

Vale Trends



Housing
Land Supply



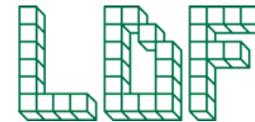
Housing
Trajectory



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 8: March 2010



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 Report¹.

2 Annual Monitoring Report

- 2.1 We published our latest Annual Monitoring Report in December 2009. This covers the monitoring year from 1st April 2008 to 31st March 2009, but it also contains more recent information for some topics (for example, an update on all the sites allocated in the Aylesbury Vale District Local Plan). The Annual Monitoring Report is an assessment of how effective our planning policies are, and contains a wealth of information on a variety of topics. For example:

- How many jobs are there in the Vale?
- What is the ecological footprint of residents of the Vale?
- How many scheduled ancient monuments are there?
- What is the quality of the rivers?
- How well can the residents access schools and GPs?
- Is anti-social behaviour a problem?
- How many planning permissions were granted for renewable energy schemes?
- How much new employment floorspace might be built over the next few years?
- How many shops are vacant in the town centre?

Answers to all the above, and much more, can be found in the Annual Monitoring Report. The report can be found on our website (see link below), or printed copies can be purchased or viewed at our Customer Service Centre.

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



3 Housing land supply and trajectory

- 3.1 We updated our housing land supply figures and our housing trajectory in November 2009 (to show the situation as at the end of September 2009). The latest information is available on our website (visit <http://www.aylesburyvaledc.gov.uk/planning-building/planning-policy/monitoring-info/housing-land-supply-housing-trajectory/>) or contact us for copies.
- 3.2 These latest figures show that we currently have 4.6 years supply of housing land in the district (compared to 3.8 years supply in the previous assessment prepared for the end of March 2009). 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.
- 3.3 The overall supply of deliverable sites (not including potential LDF allocations) represents some 8,500 dwellings, 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.
- 3.4 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 6).



4 Recent and current developments

- 4.1 In this section, information is provided about completions that have occurred in the three quarters from 1st April to 30th June 2009, 1st July to 30th September 2009, and 1st October to 31st December 2009 and outstanding permissions at the end of each of these quarters. For a complete list of all sites (showing the status as at October 2009) that are allocated in the Aylesbury Vale District Local Plan for housing, employment, and other uses, see the Annual Monitoring Report 2009.

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4.2 Dwelling completions (net of demolitions and losses through conversion) in the quarters from April to December 2009 were as follows:

	1 st April to 30 th June 09	1 st July to 30 th Sep 09	1 st Oct to 31 st Dec 09
Total dwelling completions (whole District)	161	217	211
Dwellings completions in Aylesbury	85	158	145
Dwelling completions in rest of District	76	59	66
% of dwelling completions on previously developed land (whole District)	44%	70%	67%
Number of completions (gross) of new build affordable dwellings (included in total above) ²	100	122	122
Number of flats as % of total dwelling completions	35%	60%	41%

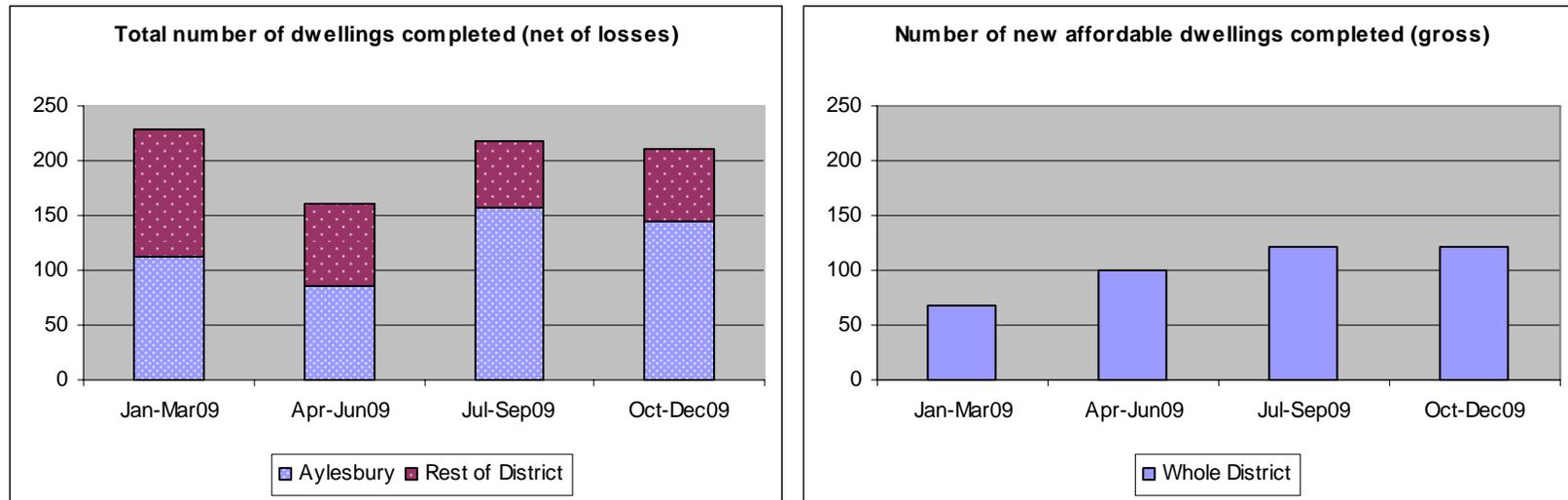
4.3 The main contributors to the housing completions in these quarters were:

- Weedon Hill, Aylesbury (Buckingham Park) - 107 completions;
- Former Princess Mary's Hospital site, Wendover (Princess Mary Gate) - 65 completions;
- Former Stoke Mandeville Hospital site, Aylesbury (The Avenue and The Green) - 57 completions.
- Walton Street, Aylesbury (Viridian Square) - 52 completions.

4.4 The graphs below show the trends in the number of dwelling completions over the last four quarters:

² Provisional figures

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Despite the housing market downturn, the number of completions has not reduced significantly. On some large sites the affordable housing is being brought forward ahead of the market housing, which is an important factor in keeping up the number of completions. We are on track to meet our housing trajectory estimate of 765 completions in the year ending 31st March 2010.

- 4.5 The table below shows the number of dwellings with valid planning permission, and the number of dwellings under construction at the end of each of the three quarters:

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	As at 30 th June 09	As at 30 th Sep 09	As at 31 st Dec 09
Number of dwellings with valid planning permission ³	6,812	6,607	7,128
Number of dwellings under construction	755	714	701

There is an underlying decrease in the total stock of dwellings with planning permission over the three quarters, which is not surprising given the downturn in the housing market. However, permission was granted in October 2009 for 700 dwellings on land to the south of the A421 and east of the A413 at Buckingham, which means that there was a net increase in the number of dwellings with planning permission from September to December. The number of dwellings under construction has also shown a small decrease.

- 4.6 The sites with the most number of dwellings under construction as at 31st December 2009 were as follows:
- Former Princess Mary's Hospital site, Wendover (Princess Mary Gate) - 140 dwellings under construction.
 - Fomer Schwarzkopf site, Penn Road, Aylesbury (Grand Central) - 111 dwellings under construction (although active building has currently ceased on this site).
 - Weedon Hill, Aylesbury (Buckingham Park) - 71 dwellings under construction.
 - Moreton Road, Buckingham - 56 dwellings under construction.
- 4.7 As well as housing permissions and completions, we also monitor industrial, commercial, retail and other non-residential development⁴. The completed floorspace in the quarters from April to December 2009 comprised the following:

³ This is not the same as the projected supply used in the calculation of 5 year housing land supply. The projected supply includes all "deliverable" sites. Some sites with planning permission may not be counted as deliverable, and conversely some sites that have not yet received planning permission may be counted as deliverable. See our Housing Land Supply document (weblink given in paragraph 3.1 above) for further information on all sites counted in our projected supply.

⁴ "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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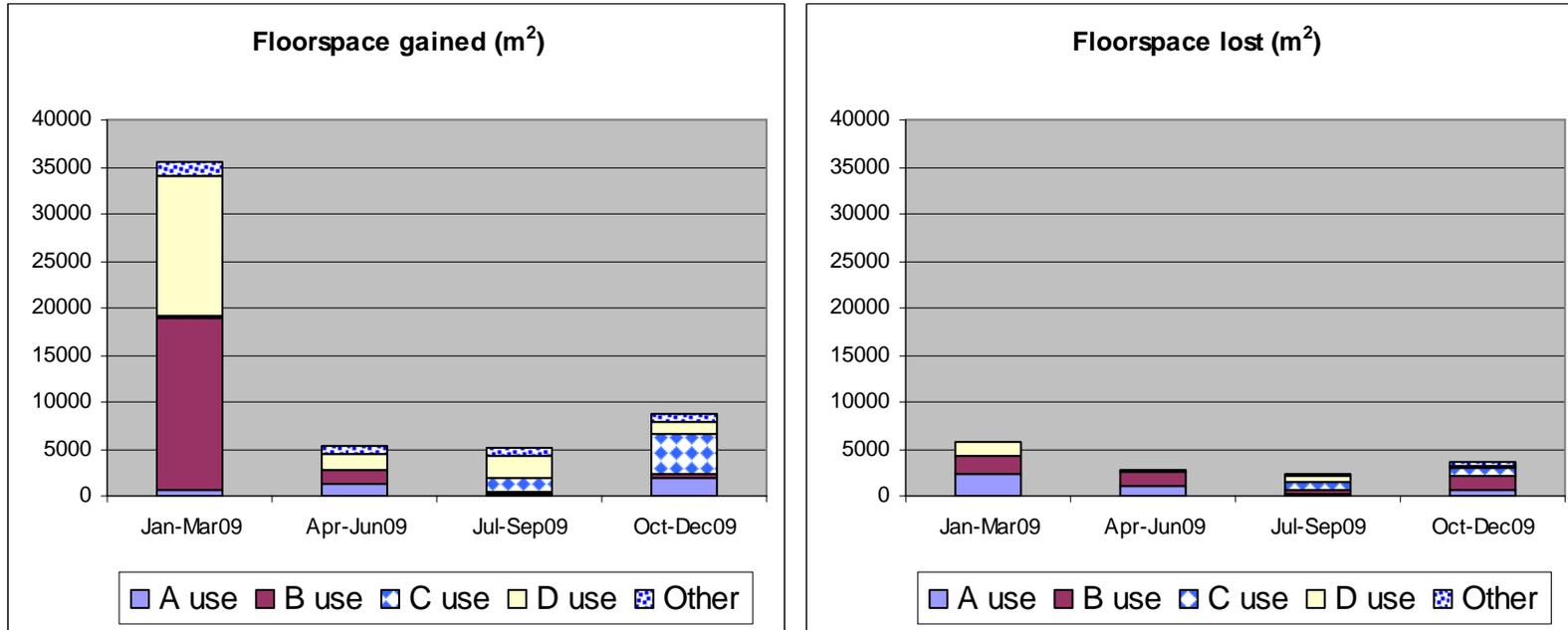
	1 st April to 30 th June 09		1 st July to 30 th Sep 09		1 st Oct to 31 st Dec 09	
	Floorspace gained (m ²)	Floorspace lost (m ²)	Floorspace gained (m ²)	Floorspace lost (m ²)	Floorspace gained (m ²)	Floorspace lost (m ²)
A use classes (shops, financial & professional services, restaurants & cafes, drinking establishments, hot food take-away)	1,236	1,116	317	302	1,809	570
B use classes (business, general industrial and storage & distribution)	1,555	1,350	108	296	587	1,608
C1 use class (Hotels)	2 (rooms)	6 (rooms)	0 (rooms)	2 (rooms)	3 (rooms)	0 (rooms)
C2 use class (residential institutions)	0	0	1,465	915	4,154	840
D use classes (non-residential institutions and assembly & leisure)	1,700	300	2,420	668	1,334	125
Other uses	851	100	824	252	874	375
Total (excluding C1 use)	5,342	2,866	5,134	2,433	8,758	3,518

4.8 Large contributors to gains and losses (over 1,000m² net) in industrial, commercial, retail and other floorspace were:

- Erection of replacement care home at Wing Lodge, Church Street, Wing (net gain of 3,340m² C2 floorspace).
- Teaching block and dance/drama block at Sir Henry Floyd Grammar School, Oxford Road, Aylesbury (gain of 1,330m² D1 floorspace).

4.9 The graphs below show the trends in gained and lost completed floorspace over the last four quarters:

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It can be seen that the amount of floorspace completed in the last three quarters of 2009 is very low.

4.10 The table below shows the floorspace with valid outstanding permission (for non-housing development) at the end of each of the three quarters:

	As at 30 th June 09		As at 30 th Sep 09		As at 31 st Dec 09	
	Floorspace gain (m ²)	Floorspace loss (m ²)	Floorspace gain (m ²)	Floorspace loss (m ²)	Floorspace gain (m ²)	Floorspace loss (m ²)
A use classes (shops, financial & professional services, restaurants & cafes, drinking establishments, hot food take-away)	23,901	11,513	24,849	12,342	25,023	12,140

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B use classes (business, general industrial and storage & distribution)	194,597	63,721	194,025	63,332	205,803	65,556
C1 use class (Hotels)	349(rooms)	11 (rooms)	344(rooms)	11 (rooms)	360(rooms)	14 (rooms)
C2 use class (residential institutions)	11,023	4,448	15,812	3,533	10,988	2,693
D use classes (non-residential institutions and assembly & leisure)	37,025	8,014	40,751	11,261	40,348	11,811
Other uses	30,331	10,647	29,779	10,823	28,732	10,448
Total (excluding C1 use)	296,877	98,343	305,216	101,291	310,894	102,648

In contrast to the low completion figures, there has been a steady growth in the amount of floorspace with planning permission over these last three quarters. Overall there is an increase of 32,726m², or nearly 19%, in the net amount of floorspace with planning permission when compared to the end of March 2009. Two recent planning permissions on large sites have particularly contributed to this increase: Westcott Venture Park and London Road, Buckingham (both listed below).

4.11 The most significant sites with permission at the end of December 2009 in terms of floorspace size (net gain or loss over 10,000m²) are:

- Expansion of Haddenham business park (gain of 26,822m² B1/B2/B8 floorspace).
- Erection of data processing centre at Pitstone Green business park (gain of 34,434m² B1 floorspace).
- Development of land for employment purposes at Buckingham Road/Furze Lane, Winslow (gain of 15,000m² B1/B2/B8 floorspace).
- Erection of buildings for office use (B1), retail, hotel, care home and nursery purposes at Gatehouse Quarter, Aylesbury (gain of 15,811m² 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 2,046m² floorspace and loss of 12,395m² B8 floorspace).

- Demolition of existing buildings and erection of commercial buildings at Westcott Venture Park, Westcott (gain of 9,290m² B1 floorspace, 4,645m² B2 floorspace and 13,935m² B8 floorspace; and loss of 6,165m² B1 floorspace).
- Comprehensive development of land including 700 dwellings, primary school, employment land, healthcare, outdoor playspace, and changing pavilion south of A421 and east of A413 London Road, Buckingham (gain of 8,600m² B1 floorspace, 2,685m² D1 floorspace and 300m² D2 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.



5 Progress on key development sites

- 5.1 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 2009) that are allocated in the Aylesbury Vale District Local Plan for housing, employment, and other uses, see the Annual Monitoring Report 2009. Further details about planning applications can be obtained from our website (see Further Information section below).
- 5.2 Berryfields major development area: The developers and a housing association have entered into a contract for the delivery of affordable housing on phase 1 and it is expected that construction will commence on this site before the end of March 2010. Lengthy negotiations have taken place regarding revisions to the planning obligation agreements, and deeds of variation with Aylesbury Vale District Council and Bucks County Council are close to completion.
- 5.3 Weedon Hill major development area (Buckingham Park): As at the end of January 2010, there were 492 dwellings complete and a further 91 dwellings under construction. Planning applications for access roads for the care home and school site were approved in August and September 2009.

- 5.4 Stoke Mandeville Hospital, Aylesbury: An application for the provision of an Asda foodstore was received in November 2009, and is currently under consideration. The redevelopment of other parts of the hospital site for housing is well advanced, with 181 dwellings completed by the end of January 2010.
- 5.5 Gatehouse Quarter, Bicester Road, Aylesbury: The redevelopment of this site is now underway. Construction of the dwellings (eventual total of 370) commenced in October 2009, as did construction of the care home.
- 5.6 The construction of the Aylesbury Waterside Theatre is progressing well, and it is scheduled to open in October 2010. Aylesbury Vale District Council is progressing the foodstore and leisure elements of the adjacent Waterside development. The new Waitrose store is anticipated to open early in 2012 and an 80-bed hotel is also planned. The National Enterprise Academy will be building its national headquarters at the head of the canal basin.
- 5.7 Manor House Hospital, Bierton Road, Aylesbury: An application was submitted in November 2009 for redevelopment of the site to provide an 80 bed mental health unit and ancillary facilities, including formation of a new access off Stocklake.
- 5.8 Land to the south of the A421 and east of the A413 London Road, Buckingham: An outline application was approved in October 2009 for comprehensive development of this land, comprising 700 new dwellings (including affordable housing), primary school, employment land, healthcare, outdoor playspace, changing pavilion, landscaping, and creation of drainage detention basin and contributions to town-wide flood defences, and highway, cycle and pedestrian provision.
- 5.9 Moreton Road, Buckingham: Construction of the dwellings commenced in August in 2009, and 56 were under construction at the end of January 2010.
- 5.10 Land to the rear of Hamilton House, West Street, Buckingham (also known as the "Market Hill" site): An application was submitted in December 2009 for 38 apartments, 24 dwellings, 244m² of commercial

floorspace, parking, improved vehicular access to Moreton Road and creation of footpath links and refurbishment and change of use of summerhouse to cycle store.

- 5.11 Former Princess Mary's Hospital, Wendover: 75 dwellings have been completed, and a further 133 are under construction.
- 5.12 Verney Road, Winslow: An application for the approval of reserved matters for phase 1 (116 dwellings) was submitted in October 2009 and is under consideration. It is anticipated that a start on site will occur in spring 2010.
- 5.13 Former cement works, Pitstone: Construction of dwellings on the remaining part of this site is underway, and 6 dwellings have been completed. A revised planning application for 142 out of the total 164 dwellings was approved subject to a planning obligation agreement in November 2009.
- 5.14 Silverstone motor racing circuit: The planning application for creation of a new infield section including new and resurfaced track was approved in September 2009. The planning application for a track extension to the circuit and erection of garages, meeting rooms and hospitality area was approved in October 2009.
- 5.15 The following four major planning applications relating to other sites in the District are currently under consideration:
- Land at Brickhill Way, Calvert Green: Application for 98 dwellings, two retail units, public open space, car parking and associated roads and sewers; submitted in January 2010.
 - Haddenham and Thame Parkway station, Thame Road, Haddenham: Outline application for 72 dwellings, public open space, new vehicular access and ancillary development; submitted in January 2010.
 - Quarrendon fields, land north of Bicester Road, Aylesbury: Outline application for mixed use development including up to 1380 dwellings, a primary school, a neighbourhood centre including retail uses, a community centre including a place of worship, a visitor centre, allotments, community orchard, formal and informal public open space and associated landscaping; submitted in January 2010.

- Land to the east of Winslow, Sheep Street, Winslow: An outline application for residential development, landscaping, open space, highways and associated work was refused in October 2009. An appeal against refusal was lodged in November 2009 and the public inquiry was held from 23rd to 26th February 2010. The Inspector's decision is awaited.



6 Local Development Framework

- 6.1 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 October 2009.
- 6.2 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 to be published later in 2010 (see paragraph 6.5 below).
- 6.3 The Core Strategy was approved for submission to Government at a meeting of the Council on 6th May 2009. The document was published for comment for a period of six weeks in June/July 2009, and was submitted for independent examination on 30th October 2009. The examination hearing sessions began on 2nd February 2010 and the last session is currently scheduled for 31st March 2010. After the examination has closed, the Inspector will submit his report with binding recommendations to the Council. The Inspector will confirm the likely date of submission of his report at the end of the hearing sessions of the examination. Further information regarding the Core Strategy examination, including a schedule of hearing sessions and copies of all representations and statements, can be found on our website at www.aylesburyvaledc.gov.uk/corestrategy
- 6.4 We have also published three Supplementary Planning Documents (SPDs) for consultation. These are:

- Aylesbury Growth Arc Masterplan and Delivery SPD
- Salden Chase Masterplan and Delivery (North East Aylesbury Vale) SPD
- Conservation Areas SPD.

The first two of these documents set out more detailed frameworks (including infrastructure requirements and masterplans) for the Strategic Development Areas allocated in the Core Strategy. The third SPD sets out additional guidance in relation to conservation areas. The consultation on these three documents ends on 3rd March 2010. Analysis of the responses will then take place, and any necessary changes will be made. The SPDs will be adopted after the Core Strategy has been adopted. This is likely to happen in autumn 2010; the timing of this is however subject to change depending on the outcome of the examination into the Core Strategy.

- 6.5 Later in 2010 we will be engaging with parishes and other stakeholders during the initial preparation of our Delivery Policies Development Plan Document, prior to the publication of a document setting out issues and preferred options in autumn 2010. This document will identify non-strategic sites for new housing, employment and mixed use allocations and will include policies for development control.
- 6.6 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



7 Appeals monitoring

- 7.1 In the three quarters ending 31st December 2009 we received 50 decisions on planning appeals. Of these, 19 were allowed. There were 4 appeals against enforcement notices, of which 2 were 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.

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Appeals allowed in the three quarters ending 31 st December 2009		
Address	Proposed development	Application reference number
The Old Vicarage, Vicarage Road, Winslow	Demolition of Old Vicarage and dental practice and erection of 5 apartments, 2 cottages and garaging	08/00136/APP
Oaksview Park, Murcott Road, Arncott	Use of land for gypsy caravans	07/00070/APP & 07/00889/APP
9 Montague Road, Aylesbury	1 bed dwelling	08/01675/APP
2 Catherine Court, Buckingham	Part 2 storey, part first floor front extension and single storey side and rear extensions	08/02490/APP
30b High Street North, Stewkley	Gravel driveway	07/03494/APP
The Barn, 49b Aylesbury Road, Aston Clinton	Erection of detached garage	08/02933/APP
17 Earlswood Road, Aylesbury	Single storey front extension, loft conversion	08/02551/APP
Land adjacent to Green Acre Stables, Oving Road, Whitchurch	Erection of two dwellings	08/02535/AOP
Plots 9 & 10 Dum Roaming Park, Whitfield Road, Biddlesden	Retention of utility/stable block	08/01965/APP & 08/01966/APP
Fields at Windmill Hill Barns, Moat Lane, Aston Abbotts	Erection of barn to store machinery	07/03414/AGD
Land at The Wilderness, Mursley Lane, Mursley	Retention of house	08/02071/APP
Land to rear of 1, 3, 5 Craigwell Avenue, Aylesbury	Pair of semi-detached houses	09/00605/APP
2 Swan Mews, Wendover	Single storey and two storey extension including new entrance canopy	09/01324/APP

12 Russell Court, Chiltern Road, Wendover	Two storey side and rear extension and single storey front and rear extension	09/01093/APP
72 Halton Lane, Wendover	Two storey side and rear extension and rear conservatory	09/01364/APP
55 High Street, Aylesbury	Alterations to shop and formation of 3 flats	09/00245/APP
22 Greenway, Great Horwood	Erection of new attached house, parking and porch on existing dwelling	08/02159/APP
Beech Cottage, Cane End Farm, Hulcott	Single storey side and rear extension	09/01023/APP

- 7.2 Nearly all of the above cases turned on matters of judgement regarding character and appearance. As mentioned previously in Vale Trends, several of the decisions highlight the need to demonstrate clear harm that would arise if the development were permitted. In one case (land adjacent to Green Acre Stables), the Inspector considered that the shortfall in housing land supply weighed heavily in favour of the proposal. In a couple of cases, the Inspector considered that it is acceptable for proposals to provide less than the number of car parking spaces set out in the Council’s car parking guidelines⁵, since these are maximum standards.



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.

⁵ Supplementary Planning Guidance 1, Parking Guidelines, April 2002