

Vale Trends



Housing
Land Supply



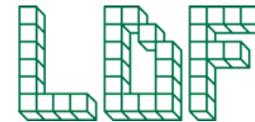
Housing
Trajectory



Recent and
Current
Developments



Progress on
Key Development
Sites

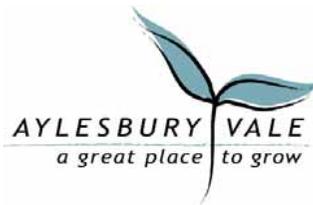


Local
Development
Framework



Appeals
Monitoring

The Planning Information Newsletter for Aylesbury Vale District



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

Issue 4: July 2008



1 Introduction

- 1.1 This is the latest issue in our series of quarterly 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 Housing land supply and trajectory

- 2.1 Our latest housing land supply figures were produced in May 2008, and show the situation as at the end of March 2008. These figures show that we have 5.3 years supply of housing land in the district. Full details (including a list of the sites included in the supply calculation) are available on request, or from our website www.aylesburyvaledc.gov.uk (follow the links to Planning and building; Planning policy; Monitoring information).



- 2.2 The housing trajectory sets out how our past and estimated future housing completions compare with requirements. Our latest trajectory, for a base date of March 2008, was published in May 2008. The trajectory can also be supplied on request, or obtained from our website www.aylesburyvaledc.gov.uk (follow the links to Planning and building; Planning policy; Monitoring information). Given the current volatile state of the housing market, we will continue to closely monitor actual housing completions and projected completions, and will reflect any changes in future updates to the trajectory. We have recently carried out an audit of the position on all of the large housing sites in the district. This has demonstrated a downturn in housing delivery on some sites, although others are continuing to progress. We are working with partners and

* Annual Monitoring Report 2007 (published in November 2007). Available from www.aylesburyvaledc.gov.uk (follow the links to Planning and building; Planning policy; Monitoring information), or available to purchase from the Forward Plans group for £10.00 + £1.90 p&p.

developers to ensure that we take a positive approach to managing this situation. We are also currently looking at options to ensure that we continue to have a robust housing land supply in future years.



3 Recent and current developments

- 3.1 In this section, information is provided about completions that have occurred in the three months from 1st January 2008 to 31st March 2008, completions for the whole of the monitoring year ending 31st March 2008, and outstanding permissions at the end of March 2008. 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 2007. More detailed information regarding completions in the year ending 31st March 2008 will be published in the Annual Monitoring Report 2008, which will be published towards the end of 2008.
- 3.2 In the three months ending 31st March 2008, there were 235 dwellings completed in the district (net of demolitions and losses through conversion). Of these 235 completions:
- 121 were in Aylesbury and 114 were in the rest of the District outside Aylesbury.
 - 65% of the completions were on previously developed land.
 - 106 were new build affordable housing.
- 3.3 In the whole year ending 31st March 2008, there were 822 dwellings completed in the district (net of demolitions and losses through conversion). Of these 822 completions:
- 539 were in Aylesbury and 283 were in the rest of the District outside Aylesbury.
 - 54% of the completions were on previously developed land.
 - 202 were new build affordable housing.
 - 51% of the completions were houses or bungalows and 49% were flats or apartments.
- 3.4 The main contributors to the housing completions (for the whole year) were:
- Former Schwarzkopf site, Penn Road, Aylesbury (Grand Central) - 169 completions.

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- Former Nestle site, High Street/Park Street, Aylesbury (Florey Gardens) - 136 completions.
 - Weedon Hill, Aylesbury (Buckingham Park) - 124 completions.
 - Former Stoke Mandeville Hospital site, Aylesbury (The Green) - 58 completions (note also that 82 existing dwellings were demolished on this site).
 - Former Chestnuts Resource Centre, Croft Road, Aylesbury (Pearl Court) - 35 completions.
 - Former DT industries site, Buckingham Road, Gawcott - 25 completions.
- 3.5 At the end of March 2008, there were valid planning permissions for a total of 6,999 dwellings (net increase) across the District (including 3,000 at Berryfields). Of these, 936 were under construction at the end of March. The sites with the most number of dwellings under construction are as follows:
- Weedon Hill, Aylesbury (Buckingham Park) - 213 dwellings under construction.
 - Former Schwarzkopf site, Penn Road, Aylesbury (Grand Central) - 132 dwellings under construction.
 - Walton Street, Aylesbury (Viridian Square) - 110 dwellings under construction.
 - Griffin Place, Griffin Lane, Aylesbury - 90 dwellings under construction.
 - Former Stoke Mandeville Hospital site (north), Aylesbury (The Green) - 28 dwellings under construction.
 - Former Stoke Mandeville Hospital site (south), Aylesbury - 22 dwellings under construction.
 - 117-119 Bicester Road, Aylesbury - 21 dwellings under construction.
- 3.6 As well as housing permissions and completions, we also monitor industrial, commercial and retail development[†]. In the three months ending 31st March 2008:
- There was 480m² of floorspace gained in the A use classes (covering such uses as shops, banks, estate agents, cafes, pubs, and take-aways), and 1,291m² of floorspace lost.
 - In the B use classes (covering business, general industrial and storage and distribution), there was a gain of 12,592m² of floorspace and a loss of 7,410m² of floorspace.

[†] "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".

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- In the D use classes (covering non-residential institutions and assembly and leisure uses), there was a gain of 10,853m² of floorspace and a loss of 7,541m² of floorspace.
 - In other use classes, there was a gain of 6,297m² of floorspace and a loss of 1,531m² of floorspace.
- 3.7 Large contributors to gains and losses (over 2,000m²) in industrial, commercial, retail and other floorspace were:
- Erection of new industrial units at Brunel road, Aylesbury (gain of 3,374m² of B1 floorspace, 191m² of B2 floorspace, and 191m² of B8 floorspace).
 - Extension of storage compound at Haddenham Business Park (gain of 2,230m² other floorspace).
 - Replacement of arenas at Addington equestrian centre (gain of 7,300m² of D2 floorspace and loss of 6,250m² of D2 floorspace).
- 3.8 In the whole year ending 31st March 2008, the total amount of completed industrial, commercial, retail and other floorspace was as follows[‡]:
- There was 2,341m² of floorspace gained in the A use classes (covering such uses as shops, banks, estate agents, cafes, pubs, and take-aways), and 2,432m² of floorspace lost.
 - In the B use classes (covering business, general industrial and storage and distribution), there was a gain of 31,738m² of floorspace and a loss of 29,547m² of floorspace.
 - In the D use classes (covering non-residential institutions and assembly and leisure uses), there was a gain of 13,940m² of floorspace and a loss of 8,075m² of floorspace.
 - In other use classes, there was a gain of 18,539m² of floorspace and a loss of 8,263m² of floorspace.
- 3.9 At the end of March 2008, sites with valid outstanding permission (for non-housing development) comprised:
- 23,018m² gain and 8,640m² loss for A use floorspace;

[‡] Note that these annual figures are slightly different from the sum of the figures for the four quarters as reported in this and previous editions of Vale Trends. This is because we carry out an audit of our records at the end of the monitoring year (end of March), and this results in additional completed sites that were not previously recorded.

- 178,155m² gain and 75,601m² loss for B use floorspace;
- 47,907m² gain and 7,164 m² loss for D use floorspace; and
- 31,479m² gain and 11,022m² loss for other employment-generating uses.

Overall there is a slight decrease (6,380m², or around 3.5%) in the amount of floorspace with planning permission when compared to the end of December 2007.

- 3.10 The most significant sites with permission in terms of floorspace size (net gain or loss over 10,000m²) are:
- Erection of seven industrial/warehouse units at Coldharbour Way, Aylesbury (gain of 11,303m² B2/B8 floorspace).
 - Expansion of Haddenham business park (gain of 26,822m² B1/B2/B8 floorspace).
 - Development at Long Crendon industrial estate (net gain of 15,734m² B1/B2/B8 floorspace).
 - Erection of data processing centre at Pitstone Green business park (gain of 23,505m² B1 floorspace).
 - Development of land for employment purposes at Buckingham Road/Furze Lane, Winslow (gain of 15,000m² B1/B2/B8 floorspace).
 - Demolition of retail and industrial buildings and redevelopment for mixed use at Gatehouse Quarter, Aylesbury (net floorspace loss of 21,362m²).



4 Progress on key development sites

- 4.1 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. Further details about planning applications can be obtained from our website (see Further Information section below).
- 4.2 Berryfields major development area: The framework plan (which sets out broad principles for the development) has been approved. Design codes for phase 1 of the scheme are expected to be approved shortly, to be followed by the first reserved matters application for housing. An outline application for 235

dwellings at Berryfields House (in addition to the 3000 dwellings already approved) was approved in May 2008 subject to the completion of planning obligation agreements. The new railway station at Aylesbury Vale Parkway will be open in December 2008.

- 4.3 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. 134 dwellings have been completed, and nearly 220 are under construction, as at the end of June. Phase 3 received detailed planning permission in May 2008. The planning application for the remainder of the site (including the neighbourhood centre, primary school, care home, community centre and sports and recreational facilities, plus further dwellings taking the overall total number of dwellings to 1,035) was approved in April 2008 subject to the completion of planning obligation agreements.
- 4.4 Aston Clinton Road major development area: The planning application (for B1 (office) uses, residential, hotel, gym, and a mixed use core) has been approved subject to the completion of a planning obligation agreement, but remains undetermined.
- 4.5 Former T.A. Centre, Oxford Road, Aylesbury: An application for 94 dwellings was approved in July 2008.
- 4.6 Griffin Place, Griffin Lane, Aylesbury: Phase 1 of this replacement supported housing hostel has been completed and occupations commenced at the end of June 2008.
- 4.7 Aldi, 143 Cambridge Street, Aylesbury: This store is now complete, and is due to open in early September.
- 4.8 Big Hand Mo's, Oxford Road, Aylesbury: The appeal against the refusal of planning permission for the erection of 24 apartments was allowed in April 2008.
- 4.9 Land at Mill Street, Aylesbury: The appeal against the refusal of planning permission for the erection of 23 flats was allowed in July 2008.

- 4.10 Former Princess Mary's Hospital, Wendover: The application for approval of reserved matters for 400 dwellings, a convenience store, a multiple sclerosis centre and associated open space, car parking and access was approved in June 2008.
- 4.11 Land off Bridge Street, Buckingham (Riverside): This scheme for 99 apartments and 4 mews houses has won a 2008 national Housing Design Award. The judges described the scheme as: "Sustainable, compact: this is a notably public-spirited and generous approach to development which deserves to reap its reward". Development is now commencing on this site.
- 4.12 Land at Thame Road, Haddenham: An outline application for 31 dwellings was approved in April 2008.
- 4.13 Former cement works, Pitstone: An application for 164 dwellings for part of the site allocated in the Aylesbury Vale District Local Plan was approved in April 2008 subject to the completion of planning obligation agreements.
- 4.14 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 around 4 hectares for new housing (in South Northants District) plus new employment and educational opportunities in Aylesbury Vale District. The final brief is awaiting the agreement of South Northants District Council before approval. The planning application for a new pit and paddock complex was agreed by the Strategic Development Control Committee in May 2008, subject to the resolution of outstanding details with the Environment Agency and Highways Agency.



5 Local Development Framework

- 5.1 The Local Development Framework, or LDF, will form the new development plan for the district, and is currently in preparation. The first planning policy document will be the core strategy. This is the central document in the LDF, and will set the overall strategy for the whole of the district to 2026. We had also

planned to produce two documents that allocate sites for development: the Aylesbury allocated sites document, and the rural areas allocated sites document. However, government guidance has now changed. This means that we have decided to allocate strategic sites in the core strategy and all other sites in a single allocated sites document.

- 5.2 Last summer we consulted on the preferred options for two of the LDF documents: the core strategy and Aylesbury allocated sites documents. These identified the southern growth arc as the preferred location for the majority of Aylesbury's development. This aspect of the consultation generated by far the most comments. As a result of this, issues over the deliverability of key infrastructure and the need to respond to the changes in government guidance, we are now looking in detail at three different options for the development of the town: an eastern growth arc; the southern growth arc; a hybrid east and southern growth arc.
- 5.3 We are now gathering additional evidence that will allow all three options to be robustly tested. This includes additional work on transport, flooding, water cycle, ecology, landscape, viability and utility provision. Additional sustainability appraisal work will also be done. This will compare the impacts of each of the three growth options.
- 5.4 Once the additional evidence about the three growth options has been collected, we will be asking for comments on these options. This consultation will run from Friday 31st October 2008 until Friday 12th December 2008. We will be holding exhibitions at various locations in Aylesbury and surrounding villages. More specific information will be available nearer the time. The consultation documents will be available on our website, at the exhibitions, at our offices, in local libraries, and on request from us. We had previously advised that the next consultation on the core strategy would be this summer, but the more detailed consideration of the alternative growth options has delayed this. Also, as previously stated, we will not be consulting on the Aylesbury allocated sites document, as the sites identified in this document will now either be included in the core strategy or the allocated sites document, which will be written at a later date.

5.5 Following the publication of the Government's revised Planning Policy Statement 12 on Local Spatial Planning, we have submitted a revised Local Development Scheme to Government. This sets out the timetable for the preparation of our LDF documents. The revised Local Development Scheme will be available on our website.

5.6 For further information on the Local Development Framework contact our Plans Team:
avldf@aylesburyvaledc.gov.uk or telephone 01296 585435, or visit www.aylesburyvaledc.gov.uk/LDF



6 Appeals monitoring

6.1 In the quarter ending 31st March 2008 we received 26 decisions on planning appeals. Of these, 13 were allowed. There were no enforcement appeals determined within this quarter. The comments made by Inspectors in appeal decision letters are monitored 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.

Appeals allowed in the quarter ending 31 st March 2008		
Address	Proposed development	Application reference number
Former WJ Cooper & Sons (Coopers Yard), Ford Street, Buckingham	Alter Block 1 from 5 flats to 6 flats.	07/01021/APP
Leyland Farm, Preston Road, Gawcott	9 dwellings and 1 'live-work' unit	06/02170/APP
Chiltern Engineering, 8 Marsworth Road, Pitstone	Demolition of existing buildings and erection of 4 cottages and parking	06/00237/APP
Chiltern Engineering, 8 Marsworth Road, Pitstone	Redevelopment of factory site to provide four 3-bed and one 2-bed two storey dwellings with associated parking, access and landscaping	07/01052/APP

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7 Winslow Road, Granborough	Demolition of existing bungalow and erection of two dwellings	07/00961/APP
Byways Corner, Bryne Lane, Padbury	Addition of solar water heating collectors to provide a sustainable, non-polluting energy source.	07/01294/APP
5 Crosland Road, Aylesbury	Proposed extensions and alterations	07/02467/APP
1 Fernfield Cottages, Mursley	Proposed alterations and extensions to garage/sheds to create living accommodation	07/01449/APP
24 Charmfield Road, Aylesbury	Two storey side extension	07/02465/APP
17 Ridgeway, Wing	Extension to garage and construction of first floor bedroom	07/00979APP
Southend Farm House, Southend Lane, Northall	First floor extension and conversion of existing garage below, the demolition of the conservatory and erection of new garage.	07/00569/APP
Berry Tree Cottage, Nash Road, Thornborough	Erection of conservatory	07/01380/APP
2 Anershall, Wingrave	Double storey front extension and conservatory to side of property.	07/00649/APP

- 6.2 The last seven of these cases relate to householder proposals which were refused permission because of scale and massing relative to the existing dwelling and its impact on the street scene. In the short term regard will be paid to this trend when considering applications for householder extensions. In parallel a review of design guidance for extensions to dwellings has commenced.
- 6.3 An analysis of the Inspectors' comments that relate to our Local Plan policies did not identify any problems with the policies themselves. Many of the 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. Several of the cases highlight the need to support a refusal of

permission by demonstrating clear evidence of the harm that would arise from the proposal. Other useful learning points related to the implementation/interpretation of policies are as follows:

- In the case of the development at Coopers Yard, Buckingham, the Inspector considered that it was unreasonable to require a contribution towards off-site recreational facilities for the whole of the development. A contribution in respect of the additional dwelling only was proportionate and reasonable.
- In the case of the development at Chiltern Engineering, Pitstone, we need to consider the way that the Inspector handled the open space provision.
- In the case of the development at Byways Corner, Padbury, the Inspector relied on the (incongruous) design of the existing dwelling as a reason to support his decision.
- The proposal at 1 Fernfield Cottages, Mursley, whilst not strictly complying with policy GP.11 (which requires annexes to dwellings in the countryside to be physically attached to the dwelling), was nevertheless felt by the Inspector to comply with the main aim of this policy, which is to resist new dwellings in the countryside.
- In two cases (Charmfield Road, Aylesbury and Berry Tree Cottage, Thornborough), the Inspector commented that the Council's design guidance on residential extensions should not necessarily be applied prescriptively.



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. 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 (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.