

# Vale Trends



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## The Planning Information Newsletter for Aylesbury Vale District



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

Issue 1: June 2007





## 1 Introduction

This is the first of a regular series of newsletters, intended to publicise various facts, figures, and updates compiled by the Forward Plans group. We intend to publish this newsletter quarterly, and 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

### 2.1 Housing land supply

Recent 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 assessment (as at end of March 2007), and can demonstrate that we have sufficient deliverable sites for a total of 6,065 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 6,065 dwellings equates to over 5 years supply. Further details (including a list of the sites included in the supply calculation) are available on request.

We will be updating our housing land supply figures on a regular basis, and will publish updates via this newsletter.



### 2.2 Housing trajectory

In our Annual Monitoring Report published at the end of 2006, we presented our latest housing trajectory, which sets out how our past and estimated future housing completions compare with requirements. We have now produced an updated trajectory, for a base date of March 2007, which reflects recent Government guidance on the content of trajectories. It also incorporates data from the housing land supply assessment described above, and includes the latest information on estimated timescales for each housing development. A copy of the trajectory is appended to this newsletter. Although in recent years, our completions have fallen short of requirements, we expect to recover this deficit within the next two years. The trajectory shows that in the next

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<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).

year (2007/08) we expect over 950 dwelling completions in the district. The main sites contributing to these completions will be the Weedon Hill major development area and the Aylesbury town centre sites at Nestlé, Schwarzkopf, and Walton Street.



### 3 Recent and current developments

3.1 In the year ending 31<sup>st</sup> March 2007, there were 616 dwellings completed in the district (net of demolitions and losses through conversion). Of these 616:

- 290 were in Aylesbury and 326 were in the rest of the District outside Aylesbury.
- Over 45% of the completions were flats.
- 65% of the completions were on previously developed land.

3.2 The main contributors to the housing completions were:

- Fairford Leys - 105 completions.
- Former Schwarzkopf site, Penn Road, Aylesbury (Grand Central) - 90 completions.
- Hampden Hall, Wendover Road, Weston Turville - 61 completions.
- Former Southcourt School, Ceeley Road, Aylesbury - 24 completions.

3.3 As well as housing permissions and completions, we also monitor industrial, commercial and retail development<sup>3</sup>. In the year ending 31<sup>st</sup> March 2007:

- There was just over 7,000m<sup>2</sup> of floorspace completed in the A use classes (covering such uses as shops, banks, estate agents, cafes, pubs, and take-aways).
- In the B use classes (covering business, general industrial and storage and distribution), there was a net loss of nearly 19,000m<sup>2</sup> of floorspace.
- In the D use classes (covering non-residential institutions and assembly and leisure uses), there was just over 15,600m<sup>2</sup> of floorspace completed.

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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".

3.4 Large contributors to increases in employment floorspace were:

- Buildings for B2/B8 and B1 at Brunel Park, Rabans Lane, Aylesbury.
- Extension at Tesco, Tring Road, Aylesbury.
- Retail warehouse (Focus DIY) at Swan Business Park, Buckingham.
- New buildings at Kynaston School, Aylesbury.

3.5 Large contributors to the loss of employment floorspace were:

- Redevelopment of former Nestlé site for housing, High Street/Park Street, Aylesbury.
- Redevelopment of former Schwarzkopf site for housing, Penn Road, Aylesbury.
- Demolition of office, industrial, and retail buildings at Exchange Street/Walton Street, Aylebury, in preparation for the Waterside redevelopment.
- Demolition of buildings as part of the Stoke Mandeville Hospital redevelopment.

3.6 At the end of March 2007, sites with valid permission (for non-housing development) comprised:

- 7,663m<sup>2</sup> for A use floorspace;
- 84,527m<sup>2</sup> for B use floorspace;
- 30,454m<sup>2</sup> for D use floorspace; and
- 19,974m<sup>2</sup> for other employment-generating uses.

3.7 The most significant sites with permission in terms of floorspace size are:

- Erection of seven industrial/warehouse units at Coldharbour Way, Aylesbury.
- New theatre and entertainment centre at Waterside, Aylesbury.

- Expansion of Haddenham business park.
- Development at Long Crendon industrial estate.
- Erection of data processing centre at Pitstone Green business park.
- Demolition of retail and industrial buildings and redevelopment for mixed use at Gatehouse Quarter, Aylesbury (net floorspace loss of 21,362m<sup>2</sup>).



#### 4 Progress on key development sites

- 4.1 **Weedon Hill major development area:** As at early June 2007, phases 1, 2 and 4 of this development have planning permission, construction is well underway, and the first units are being marketed. Planning applications are currently being determined for the remainder of the site. Over 250 dwellings are expected to be completed on this site in the year ending March 31<sup>st</sup> 2008.
- 4.2 **Berryfields major development area:** The planning obligation agreement for this site is expected to be signed by all parties in the near future, and the first dwelling completions are expected in 2008/09.
- 4.3 **Aston Clinton road major development area:** The Aston Clinton Road Business Park has been identified in the Aylesbury Vale District Local Plan (2004) as a key location to provide new employment opportunities in Aylesbury to meet the needs of modern businesses. Discussions between the Council and two major developers are well advanced towards securing a mixed use development which will include over 20 hectares of new high quality employment development, around 100 houses, and associated facilities including leisure.
- 4.4 **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 is currently under consideration.
- 4.5 **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.

4.6 **Moreton Road, Buckingham:** The application for 200 houses at Moreton Road was approved on 23rd May 2007. The first dwelling completions are expected in 2008/09.



## 5 Local Development Framework

The Local Development Framework, or LDF, will form the new development plan for the district, and is currently in preparation. The next opportunity to have your say on the content of the LDF will be this summer (19<sup>th</sup> July to 30<sup>th</sup> August). We will be consulting on the Council's Preferred Options for the Core Strategy and the Aylesbury Allocated Sites Document. A number of public exhibitions will be held, and all events will be widely publicised nearer the time. For further information contact [avldf@aylesburyvaledc.gov.uk](mailto:avldf@aylesburyvaledc.gov.uk) or telephone 01296 585435, or visit our website at [www.aylesburyvaledc.gov.uk/LDF](http://www.aylesburyvaledc.gov.uk/LDF)



## 6 Appeals monitoring

Within the quarter ending March 31<sup>st</sup> 2007 we received 23 decisions on planning appeals. Of these 23, 15 were dismissed, 7 were allowed, and 1 was a split decision. 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 appeals that were allowed are listed in the table below. Full results from this appeals monitoring will be presented in the 2007 Annual Monitoring Report, to be published this autumn.

Appeals allowed in the quarter ending March 31 <sup>st</sup> 2007		
Address	Proposed development	Application reference number
16 Carters Lane, Long Crendon	Demolition of existing dwelling and erection of five dwellings, parking and access	06/01708/APP
5 Grasmere, Aylesbury	2 storey front extension and a single storey side replacement building	06/01753/APP
Land adjacent to The Bungalow, Welsh Lane, Stowe	Erection of a two-storey house	05/01591/APP

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41 Buckingham Street, Aylesbury	Roller shutter to be added to the shop	06/00918/APP
14 Haglis Drive, Wendover	Erect two storey side and single storey rear extensions with associated alterations	06/00244/APP
6 Dennis Close, Aston Clinton	Two storey side extension over existing ground floor elements	05/03162/APP
Highfield House, Galley Lane, Great Brickhill	2 storey rear extension	06/00405/APP

The 23 decision letters monitored in the last quarter made reference to a total of 25 policies from the Aylesbury Vale District Local Plan. The policies referred to most often are GP.34 (new development and local distinctiveness) and GP.35 (design of new development proposals), and these policies were upheld in 50% and 57% of cases respectively. This is a continuing decline in support (compared to the results in the 2005 and 2006 AMRs). The main issue in these cases is a judgement of the impact of the proposed development on the character and appearance of the area; there is not a problem with the policies themselves, but a difference in opinion between officers/Members and the Planning Inspectorate as to the extent of the proposals' impact.

### For feedback and further information



We can supply further information related to any of the topics covered in this newsletter. Contact the Implementation and Monitoring Team in Forward Plans, 01296 585481 or email [avldf@aylesburyvaledc.gov.uk](mailto:avldf@aylesburyvaledc.gov.uk). Planning information is also available on our website:

- For information about planning policy, the LDF, and our publications list, 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".



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### Aylesbury Vale District Housing Trajectory for 2001-2026

	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/1	2011/2	2012/3	2013/4	2014/5	2015/6	2016/7	2017/8	2018/9	2019/20	2020/1	2021/2	2022/3	2023/4	2024/5	2025/6	TOTAL
Past Completions - Unallocated Sites	260	118	313	262	380	514																				1847
Past Completions - Allocated Sites	256	381	621	405	263	102																				2028
Projected Supply - Existing Allocated Sites							473	1221	1104	879	745	450	320	300	300	300	300	285	20	0	0	0	0	0	0	6697
Projected Supply - Other Deliverable Sites							480	382	328	226	227	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1643
Required LDF Supply										100	600	750	750	750	750	750	750	750	1000	1050	1050	1050	1050	1050	1050	12500
<b>Total Past Completions</b>	<b>516</b>	<b>499</b>	<b>934</b>	<b>667</b>	<b>643</b>	<b>616</b>																				
<b>Total Projected Completions</b>							<b>953</b>	<b>1603</b>	<b>1432</b>	<b>1105</b>	<b>1072</b>	<b>1050</b>	<b>1070</b>	<b>1050</b>	<b>1050</b>	<b>1050</b>	<b>1050</b>	<b>1035</b>	<b>1020</b>	<b>1050</b>	<b>1050</b>	<b>1050</b>	<b>1050</b>	<b>1050</b>	<b>1050</b>	<b>24715</b>
<b>PLAN - Strategic Allocation - PHASED - Draft SEP</b>	700	700	700	700	700	980	980	980	980	980	1100	1100	1100	1100	1100	1100	1100	1100	1100	1100	1060	1060	1060	1060	1060	24700
<b>PLAN - Strategic Allocation - PHASED - Draft SEP - Cumulative</b>	700	1400	2100	2800	3500	4480	5460	6440	7420	8400	9500	10600	11700	12800	13900	15000	16100	17200	18300	19400	20460	21520	22580	23640	24700	
<b>Cumulative Completions</b>	516	1015	1949	2616	3259	3875	4828	6431	7863	8968	10040	11090	12160	13210	14260	15310	16360	17395	18415	19465	20515	21565	22615	23665	24715	
<b>MONITOR - No. dwellings above or below cumulative allocation</b>	-184	-385	-151	-184	-241	-605	-632	-9	443	568	540	490	460	410	360	310	260	195	115	65	55	45	35	25	15	
<b>MANAGE - Annual requirement taking account of past/projected completions</b>	988	1008	1030	1034	1052	1072	1096	1104	1075	1052	1049	1047	1047	1045	1045	1044	1043	1043	1044	1048	1047	1046	1045	1043	1035	<b>-15</b>

Position as at end March 2007 - prepared May 2007

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