

# Vale Trends



Housing  
Land Supply



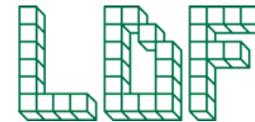
Housing  
Trajectory



Recent and  
Current  
Developments



Progress on  
Key Development  
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Local  
Development  
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Appeals  
Monitoring

The Planning Information Newsletter for Aylesbury Vale District



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

Issue 2: January 2008





## 1 Introduction

This is the second of a regular series of newsletters, publicising various facts, figures, and updates compiled by the Forward Plans group. 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 Report.



## 2 Annual Monitoring Report

We have recently published our 2007 Annual Monitoring Report (AMR), which covers the monitoring year from 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2007. This is a comprehensive report that forms part of the Local Development Framework for the District. It includes the following:

- progress with the LDF work programme;
- the effectiveness of existing planning policies;
- performance against a number of “Core Output Indicators”, with particular reference to housing delivery;
- performance against a number of sustainability appraisal indicators and local indicators; and
- contextual information about the District.

The topics covered in the AMR are: housing, employment and economy, Aylesbury town centre, natural environment, built environment, society and community, and travel and transport.

To obtain a copy of the AMR:

- Visit our website [www.aylesburyvaledc.gov.uk/LDF](http://www.aylesburyvaledc.gov.uk/LDF) (follow the links to Aylesbury Vale Local Development Framework, LDF documents, AMR). A copy can be downloaded for free; or
- Purchase a printed copy for £10 + £1.90 p&p (contact details are given at the end of the newsletter); or
- View a copy at our Customer Service Centre, 66 High Street, Aylesbury.



### 3 Housing

#### 3.1 Housing land supply

Guidance from Government<sup>1</sup> requires us to assess the extent of the supply of sites for housing in the district. We are required to ensure that there is a continuous five year supply of deliverable sites available for housing. We have recently completed an updated assessment (as at end of September 2007), and can demonstrate that we have sufficient deliverable sites for a total of 6,103 dwellings over the five year period from April 2007 to March 2012. Our housing requirement for this period (which is set out in regional planning guidance<sup>2</sup>) is 5,625 dwellings, so the 6,103 dwellings equates to over 5 years supply. This is a slightly increased supply when compared to the previous assessment (as at end of March 2007), mainly because of additional windfall sites that have been granted planning permission. Further details (including a list of the sites included in the supply calculation) are available on request, or from our website [www.aylesburyvalcdc.gov.uk/LDF](http://www.aylesburyvalcdc.gov.uk/LDF) (follow the link to Monitoring information).

We continue to work closely with all members of the Housing Delivery Team (co-ordinated by Aylesbury Vale Advantage) throughout our work on housing land supply (and the housing trajectory).

We will continue to update our housing land supply figures on a regular basis (six monthly), and will publish updates via this newsletter and on our website.



#### 3.2 Housing trajectory

The housing trajectory sets out how our past and estimated future housing completions compare with requirements. We published the trajectory as at the end of March 2007 in Issue 1 of Vale Trends. We have now produced an updated trajectory, for a base date of September 2007. This incorporates data from the housing land supply assessment described above, and includes the latest information on estimated timescales for each housing development. It also takes account of actual housing completions that have occurred between April and

<sup>1</sup> Planning Policy Statement 3 (Housing), Department for Communities and Local Government (November 2006).

<sup>2</sup> Milton Keynes and South Midlands Sub-Regional Strategy (March 2005).

September 2007. A copy of this trajectory is included in the Annual Monitoring Report, or can be found separately on our website [www.aylesburyvaledc.gov.uk/LDF](http://www.aylesburyvaledc.gov.uk/LDF) (follow the link to Monitoring information). Although in recent years our completions have fallen short of requirements, we expect to recover this deficit within the next two years.



#### 4 Recent and current developments

In this section, information is provided about completions that have occurred in the six months from 1<sup>st</sup> April 2007 to 30<sup>th</sup> September 2007, and outstanding permissions at the end of September. For a complete list of all sites (showing the status as at November 2007) that are allocated in the Aylesbury Vale District Local Plan for housing, employment, and other uses, see the Annual Monitoring Report.

4.1 In these two quarters, there were 281 dwellings completed in the district (net of demolitions and losses through conversion). Of these 281:

- 183 were in Aylesbury and 98 were in the rest of the District outside Aylesbury.
- 48% of the completions were on previously developed land.
- 39 were affordable housing.

4.2 The main contributors to the housing completions were:

- Former Schwarzkopf site, Penn Road, Aylesbury (Grand Central) - 67 completions.
- Weedon Hill, Aylesbury (Buckingham Park) - 44 completions.
- Former Nestle site, High Street/Park Street, Aylesbury (Florey Gardens) - 46 completions.

4.3 The number of completions in the period April to September 2007 is less than half of the expected completions for the whole 2007/08 year as given in the housing trajectory. However, as at end of September 2007, there were a number of sites with substantial numbers of dwellings under construction. Hence a significant number of completions are expected in the second half of the year from October 2007 to March

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2008. These sites include (the 5 sites with the most dwellings under construction are listed here):

- Weedon Hill, Aylesbury (Buckingham Park) - 248 dwellings under construction.
- Former Schwarzkopf site, Penn Road, Aylesbury (Grand Central) - 96 dwellings under construction.
- New Lodge, Griffin Lane, Aylesbury - 90 dwellings under construction.
- Former Nestle site, High Street/Park Street, Aylesbury (Florey Gardens) - 61 dwellings under construction.
- Walton Street, Aylesbury (Viridian Square) - 54 dwellings under construction.

4.4 As well as housing permissions and completions, we also monitor industrial, commercial and retail development<sup>3</sup>. In the six months ending 30<sup>th</sup> September 2007:

- There was 1,173m<sup>2</sup> of floorspace gained in the A use classes (covering such uses as shops, banks, estate agents, cafes, pubs, and take-aways), and 600m<sup>2</sup> of floorspace lost.
- In the B use classes (covering business, general industrial and storage and distribution), there was a gain of 12,950m<sup>2</sup> of floorspace and a loss of 2,342m<sup>2</sup> of floorspace.
- In the D use classes (covering non-residential institutions and assembly and leisure uses), there was a gain of 2,115m<sup>2</sup> of floorspace and a loss of 153m<sup>2</sup> of floorspace.

4.5 Large contributors to gains (over 2,000m<sup>2</sup>) in industrial, commercial, retail and other floorspace were:

- 10 industrial units (B1/B2/B8) at Quarry Road, Pitstone (3,010m<sup>2</sup> of floorspace).
- 6 industrial units (B2) at Stocklake, Aylesbury (2,706m<sup>2</sup> of floorspace).
- Replacement school and swimming pool at MacIntyre School, Wingrave (2,350m<sup>2</sup> of floorspace).
- Industrial units (B1/B2/B8) at Swan Business Park, Buckingham (3,341m<sup>2</sup> of floorspace).

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<sup>3</sup> "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, D1, and D2; we record other employment-generating use classes (C1, C2 and sui-generis) as "other".

4.6 At the end of September 2007, sites with valid outstanding permission (for non-housing development) comprised:

- 15,386m<sup>2</sup> gain and 7,506m<sup>2</sup> loss for A use floorspace;
- 172,831m<sup>2</sup> gain and 81,385m<sup>2</sup> loss for B use floorspace;
- 51,989m<sup>2</sup> gain and 12,726m<sup>2</sup> loss for D use floorspace; and
- 34,262m<sup>2</sup> gain and 11,734m<sup>2</sup> loss for other employment-generating uses.

4.7 The most significant sites with permission in terms of floorspace size (net gain or loss over 10,000m<sup>2</sup>) are:

- Erection of seven industrial/warehouse units at Coldharbour Way, Aylesbury (gain of 11,303m<sup>2</sup> B2/B8 floorspace).
- Expansion of Haddenham business park (gain of 26,822m<sup>2</sup> B1/B2/B8 floorspace).
- Development at Long Crendon industrial estate (net gain of 15,734m<sup>2</sup> B1/B2/B8 floorspace).
- Erection of data processing centre at Pitstone Green business park (gain of 23,505m<sup>2</sup> B1 floorspace).
- Demolition of retail and industrial buildings and redevelopment for mixed use at Gatehouse Quarter, Aylesbury (net floorspace loss of 21,362m<sup>2</sup>).



## 5 Progress on key development sites

This section highlights key recent events related to the main development sites in the District. For a complete list of all sites (showing the status as at November 2007) that are allocated in the Aylesbury Vale District Local Plan for housing, employment, and other uses, see the Annual Monitoring Report.

- 5.1 Berryfields major development area: Outline planning permission was granted on 14<sup>th</sup> November 2007 for 3,000 dwellings, employment uses, district centre, schools, open space and recreation facilities, and a park and ride. The design codes for the site are expected to be approved in early 2008, to be followed by

the first reserved matters application for housing. Work on site is expected to start in spring 2008, with the first housing completions occurring in spring 2009.

- 5.2 Weedon Hill major development area: Phases 1, 2 and 4 of this development have detailed planning permission, construction is well underway, and a number of houses are occupied. Nearly fifty dwellings have been completed, and nearly 250 are under construction. Planning applications have been submitted for the remainder of the site (including the neighbourhood centre, primary school, care home, community centre and sports and recreational facilities), taking the overall total number of dwellings to 1,035.
- 5.3 Aston Clinton Road major development area: A draft development brief for this site was published in October 2007, proposing a mix of uses, including a residential quarter. The final brief was approved on 21<sup>st</sup> December 2007. A planning application has been submitted for B1 (office) uses, residential, hotel, gym, and a mixed use core. This application was considered by the Council's Strategic Development Control Committee on 19<sup>th</sup> December 2007, and was deferred for further consideration.
- 5.4 Stoke Mandeville Hospital: The redevelopment of the northern part of this site for a mix of keyworker and market housing is currently underway. An application for 330 dwellings on the southern part of the site has been approved subject to the completion of planning obligation agreements.
- 5.5 Gatehouse Quarter, Aylesbury: Preparatory works have begun on site. A full application for the residential element (370 dwellings; revised layout) was submitted in November 2007.
- 5.6 Buckingham Street/Odeon, Aylesbury: Planning permission was granted on 1<sup>st</sup> November 2007 for a new supermarket, retail units and 40 residential units.
- 5.7 Moreton Road, Buckingham: Planning permission was granted for 200 houses at Moreton Road on 23rd May 2007. The first dwelling completions are expected in 2008/09.
- 5.8 Market Square/Bridge Street, Buckingham: Planning permission was granted on 22<sup>nd</sup> October 2007 for 103

residential units, retail unit, café, car parking, and riverside amenity area.

- 5.9 Verney Road, Winslow: The application for 220 dwellings on this site was considered by the Development Control Committee at their meeting on 7<sup>th</sup> June 2007. The application was deferred and delegated for officers to approve, subject to the completion of planning obligation agreements.
- 5.10 Buckingham Road/Furze Lane, Winslow: Outline planning permission for the development of this 4.8 hectare site for employment purposes (B1/B2/B8) was granted on 29<sup>th</sup> November 2007.
- 5.11 Haddenham Business Park: Outline planning permission for the expansion of the Business Park for B1/B2/B8 uses was granted in January 2006. A reserved matters application for the first phase (plot A) was approved on 20<sup>th</sup> December 2007.
- 5.12 Former Pitstone Cement works: An application for 164 dwellings on part of the remaining allocated site was submitted in November 2007.
- 5.13 Silverstone motor racing circuit: A draft development brief for the Silverstone site was published jointly by AVDC and South Northants District Council in October 2007. This proposes 7 hectares for new housing (in South Northants District) plus new employment and educational opportunities in Aylesbury Vale District. The final brief is expected to be approved in January 2008.



## **6 Local Development Framework**

The Local Development Framework, or LDF, will form the new development plan for the district, and is currently in preparation. We consulted on the Council's Preferred Options for the Core Strategy and the Aylesbury Allocated Sites Document in July/August 2007. Approximately 6,500 comments were received, and processing of these has been taking place over the last few months. A summary report and detailed reports are being prepared which will set out the issues raised by respondents. These reports will be published in March 2008, along with a report on the effectiveness of the consultation. All the comments are being taken into

consideration during the preparation of the Core Strategy and Aylesbury Allocated Sites "submission" documents. These will be submitted to Government in July 2008, and will be published for public consultation at the same time.

The other LDF document that we have been working on is the Affordable Housing Supplementary Planning Document (SPD). This was adopted on 23<sup>rd</sup> November 2007. The SPD has been prepared to provide guidance to housing developers and other interested parties about the interpretation and application of our affordable housing policies. The SPD is available on our website (see address below).

Work has also been continuing on a number of studies and assessments that are providing technical evidence to support the preparation of the LDF. These include: strategic housing land availability assessment, infrastructure validation study, transport studies, landscape character assessment, employment study, green infrastructure strategy, housing market assessment, strategic flood risk assessment, and water cycle strategy.

For further information on the Local Development Framework contact our Plans Team:

avldf@aylesburyvaledc.gov.uk or telephone 01296 585435, or visit our website at

[www.aylesburyvaledc.gov.uk/LDF](http://www.aylesburyvaledc.gov.uk/LDF)



## 7 Appeals monitoring

Within the two quarters ending 30<sup>th</sup> September 2007 we received 41 decisions on planning appeals. Of these 41, 17 were dismissed, 23 were allowed, and 1 was withdrawn. In addition, there were 7 enforcement appeals (2 dismissed, 2 allowed, and 3 withdrawn). The comments made by Inspectors in appeal decision letters are monitored by us on an ongoing basis in order to analyse any implications for the implementation of local plan policies or the drafting of future Local Development Framework policies. The planning appeals that were allowed are listed in the table below. Further information on policy monitoring is contained in the Annual Monitoring Report.

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Appeals allowed in the two quarters ending 30 <sup>th</sup> September 2007		
Address	Proposed development	Application reference number
Land at the Bucks Goat Centre, Layby Farm, Old Risborough Road, Stoke Mandeville	Retention of the area laid out for the display of garden sheds, greenhouses, garages and similar structures.	05/03086/APP
Land adjacent 14 High Street, Burcott	New detached dwelling	06/00725/APP
70 Moorhen Way, Buckingham	Two-storey front extension	06/00939/APP
129 Mandeville Road, Aylesbury	Conservatory	06/01408/APP
48 Temple Street, Brill	Extensions to dwelling	06/01428/APP
Chiltern Lodge, Buckland	Conservatory	06/01461/APP
Rear of 231-237 Bicester Road, Aylesbury	Erection of 3 houses with garages and construction of private access drive	06/01521/APP
Land at Castlefield, Stoke Mandeville, rear of 91 Wendover Road	Erection of a pair of semi-detached dwellings	06/01536/AOP
Field Cottage, 11 Marsh Road, Shabbington	Two storey and first floor rear extension	06/01889/APP
28 Moorlands, Wing	Two storey side extension	06/01931/APP
Adjacent Pear Tree Cottage, Brookfield Lane, Buckingham	Removal of condition on planning permission for residential development requiring windows on one block to be fixed shut and obscurely glazed	06/02063/APP
Land off Southend Lane, Northall	Erection of 5 houses	06/02120/APP
2 Caldicot Close, Aylesbury	Demolition of existing property and replacement with 2 detached houses	06/02633/AOP
Rear of Arthur's Radio, 24 West Street, Buckingham	2 no. new studio flats	06/03254/APP

Quince House, 4 School Lane, Weston Turville	2-storey front/side extension and dormer window in roof over entrance	06/01686/APP
The Plough, Tring Road, Aylesbury	Public House signs	07/00227/AAD
3 Rochester Place, Aylesbury	Erection of a storage shed	06/01769/APP
Land to the rear of 25 Nelson Street, Buckingham	Alterations to garage building, including roof alterations to provide loft room	06/02145/APP
Fowlers Field, Station Road, Haddenham	Fowlers Field, Station Road, Haddenham	06/02119/APP
23 Church Lane, Weston Turville	Two storey side extension	07/00493/APP
8 Colet Road, Wendover	Side extension to existing property, window replaced by french doors (sliding), rear existing extension replaced (single storey)	06/02545/APP
30 Dobbins Lane, Wendover	A bungalow	06/02667/APP
70 Cornbrook Road, Aylesbury	Single storey rear conservatory	06/01923/APP

All of these cases turn on judgements as to the impact that the proposals have, either on the design and character of the original property and/or the character of the area or on the amenities of the neighbouring property. No problems have been identified with the policies themselves, and in the vast majority of cases the Inspector considered that the proposals complied with the relevant policies. In the three cases where there was a conflict with policy, the Inspector considered that this was outweighed by the particular exceptional circumstances of the cases. It is also clear that Inspectors will not treat Design Guidance, especially for house extensions, as something to be applied slavishly without looking carefully at what actual harm would be caused in each particular circumstance.



## 8 Website improvements

We have recently added a new page to the Planning Policy section of our website, to act as a central source of planning-related monitoring information. You can find the new page at [www.aylesburyvaledc.gov.uk/LDF](http://www.aylesburyvaledc.gov.uk/LDF) (follow the link to Monitoring information). The type of information that you can find includes the following:

- Annual monitoring report;
- All editions of the Vale Trends newsletter;
- Housing land supply figures (including a list of individual sites);
- Housing trajectory;
- Briefing note on housing requirements in the Local Development Framework;
- Annual dwelling completions in each parish in the district;
- Annual report of housing completions and commitments;
- Population and number of households for each parish in the district (as at 2001 census);
- Links to population and demographic information on the Government's national statistics website.



### 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 future editions of Vale Trends. Contact the Implementation and Monitoring Team in Forward Plans, 01296 585481 or email [avldf@aylesburyvaledc.gov.uk](mailto:avldf@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 LDF, our publications list, and monitoring information, go to [www.aylesburyvaledc.gov.uk/LDF](http://www.aylesburyvaledc.gov.uk/LDF);
- For details of all planning applications, go to [www.aylesburyvaledc.gov.uk](http://www.aylesburyvaledc.gov.uk) then follow the link on the home page to "Find planning applications".

### Correction

In Issue 1 of Vale Trends (June 2007) we published floorspace figures for sites with valid permission for non-housing development as at the end of March 2007. These figures were slightly incorrect. The correct figures are given below:  
7,647m<sup>2</sup> for A use floorspace; 92,309m<sup>2</sup> for B use floorspace; 31,176m<sup>2</sup> for D use floorspace; 19,324m<sup>2</sup> for other employment-generating uses.