

# Vale Trends



Housing  
Land Supply



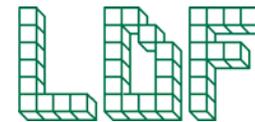
Housing  
Trajectory



Recent and  
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Developments



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Local  
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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 3: March 2008





## 1 Introduction

- 1.1 This is the third of a 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 published in November 2007. We currently have over 5 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](http://www.aylesburyvaledc.gov.uk) (follow the links to Environment; 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 September 2007, was published in November 2007. The trajectory can be found on our website [www.aylesburyvaledc.gov.uk](http://www.aylesburyvaledc.gov.uk) (follow the links to Environment; Planning and building; Planning policy; Monitoring information). Although in recent years our completions have fallen short of requirements, we expect to recover this deficit within the next two years.
- 2.3 We will be updating our housing trajectory and housing land supply figures after the end of March 2008, and will publish the revised information in the next edition of Vale Trends and on our website.

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



### 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> October 2007 to 31<sup>st</sup> December 2007, and outstanding permissions at the end of December 2007. 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.
- 3.2 In this quarter, there were 306 dwellings completed in the district (net of demolitions and losses through conversion). Of the 306 completions:
- 235 were in Aylesbury and 71 were in the rest of the District outside Aylesbury.
  - 51% of the completions were on previously developed land.
  - 57 were new build affordable housing (including 12 key worker homes at Stoke Mandeville Hospital).
- 3.3 The main contributors to the housing completions were:
- Former Schwarzkopf site, Penn Road, Aylesbury (Grand Central) - 102 completions.
  - Former Nestle site, High Street/Park Street, Aylesbury (Florey Gardens) - 39 completions.
  - Former Stoke Mandeville Hospital site, Aylesbury (The Green) - 26 completions.
  - Weedon Hill, Aylesbury (Buckingham Park) - 24 completions.
  - Walton Street, Aylesbury (Viridian Square) - 16 completions.
- 3.4 The total number of dwellings completed from 1<sup>st</sup> April 2007 to 31<sup>st</sup> December 2007 is 587. The number of expected completions given in the housing trajectory for the whole year ending 31<sup>st</sup> March 2008 is 938. Provided that we obtain a similar number of completions in the next quarter as were obtained in the last quarter, then we will be close to hitting the expected yearly total. At the end of December 2007, there continued to be a number of sites with substantial numbers of dwellings under construction. Hence a high number of completions are expected in the near future. These sites include (the 6 sites with the most dwellings under construction are listed here):
- Weedon Hill, Aylesbury (Buckingham Park) - 240 dwellings under construction.

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- Walton Street, Aylesbury (Viridian Square) - 110 dwellings under construction.
- New Lodge, Griffin Lane, Aylesbury - 90 dwellings under construction.
- Former Nestle site, High Street/Park Street, Aylesbury (Florey Gardens) - 50 dwellings under construction.
- Former Chestnuts Resource Centre, Croft Road, Aylesbury (Pearl Court) - 35 dwellings under construction.
- Former Stoke Mandeville Hospital site, Aylesbury (The Green) - 33 dwellings under construction.

As at the end of February 2008, there were valid planning permissions for a total of 7,114 dwellings (net increase) across the District (including 3,000 at Berryfields). Of these, 946 were under construction at the end of February.

- 3.5 As well as housing permissions and completions, we also monitor industrial, commercial and retail development<sup>†</sup>. In the three months ending 31<sup>st</sup> December 2007:
- There was 612m<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 541m<sup>2</sup> of floorspace lost.
  - In the B use classes (covering business, general industrial and storage and distribution), there was a gain of 6,196m<sup>2</sup> of floorspace and a loss of 19,795m<sup>2</sup> of floorspace.
  - In the D use classes (covering non-residential institutions and assembly and leisure uses), there was a gain of 528m<sup>2</sup> of floorspace and a loss of 381m<sup>2</sup> of floorspace.
  - In other use classes, there was a gain of 8,569m<sup>2</sup> of floorspace and a loss of 1,156m<sup>2</sup> of floorspace.
- 3.6 Large contributors to gains and losses (over 2,000m<sup>2</sup>) in industrial, commercial, retail and other floorspace were:
- Demolition of warehouse and office buildings at former Acco-Rexel site, Gatehouse Road, Aylesbury (loss of 10,500m<sup>2</sup> of B8 (storage and distribution) floorspace and 5,400m<sup>2</sup> of B1 (business) floorspace).
  - Erection of 70 bed care home for the elderly and learning disability centre at Belgrave Road, Aylesbury (gain of 3,900m<sup>2</sup> other floorspace).

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<sup>†</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".

- Erection of two boarding houses at Stowe School (gain of 3,356m<sup>2</sup> other floorspace).
- 3.7 At the end of December 2007, sites with valid outstanding permission (for non-housing development) comprised:
- 23,249m<sup>2</sup> gain and 9,662m<sup>2</sup> loss for A use floorspace;
  - 187,417m<sup>2</sup> gain and 82,263m<sup>2</sup> loss for B use floorspace;
  - 56,885m<sup>2</sup> gain and 14,893m<sup>2</sup> loss for D use floorspace; and
  - 34,767m<sup>2</sup> gain and 10,988m<sup>2</sup> loss for other employment-generating uses.
- Overall there is an increase in the amount of floorspace with planning permission when compared to the end of September 2007.
- 3.8 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).
  - Development of land for employment purposes at Buckingham Road/Furze Lane, Winslow (gain of 15,000m<sup>2</sup> B1/B2/B8 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>).



#### 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.

- 4.2 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 site for park and ride. The framework plan (which sets out broad principles for the development) is expected to be approved in the near future. Design codes will be prepared for each phase of the scheme. The first reserved matters application for housing is expected to be submitted in late spring 2008. Upgrading of the railway line from Aylesbury to the site of the new Aylesbury Vale Parkway Station at Berryfields has been completed, and signalling work is now underway.
- 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. Over seventy 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.
- 4.4 Aston Clinton Road major development area: A development brief for this site 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 8<sup>th</sup> February 2008 and was approved subject to the completion of a planning obligation agreement.
- 4.5 Stoke Mandeville Hospital: The application for 330 dwellings on the southern part of the site was approved on 26<sup>th</sup> February 2008.
- 4.6 Gatehouse Quarter, Aylesbury: Preparatory works have begun on site. The application for the residential element (370 dwellings; revised layout) was approved on 4<sup>th</sup> February 2008. A revised application for office, retail, hotel, care home and nursery was considered by the Council's Strategic Development Control Committee on 27<sup>th</sup> February 2008, and was approved subject to the completion of a planning obligation agreement.

- 4.7 Waterside, Aylesbury: Construction of the new theatre and entertainment centre at Exchange Street is underway. Debenhams has been secured as the anchor store for the retail element of the Waterside scheme. An application for the retail element is expected in mid-2008.
- 4.8 Former Princess Mary's Hospital, Wendover: An 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 submitted in January 2008, and is currently pending consideration.
- 4.9 Verney Road, Winslow: The application for 220 dwellings on this site was approved on 22<sup>nd</sup> February 2008.
- 4.10 Spicer Hallfield, Banks Road, Haddenham: An application to demolish the existing industrial buildings and erect 50 dwellings was submitted on 24<sup>th</sup> January 2008.
- 4.11 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 expected to be approved in March/April 2008. A planning application for a new pit and paddock complex was received on 19<sup>th</sup> March 2008.



## 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. We consulted on the Council's Preferred Options for the Core Strategy and the Aylesbury Allocated Sites Document in July/August 2007. In total, over 5,000 individual comments from over 2,300 respondents were received during the preferred options consultation. These have been summarised in a series of reports produced by a private, independent company. These reports are available on our website [www.aylesburyvaledc.gov.uk](http://www.aylesburyvaledc.gov.uk) (follow the links to Environment; Planning and building; Planning policy; Aylesbury Vale Local Development Framework; Development plan documents). In response to the

consultation, the Council's Cabinet requested a re-examination of the evidence base for choosing the preferred option. A first report on this re-examination was presented to the Cabinet meeting on 11<sup>th</sup> March 2008, and a second report is being presented to Cabinet on the 15<sup>th</sup> April 2008.

- 5.2 The final report of the Buckinghamshire Infrastructure Study (Phase 1: Aylesbury Vale) was completed in January 2008. This study was carried out by Colin Buchanan and Partners, Hewdon Consulting and Davis Langdon. They were commissioned to validate a schedule of infrastructure which was published by Aylesbury Vale Advantage to illustrate the range and possible costs of infrastructure needed to support growth in Aylesbury Vale. The final report will be published on our website and on the website of Aylesbury Vale Advantage [www.aylesburyvaleadvantage.co.uk](http://www.aylesburyvaleadvantage.co.uk). The report provides a starting point in terms of defining future infrastructure requirements for Aylesbury Vale; however the requirements will be reviewed and updated over time as new information emerges and the LDF process progresses.
- 5.3 Work has also been continuing on a number of other studies and assessments that are providing technical evidence to support the preparation of the LDF. These studies include: strategic housing land availability assessment, transport studies, landscape character assessment, employment study, green infrastructure strategy, housing market assessment, and detailed strategic flood risk assessment and water cycle strategy. These will all feed into the submission documents.
- 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 our website at [www.aylesburyvaledc.gov.uk](http://www.aylesburyvaledc.gov.uk) (follow the links to Environment; Planning and building; Planning policy; Aylesbury Vale Local Development Framework)



## 6 Appeals monitoring

- 6.1 Within the quarter ending 31<sup>st</sup> December 2007 we received 24 decisions on planning appeals. Of these, 20 were appeals against the refusal of planning permission and 6 of these were allowed. The other four appeals

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related to certificates of lawfulness, conservation area consent, and a tree preservation order. In addition, there were 6 enforcement appeals (3 dismissed, 1 allowed, and 2 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 (against the refusal of planning permission) 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> December 2007 |   |                              |
|--|---|------------------------------|
| Address  | Proposed development  | Application reference number |
| Turweston Aerodrome, Whitfield Road, Biddlesden                      | Variation of planning conditions to permit 5 flying related events per calendar | 05/01380/APP                 |
| Bury Court, Church Lane, Ludgershall                                 | Demolition of existing property and erection of 4 dwellings                     | 07/00653/APP                 |
| 62 Perry Street, Wendover  | Two storey side extension and new garage  | 06/03233/APP                 |
| 24 Lower Icknield Way, Aston Clinton                                 | Demolition of bungalow and erection of 2 new dwellings                          | 06/02597/APP                 |
| 10 Main Street, Poundon  | Replacement front extension   | 07/00715/APP                 |
| 77 High Street, Weedon   | Demolition of existing bungalow and erection of replacement two storey dwelling | 06/03267/APP                 |

- 6.2 The last five 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 all these cases the Inspector considered that the proposals complied with the relevant policies. In the first case (Turweston Aerodrome), the appeal was against the Council's failure to determine the application, which had arisen because the Development Control Committee felt it was not able to consider the application in isolation from

comprehensive proposals for the Aerodrome that had been invited. The Inspector considered that the application accorded with relevant policies and could be approved subject to conditions. This highlights the need to consider applications on their own merit, and not necessarily delay determination because other proposals have not been submitted.



### 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 Environment; 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 Environment; Planning and building; Planning applications.