

# Vale Trends



Housing  
Land Supply



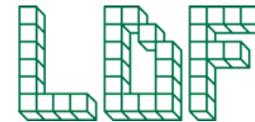
Housing  
Trajectory



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 7: July 2009



## 1 Introduction

- 1.1 This is the latest issue in our 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<sup>1</sup>.



## 2 Housing land supply and trajectory

- 2.1 We updated our housing land supply figures and our housing trajectory in May 2009 (to show the situation as at the end of March 2009). The latest information is available on our website (visit <http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/monitoring-info/>) or contact us for copies.



- 2.2 These latest figures show that we currently have 3.8 years supply of housing land in the district (compared to 3.9 years supply in the previous assessment prepared for the end of September 2008). Although Government guidance states that Local Authorities should maintain at least 5 years supply of housing land, it is important to emphasize that our current housing land supply position is essentially due to the “accounting rules” and is being strongly influenced by the current downturn in the housing market.
- 2.3 The overall supply of deliverable sites (not including potential LDF allocations) represents some 7,800 dwellings (around 6,800 of which have planning permission), which is way in excess of the total requirement (as set out in the South East plan) for the next five years. However, these sites will not all be built out over the next five years.

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

- 2.4 The LDF Proposed Submission Core Strategy was approved by the Council in May 2009. This document allocates sites for a total of 14,640 dwellings in the Aylesbury Growth Arc and North East Aylesbury Vale, and sets out a broad development strategy for the Rest of District (for more detail see section 5).



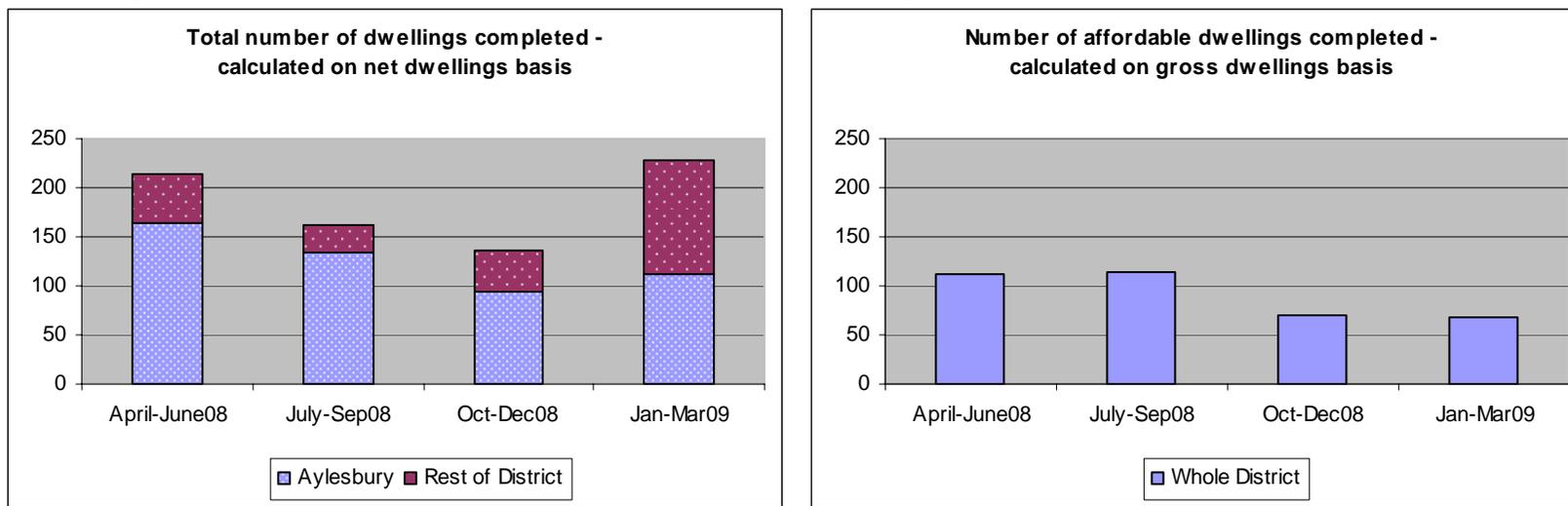
### 3 Recent and current developments

- 3.1 In this section, information is provided about completions that have occurred in the three months from 1<sup>st</sup> January 2009 to 31<sup>st</sup> March 2009, completions for the whole of the monitoring year ending 31<sup>st</sup> March 2009, and outstanding permissions at the end of March 2009. For a complete list of all sites (showing the status as at October 2008) that are allocated in the Aylesbury Vale District Local Plan for housing, employment, and other uses, see the Annual Monitoring Report 2008. More detailed information regarding completions in the year ending 31<sup>st</sup> March 2009 will be published in the Annual Monitoring Report 2009, which will be published towards the end of 2009.
- 3.2 Dwelling completions (net of demolitions and losses through conversion) in the quarter from 1<sup>st</sup> January 2009 to 31<sup>st</sup> March 2009 were as follows:

Total dwelling completions (whole District)	228
Dwellings completions in Aylesbury	112
Dwelling completions in rest of District	116
% of dwelling completions on previously developed land (whole District)	54%
Number of completions (gross) of new build affordable dwellings (included in total above)	68
Number of flats as % of total dwelling completions	37%

- 3.3 The main contributors to the housing completions in this last quarter were:
- Weedon Hill, Aylesbury (Buckingham Park) - 60 completions.
  - Former Stoke Mandeville Hospital site, Aylesbury (The Green) - 13 completions.

3.4 The graphs below show the trends in the number of dwelling completions over the last four quarters<sup>2</sup>:



3.5 Dwelling completions (net of demolitions and losses through conversion) in the whole year ending 31<sup>st</sup> March 2009 were as follows<sup>3</sup>:

Total dwelling completions (whole District)	744
Dwellings completions in Aylesbury	504
Dwelling completions in rest of District	240
% of dwelling completions on previously developed land (whole District)	63%

<sup>2</sup> Because we carry out an audit of our records at the end of the monitoring year (end of March), there are some completions counted in the January-March quarter which may have actually occurred earlier. This means that the upturn in completions shown in the January-March quarter may be (at least partially) artificial.

<sup>3</sup> 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 of the audit of our records carried out at the end of the monitoring year, which can result in amendments to figures recorded in previous quarters.

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Number of completions (gross) of new build affordable dwellings (included in total above)	366
Number of flats as % of total dwelling completions	49%

Although the total number of completions for the year is less than our target of 980 dwellings (taken from the requirements set out in the South East Plan), it does exceed the figure estimated in our previous trajectory (699 completions). The number of affordable dwellings completed in the year is particularly notable, forming 49% of the overall completions. The grant funding available for affordable housing provision means that on several large sites, the affordable housing is being brought forward ahead of the market housing. In some cases, the percentage of affordable housing on the site has also been increased.

### 3.6 The main contributors to the housing completions (for the whole year) were:

- Weedon Hill, Aylesbury (Buckingham Park) - 201 completions.
- Walton Street, Aylesbury (Viridian Square) - 110 completions.
- Griffin Place, Griffin Lane, Aylesbury - 72 completions.
- Former Stoke Mandeville Hospital site, Aylesbury (The Green) - 27 completions.
- Former Schwarzkopf site, Penn Road, Aylesbury (Grand Central) - 21 completions.
- 117-119 Bicester Road, Aylesbury - 21 completions.

### 3.7 At the end of March 2009, there were valid planning permissions for a total of 6,949 dwellings (net increase) across the District (including 3,000 at Berryfields). Of these, 690 were under construction at the end of March 2009 (a notable decrease from the 936 dwellings that were under construction at the end of March 2008). The sites with the most number of dwellings under construction were as follows (but note that active building has ceased or slowed down on some sites):

- Fomer Schwarzkopf site, Penn Road, Aylesbury (Grand Central) - 111 dwellings under construction.
- Weedon Hill, Aylesbury (Buckingham Park) - 106 dwellings under construction.
- Walton Street, Aylesbury (Viridian Square) - 64 dwellings under construction.
- Former Stoke Mandeville Hospital site (south), Aylesbury (The Avenue) - 59 dwellings under construction.
- Former Princess Mary's Hospital site, Wendover (Princess Mary Gate) - 46 dwellings under construction.

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- Single persons unit at former Bearbrook House site, Oxford Road, Aylesbury – 28 dwellings under construction.
- Former Stoke Mandeville Hospital site (north), Aylesbury (The Green) – 20 dwellings under construction.

3.8 As well as housing permissions and completions, we also monitor industrial, commercial, retail and other non-residential development<sup>4</sup>. The floorspace completed in the quarter from 1<sup>st</sup> January 2009 to 31<sup>st</sup> March 2009 comprised the following:

	Floorspace gained (m <sup>2</sup> )	Floorspace lost (m <sup>2</sup> )
A use classes (shops, financial & professional services, restaurants & cafes, drinking establishments, hot food take-away)	584	2,243
B use classes (business, general industrial and storage & distribution)	18,387	1,973
C1 use class (Hotels)	11 (rooms)	0 (rooms)
C2 use class (residential institutions)	135	0
D use classes (non-residential institutions and assembly & leisure)	15,021	1,526
Other uses	1,408	10
Total (excluding C1 use)	35,535	5,752

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

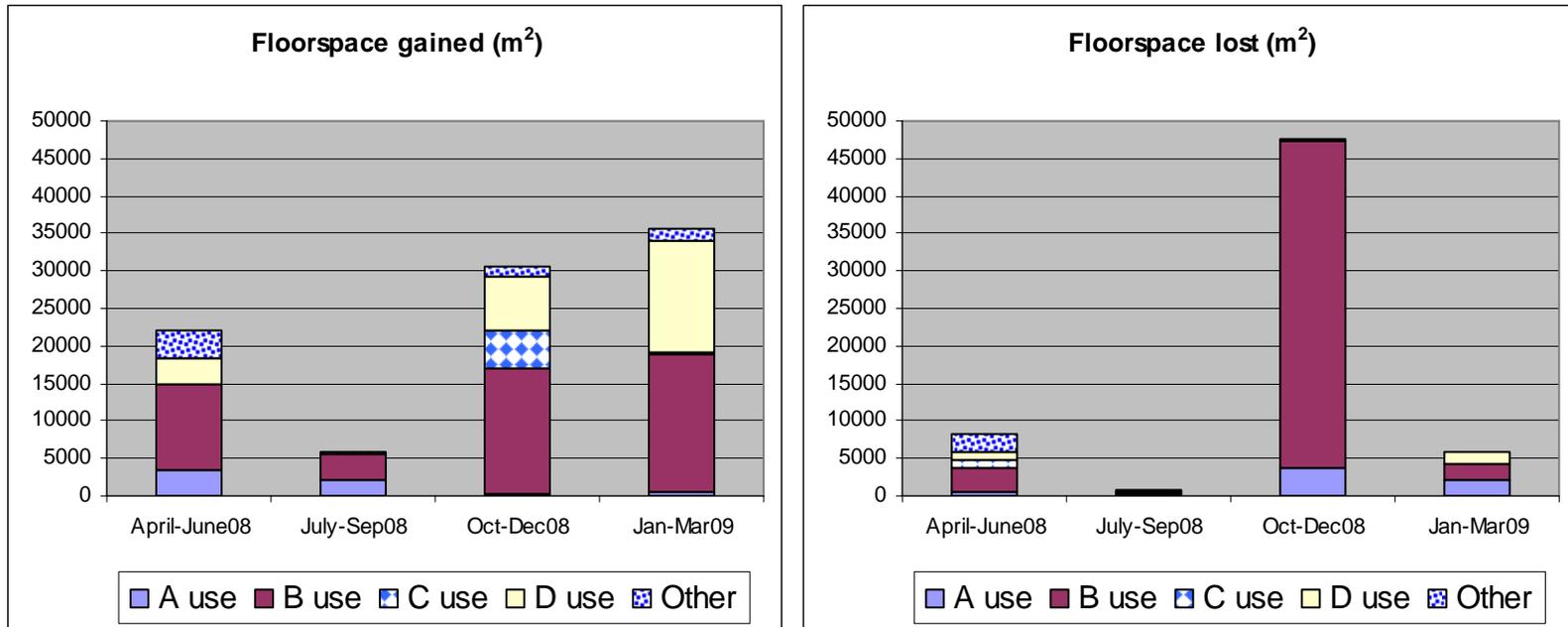
- Erection of seven industrial/warehouse units for B2/B8 use at Coldharbour Way, Aylesbury (gain of 8,162m<sup>2</sup> of B2 floorspace and 3,142m<sup>2</sup> of B8 floorspace).

<sup>4</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, C2, D1, and D2; we record other employment-generating use classes (sui-generis) as "other"; C1 (hotels) is monitored in terms of number of rooms rather than floorspace.

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- Demolition of ophthalmology out patients building and erection of 3 storey outpatients and ophthalmology treatment centre at Stoke Mandeville Hospital, Aylesbury (net gain of 5,389 D1 floorspace).
- Provision of equestrian arenas at Rock Lane Farm, Liscombe Park, Soulbury (gain of 2,130m<sup>2</sup> D2 floorspace).

3.10 The graphs below show the trends in gained and lost<sup>5</sup> completed floorspace over the last four quarters:



<sup>5</sup> We have previously recorded lost floorspace on redevelopment sites at the time of completion of the new floorspace. This can cause anomalies, particularly on large sites, where the demolition can occur some considerable time before the new floorspace is completed. We recently adjusted our monitoring system so that we record the lost floorspace separately from the new floorspace on such sites. This means that in the October to December 2008 quarter, we included lost floorspace on some large sites which may well have actually been lost earlier – hence the large figure for lost floorspace in October to December.

3.11 In the whole year ending 31<sup>st</sup> March 2009, the total amount of completed industrial, commercial, retail and other floorspace was as follows<sup>6</sup>:

	Floorspace gained (m <sup>2</sup> )	Floorspace lost (m <sup>2</sup> )
A use classes (shops, financial & professional services, restaurants & cafes, drinking establishments, hot food take-away)	6,380	6,567
B use classes (business, general industrial and storage & distribution)	50,231	49,466
C1 use class (Hotels)	19 (rooms)	0 (rooms)
C2 use class (residential institutions)	5,275	1,180
D use classes (non-residential institutions and assembly & leisure)	26,662	2,967
Other uses	6,527	2,497
Total (excluding C1 use)	95,075	62,677

The total net gain (nearly 32,400m<sup>2</sup> floorspace) for this year is a notable increase on the figure for the year ending 31<sup>st</sup> March 2008 (just over 18,200m<sup>2</sup> floorspace).

3.12 At the end of March 2009, sites with valid outstanding permission (for non-housing development) comprised:

- 25,719m<sup>2</sup> gain and 8,603m<sup>2</sup> loss for A use floorspace;
- 165,289m<sup>2</sup> gain and 57,789m<sup>2</sup> loss for B use floorspace;
- Gain of 349 rooms and loss of 17 rooms for C1 use (hotels);
- 12,571m<sup>2</sup> gain and 3,055m<sup>2</sup> loss for C2 use floorspace;
- 33,737m<sup>2</sup> gain and 7,057 m<sup>2</sup> loss for D use floorspace; and
- 25,455m<sup>2</sup> gain and 10,747m<sup>2</sup> loss for other employment-generating uses.

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<sup>6</sup> 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 of the audit of our records carried out at the end of the monitoring year, which can result in amendments to figures recorded in previous quarters.

Overall there is a decrease of 24,504m<sup>2</sup>, or around 12%, in the amount of floorspace with planning permission when compared to the end of December 2008.

- 3.13 The most significant sites with permission in terms of floorspace size (net gain or loss over 10,000m<sup>2</sup>) are:
- Expansion of Haddenham business park (gain of 26,822m<sup>2</sup> B1/B2/B8 floorspace).
  - Erection of data processing centre at Pitstone Green business park (gain of 34,434m<sup>2</sup> B1 floorspace).
  - Development of land for employment purposes at Buckingham Road/Furze Lane, Winslow (gain of 15,000m<sup>2</sup> B1/B2/B8 floorspace).
  - Erection of buildings for office use (B1), retail, hotel, care home and nursery purposes at Gatehouse Quarter, Aylesbury (gain of 15,084m<sup>2</sup> A1/B1/C2/D1 floorspace and 102 hotel rooms).
  - Demolition of existing structure and erection of commercial (B1) units and residential units at Tingewick Road industrial estate, Buckingham (gain of 2,046m<sup>2</sup> floorspace and loss of 12,395m<sup>2</sup> B8 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.



#### 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 October 2008) that are allocated in the Aylesbury Vale District Local Plan for housing, employment, and other uses, see the Annual Monitoring Report 2008. Further details about planning applications can be obtained from our website (see Further Information section below).
- 4.2 Weedon Hill major development area: As at the end of May, there were 355 dwellings complete and a further 115 dwellings under construction. Planning applications were submitted in June 2009 for access roads for the care home and school site.

- 4.3 Former Equitable Life building at junction of Walton Street and Stoke Road, Aylesbury: The application for the demolition of the existing office block and construction of a new crown court building was approved in April 2009.
- 4.4 Stoke Mandeville Hospital, Aylesbury: An application for the provision of an Asda foodstore was received in May 2009, and is currently under consideration.
- 4.5 Westcott Venture Park: The outline application for nearly 28,000m<sup>2</sup> of B1, B2 and B8 uses and 4 hectares of open storage was approved in May 2009, along with an application for the provision of a new pedestrian and vehicular access road to serve the Venture Park.
- 4.6 Silverstone motor racing circuit: Planning applications were submitted in April 2009 for a track extension to the circuit, erection of garages, meeting rooms and hospitality area, and creation of a new infield section including new and resurfaced track.
- 4.7 Former Princess Mary's Hospital, Wendover: Construction of dwellings on this site is now underway.
- 4.8 Tingewick Road industrial estate, Buckingham: The outline application for demolition of existing structure and erection of commercial units and 93 dwellings was approved in March 2009.
- 4.9 Pitstone Green Business Park, Pitstone: The application for a data processing centre (amendment to the existing permission) was approved in March 2009.



## 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. Our latest Local

Development Scheme (which sets out the timetable for the preparation of LDF documents) was published in August 2008.

- 5.2 The Core Strategy sets out the overall strategy for development in the district, including a spatial vision and objectives. It makes strategic allocations in the district, for major housing growth at Aylesbury and in the north east of the district adjacent to Milton Keynes, as well as key major employment areas. It sets out in broad terms the spatial strategy and apportionment of development for the rest of the district, but does not identify sites for this growth, which will be the subject of another policy document likely to be published in late 2010.
- 5.3 The Core Strategy was approved for submission to Government at a meeting of the Council on 6<sup>th</sup> May 2009. The document has been published for comment for a period of six weeks (ending on Wednesday 22<sup>nd</sup> July), in order for comments to be made before it is submitted for independent examination. Comments will be considered alongside the published Core Strategy at the examination by an independent planning inspector appointed by the Secretary of State. We aim to submit the Core Strategy in autumn 2009, with the examination expected at the end of 2009 / early 2010, and adoption in autumn 2010.
- 5.4 For further information on the Local Development Framework contact our Plans Team: [avldf@aylesburyvaledc.gov.uk](mailto:avldf@aylesburyvaledc.gov.uk) or telephone 01296 585435, or visit [www.aylesburyvaledc.gov.uk/LDF](http://www.aylesburyvaledc.gov.uk/LDF)



## 6 Appeals monitoring

- 6.1 In the quarter ending 31<sup>st</sup> March 2009 we received 20 decisions on planning appeals. Of these, 2 were allowed. There was one appeal against an enforcement notice that was allowed. 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 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 <sup>st</sup> March 2009		
Address	Proposed development	Application reference number
1 Granville Street, Aylesbury	Conversion of dwelling to two flats	08/01626/APP
Painesend Farm, Painesend Road, Drayton Beauchamp	Part demolition of barn and rebuilding to form dwelling and construction of open fronted double garage - Retrospective	07/01396/APP

- 6.2 We are currently pursuing a challenge of the decision to allow the planning appeal and related enforcement notice appeal in relation to Painesend Farm, as we believe the Inspector misdirected herself in the application of Green Belt Policy in determining those appeals. The other allowed appeal turned largely on matters of judgement, but the issue of the need to demonstrate harm arising from a proposal was once again highlighted.



### 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](http://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](http://www.aylesburyvaledc.gov.uk) then follow the links to Planning and building; Planning applications.