inquiry is currently scheduled to be held in July 2011.

- 6.16** The planning application for construction of 350 dwellings, dentist surgery, playing field, allotments, associated landscaping, access and infrastructure on land to the south of Newton Leys, Newton Longville was refused in February 2011.
- 6.17** The following five major planning applications relating to other sites in the District are currently under consideration:
- Quarrendon fields, land north of Bicester Road, Aylesbury: Outline application for mixed use development including up to 1380 dwellings, a primary school, a neighbourhood centre including retail uses, a community centre including a place of worship, a visitor centre, allotments, community orchard, formal and informal public open space and associated landscaping.
 - Land at Fleet Marston: Outline application 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.
 - Land east of Aylesbury, Broughton Crossing, Bierton: Outline application 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.
 - Land to the east of Winslow, Sheep Street, Winslow: An outline application for residential development was refused in October 2009 and the appeal against refusal was dismissed in April 2010. A subsequent application for a reduced number of dwellings (up to 175 rather than 200) was submitted in May 2010, and an appeal was lodged against non-determination. The public inquiry into the appeal opened in December 2010 and will be re-convened on 3rd May 2011.
 - Salden Chase, Whaddon Road, Newton Longville: Site 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.



7 Population and households

- 7.1 The latest official population estimates were released by the Office for National Statistics in June 2010, and provide estimates at local authority level for mid-2009. The figure for the population of Aylesbury Vale is 173,500. This is an increase of 1,500 over the mid-2008 estimate.
- 7.2 The next 10-yearly census for England and Wales will be held on 27 March 2011. The information collected via the census provides us with an invaluable data source to assist in local planning, as well as a wide variety of aspects of Local Government. The census is carried out by the Office for National Statistics, and further information can be found from <http://2011.census.gov.uk/My-census>
- 7.3 The latest projected figures for the future number of households were published by the Department for Communities and Local Government in November 2010. These are based on 2008-based population projections, and provide an estimate of the future number of households in each local authority district. It needs to be emphasised that these projections are trend-based, in other words they are based on the assumption that recent trends in fertility, mortality and migration will continue. The number of households in Aylesbury Vale is projected to grow from 69,000 in 2008 to 76,000 in 2018, 84,000 in 2028, and 87,000 in 2033.



8 Appeals monitoring

- 8.1 In the three quarters ending 31st December 2010 we received 40 decisions on appeals against refusals of planning permission. Of these, 9 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. Further information on policy monitoring is contained in the Annual Monitoring Report.

Appeals allowed in the three quarters ending 31st December 2010		
Address	Proposed development	Application reference number
Brook Cottage, 8 Church Lane, Mursley	Demolition of existing garage and erection two storey annexe	09/02039/APP
28 Dukes Close, Shabbington	Two storey rear extension with loft accommodation including side dormer windows	09/01897/APP
Land off The Green, Hardwick	Demolition of existing garage and erection of one dwelling with garage and formation of new access	09/00031/APP
Church View, Horn Street, Winslow	Erection of fire escape to first floor and first floor balcony	10/00132/APP
Land to rear of 10 The Pightle, Pitstone	Change of use of land from amenity land to residential garden to 10 The Pightle	09/01320/APP
4 Nightingale Road, Aylesbury	Two storey front and rear extensions	10/01007/APP
29 Worlds End Lane, Weston Turville	Erection of one detached dwelling with garage and formation of new access	09/02168/APP
Land adjacent Wayside Oving Road, Whitchurch	Erection of single storey building for storage including tractors and farm machinery and provision of track to existing field access	10/00583/APP
1, 3 and 5 Harvey Road, Aylesbury	Single storey front and rear extensions	10/00240/APP

- 8.2 Nearly all of the above cases turned on matters of judgement regarding character, appearance and impact on amenity.

8.3 There have been three appeal decisions in the last few months which have specifically addressed the issue of housing land supply. These are:

- Land east of Winslow; (appeal ref. APP/J0405/A/09/2115860)
- Land to the rear of Brook Street, London Road, Aston Clinton; (appeal ref. APP/J0405/A/10/2131283)
- Land at Greenacre Stables, Oving Road, Whitchurch (appeal ref. APP/J0405/A/10/2120226)

All three proposals related to residential development on greenfield sites on the edge of settlements. In all three cases the appeals were dismissed. In each case the Inspector took the view that there is a surplus of housing land supply in the Rest of District (outside Aylesbury and North East Aylesbury Vale), and that it is inappropriate to remedy a district-wide deficit in housing land supply by adding to the surplus in the Rest of District.



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@aylesburyvaldc.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.aylesburyvaldc.gov.uk (follow the links to Planning and building; Planning policy);
- For details of all planning applications, go to www.aylesburyvaldc.gov.uk then follow the links to Planning and building; Planning applications.